

MINUTES
WALKERSVILLE BURGESS & COMMISSIONERS TOWN MEETING
February 11, 2015

The Town meeting of the Walkersville Burgess & Commissioners was called to order on Wednesday, February 11, 2015, at 7:30 p.m. Those in attendance included Burgess Ralph Whitmore, Commissioners Gary Baker, Chad Weddle, Russ Winch, and Debbie Zimmerman, Planning and Zoning Administrator Susan Hauver, Public Works Director Robert DePaola, Town Manager Gloria Long Rollins, TFC Matt Crouse, 6 citizens, Kelsey Loos of the Frederick News-Post, and Sherry Greenfield, reporter.

The meeting was called to order with the Pledge of Allegiance and a prayer.

1. MINUTES

Commissioner Debbie Zimmerman made a motion, seconded by Commissioner Russell Winch, to approve the Town meeting minutes of January 28, 2015. The motion passed by a vote of 4-0.

2. UPDATE ON FUEL WORX

Ms. Hauver reported that the Planning Commission has reviewed the site plans for the Fuel Worx reopening. The new owners submitted an Environmental Assessment Report that found no detectable leaks in the tanks and no contamination to the soil or groundwater. New tanks to be installed will have a 50 year life. Plans are to reopen in April.

3. PARKSIDE PRELIMINARY SUBDIVISION PLAN – ROAD DESIGN AND PARK DEDICATION REQUESTS

Ms. Hauver reported that the Parkside preliminary subdivision plans are under review by the Planning Commission. An issue to be resolved is the design standard in the Design Manual that requires 100 feet between reverse curves in the road. The plan shows a 50 foot segment instead of 100 feet on a proposed road in the development, which would require the Commissioners to grant a modification to the design standard. The developer is also proposing to dedicate 1.38 acres south of Glade Creek to the Town to add to the Walkersville Community Park.

Commissioner Chad Weddle recused himself from the proceedings as he has represented members of the Graham family legally in the past.

Representing the developers, Noel Manalo of Miles & Stockbridge P.C., Tom Poss, and Andrew Brown requested a waiver of the curve requirement to 52 feet. They presented a color drawing to the Commissioners showing the road in question as well as the parcel to be dedicated.

Commissioners discussed the outlot on Kenneth Drive and whether it would be feasible to provide a road connection from the proposed development to Kenneth Drive. It was noted that the outlot on Kenneth Drive had never been dedicated to the Town and its ownership was in question.

Mr. Dick Brady, neighbor to the property and Planning Commission member, expressed his concerns regarding sidewalks along Biggs Ford Road. He requested the Town acquire right of way in order to install contiguous sidewalk between Glade Creek and Kenneth Drive.

Commissioner Russell Winch made a motion, seconded by Commissioner Debbie Zimmerman, to waive the Design Manual requirement and accept the 52 foot curve on Graham Court, in conjunction with providing continuous sidewalk along Biggs Ford Road, and accept the Outlot A for a recreational area. The motion passed by a vote of 3-0-1, with Commissioner Chad Weddle abstaining.

4. UPDATE ON MARYLAND STATE POLICE RESIDENT TROOPERS

TFC Bill Burke is leaving to be a CID detective at the Westminster Barrack. His last day will be February 17, 2015. Master Trooper David Greenwood has been assigned to the Town and will begin next Wednesday.

5. ACCOUNTS PAYABLE AND DECEMBER FINANCIAL STATEMENTS

Commissioner Russell Winch made a motion, seconded by Commissioner Gary Baker, to pay the attached bills. The motion passed by a vote of 4-0.

6. COMMISSIONERS' CONCERNS

Burgess Whitmore announced that the mowing contract will go out for bid this year. He also noted that the sidewalk replacement project will be placed on hold indefinitely.

Commissioner Russell Winch made a motion, seconded by Commissioner Gary Baker, to hold a closed property acquisition and legal meeting to discuss the future of the Town watershed and the Heritage Farm Park Manor House. The motion passed by a vote of 3-1, with Commissioner Chad Weddle in opposition.

Burgess Whitmore reviewed a notice from Bruce Dean, Linowes and Blocher LLP, representing the owner of the Thatcher Property along Biggs Ford Road. There will be a hearing on March 3, 2015 to discuss their requested approval from the State of Maryland Water Management Administration to fill 39 acres of floodplain on the property. The relocated drainage pattern may have an effect on the Town, thus we are being notified of the hearing.

Commissioner Russell Winch reported that the entrance sign project is moving forward. He is reviewing designs and standards of the City of Frederick and will be working with the Economic Development Committee on locations. He is also looking for a Town slogan to go on the signs.

Commissioner Debbie Zimmerman reported that the Parks Committee is moving forward with construction of a side wall at Memorial Park, hoping for completion by November 2015.

Ms. Rollins notified commissioners of revisions to Open Meetings Act law, requiring a designee to take the class. She provided information for online certification.

Commissioner Winch's PAYT trash report was also provided to the commissioners.

Ms. Hauver reviewed changes made by the Planning Commission on Ordinance 2014-07 regarding fence requirements. Commissioner Weddle will review to see if his concerns have been resolved.

7. CITIZENS' QUESTIONS AND CONCERNS

None mentioned.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Gloria Long Rollins
Town Manager