

Board of County Commissioners
Worksession Minutes
June 7, 2011

PRESENT: Commissioners Mullin, Moore, Dunn, Broomell and Hodge; Public Works Director Scott Flanigan and staff; Planning and Zoning Director Eric Sennstrom and staff; Human Resources Director Donna Nichols; Parks and Recreation Director Clyde Van Dyke; Information Technology Director Scott Mesneak; Budget Manager Craig Whiteford; Facilities Manager Stafford Torgesen; Executive Office Administrator Vicky Rinkerman; Attorney Norman Wilson; Treasurer Bill Feehley; members of the press, and members of the public.

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

OPEN SESSION

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

Brownfield Program presentation

Mr. John Gonzalez and staff from the Landmark Consulting Engineers, Inc presented an overview of the Brownfield Program and sites in Cecil County for the Board.

Discussion ensued regarding:

- . definition of Brownfield site;
- . benefits from redevelopment of these sites;
- . proposed County incentives for redevelopment of Brownfield sites;
- . opportunities to clean up environmental sites within the county;
- . overview of current zoning regulations;
- . incentives available to developers for County Brownfield sites; and
- . ideas used in other jurisdictions to promote the redevelopment of Brownfield sites

The Board concurred to direct Director Sennstrom to forward information regarding the current Brownfield sites in Cecil County for further discussion relative to the incentive proposal.

Plan Maryland draft

Director Sennstrom and staff reviewed for the Board the draft of the Plan Maryland initiative and the potential impact on land use in Cecil County.

Discussion ensued regarding:

- . lack of opportunities for county officials to provide comment on the draft Plan Maryland;

- . process established for revisions to the plan;
- . impact of the plan relative to Public Works issues;
- . loss of local authority over land use and development;
- . funding provided by the state regarding county projects;
- . county representation by the Maryland Association of Counties on this issue
- . proposed meeting with Planning Commission and town officials

Proposed new Chapter A282 of the Code of Cecil County: Transfer of Development Rights

Director Sennstrom reviewed for the Board the proposed Transfer of Development Rights program for Cecil County.

Discussion ensued regarding:

- . private transaction opportunities;
- . the opportunity created for the County to establish a TDR "bank";
- . process for establishing the market value of the properties;
- . stakeholder involvement in the process of drafting this ordinance; and
- . education opportunities to learn from other jurisdictions

Proposed resolution to revise Cecil County Policies and Procedures Manual

Director Nichols reviewed for the Board the proposed revisions to the Policies and Procedures Manual.

Discussion ensued regarding:

- . proposed policy regarding employee furlough days

The Board concurred to authorize the Human Resources department to proceed with advertising a public hearing on the proposed resolution as presented.

Local Community Impact Grants Process – final selection of grant review committee

The Board concurred to appoint Dr. Harold Phillips from the Pleasant View Baptist Church and Alice Tarr from MRDC to the VLT grant review committee, and Mary Ellen Rapposelli from the Health Department as the alternate member.

Farm Museum Property

Director Flanigan reviewed for the Board the list of available options for potential property uses and the mitigation project relative to the county property currently used by the Farm Museum.

Discussion ensued regarding:

- . the Rural Legacy Program conservation easement restrictions relative to the proposals to change the land use on the property;
- . process used by the county to obtain approval from the Rural Legacy Program;
- . decision needed regarding the disposition of the road installed by the Farm Museum on the property;
- . recommendation to appoint a committee to create a conceptual plan of alternative uses for the property;
- . recommendation from Parks and Recreation to keep the property for recreational purposes; and
- . designation by the Board to appoint a department to manage the parcel after the Farm Museum has vacated the property

The Board concurred to authorize the Farm Museum to remove the road installed on the property in order to close the regulatory issue with the Army Corp of Engineers and Maryland Department of the Environment.

The Board concurred to direct County Administrator Wein to work with the applicable department to manage the property.

Wastewater connection fees

Director Flanigan provided the Board an overview of the proposed wastewater connection fee increase proposal.

Discussion ensued regarding:

- . calculation used by the county for determining wastewater connection fees

On motion made by Commissioner Hodge, seconded by President Mullin, the Board authorized county officials to proceed with advertising for public hearing for the wastewater connection fee increase proposal.

Review of afternoon meeting agenda

County Administrator Wein provided the Board an overview of the items on the afternoon Commissioners meeting agenda.

Discussion ensued regarding:

- . the proposed appointment to the Planning Commission;
- . withdraw of agenda item for permanent utility easement for Whitaker Woods;
- . submission of additional data relative to RFP 11-15 fueling system upgrade; and
- . using GPS units in county fleet of vehicles instead of a new fueling system

Draft RFP 12-01 Design and Replacement of Boilers for Circuit Courthouse

Facilities Manager Torgesen provided the Board an overview the proposed RFP.

The Board concurred to authorize Facilities Management to proceed with advertising RFP 12-01.

Draft bid 12-03 Skid Steer Track System installation

Director Flanigan provided the Board an overview of the proposed bid.

The Board concurred to authorize Public Works to proceed with advertising Bid 12-03.

Commissioner Items

Commissioner Dunn commented on meetings and events he attended during the week.

Commissioner Broomell commented on meetings and events she attended during the week.

Commissioner Moore commented on meetings and events she attended during the week.

Commissioner Hodge commented on meetings and events he attended during the week. He requested that the Board consider reviewing the proposed Animal Control Ordinance before it is presented for a public hearing.

Commissioner Mullin commented on meetings and events he attended during the week. He reported that WILMAPCO is funding a study in Cecil County.

CLOSED SESSION

12:00 P.M.

On motion made by Commissioner Moore, seconded by President Mullin, the Board moved to convene in closed session pursuant to the Maryland Annotated Code – State Government 10-508 (a) (1) Personnel matters related to Planning Commission and Board of Appeals appointments; (4) To consider matters that concern the proposal for a business or industrial organization to locate, expand or remain in the state; and (7) To consult with counsel to obtain legal advice on a legal matter.

ADJOURNMENT

1:00 p.m. On motion by Commissioner Moore, seconded by Commissioner Dunn, the Board voted unanimously to adjourn the closed session meeting.

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