

**Minutes of the August 8, 2006
Regular Monthly Meeting
Town of Myersville**

Mayor Wayne Creadick called the regular Town monthly meeting to order with the opening of the Pledge of Allegiance. Councilmembers Kevin Self, Matt Pridham, Mark Flynn and Michele Tartaglia were present. Councilmember Mark Hinkle was absent.

A motion was made by Mark Flynn and Michele Tartaglia to accept the minutes of June 13, 2006 Regular Monthly Meeting and the Public Hearing minutes as presented. July's information was filed.

TREASURER'S REPORT:

Ray Hinkle gave the Treasurers Report.

DEPUTY'S REPORT

Community resident Deputy Jim Harris gave the Deputy's Report. A copy is on file for Public Review.

Deputy Harris reported that graffiti was found at the dry cleaners and on the Elementary School. The same pattern was used on both buildings.

Mark Flynn reported to Deputy Harris that from the July meeting a Poplar Street resident complained about the speeding on Brethren Church Road. Deputy Harris is aware of the problem and will be checking into it.

PLANNING REPORT:

Chairman Mark Etheridge gave the August Planning Report. A copy is on file for the Public to review. No July meeting was held because of it falling on a holiday.

Mark Etheridge has been nominated as Chairman for the next year.

ZONING REPORT

Town Planner Kristin Aleshire gave the Zoning Report.

- At this time there is no need to adopt the Civil War Heritage Area's additional ordinance.
- Utility trailer - need to add term into our ordinances. Zoning is required to have them removed from the street.
- Illegal signs that have been around Town have been removed.
- The building at the corner of Route 17 and Monument Road is finally receiving repairs.
- Received complaints about the development/driveway access being done on the School Street/Harp Alley.
- MDE has implemented House Bill 41. this information is to come in at a later date.

PROJECT OPEN SPACE:

Ray Hinkle gave the Project Open Space report.

- Work on the west side of the soccer field parking lot is being taken care.
- Ray is working with Donnie Poole on getting water/sewer to the pavilion.

- \$75,000 POS grant money will be put toward the water and sewer for Doubs, and the \$36,000 will go towards trails.

Michele Tartaglia asked about the parking lot on the soccer field side. She stated that it didn't look big enough. Ray stated that it was done according to the plans. She also asked about the switchback trail whether some individuals, Fire Department, or Boy Scouts could help out with the trail. Ray told her to get in contact with Gary DeMoss to see if he has something drawn up on it.

MUNICIPAL BUILDING REPORT:

Due to Mark Hinkle's absence, Ray Hinkle gave the report.

- Alarm system is in
- Ceilings are being worked on in the Town Hall.
- Cabinets have been delivered for the lunchroom in the Town Hall.
- County is due back to look at the kitchen in the Fire Hall.
- Gas – not sure if it completely – completed yet.
- A lot of things have happened in a short period of time.
- The old Fire Hall should be pretty much gutted by the end of September.

PARK AND RECREATION COMMITTEE:

Kevin Self gave the Park and Recreation Committee Report.

- Currently has 9 committee members
- A play will be held on August 9, 2006 – Cinderella. This will be a fundraiser/donation event. It is in support of a local girl, Clair Menke, a 6th grader at Middletown Middle that is in need of a service dog.
- Meetings will be held on the 4th Thursday of each month.

WATER SOURCE PROTECTION REPORT:

Matt Pridham gave the water source report. A copy is on file for public review.

MAYORS UPDATE ON PROJECTS:

- Baseball got a group together to clean up Doubs after the flood. Soccer is putting together a group along with the Cub Scouts to clean up the soccer side. The soccer goals look like that they maybe salvageable. At this time the Town does not carry flood insurance and is not sure who will be replacing the needed items. Together the Town and soccer will look into it and work things out together.
- In the past the State Highway was looking to hook the I-70 rest stop into our system. They have come back for a second time with cost benefit analysis, but now they feel that it is not realistic to them.
- A Public Hearing will be held on August 10, 2006 to discuss solid waste changes.
- Jack Markey has distributed DVD's on how to educate the public on Emergency Preparedness. DVD's are available at the Town Hall for public to review.
- August 9, 2006 a hearing at C. Burr Artz will be held on disposing of burnt waste.
- Libraries – Darrell Bateson, FC Board of Commissioners has Myersville listed for 2012 and beyond to receive a library. Myersville was originally scheduled for 2007-2010. Sean Murphy, Myersville resident stated that he and Jon Godinet have an interest in trying to get a library in Myersville as soon as possible. Mayor Creadick suggested that they attend the next County Board of Commissioners to state their need for a library in Myersville. Representatives from the Park and Rec. Committee stated that they want to start a Myersville Friends of the Library group. Mayor Creadick suggested that Sean and Jon join the group and invited all interested citizens to join them as well.

NEW BUSINESS:

Kyle Ryan presented to the Mayor and Council his plans for an Eagle Project at Doub's Park. He would like to put metal trash cans – trash stations throughout the park. He would also like to put in a grill by the pavilion. The estimate for the grill and trash cans were \$7,179.00 and \$1,285.00 for the soccer side of Doubs. Mayor and Council stated that the project looked good and that they would discuss it at their next workshop.

William Folden - Mr. Folden is running for Sheriff in Frederick County. He gave a brief biography of himself. He once was a Staff Sergeant in the US Army Military Police Corps, trained as an Infantry/Urban Sniper, trained/served on Military Police and Frederick County SWAT team. After 17 years in Law Enforcement he is currently holding the rank of Sergeant in Patrol Operations. He is President of the Frederick County FOP Lodge #102. He helped to design the new black and white Frederick County Sheriffs Office cruisers. He went on to say that he would like to form a partnership with the Board of Frederick County Commissioners and Fire/Rescue to establish an APFO calculation for public safety. He stated other various comments that he would or would like to do if he becomes the next Frederick County Sheriff. Mayor Creadick thanked him for coming and visiting with the Town residents.

Kevin Self stated that he had more on the Recreation Center activities. Nena Allevato had come to the meeting late and presented him with some additions to the previous report.

- Summer activities were well attended. There were 20 children that showed up for the tennis activities.
- 40 children participated in a 4x4 soccer tournament.
- August 11th is open Rec night with Aug. 25th being a cookout.
- The rec. center hopes to meet 2 nights a month and will possibly change from Friday night to Saturday night during football season.
- Lions Club will be donating a shuffle board and a pool table will be forth coming.
- Joe Manigiafico asked how much they get a month. At this time the Town is giving them \$125.

Scott Miller attorney along with Don Owens, developer of Quail Run were present to talk about the issue of well permits for Quail Run. The allocation issue is that MDE permit versus the Town requirements. The Town requires 500 gallons per day where MDE is stating that 250 gallons per day is adequate enough per household. Mr. Miller stated that the wells in Quail Run are capable of providing 500 gallons of water however the MDE will only issue permits for 250 gallons of water a day. There are presently 3 well that will be connected to put into the system or linked in when completed. Pat Hammond from Maryland Department of the Environment (MDE) along with his Supervisor John Grace was present at the meeting. Mr. Hammond stated that he got involved in 1993 with the retesting of the Canada Hill Development, Deerwoods, Water Treatment Plant, reservoir, park wells and they were in adequate with their supply. We need extra water for these areas. Sabre Ridge comes in at 500 gallons per unit even though there was a spike in supply. There needs to be strict monitoring with the supply. Look how much was used during the drought according to your operations report. There are questions about that data if it is an adequate system or not. Quail Run has an adequate supply. Ray Hinkle stated that 500 gallons per day is what the Town requires. Study results show we need 250 gallons, and then we should have a 500 cushion. Mr. Hammond added that the water data is to issue permit at 500 gallons per day; per house. Ray added that is adequate water for what we need now. John Grace from MDE stated that to issue the maximum use the average for the month for ensuring that it is available. Mr. Hammond added look at your peak day ground water. After it is withdrawal on a peak day it could be above average demands. Kristin added that after ascertaining to have it to be available the wells like Deerwoods do not produce what they were to. Don Owens stated that the Town wants 500 gallons. We have 3/4 gallon, 9/10 gallons and 2 add on wells which is much more than the 500 capacity. We did 72

hour pump test which got us put in the middle state. What are we to look for? Can we move forward with 500 per day? Further testing show the usage to 250 gallons and have the Town come back to modify the permits. We believe that we got the wells, but the State won't permit us, they will only permit 250 gallons. Ray adds you come in around 40%. Mr. Hammond added that the estimate attends to be high. Mr. Owens stated drill additional well and found 150 more, but we are not permitted more than 250 gallons. Ray stated that we want to permit up front. Scott Miller stated we can't deliver what the state won't allow. The state doesn't allocate more than what the state believes to drawn more water than necessary to. To permit well provide more to with draw if not necessary for dates. Can not provide anymore than MDE can allow us. Ray added you are permitted certain numbers of gallons. We will have a hard time now then later. Permitted 250 gallons, adjusted/modify if the demand is there. Mr. Hammond went on to state that 250 almost work, 500 could be larger home, but our data doesn't show it. Mr. Owens added if data shows use of 500 gallons per day, then these wells from data will provide 500. Mr. Hammond added, it didn't say they could provide. Ray added that one well came in at 100 gallons, but it now at 20 gallons. Kristin stated that going over the amount provides us with cushion. Mr. Owens came back with not permitted is at the absolute minimum. Could pull back 10-15 gallons. How do we as a developer.....Kristin interrupted and stated that you sit down and talk. Mr. Hammond stated that 80 gallons per person per day. Then the existing source is available. Kristin added take into account 25% well source from stream in consistent pushes us above average 3.36 per household. Mr. Hammond continued that data states 130,000 gallons use – 80 gallons per day per person. Mr. Miller stated that Mr. Owens is to provide to what he is legally allowed. MDE issue 500 gallons per well gladly provide it. He is in a catch-22. He wants to proceed as quickly as possible. We want to provide any data so we can move forward. We want the Town and MDE to resolve their problem with what is the appropriate amounts. We believe the wells we have will meet the approval. Mayor Creadick stated that we move forward and get together with MES to address the requirements. Then schedule a meeting in the next 2 weeks. Mr. Hammond stated that he would like to revisit the compound between Annapolis and here.

OLD BUSINESS:

Sabre Ridge – PWA. At the August workshop a discussion was held on the contribution fees. The proposed fees would go towards roads, sidewalks, Park Rec., Law Enforcement, Fire and Rescue. The water/sewer taps are set at \$5,000. each, water meters are \$280. The main discussion was increasing the contribution fee from \$1,500. to \$15,000. Kevin Self asked do we need \$15,000 per home? What costs do you incur? Ray stated that very small number pay contribution. \$3,500 will get you less than a \$1,000 back. Kevin added that whenever a new development comes in they pay for what others didn't. It just doesn't seem fair to the new people to compare to. Matt Pridham added the value of homes at \$600,000 now and 10 years ago they were \$140,000 and the contribution was \$1,500. It is fair value to win for the Town. We want to be fair to the people. Kristin added whatever the fee; you need input from the Town Attorney to defend. Mayor Creadick added that the average person will ask why the taxes are going up because of new development? Michele Tartaglia added we are breaking at the seams! We have already increased the water/sewer fees. Mayor Creadick responded that this is to be allocated over the next 5 years. Mayor Creadick added that Myersville fees are too low. We don't want to compare ourselves to other Municipalities in term trying to get a CIP budget in place. The development will pay for itself. Mark Flynn added the development will make a huge profit at \$15,000., and there will be better use to improve the Town. Michele added what about other Towns? Matt Pridham asked are you willing to go forth with a tax increase? Kristin then proposed a formula which could be used to establish an appropriate contribution amount. You need to determine the cost of capital improvement projects in the Town for the next six to ten years. The proposed new homes in Town will constitute 22% of the Town when completed. Take account of 22% - 8 million or a 22% impact fee tax back out amount of growth in Town \$10,000 per resident. Take portion that you will be able to defend. Kevin Self stated that I just want something to be supportable. Jennifer Szabo, Main Street resident stated that the \$15,000. on a \$600,000. house is just a 2% fee. 2% is not that high.

Mayor Creadick entertained a motion for contribution fee for Sabre Ridge to be \$15,000. Motion so moved by Matt Pridham and second by Mark Flynn. Kevin Self asked question to the floor if anyone has

a problem with the \$15,000. Those in the audience had no problems with the \$15,000. Vote was 2 for, Matt Pridham and Mark Flynn, 1 against, Michele Tartaglia, 1 abstain, Kevin Self, and 1 absent, Mark Hinkle. Kevin was asked why he abstained and it was because he wasn't at the workshop to discuss it. Motion was tabled and will be voted on at the September's meeting as being item #1 under Old Business.

Mayor Creadick spoke on a line of credit. Kevin asked if the line of credit would be a short term fix until we get the bond. Mayor Creadick stated that we would get the line of credit until we get the Municipal bond. It would be a 2 million revolving line with an annual review, tax free, and interest only payment. When you prepay there will be no penalty and 2% discount at prime. A motion was made that we entertain on getting a Line of Credit by Kevin Self and second by Michele Tartaglia. Motion carried 4-0, with 1 absent.

HOUSEKEEPING:

Announcement was made that Kristin Aleshire will be leaving as the Town Planner on August 31, 2006. His job duties will remain split between Middletown and Myersville. We will continue our relationship with Middletown.

Workshop – September 6, 2006 at 7 PM.

Cedar Street needs repaired. There is a sinkhole at the leak that happened earlier this year.

A motion was made to adjourn which was made by all and seconded by all.