

TOWN OF UNION BRIDGE  
WORK SESSION  
October 4, 2021

The Council held a work session meeting on October 4, 2021, at 6:30 p.m., in the Town Hall. Notice of the meeting was given by posting the agenda at the Town Hall, on the Town's website, and provision to the Carroll County Times. Those present were Mayor, Perry L. Jones Jr.; Donald Wilson; Laura Conaway; Amy Kalin; Edgar Wentz; and Clerk Treasurer, Dawn Metcalf. Cheri Thompson was absent. Amy Kalin left meeting at 6:50 p.m.

MISCELLANEOUS DISCUSSION

- Steve Stambaugh wanted to know if the Town was interested in purchasing the vacant lot he owns on E. Elger Street. Mayor and Council stated that they were not interested in purchasing the property.
- David Albergo with Tower Alliance, working for American Tower, sent an email dated August 11, 2021, with five (5) options offering to purchase the cell tower lease. Mayor and Council stated they are not interested in selling the cell tower lease at this time. Clerk-Treasurer will email Mr. Albergo their decision. A copy of Mr. Albergo's email is attached to and made a part of these minutes.
- The Town received an email from local realtor Corey Campbell, Campbell Home Group, on September 27, 2021, stating he has a client that is interested in purchasing 18 N. Main St. (old PNC Bank building), and 1-3 N. Main St. (Barber Property/Old Bowling Alley) and turning the ground level floors into additional apartments. Mr. Campbell's client wants to know if there are any limitations to the number of apartments that the buildings can be converted into and if there are any restrictions. Mayor and Council stated that they have always taken the position that the ground level floors in the local business district, principal permitted uses should remain as local retail businesses or service shops. Mayor and Council advised the Clerk-Treasurer to refer this to the Town's Planning and Zoning consultant, Edmund Cueman. If Mr. Cueman states that the buildings' ground level floors in the BL district can be turned into apartments, the Mayor and Council want to amend the zoning ordinance to provide that apartments in the BL District must be located above the ground floor.
- Recycling is increasing to \$50.00 a ton on January 1, 2022.
- On 9/10/21 we had lightning strike the water tower, damaging electrical components, causing communication failure, and over \$4,000.00 in damage. The cost has been submitted to the Town's insurance company.
- The compressor at the water treatment plant has failed and a new compressor will need to be purchased. Mr. Glass will contact P&S Compressors and get a cost estimate.

CITIZENS UB ANNEXATION/ZONING

- Mayor and Council discussed Citizens UB annexation request involving the transition to Town zoning districts. After discussion, **Councilmember Amy Kalin motioned to refer the zoning request to the Union Bridge Planning and Zoning Commission. Councilmember Laura Conaway seconded and the motion passed unanimously.**
- Mayor and Council decided that the annexation and zoning public hearing will be held on December 20, 2021 at 7:00 p.m.
- Town Attorney, John Maguire, made the Clerk-Treasurer aware that, after an annexation petition is presented to the legislative body of the municipality, the presiding officer of the legislative body shall verify the signatures on the petition. Clerk-Treasurer presented Mr. Cody Green's signature to the Mayor and Council. Mayor Jones does business with Mr. Green regularly and he confirmed that the signature on the petition is, in fact, Mr. Cody Green's.

DONALD WILSON

- Mr. Wilson received several complaints concerning an increased amount of dust emitted from Lehigh.
- Town will be putting cold patch around the curve on Union Bridge Road.

LAURA CONAWAY

- Ms. Conaway received a phone call from Shiann Connolly about a parking citation.

AMY KALIN

- Amy Kalin had no new business.

CHERI THOMPSON

- Ms. Thompson was absent.



EDGAR WENTZ

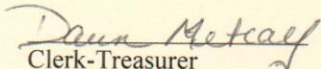
-Mr. Wentz reported that once the amended contract is received from Sensenig's Services tree removal and trimming will begin at the Community Center.

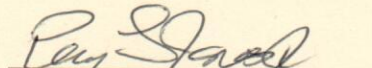
MAYOR JONES

-Mayor Jones will be attending the Fall Conference October 10<sup>th</sup> thru October 12<sup>th</sup>.

The October council meeting will be held on October 25, 2021.

The November work session will be held on November 8, 2021.

  
Clerk-Treasurer

  
Perry L. Jones Jr., Mayor