

TOWN COUNCIL WORK SESSION

August 24, 2006

Council President Mary McCarthy called the August 24, 2006 work session to order at 4:25 p.m. in the first floor meeting room of the Goodwill Fire Company. The following members and staff were present: Mary McCarthy, Council President, Norman Pinder, Council Vice-President, Mary Roby, Council Member, Bob McGrory, Town Manager, Lori Peddicord, Finance Officer, Steve Kehoe, Town Attorney, and Jane Saulsbury, Administrative Aide.

Mrs. McCarthy stated that the Town Council held a closed session at 3:30 p.m., today's date, concerning a personnel issue and voted to direct the Town Manager to write a letter to the employee in question.

State Highway Administration – Mr. Norris Embert and Mr. Charles Coppage were present on behalf of Mr. Richard Lindsay who was unable to attend. There was discussion about the traffic light proposed for the intersection of Coursevall Drive and Maryland Route 213 South. Mr. Coppage indicated that a letter has been written to Mr. Stoney Duffey asking him to install the traffic light. Mr. Duffey was present and advised he has not received the letter. Mr. McGrory noted that the cost of the light will be the sole responsibility of the developer as the business park has generated the traffic necessitating a light. This is a correction over an earlier letter from the State Highway Administration dated October 19, 2005 which indicated SHA would pay for the light. Mr. Coppage affirmed his understanding that the cost of the traffic light is the developer's responsibility, but advised he would re-investigate.

Mrs. Roby asked how the State Highway Administration determines the choice of a round-about as a traffic device. Mr. Coppage replied that traffic volume governs which option is chosen, adding that 290 homes need to be occupied at North Brook before a traffic light is warranted at the intersection of Wexford Drive and Maryland Route 213 North.

Mrs. Roby requested that the State Highway Administration consider lowering the speed limit entering town at North Brook from 55 mph to 45 mph and, also, to lower the speed limit on South Liberty Street (30 mph) to be consistent with that on South Commerce Street. (25 mph) Mr. Coppage advised that the speed limit on South Liberty Street is consistent with current regulations, but that Council can put in a request and see what happens. He said he would resubmit Council's request for a lower speed limit at North Brook.

There was discussion about the fence on the property at North Brook that backs up to Route 213 North. It creates a huge visibility problem. Mr. Embert noted that the fence is on private property, therefore is up to the Town to address.

Mrs. McCarthy asked when the crosswalk at Broadway and North Commerce Street will be painted. She advised there are curb-cuts but no pedestrian markings on the street. Mr. Embert said that the SHA is working on an ADA contract and will be looking

at the curbs and crosswalks in the fall. Mr. McGrory added that there are a number of curbs and gutters that need repair after the repaving of Commerce and Liberty Streets and suggested a drive-through to review the locations needing repair. Mr. Coppage concurred.

Mr. Coppage reported that the SHA is finishing up their work in Town and has completed a center-through lane at Hillside and one by Happy Harry's. Mr. McGrory asked when the traffic light at the overpass at Route 301 will be changed from blinking to stop and go. That will occur sometime before the end of October.

There was discussion about Streetscape and the need to coordinate repair to the Town's infrastructure with Streetscape. Mrs. McCarthy asked about the possibility of installing underground power lines. Mr. Embert advised that the cost is extremely high and not favored by the power company as it creates a service problem to individual properties.

Settlement Agreement SA-07-0 Between the MD Dept. of the Environment and the Town of Centreville – Mr. Kehoe advised that he has reviewed the Settlement Agreement and is fine with it. It was moved and seconded by Mrs. Roby and Mr. Pinder, respectively, to accept Settlement Agreement SA-07-0 between the Town and the Maryland Department of the Environment as presented. The motion passed unanimously.

MDIA Contract for Property Maintenance Code Enforcement Services – After Council reviewed of the MDIA Property Maintenance Code Enforcement Services Agreement and the fee schedule, it was moved and seconded by Mr. Pinder and Mrs. Roby, respectively, to approve the MDIA Contract for Property Maintenance Code Enforcement Services as presented. The motion passed unanimously.

Long Range Infrastructure Planning – Council wishes to know how to prioritize the needed repairs to infrastructure and what is most urgent. Mr. McGrory suggested that URS come to a Council meeting and provide an update of their recommendations when their study is complete.

Trash Cans – There was discussion about replacing existing trash cans with something more attractive and the need for some receptacles in new locations. Mr. McGrory reported that Cal Gray has offered to pay for some cans to be placed near Pennsylvania Avenue. Mrs. McCarthy noted that the Park Advisory Board has money in their budget that could be used for this purpose. Mrs. Roby suggested that the Park Advisory Board be asked to bring in some ideas as to type of trash can and where to place them. Mrs. McCarthy said she is in favor of anything the Park Advisory Board wants to recommend.

Mrs. Roby asked about regulations concerning skateboarding on sidewalks, grass on sidewalks and streets, standards for rental properties. Mr. Porter gave out letter with a list of items he recommends be included in the code, including regulations for yard sales,

sidewalk standards, etc. He asked the members of the Town Council to review the list and make additions, corrections and amendments as desired.

Mrs. Roby asked that the visibility be checked on the fence installed at the corner of Wexford Drive and Maryland Route 213. Mr. Pinder suggested that Council talk with Mr. Sperl about the fence.

Mrs. Roby requested that the Council meeting scheduled for Thursday, September 21 be changed to Tuesday, September 19. Mrs. McCarthy advised that Council meetings are scheduled for the first and third Thursday and should not be changed. Mr. Pinder suggested that the agenda be kept light if all members can't attend a particular meeting.

Curbside Recycling Program Status – Mr. McGrory reported that the waste collection contract with Bandursky has been renewed and that there are funds remaining that could be used to initiate a pilot recycling program. At Council's request, Mr. McGrory will present a recycling plan to Council at its September 7, 2006 meeting.

Town Signage Status – Mrs. McCarthy noted that the "Welcome to Centreville" signs have been reposted and that there is a "black hole" where the logo should be. Mr. McGrory explained the difficulty staff has encountered finding a company to incorporate the new logo. Mrs. Roby suggested asking the Park Advisory Board to work on this. It was noted that the State Highway Administration has posted Centreville signs outside Town limits near Acme. After discussion, it was moved and seconded by Mrs. Roby and Mrs. McCarthy, respectively, to look at the "Welcome to Centreville" signs, provide landscaping, lighting, remove the old slogan (A Past with a Future) and repair where necessary, add the new logo and make the signs representative of what the Town wants. Upon call for a vote, Mrs. Roby and Mrs. McCarthy were in favor and Mr. Pinder was opposed. The motion passed, two to one.

Citizens Forum

Mr. Stoney Duffey asked the status of the sewer allocation situation. Mrs. McCarthy advised that Council will discuss the Public Works Agreement with Mr. Duffey at the Town Council's next meeting. Mr. McGrory reported that there is a request pending before the Maryland Department of the Environment for an additional 42,000 gallons to be dispensed at the spray field. Mr. Pinder noted that there is a limit to how close to the buffer the Town is allowed to spray. Mr. Kehoe said that Mark Prouty of URS is looking into maximizing the system which will involve changes in the spraying machinery to increase the capacity. It was noted that 25 % of available the capacity is kept for emergency.

Mr. Clayton Emory, developer of office buildings at the Centreville Business Park, asked about available allocations for offices and buildings used as warehouses. He advised he has three buildings to submit for the Planning Commission's review in September, each of which will use approximately 1000-1500 gallons of water per day.

Mr. McGrory suggested that the topic of allocations, designated and undesignated, be made an agenda item for Council's next meeting.

Mr. Pinder reported he has received a letter from Michael S. Kader requesting Council's support of a proposal to rename the Route 18 Park "The John W. Selby Memorial Park." A letter of support is requested to be sent to Steve Davis, Director, Department of Parks and Recreation. It was moved and seconded by Mr. Pinder and Mrs. Roby, respectively, to send a letter in favor of renaming the Route 18 Park, "The John W. Selby memorial Park." The motion passed unanimously.

Mrs. Peddicord advised she has taken care of the Rotary Club's request for Council to place an advertisement in the Artisans Festival booklet.

A letter from the Corsica River Conservancy regarding a Watershed Restoration Action Strategy (WRAS) will be put on Council's agenda under Correspondence for discussion at the September 7, 2006 meeting.

Mrs. Roby asked for a status report on the Wasserman property located on Kidwell Avenue. Mr. McGrory advised discussion of properties should use the physical address of the property in question rather than the owner's name. Mr. Porter will email a status report to each Council member regarding properties being investigated for non-compliance with the Zoning Ordinance.

There being no further business to discuss, the work session adjourned at 6:20 p.m. by motion and second of Mr. Pinder and Mrs. Roby, respectively, and by unanimous vote.

Respectfully submitted,
Jane Saulsbury, Administrative Aide