

WORMAN'S MILL CIVIC ASSOCIATION (WMCA)

APPROVED MINUTES OF GENERAL MEETING

March 16, 2011

Homewood Retirement Village

Board of Directors Present: Carol Goldstein, President; Allan Carlson, Vice-President; Judy Haines, Treasurer; Lois Benjamin, Director – At – Large; Dick Menzer, Director – At – Large; and Noel Farmer, Secretary

I. New Business

Carol Goldstein indicated that we needed to amend the current WMCA By-Laws in order to state in the by-laws that we were a non-profit association to provide for a tax exempt status. Therefore, she conducted a unanimous vote from the audience to suspend the WMCA By-Laws in order to amend the by-laws to include the non-profit status. After this vote, she conducted a unanimous vote from the membership to approve the following amended Article II - Purpose: The purpose of **this nonprofit** Association shall be When this vote was concluded, she conducted a unanimous vote from the membership to reinstate the amended WMCA By-Laws.

II. Announcements

President Carol Goldstein made the following announcements:

- A. Birthday: Carol congratulated Lois Benjamin, WMCA Director – At – Large and Communications Committee Member of the Worman's Mill Conservancy, of her birthday on this date.
- B. Conservancy Forum: Carol indicated that since there has been only one candidate, Terry Mayhew, to submit her intentions for candidacy, there may be the possibility that the Conservancy Forum may have to be cancelled on March 31, 2011. However, there was one day left for a citizen to file for candidacy. Carol stated that she would announce via the WMCA e-mail the results of any cancellation of the Conservancy Forum.
- C. Conservancy Annual Meeting: It was announced that the Conservancy Annual Meeting would be held on April 13, 2011 and that the meeting would be held in the Homewood facilities with a \$17 charge per person.
- D. Tax Assessment Forum: The membership was reminded of the Tax Assessment Forum, sponsored by the WMCA, which would be held on April 28 in the Clubhouse.

III. Adjournment of The Business Portion of the Meeting

The Business portion of the meeting was adjourned before the introduction of the guest speakers.

IV. Guest Speakers

Carol Goldstein introduced Mr. Randy McClement, Frederick City Mayor, and Mr. Joe Adkins, Frederick City Director of Planning. Carol praised both speakers for their willingness to appear each year as guest speakers for the WMCA.

Mayor McClement introduced his comments by stating that he would focus on the preparation of the FY2012 Budget. He began by reminding the audience that last year, he faced an eight million dollar deficit in the budget for FY2011 and that he mainly balanced the budget by reallocating portions of the projects in the Capital Improvement Budget. This year he is facing a 9.9 million dollar deficit for FY2012. He indicated that he began the first round of cuts by having his directors use zero-based budgeting procedures to cut 4.1 million out of their respective budgets. He personally moved some projects around in the budget to reduce the deficit to 3.5 million. This remaining deficit amount will be trimmed by using strategic percentage cuts in each department to achieve a balanced budget. Cutting personnel and enacting furloughs can be problematic as budget cutting strategies because the City would have to pick up the entire tab for unemployment requirements for terminated employees and employees could collect unemployment for furloughs lasting more than one day in succession. If furloughs would be used, they would have to be spread out over the entire year on a one day basis. After this summary, he listed the following challenges to the budget:

1. A 53.4 million dollar unfunded Waste Water Treatment Process – The State has required a new ungraded Waste Water Treatment Process for Frederick City. He added that the State is currently only willing to allocate 20 to 25 million dollars in grants to Frederick City. He is attempting to attain the entire amount from the State or receive a five year extension for the implementation of the new Waste Water Treatment Process. It is going to cost the City 9 million dollars to just repair the current plant. The design of the new plant has already been conducted and paid for out of the current budget.
2. Expanded Airport Runways – Several years ago, Frederick City decided to expand the runways at the Frederick City Airport based on funds coming from the Federal Government. The project was needed because the Airport makes money by selling gas to the airlines and owners of the planes. However, if corporate jets cannot land at the Frederick Airport, they will go elsewhere for the gas or businesses will locate elsewhere for adequate airports. The feds are currently in limbo on their share of the cost of the expanded runways due to their own budget dilemmas.
3. Gas Tax Fund – the State has raided the gas tax fund for roads to balance their budget, and consequently Frederick City has received a much reduced amount of money returned to them for the purpose of road repairs.
4. Decrease in Property Assessment – The recent decrease in the property assessment has produced a thirteen percent decrease overall

Mayor McClement finished this portion of the program by stating that the new County Commissioners have been very cooperative with Frederick City with non-residential growth efforts in the city which was a real plus for the overall tax base.

In conclusion, the Mayor added that he has had to make some tough decisions in two areas:

1. Bulk Trash Pick-up: This feature was eliminated for FY2012 and saved \$135,000 of Frederick City's share of the cost. Citizens can still pay a nominal fee to have the bulk trash picked up upon submittal of a picture of the bulk trash to be picked up.
2. Harry Grove Stadium: the City rents the stadium to the Frederick Keys of the Carolina League on a lease basis, and this was the last year of the lease. Frederick City has received an unsolicited bid from another team which is substantially more than the current \$30,000 yearly lease fee from the Frederick Keys. The City has made major upgrades to the stadium in recent years and funded the upgrades on a bond basis. The Mayor has sent out a Request For Proposal (RFP) for bids from any team that would want to occupy the stadium. Mayor McClement believes that since this is an overall subsidized effort for the baseball team, the City should receive the best monetary return for the budget. He hopes that the Frederick Keys will be competitive with their bid and remain in the City.

Joe Adkins, Director of Planning, indicated that his Department is responsible for planning and code enforcement and has the following responsibilities: implementing the Community Development Block Grant Program, working with the Planning Commission, and working with the Economic Development Department.

Joe enumerated the following projects for the audience:

1. In Clemson Corner, Lowes will open on April 15, 2011, and Wegmans will open on June 6, 2011.
2. Market Square, across from Clemson Corner, is proceeding with development.
3. Town Center in Worman's Mill has made no new progress in development.
4. NCI, National Cancer Institute, is proceeding with development at Riverside.
5. The Golden Mile has been studied and redevelopment and redesign of the Mall is in the stage of planning.

Joe concluded his comments with the results of the new census which places Frederick City as the second largest city in Maryland after Baltimore City. There has been a 12,000 citizen increase in Frederick City from the last census conducted ten years ago. Frederick County is now the seventh largest county in the state of Maryland.

Questions from the audience - the following responses from the Mayor and the Director were given to the questions from the audience:

1. Downtown Hotel/conference Center: Seven sites have been identified and Frederick City is facilitating this effort without driving the effort. The effort is moving forward.
2. Saturation Point for Development: The staff in the Planning Department is always analyzing this concern and is very sensitive to the impact of oversaturation of development.
3. Commercial Property: the City owns a modest amount of commercial property and will sell it when the opportunity arises.
4. Market Square: 450 townhouse units have been planned for this development which is proceeding.
5. Tax Breaks for Development: Randy McClement stated that there have been no tax breaks for any development during his tenure. He believes in promoting “predictability of costs and efforts” for developers, but not tax breaks for developers. There were no tax breaks for companies or developers in Clemson Corner.
6. Cup Cake Shop Dilemma: The Mayor indicated that a grease trap, which is expensive, is required by the Health Department for this type of business.
7. Worman’s Mill Town Center: Wormald has three years from day one of approval of plans to execute the approved plan for development or Wormald will have to resubmit.
8. Monocacy Boulevard: there is no current plan to widen Monocacy Boulevard, but there is a plan to create a stub road out of Clemson Corner to connect with the end of Monocacy Boulevard, beyond the State Farm property, to relieve traffic congestion.
9. Planning Commission: Citizens who have concerns with the decisions of the Planning Commission can go to the Commission to voice their concerns and/or the Mayor and the Alderman Board to voice continued concerns. Citizens can also volunteer to be placed on the Planning Commission when a vacancy occurs.

V. Conclusion

After Carol reminded the membership of the next meeting on May 18, 2011 with guest speaker Galen Clagett who will give an update on the General Assembly decisions, she conducted the raffle for the Red Lobster fifty dollar coupon.

Submitted by;

Noel Farmer, WMCA Secretary