

MINUTES
WALKERSVILLE BURGESS & COMMISSIONERS TOWN MEETING
October 11, 2017

The Town meeting of the Walkersville Burgess & Commissioners was called to order on Wednesday, October 11, 2017, at 7:30 p.m. Those in attendance included Burgess Chad Weddle, Commissioners Gary Baker, Mary Ann Brodie-Ennis, Donald Schildt, Russell Winch, and Debbie Zimmerman, Town Manager Gloria Long Rollins, Planning and Zoning Administrator Susan Hauver, Public Works Director Bob DePaola, 6 citizens, Nancy Lavin of the Frederick News Post, and Ken Kellar of the Woodsboro Times.

The meeting was called to order with the Pledge of Allegiance and a prayer for victims of recent wildfires in California, continued prayers for victims of hurricanes Harvey, Irma, and Maria, the earthquake in Mexico, and storm devastation in Puerto Rico, and the Dutrow family on the loss of Jeannette Dutrow.

1. MINUTES

Commissioner Mary Ann Brodie-Ennis made a motion, seconded by Commissioner Gary Baker, to approve the Town meeting minutes of September 27, 2017. The motion passed by a vote of 4-0-1, with Commissioner Russell Winch abstaining.

2. INTRODUCE ORDINANCE 2017-03 – ILLICIT DISCHARGE AND CONNECTION ORDINANCE FOR MS4 COMPLIANCE

The Burgess and Commissioners reviewed the draft of the Illicit Discharge and Connection ordinance as prepared by ARRO Engineers. Commissioner Gary Baker proposed the following changes while still complying with the spirit of the MS4 goals:

- Modification of Section 8, 8.1 Prohibition of Illegal Discharges: to read, "No person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the MS4 any pollutants, solid or liquids, or waters containing any pollutants, other than storm water. The commencement, conduct or continuance of any illegal discharge to the storm drain is prohibited except as described as follows, provided that the Town of Walkersville does deem the discharge as adverse: 1. The following discharges are exempt from discharge prohibitions established by this ordinance: water line flushing, landscape irrigation, diverted stream flows, rising ground waters, uncontaminated ground water infiltration, uncontaminated pumped ground water, irrigation water, springs, lawn watering, flows from riparian habitats and wetlands, street wash water, car wash water from residential use (not commercial), any materials or residuals necessary to be utilized or that are created by the Town to maintain the health, safety and general welfare of the citizens of the Town of Walkersville, and naturally occurring substances or items that cannot be controlled by the Town.

Commissioner Gary Baker made a motion, seconded by Commissioner Russell Winch, to introduce Ordinance 2017-03 with the changes proposed by Commissioner Baker. Further amending and review will take place prior to the adoption of the ordinance. The motion passed by a vote of 5-0.

3. HERITAGE FARM PARK BUILDING SITE PLAN

The Planning Commission directed that the Burgess and Commissioners respond to member David Ennis' questions regarding the independence of the Town engineering firm, ARRO Engineers, who implemented the plans for the building at Heritage Farm Park. Arguments ensued about the necessity of involving another engineering company when 3 different individuals from ARRO designed, reviewed, and signed the plans. Commissioner Russell Winch asked Mr. Ennis if there was anything extraordinary or anything bothering him about the plans. Mr. Ennis stated that he felt the Town should require of itself the same as it requires developers. Commissioner Zimmerman stated that this idea is overkill, as the plans have been reviewed by Town planning staff, the Planning Commission members, and County agencies.

Commissioner Debbie Zimmerman made a motion to proceed with construction of the building without hiring another engineering firm to review the plans for compliance with the Town Design Manual. The motion died for lack of a 2nd.

Commissioner Donald Schildt made a motion, seconded by Commissioner Mary Ann Brodie-Ennis, to hire an additional independent engineer to review the site plan for the Heritage Farm Park building. The motion passed by a vote of 4-1, with Commissioner Debbie Zimmerman in opposition.

4. UPDATE ON CURRENT DEVELOPMENT PROJECTS

Ms. Hauver reviewed the list of projects currently in process in the Town as follows:

- The Glades – plan for 20 townhouses submitted
- Mill Run – 22 single family lots, house construction is underway.
- Bell Property – 103 single family lots, preliminary subdivision plan signed.
- Parkside – 24 single family lots, preliminary subdivision plan signed.
- Sheetz store replacement – complete.
- Sheetz development of lot behind Sheetz, site improvement plans approved and signed.
- Richard Winn Lane – plans approved and ready for signature. Cost sharing agreement approved.
- Walkersville library – under construction.
- Heritage Farm Park building – site plan conditionally approved. This meeting resulted in needing to hire another engineer to re-review the plans.
- Walkersville Water treatment plant addition plat – approved and recorded.
- Walkersville Water treatment plant site plan – plans approved and signed.
- Walkers Overlook – site plan submitted.
- Rutters Store/gas station – concept plan approved. Consideration of site improvement plans by the Planning Commission continued to 10/24/2017.
- Toms addition plat to Walkersville Self Storage – conditional approval granted. Easement requests need to be put in writing.
- Walkersville Self Storage – site plan to expand submission possibly pending.
- Red Cross building – sprinkler installation and property management company approved and moved in.
- Monocacy Scenic River Plan – final draft forwarded to the Town Burgess.
- Livable Frederick – Frederick County draft to be forwarded to the Town.
- Design Manual update – delayed due to change in personnel at ARRO.
- Century Center – no activity.
- Calvary Assembly of God accessory building and daycare – no activity.
- Walkers Village Shopping Center – possible subdivision.
- Planning Commission Rules of Procedure – in process.

5. DRAFT MD&A FOR AUDIT REPORT

Ms. Rollins gave copies of the Management's discussion and analysis of the audited FY 2017 financial statements to the commissioners for their information.

6. ACCOUNTS PAYABLE

Commissioner Russell Winch made a motion, seconded by Commissioner Gary Baker, to pay the attached bills. The motion passed by a vote of 4-1, with Commissioner Mary Ann Brodie-Ennis in opposition.

7. COMMISSIONERS' CONCERNS

Commissioner Mary Ann Brodie-Ennis noted that the Green Team meeting minutes will be provided at a future date.

Commissioner Gary Baker reported that he had called the police regarding a panhandler at the Walkersville shopping center. TFC Matthew Baum reported that the troopers are taking care of this.

Commissioner Gary Baker reported that the Community Show was nice and well attended, and that the Grand Champion cake, not baked by him, brought \$1,700 as an FFA fundraiser.

Commissioner Donald Schildt and Ms. Lori Himes discussed the issues of the homeless trailer people on Maple Avenue, noting there are 4 people living illegally in a camper. They cannot be evicted until the bank owner initiates the eviction.

Commissioner Donald Schildt quizzed Ms. Hauver on the status of street names for veterans. Several names have been submitted to the County for approval and to date, Ports Circle in Mill Run has been approved.

Commissioner Donald Schildt reported that he has spoken personally to all the neighbors of Parkside to insure that they were notified of the developer Tom Poss' blasting activities. He reported that they have not been notified.

Commissioner Debbie Zimmerman asked who will maintain the flag requested to be installed at the ARIA Memorial in Heritage Farm Park. Will it be lit? Will it have a solar light?

Ms. Rollins reminded commissioners that additions or changes to the Talk of the Town newsletter that will be enclosed in the upcoming water bills need to be to Diane by Friday, October 13, 2017.

Burgess Weddle reported that he has taken care of the ARIA flyover request.

Mr. DePaola reported that he has a pre-construction meeting for Richard Winn Lane with Sheetz tomorrow at 10:00 a.m.

Burgess Weddle reviewed the announcements and upcoming meetings and events as listed on the bottom of the agenda sheet.

8. CITIZENS' QUESTIONS AND CONCERNS

None

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Gloria Long Rollins
Town Manager