

**MAYOR AND COMMISSIONERS
TOWN OF NORTH EAST
106 S. MAIN STREET
NORTH EAST, MARYLAND 21901**

March 28, 2018

The Town Meeting was called to order by Mayor McKnight at 7:00 P.M. Present were Commissioners Hilary Crothers-Moore, Paul Stark, Raymond Mitchell and Michael Kline. Also present Town Attorney Dennis S. Clower, Town Engineer Chris Mink, Maintenance Supervisor Phillip Meekins, Police Chief Darrell Hamilton, Director of Finance and Administration Ken Natale, Town Administrator Melissa B. Cook-MacKenzie and Town Clerk Stephanie Racine-Dean.

The Pledge of Allegiance was recited and a moment of silence was observed.

-APPROVAL OF MINUTES-

A motion to approve the minutes of the March 14, 2018 meeting was made by Commissioner Stark, seconded by Commissioner Crothers-Moore and approved by all.

-OATH OF OFFICE-

Mayor McKnight administered the Oath of Office to Robert Galliera, Cynthia Billig and Jayne Hamilton who were re-appointed to the Ethics Commission on February 14, 2018. Their term expires February 8, 2021.

-PUBLIC HEARING-

Mayor McKnight called the Public Hearing to order at 7:05 p.m.

Ridgely Forest Subdivision Amendment to the Ridgely Forest Master Planned Community

Town Administrator, Melissa Cook-MacKenzie gave opening comments with a summary and the purpose of the Public Hearing: to hear the request for an amendment to the Ridgely Forest Master Planned Community. Ridge Forest, originally approved in 2008, has a new developer, WOLF, LLC, 2301 Rutledge Road, Fallston, Maryland 21047 the owner of the property is 1PH LLC, Baltimore, Maryland. Subject property is currently zoned "R-4" Mixed Use Residential District with the Master Planned Community Overlay District. Also found on Tax Map 31 Parcel 1355, 235; 195.94 acres.

Brief History

- 2007 - Annexation

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- 2008 -Master Planned Community Floating Zone District adopted by the Mayor and Commissioners
- 2015 - Town called in the Bonds for the public infrastructure
- 2015 - Developer/Owner filed for bankruptcy
- 2014 to 2018 - Negotiations with Bonding Company, Town, Engineers and Attorneys
- Fall 2017 to Present – Discussion began with the new developer regarding the Proposed Amendments to the 2008 Master Planned Community.
- November 2017 – A meeting was conducted with the Ridgely Forest Homeowners Association and the new Developer and Town to keep the property owners of Ridgeley Forest informed.
- December 2017 to February 2018 – Planning Commission meetings with the Developer and Town's Engineer to work through the proposed amendments.

The amendment to the Master Planned Community reduces the total number of dwelling from 637 units to 550 dwelling units as follows:

- From 181 SFD to 346 detached two story or ranch style single family homes;
- From 270 townhouses to 62 townhouses and
- From 186 duplexes to 42 duplex-villas.

CORRECTION: IT SHALL BE NOTED THAT THE PUBLIC HEARING NOTICE REFERENCED THAT THERE WOULD BE 544 UNITS, HOWEVER, THERE ARE 550 UNITS PROPOSED.

This amendment proposes to decrease the open space area from 90+/-acres (50.8% of a adjusted track acreage) in 2007 to: 87+/-acres (47.7% of adjusted track average). The Zoning Regulations require that if there is a decrease in open space, the MPC project will need to go through the approval process again.

There are also proposed changes to the Ridgeley Forest Design Guidelines Book:

- the open space plan
- the forest conservation plan
- architectural changes to the houses
- pocket parks
- the Club at Ridgely Forest still contains an pool and clubhouse with the addition of a playground, basketball court and a dog park

The Community is proposed to be built in ten sections/phases with Ryan Homes as the builder. The Developer proposes a reduction from 637 dwelling units to 550 dwelling units including 346 two stories or ranch style single family homes, 62 townhomes and 42 duplex-villas. This amendment proposes to decrease the open space area from ninety plus acres to eighty seven acres. The Community is proposed to be built in ten sections/phases with Ryan Homes as the builder.

The Town's Attorney Dennis S. Clower swore in the members of the public that wish to speak and the applicants to present their proposal.

Ms. Amy G. DiPietro, Civil Engineer at Morris & Richie Associates, 3445-A Box Hill Corporate Center Abington, Maryland 21009 presented plans for redevelopment of Ridgely Forest Community which includes the existing plan and the existing lots of record which will be existing phase one. and existing phase two, which is considered the Town's. Ms. Dipietro also advised the board a portion of the development will be age-targeted not age-restricted with a no deed restriction.

Mr. Joe Wolf, Member of Wolf LLC., 5133 Fry Road Upper Coe, Maryland 21155 and Mr. Tom O'Laughlin 2301 Rutledge Road Fallston, Maryland 21407 the Developers. Mr. Wolf and Mr. O'Laughlin stated they both have many years of experience in real estate business and development in Cecil/Harford County and look forward to starting the project in Ridgeley Forest. They also stated Ryan Homes recently met with representatives from both Amazon and Lidl, which both recently opened warehouses in the neighboring town of Perryville.

Jodi Shivery, 19 Honeylocust Drive Elkton, Maryland 21921 wanted to thank the Developers for taking over the development of Ridgeley Forest and she is excited to see the future progress.

Mr. James Maziarz, 11 Viburnum Avenue Elkton, Maryland 21921 had questions about the site plan of the new phases and concerns of the value of the existing homes. Mayor McKnight stated this meeting tonight is only to make sure the developer is within the requirements of the Ridgeley Forest Master Planned Community guidelines after this is determined there will be a Planning Commission Meeting held on Tuesday, April 3, 2018 at 7:00 p.m. to review the proposed plan and then a recommendation will be made to the Board and a final decision will be made at the next Town Board Meeting, Wednesday, April 11, 2018.

A motion to approve the recommendation from the Planning Commission for the technical and design of the Ridgely Forest Subdivision Amendment to the Ridgely Forest Master Planned Community was made by Commissioner Mitchell, and seconded by Commissioner Kline and approved by all.

Mayor McKnight closed the Public Hearing to order at 7:29 p.m.

-GUESTS-

None.

-APPOINTMENTS-

None.

-INTRODUCTION OF ORDINANCES-

None.

-ADOPTION OF RESOLUTION AND ORDINANCES-

-REPORTS-

Mayor McKnight

None.

Commissioner Stark

None.

Commissioner Crothers-Moore

None.

Commissioner Kline

None.

Commissioner Mitchell

Commissioner Mitchell reported he attended a North East Chamber of Commerce Safety Seminar for Disaster Prepare on Monday, March 12, 2018 at Cecil College.

Director of Finance and Administration

Mr. Natale reported he is working on the Fiscal Year 2019 Budget.

Water Plant Superintendent, Ronald Carter

Mr. Carter gave the February 2018 report for both the Rolling Mill and Leslie Water Treatment Plants.

Mayor McKnight requested information about the progress of the valve repair on Cemetery Road. Mr. Carter advised this will take place next week along with the yard repair at 32 Cemetery Road, weather permitting.

Mr. Carter also reported on the Bay View Water Tower will go off line the middle of next week to begin the painting process. Mr. Carter informed the Board there was a temporary hydrant installed at Bay View Water Tower until the project is completed.

Mr. Carter reported there was a temporary water tank located at the Leslie Plant to support operations at the Bay View Water Tower. During the storage of the tank, it inquired a leak which has been fixed

and a sample of the water has been sent to a lab for testing and the Maryland Department of Environment will review a report.

Town Administrator, Melissa B. Cook-MacKenzie

Mrs. Cook-MacKenzie reported she attended the following meetings since the March 14, 2018 Town Board meeting.

- Meeting with Hudson Benson

Mrs. Cook-MacKenzie reported there has been a hiring for the Water Trainee with a start date of April 8, 2018. The Crossing Guard position is still open.

Mrs. Cook-MacKenzie reported Corporal Tom Daniels will be retiring on Monday, July 2, 2018.

Mrs. Cook-MacKenzie reported Jennifer Slayman the Administrative Assistant to the Chief of Police will be resigning, mid-June to mid-July.

-UNFINISHED BUSINESS-

Commissioner Stark received an invitation from Mr. Bill Dallas, Board of Directors of the Decoy Museum located at the North East Community Park. Mr. Dallas is asking the Board to hold a meeting at the renovated facility. Mayor McKnight suggest the meeting be held Wednesday, June 27, 2018.

Commissioner Kline reminded the Board about the Workshop at the North East Community Park on Thursday March 29, 2018 at 10:00 a.m.

-NEW BUSINESS-

North East Commerce Center, Lot 5 re: Water Service Agreement Extension 15,000 GPD

Mrs. Cook-MacKenzie presented a Water Service Agreement Extension for North East Commerce Center, Lot 5, for 15, 000 gallons per day.

A motion to approve the Water Service Agreement and not to exceed 15,000 gallons per day was made by Commissioner Crothers-Moore, seconded by Commissioner Stark and approved by all.

Mr. Stanley Watson, 3 Residential Units re: Lot 1, 3, and 4 –Tax Map 25; Parcels 801, 802 and 803 Water Allocation Request – 250 GPD per Unit, total 750 GPD for Agreement

Mrs. Cook-MacKenzie presented a Water Allocation Request for Mr. Stanley Watson, 3 Residential Units – Lot 1, 3 and 4 – Tax Map 25; Parcels 801, 802 and 803, 25 South Leslie Road for 250 gallons per day, per unit, 750 total.

A motion to approve the Water Allocation Request 250 per unit 750 total was made by Commissioner Kline, seconded by Commissioner Mitchell and approved by all.

North East Commerce Center, Center Drive and Cul-de-Sac re: Public Works Agreement Extension

Mrs. Cook-MacKenzie presented a Public Works Agreement Extension Request from St. John Properties, to extend their Public Works Agreement dated April 10, 2010 for Center Drive and Cul-de-Sac for an additional two years, with a proposed expiration date of April 10, 2020.

A motion to approve the Public Works Agreement Extension at the North East Commerce Center was made by Commissioner Mitchell, seconded by Commissioner Crothers-Moore and approved by all.

-APPROPRIATIONS-

A motion to approve the Budget Amendment 2018-004 was made by Commissioner Kline, seconded by Commissioner Crothers-Moore and approved by all.

A motion to approve Requisition R8-1205 to Lecco Pipe Line Construction Company in the amount of \$8,960.00 for a 6" Tap at the Bay View Tower was made by Commissioner Mitchell, seconded by Commissioner Crothers-Moore and approved by all.

A motion to approve the invoices presented for payment was made by Commissioner Stark, seconded by Commissioner Kline and approved by all.

-BUSINESS FROM THE FLOOR-

None.

-MISCELLANEOUS-

Mrs. Cook-MacKenzie on behalf of Commissioner Mitchell entered into the record the Planning and Zoning Report for the month of February 2018.

Mrs. Cook-MacKenzie presented to the Board, a Proclamation for April 2018 as Fair Housing Month.

A motion to declare April as Fair Housing Month was made by Commissioner Stark, seconded by Commissioner Mitchell and approved by all.

Mrs. Stephanie Racine-Dean reminded the Board of the Cecil/Harford Chapter of the Maryland Municipal League Dinner which will be hosted by the Town of Rising Sun on Thursday, April 19, 2018 at the Rising Sun Banquet Hall. Please R.S.V.P by April 10, 2018.

Mrs. Stephanie Racine- Dean reported she attended the Maryland Municipal League Clerks Association Quarterly Meeting on Thursday, March 14, 2018 at the Town of Upper Marlboro. Obtained at the meeting was a new Maryland Municipal League Publication, "So You Want to Be An

Elected Municipal Official”. What you need to know first, which was handed out to the Board for review.

Mr. Natale gave a reminder to the Board about the Budget Workshop will be held prior to the board meeting on Wednesday, May 12, 2018 at 5:00 p.m.

-ADJOURNMENT-

With there being no further business to discuss, a motion to adjourn was made by Commissioner Mitchell, seconded by Commissioner Kline and approved by all. The meeting adjourned at 7:55 P.M.

Attest:

Respectfully submitted,

Robert F. McKnight, Mayor

Stephanie Racine-Dean, Town Clerk