

**Board of County Commissioners
Worksession Minutes
August 28, 2012**

PRESENT: Commissioners Mullin, Broomell, Dunn, Moore, and Hodge, County Administrator Wein, Public Works Director Scott Flanigan, Planning and Zoning Director Eric Sennstrom, Budget Manager Craig Whiteford, Administrative Assistant Robin McCann, County Attorney Norman Wilson, Treasurer Bill Feehley, members of the press, and members of the public.

OPEN SESSION – Elk Room

9:00 a.m. – President Mullin called the meeting to order.

NOTE: Audio recording of this meeting is available on the County website www.ccgov.org.

Administrative Function Meeting

Pursuant to the Annotated Code of Maryland, State Government 10-503, on August 23, 2012, at 1:00 p.m. the Board of County Commissioners, County Administrator Wein, and Eric Sennstrom, Director of Planning and Zoning held an administrative function meeting via teleconference to finalize the letter to be sent to property owners relating to SB236 and the draft Tier maps. The letter would be mailed to property owners within the proposed Tier 4 map areas.

The teleconference was adjourned at 1:27 p.m.

Approval of Minutes

On motion made by Commissioner Moore, seconded by Commissioner Dunn, the Board moved to approve the August 21, 2012 Worksession Meeting minutes, as presented. Motion carried unanimously.

Request to Fill Positions

Director Nichols advised the Board that the Parks and Recreation Department has a budgeted Administrative Assistant position due to a resignation.

On a motion made by Commissioner Moore, seconded by Commissioner Hodge, the Board moved to authorize the Human Resources department to advertise and fill the position as presented. VOTE: Mullin – Y, Broomell – N, Moore – Y, Dunn – Y, Hodge – Y. Motion carried 4 in favor and 1 in opposition to approve.

Director Nichols advised the Board that the IT Department has a budgeted Administrative Assistant position due to a resignation.

On a motion made by Commissioner Broomell, seconded by Commissioner Hodge, the Board moved to authorize the Human Resources department to advertise and fill the position as presented. Motion carried unanimously.

Request for BOCC Support for Fall 2012 Rental Housing Applications

Administrator Wein advised the Board that requests for letters of support have been submitted for the 2012 Fall Rental Housing applications to Maryland DHCD.

Parkland Park Apartments – David Holden, Ingerman

Mr. Holden advised the Board he is proposing to develop a 62 unit apartment complex in Cecilton, Maryland.

The Board discussed the following:

- Incentive from the Town of Cecilton for a waiver of fees up to \$75,000.00;
- Support for the project from Cecilton Mayor Zang and the town officials;
- Location and scope of the project;
- Size and scope of community center; and

Riverwoods at North East – Andrew Hanson, Osprey Group

Andrew Hanson, Osprey Group and Ned Howell, Enterprise Homes reviewed the plans for the Riverwoods project in North East.

Mr. Hanson and Mr. Howell discussed the following:

- Support needed from the local municipality;
- County water/sewer services for the project;
- Tax credit application process;
- Proposed amenities include a community room, office lab, fitness center, laundry room, etc;
- Habitat America will manage Riverwoods;
- Projected completion date is March 2014

Maple Heights II and Perry Crossing – George Beer, Delaware Valley Development

George Beer advised the Board that he has two proposals 1) Rising Sun, a 59 unit community adjacent to Maple Heights II, and 2) Perry Crossing, a 66 unit community in Perryville.

Mr. Beer discussed the following:

- Scheduled meeting with the Town of Rising to request approval on August 28, 2012;
- DHCD requirement for Town approval;
- Request for a local contribution of a waiver of stormwater management fees;
- Current infrastructure, which will be used for the project; and

- Amenities include a new community room

Perry Crossing – George Beer, Delaware Valley Development

George Beer advised the Board his second proposal is a 66 unit community in Perryville, Maryland on Otsego Street.

Mr. Beer discussed the following:

- Support from the Town of Perryville for the project includes a permit fee waiver;
- Units will include two story apartments and town homes;
- Environmental issues have been discussed and clarified;
- Project deadline is September 11, 2012; and
- Follow-up with Administrator Wein after the meeting with the Town of Perryville to finalize the project.

Cecil College Request for Fee Waiver - Administrator Wein

Administrator Wein advised the Board that Cecil College is requesting a waiver of fees for the construction of the Engineering and Math building on the North East campus. He advised the Board that any requests for waiver of wastewater connection fees would need to be done separately.

On a motion made by Commissioner Hodge, seconded by Commissioner Moore, the Board moved to approve the waiver of fees for the Engineering and Math building at Cecil College.

Director Flanigan advised the Board that the Wastewater Enterprise Fund is facing significant financial challenges and he recommended that the sewer connection fees not be waived for the project.

The motion was amended and clarified that wastewater connection fees were not included in the waiver. Motion as amended carried unanimously.

Chapter 209 Animal Care and Control Discussion of Proposed Amendments – Administrator Wein

Administrator Wein reviewed potential amendments to the recently adopted Animal Control Ordinance.

Members of the Board discussed the following:

- Public comment relative to domestic animals, specifically horses;
- Providing a clearer definition of a domestic animal;
- Providing a clearer definition of a stray animal;
- Reference to page 24 (b) of the Ordinance to clarify the scope of enforcement

Administrator Wein advised the Board that the application for appointment to a Board or Commission has been revised to include the Animal Care and Control Oversight Commission.

On motion made by Commissioner Hodge, seconded by Commissioner Moore, the Board moved to direct staff to issue a press release seeking people interested in being appointed to the Animal Care and Control Oversight Commission. Motion carried unanimously.

Animal Control Interim Plan Update – Administrator Wein

Administrator Wein provided the Board an update on the progress of the Animal Control Interim Plan. He reviewed the components of the interim plan for the County to provide animal control services until a new vendor is contracted to provide the services. He advised the Board that the team will continue to meet on a weekly basis to review complaints.

Members of the Board discussed the following:

- Identifying a point of contact for complaints;
- Public access to contact information to retrieve their animals;
- Coordinating the components of the interim plan through DES;
- Response to RFP for animal care and control services;
- Potential options if a vendor does not respond to the RFP;
- Request for a written Animal Control Interim Plan;
- Suggestion to seek a local veterinarian to provide services during business hours

Homeowner's Association Stormwater Management Facility Remediation Process – Director Flanigan, Acting Chief Van Funk, and Inspector Sean McCandless

Director Flanigan reviewed the proposed HOA Stormwater Management Remediation Process.

Acting Chief Van Funk discussed the following:

- HOA stormwater management flow chart process;
- Anticipated challenges going forward;
- Effectiveness of the HOA stormwater management process;
- Potential MDE and EPA fines relative to stormwater management; and suggestion to include the EPA in letters 1, 2, and 3

Director Flanigan provided a summary of the proposed revisions needed for the HOA Stormwater Management remediation process. He advised the Board that a revision would be made to letter one and forwarded to Administrator Wein.

Members of the Board discussed the following:

- WIP restoration requirements;

- Suggestion to provide HOA Stormwater Management pamphlets and County website address;
- Available resources provided to home owners;
- Suggestion to provide an incentive or recognition for compliance; and
- Suggestion to develop a media campaign for the program

Commissioner Items

Commissioner Dunn requested information on a court ruling for a property in Indian Acres.

Director Sennstrom advised the Board that an enforcement case was heard in court regarding a home occupation occurring at a residence in Indian Acres.

Commissioner Broomell commented on a meeting with representatives from Port Deposit, the State Highway Administration and Delegate Rudolph to discuss solutions for the dangerous conditions on routes going into Port Deposit.

Director Brooks advised that the target problem for the two recent incidents in Port Deposit was a lost transit driver, who is unfamiliar with the danger of the route. One option discussed was to install specific signs that indicate the steep grade of the road.

Members of the Board discussed the following:

- Location of power lines;
- Truck weight restrictions on the routes; and
- Regulations for installation of signage

Commissioner Broomell continued commenting on a meeting scheduled with Union Hospital and fire company officials regarding engine fumes, the State Firemen's Association meeting, position on the Tier 4 maps; proposed CIP schedule relative to Charter, and request to move the meeting on problem gambling to the Elk Room.

The Board agreed to hold the meeting on the Maryland Center of Excellence for Problem Gambling meeting in the Elk Room.

Commissioner Moore commented on the sign-in sheet and comments regarding the Old Elk Neck Bridge discussion, a meeting with the Mayor of Chesapeake City regarding a revitalization project for the town, and a reminder that Cecil County Public Schools are back in session.

Commissioner Hodge commented on a meeting held at North Bay with Delmarva Power regarding power outages in the Elk Neck area, and notification he received regarding land use issues for his property in Florida.

ADJOURNMENT

On motion made by Commissioner Moore, seconded by Commissioner Hodge, the Board moved to adjourn the meeting. The meeting was adjourned.

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