



PROCEEDINGS OF THE CITY COUNCIL MEETING
January 20, 2015
7:00 p.m.

Public Hearing: 7:00 p.m. Location: Havre de Grace Community Center:
Public Hearing and presentation:

A presentation concerning Greenway Farm; Mr. Chris Mink of CNA Engineering

Ordinance 965, An concerning Greenway Farm: AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND PURSUANT TO THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND AND SECTION 34 OF THE CITY CHARTER AMENDING THE WATER AND SEWER CONNECTION CHARGES FOR PHASES 2 AND 3 IN GREENWAY FARM AS AN INCENTIVE PROGRAM FOR DEVELOPMENT AND AUTHORIZING AN AMENDMENT TO THE PUBLIC WORKS AGREEMENT AND THE ANNEXATION RESOLUTION FOR THE PROPERTY.

Mr. Chris Mink of CNA Engineers opened the public hearing with a power point presentation on the development of Greenway Farm. A copy of the power point will be attached to the minutes.

Comments:

Councilmember Glenn asked about the swimming pool within the proposed plan. Asked for clarification and the prevention of unauthorized users.

Ron Shaftel of Southern Land Company stated there will be full time staff to monitor outside visitors from entering the pool

Councilmember Craig asked if any studio type units will be available for rent?

Ron Shaftel; from Southern Land Company stated there are eight different variations of units that will replicate the "Yards at the Fieldside Village" in Aberdeen. Staff will be onsite 24/7 to deal with any issue that may arise.

Brian Lantz: 335 Bounding Home Court: Mr. Lantz is concerned with the Ordinance and the incentive for the connection fees. Does not want a connector road, but wants Zachman Way to be built. Where is this connector road going and how this will affect the site plan? Would like Bulle Rock to be complete so that the development will be NFPA compliant sooner than later.

David Martin: 143 Snowchief Drive: Would like the developers of Bulle Rock to receive the same incentive as Land Trust. Mr. Martin does not agree with the connector road to Martha Lewis Blvd.

Feels Zachman Way needs to be completed. States there are safety issues with Fire and EMS with a one access point in and out of Bulle Rock. Would like Council to work with SHCO to talk about issues that will keep the volunteers and community safe.

See attachment that Mr. Martin provided.

Ben Martorana; 306 Bounding Home Court: Mr. Martorana stated he has had a several meetings with Admin and appreciates the open communication. He asked the following: 1. Has there been any engineering done at the location of the proposed connector road? 2. Will the developer come back with a different proposal as it relates to the connector road? 3. Also, there is a concern with Bulle Rock not being NFPA 1 and County compliant. 4. Would like the City and the developer to look after the community of Bulle Rock and is asking the City to move this along so the community of Bulle Rock is in compliance. 5. The main concern is getting Zachman Way completed, which was promised to the community of Bulle Rock. Would like the discounted connection fees to be tied into the completion of Zachman Way with the developers. Would like Paul Ishak to explain and interpret the code this evening for the citizens.

Paul Ishak: In summary, Mr. Ishak stated the Bulle Rock site plans are located at City Hall and the original site plan did show an at grade crossing for Blenheim Farm Lane and it did not show a connection road into Greenway Farm. The site plan was approved by Mayor and Council. Zachman Way is critical in many ways, and is very important to the City of Havre de Grace; which is one of the access points for the Bulle Rock Community. The City had to come up with an alternative access point when the "at grade crossing" was closed. The MOU addresses many different issues which include the new access point from Bulle Rock into Greenway Farm.

Joe Smith; 110 Flying Ebony: Mr. Smith is not opposed to higher end apartments in HDG. Mr. Smith also questioned the comprehensive plan and if the City was in compliant with Storm Water Management. Mr. Smith questioned the budget and how the capital cost recovery was determined. Mr. Smith stated Council should be transparent, clear and concise when educating the citizens. Mr. Smith concluded with a few questions. 1. What is the current debt? 2. How many hooks up are anticipated or remain? 3. What is the expected revenue and can the city afford to discount so much and what is the long term plan to make up the difference?

Steve Gamatoria; Current rates are published in an Ordinance is on the website and the debt is published in the budget. The Water and Sewer and Budget and Finance Committee are working together looking at the Capital Cost Recovery Fees and getting a breakdown of those fees.

David Meiners; 650 S. Exeter St. Baltimore MD. MTBR & Board of Bulle Rock Association: Mr. Meiners applauded the City to trying to promote development in the City of Havre de Grace. Mr. Meiners discussed a few issues, 1. Stated the roads within Bulle Rock are not consistent with the Harford County Road Code. 2. Public Safety as it pertains to emergency services and the provision of two access point. 3. The insufficiency of the Emergency Access to Greenway from Sunday Silence Court. He concluded, that in his opinion, "the road network for the Bulle Rock Community does comply with the appropriate sections of the Harford County Road Code and the these roadways provide adequate public access and safety for the Bulle Rock Community as designed and constructed from the approved plan." Mr. Meiners read a letter into the record which is attached.

Joe Kochenderfer; Tydings Road: Summarized how Ordinance 965 is an effort for Council to stimulate construction in the City of Havre de Grace and how the Capital cost recovery fees are

proposed. Believes this should proceed through the Planning Commission and Board of Appeals process and that Capital Cost Recovery Fees should be as specified in the code.

Harry Korn: 527 Risen Star Court: Mr. Korn questioned the number of units and stated the higher density of units is not the answer.

Joe Snee 11 S. Main Street; MTBR- Developer

States the Capitol Recovery Cost Fees are too high. The connection fee simply makes the cost of the home too high and out of reach. Mr. Snee also stated he supports the comments that the roads are not in compliance.

ASHIRA QUABILI 154 Martha Lewis Blvd- Greenway Farm; questioned why residents of Greenway Farm were not made aware of the proposed development and is concerned that notifications were not sent. Would like the City to consider a "direct mailing" to the Greenway community. Does agree that a second exit is needed because the only exit they have is to RT 40. The current entrance is extremely dangerous when the weather is bad.

David Wiener; 529 Risen Star Court: Feels the new development could be competition and effect their home value. Questioned if an Economic Study has been completed?

John Thompson; 232 Mohegan Drive: In all the proposals that show the connector road, the connection will run into Mohegan and pose a safety issue.

Alexia Yoo: 235 Mohegan Drive; Lives in Phase 3 of the community. Is concerned because the community does not have a representative that supports the citizens. Is also concerned with the erosion on her property and has not had resolution with Tidewater Management. Mrs. Yoo will send correspondence to the City.

John Moyle; 329 Cigar Loop; Mr. Moyle inquired about a completion of an analysis with the increase of homes. Has the City or will the City be doing one? Commented on the gate that will go from Bulle Rock into Greenway.

Nancy Reagan; Majestic Prince Circle; would like the government to enforce the MOU of Zachman Way? Also would like to know if Bulle Rock will be paying for this connector road and what is the City going to give the residents in Bulle Rock in return if this happens.

Mark Schirloff; 227 Smarty Jones Terrace: Thanked Mr. Meiners and City Attorney for explaining the issues with Zachman Way. He feels the City should require Zachman Way Bridge to be built.

Charlie Hiner: Fountain Street; Feels that the issues discussed tonight are City issues, not exclusive to Bulle Rock or Greenway. Mr. Hiner states we need multiple solutions to many issues. Many questions were asked. 1. Why was the rail road crossing closed? 2. What is the problem with Zachman Way? 3. Can the City share the MOU for Zachman Way? 4. Fund 9 has issues and has challenges, how can we reduce the Water and Sewer Fees for citizens 5. The Planning Commission and Board of Appeals should be weighing in on permits, is this possible? 6. Will the Greenway connector road effect the dynamic and value of the area?

Ennise Bloom; 1650 Mohegan Drive: Ms. Bloom stated she made a call to their HOA, Tidewater Management and they are not aware of what is going on with the proposed development. Feels communication is the key and utmost important to the Greenway Community.

Mayor Dougherty stated the public hearings are advertised.

Council President Martin:

Council President applauded the audience for their attendance. Council President stated the Council is looking at all the options to pay the debt of City. The Council is working on this process. Nothing has been decided at this point-Council is working through a process. Thanked the citizens for coming out and reassures the citizens their voice is heard.

Councilmember Craig:

Councilmember Craig echoes Council President Martin's comments. Council brought this legislation forward to help spur development to help the Water and Sewer issue. Concerns brought forward tonight will be taken into consideration. Thanked Citizens for coming out.

Councilmember Cullum:

Thanked Citizens for coming out and voicing their concern.

Mr. Cullum stated the water and sewer commission met and is required by Code to take up Ordinance 965 as it pertains to the Capital Cost Recovery Fees. The Water/Sewer Commission supports the initiative to spur more development and supports the proposal for discounted connection fees.

Public hearing closed at 9:00 p.m.

The regular meeting of the Mayor and City Council was called to order on January 20, 2015 at 9:22 p.m. with Mayor Dougherty presiding and the following Councilmembers present: Councilmember's, Craig, Martin, Gamatoria, Glenn, Correrri and Cullum. The Pledge of Allegiance was led by Mayor Wayne H. Dougherty and the opening prayer was given by Mayor Wayne Dougherty.

A motion was made by Councilmember Correrri and seconded by Councilmember Glenn to approve the Council meeting minutes of December 15, 2014; motion carries 6-0.

A Council meeting was not held on January 5, 2015 because a quorum was not present.

RECOGNITIONS: None

PROCLAMATIONS: None

PRESENTATIONS: None

APPOINTMENTS:

A motion was made by Councilmember Gamatoria and seconded by Councilmember Glenn to approve the following appointments for the Economic Development Advisory Board; motion carries 6-0. Term is a three year term.

Will Nori; Re-appointment

Christopher Stathes; Re-appointment
Cathy Vincenti; Re-appointment
Steven Overbay; New appointment
Mara Sieroanski; New appointment
Maria Terry; New appointment

Oath of Office: The Oath of Office was administered to Steven Overbay; Mara Sieroanski; Maria Terry; in the Mayor's office on January 21st, 2015

COMMENTS FROM CITIZENS ON AGENDA ITEMS:

RESOLUTIONS: None

ORDINANCES: None

UNFINISHED OLD BUSINESS: None

A motion was made by Councilmember Correrri and seconded by Councilmember Cullum to remove Budget Transfer 2015-10 off the table. Motion fails 4-2 with Councilmembers Martin, Craig, Glenn and Gamatoria opposing the motion.

NEW BUSINESS:

A motion was made by Councilmember Correrri and seconded by Councilmember Glenn to approve the Mardi Gras parade on February 17, 2015; motion carries 6-0.

A motion was made by Councilmember Gamatoria and seconded by Councilmember Correrri to approve the Budget Transfer 2015-13; motion carries 6-0 Concerning Organizational Re-alignment. A motion was made by Councilmember Craig and Councilmember Correrri to approve the line items were read into the record.

DIRECTOR'S REPORT:

Mr. Jim Newby; Director of Administration

Mr. Newby stated two CDBG grants were approved; 175,000 Opera House and 25,000 for the Mainstreet Façade

Mr. Newby stated the Green Fence project was awarded to a local person.

Mr. Tom Lofland; Director of Economic Development

Mr. Lofland gave an update on the Hatem Bridge Study Group.

Mr. Neal Mills; Director of Planning:

No report

Mr. George DeHority; Director of Finance

Mr. DeHority stated the Finance Department received the 1st Legislative Assistance Request.

Mr. Larry Parks; Deputy Director of Public Works

Mr. Parks stated Citizens Care Park is moving forward. Completion is expected by end of April.

Teresa Walter; Chief of Police

Chief Walter stated the City has seen a 15% drop in crime since last year. The biggest reduction is theft.

Business from Mayor Dougherty:

Mayor Dougherty gave the second quarter financial results.

Mayor Dougherty was pleased with the public hearing tonight.

Business from Council:

Councilmember Correrri

Councilmember Correrri expressed his condolences to the Paramedic from Bel Air who lost his life in the line of duty.

Councilmember Correrri also expressed his condolences to the Shank family for the loss of their son.

Councilmember Cullum:

Councilmember Cullum stated it was nice to see citizens attending the public meeting to voice their concerns and opinions. Councilmember Cullum also stated, a connector road would be beneficial for emergency use.

Councilmember Cullum has requested a Council work session or closed session to discuss every option.

The Water and Sewer will be presenting their yearly report at the next Council meeting.

Councilmember Craig:

Councilmember Craig extended condolences to the Shank family for the sudden passing of their son.

Councilmember Craig thanked the Citizens for attending the public hearing. Also, thanked the City staff for getting the community center together for the meeting.

Mr. Craig reminded citizens that Young at Heart meets on Wednesdays at the Activity Center.

Councilmember Gamatoria:

Councilmember Gamatoria extended condolences to the Shank family for the sudden passing of their son.

Councilmember Gamatoria stated the Budget and Finance will meet on January 28th at 4pm and will examine the audit and the Mayors report and will further review employee healthcare costs.

Mr. Gamatoria stated the Economic Development Advisory Board will meet tomorrow.

Mr. Gamatoria mentioned how the Susquehanna River Rail Bridge Project is working hard and stated Mr. Volney Ford has really captured what needs to be done.

Councilmember Gamatoria thanked Mr. Newby for executing the Bridge Painting project and now the Living Fence project.

Councilmember Gamatoria met with the Susquehanna Hose Company and they are currently looking at a rescue boat.

Mr. Gamatoria stated the Budget Amendment 2015-10 is not a dead issue.

Councilmember Glenn:

Councilmember Glenn congratulated Troop 965 and the recent Eagle Scout recipients. Councilmember Glenn supports the Hotel Tax Bill and will be valuable if approved. Mr. Glenn stated the Street and Traffic Safety Advisory Board will meet Monday at 6pm. Councilmember Glenn thanked the citizens for coming out for the public hearing tonight. Councilmember Glenn stated the City of Havre de Grace Employees are remarkable. Feels Council should know what the healthcare cost will be before steps are approved. Councilmember Glenn stated County Executive Glassman will hold a town hall meeting concerning the budget and replacement school on January 27, 2015.

Council President Martin:

Council President Martin extended condolences to the Shank Family for the loss of their son. Council President Martin thanked City Staff for organizing the Community Center for the Council meeting.

Comments from Citizens:

Ben Martorana: Bounding Home Court; after listening to the Greenway Farm residents about not having a representative within their HOA, he would like Council to consider a legislative action to protect residents that are within a HOA.

A motion was made by Councilmember Correrri and seconded by Council President Martin to adjourn at 10:14 pm