BOARD OF COUNTY COMMISSIONERS
FREDERICK COUNTY, MARYLAND

Winchester Hall • 12 East Church Street • Frederick, Maryland 21701
301-600-1100 • FAX: 301-600-1849 • TTY: Use Maryland Relay
www.co.frederick.md.us

COMMISSIONERS

Jan H. Gardner
President

David P. Gray
Vice President

Kai J. Hagen

Charles A. Jenkins

John L. Thompson, Jr.

COUNTY MANAGER'S OFFICE

Ronald A. Hart
County Manager

Barry L. Stanton
Assistant County Manager

Joyce M. Grossnickle
Administrative Officer

Robin K. Santangelo
Public Information Officer

CHARACTER COUNTS!

JOSEPHSON INSTITUTE OF ETHICS SM

TRUSTWORTHINESS • RESPECT
RESPONSIBILITY • FAIRNESS
CARING • CITIZENSHIP

CHARACTER COUNTS! and the Six Pillars of Character are service marks of the CHARACTER COUNTS! Coalition, a project of the Josephson Institute of Ethics. www.charactercounts.org

September 2, 2009

HAND DELIVERED

The Honorable William J. Holtzinger and Board of Aldermen
City of Frederick
101 North Court Street
Frederick, Maryland 21701

Re: Pending Annexation Resolutions – COPT/Thatcher and Crumland Farm Projects

Dear Mayor Holtzinger and Board of Aldermen:

The Board of County Commissioners wants to express its opposition to the proposed annexation of the Thatcher and Crumland Farms properties into the City of Frederick. Because of the outstanding issues identified below, it is our opinion that annexation of both properties would be premature at this time.

The serious traffic safety issues which exist, with respect to the U.S. 15, the high volume of traffic and the dangerous at-grade intersections, are well known to both the Board of County Commissioners and the Mayor and Board of Aldermen. The development of two properties without the concurrent construction of an interchange and the elimination of the at-grade crossings will only exacerbate an already dangerous situation and jeopardize the safety of City and County residents.

The proposed residential development will increase demands upon the public school system and worsen school overcrowding. While an elementary school site is proposed, its location is unsettled, and, absent private funding, the timing of possible construction uncertain.

We have not been provided with information regarding any developer proffers which would mitigate the impacts of these developments on the Public Safety (fire and EMS) facilities and personnel.

While both the Thatcher and Crumland Farms properties were identified as future recipients of water under the PRWSA, only the first water allocation has been made available to the City under that agreement; the second allocation may not occur until September 2010. The current (Sewer) Flow Allocation Agreement does not include these properties as areas of the City to be served by Frederick County. The County's Sewer Plan currently shows these properties as Planned Service (PS), a "future" planning designation, which is based on an 11 to 20-year planning horizon. We recognize that City staff members and our Division of Utilities and Solid Waste Management have been working on a new sewer agreement, which, among other things, is intended to identify the numerous sewage collection system and treatment capacity improvements that will be needed to serve these properties. Until the extent of these improvements is known, the source(s) of funding to accomplish the improvements is identified and a new agreement is executed, it is premature to assume that sewer capacity for these properties will exist. It is possible that no agreement will ever be approved to provide sewer capacity for these properties.

The Board of County Commissioners requests that the Mayor and Board of Aldermen set aside sufficient time to discuss these issues with the Board and then incorporate into the annexation Resolutions solutions to these issues to be accomplished by the owners/developers of these properties.

On behalf of the Board of County Commissioners, I request that a copy of this letter be included in the public record for both the COPT/Thatcher annexation and Crumland Farms annexation. If you should have any questions, please feel free to contact Ms. Wendy Kearney, Deputy County Attorney, at 301-600-2913, or me at 301-600-3190.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
OF FREDERICK COUNTY, MARYLAND

By: Jan H Gardner
Jan H. Gardner, President

JHG/WK/tb

pc: Board of County Commissioners
John Mathias, County Attorney
Ron Hart, County Manager
Barry Stanton, Assistant County Manager
Eric Soter, Director, Division of Planning
Mike Marschner, Director, Division of Utilities and Solid Waste Management
Joyce Grossnickle, Administrative Officer, Office of the County Manager
Saundra Nickols, City Attorney
Joe Adkins, Deputy Director, Division of Planning, City of Frederick
Reading File