

COUNTY COUNCIL OF CECIL COUNTY
WORK SESSION MINUTES
July 11, 2017

PRESENT: Council Members: President Joyce Bowsbey, Vice President Dan Schneckenburger, Bob Meffley, George Patchell and Jackie Gregory; James Massey, Council Manager; Terry Hale, Council Assistant; Al Wein, Director of Administration; Jason Allison, County Attorney; Eric Sennstrom, Land Use and Development Services Director; Winston Robinson, Finance Director; Rebecca Anderson, Budget Manager; Steve O'Connor, Zoning Administrator; members of the press; and members of the public.

Guests: Joe Kelly, Project Manager, and Marcia Haas, Community Relations Manager, of SunEast Development; Dan Speakman, McCrone Engineering; and Dwight Thomey, attorney.

OPEN SESSION – Elk Room

9:00 A.M. –Council President Bowsbey called the meeting to order at 9:00 a.m. and determined a quorum.

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

Approval of Minutes

On a motion made by Councilman Patchell, seconded by Vice President Schneckenburger, the Council moved to approve the minutes of the Council work session of June 20, 2017, as presented. Motion was approved by a vote of 3 to 0. Councilman Meffley and Councilwoman Gregory were absent.

Councilman Meffley and Councilwoman Gregory arrived at 9:07 a.m.

Solar Power Generating Facility - SunEast Development

Mr. Thomey introduced Joe Kelly, SunEast Business Development Manager and Chesapeake Solar Project Manager; Marcia Haas, SunEast Business Development Manager and Chesapeake Solar Community Relations Manger and Dan Speakman, McCrone Engineering.

Mr. Thomey stated that SunEast Development is to construct a solar power generating facility on Route 213, north of Chesapeake City, which is proposed to utilize a 9megawatt single axis tracking solar panels. There will be 40,000 solar panels located on 55 acres of this 100 acre site. This \$17M project will generate power that will be offered to government and nonprofit organizations through Delmarva Power. Mr. Thomey stated that this project is going through the Public Service Commission for approval. Area residents will be receiving information on the proposal and invitations to attend a public meeting.

Mr. Kelly stated that where the proposed facility will be located on the site will be to minimize the environmental impact to the surrounding area. The facility will be enclosed by a eight foot high fence and tree plantings to minimize the site view of the solar panels to the public.

Ms. Haas stated that native plants that pollinate will be planted to encourage honey bees and butterflies. Plans also will be made for educational opportunities regarding the benefits of solar energy and pollination.

Mr. Speakman commented on the engineering aspects of the project.

Council questions and comments ensued.

Taxicab Regulations

Alan Johnson from Key Lime Taxi gave a presentation about his concerns of county taxicab companies and the need for local regulations. He described his taxicab company and policies for his cabs, which included using GPS for monitoring, meters to measure miles and amounts of fare, and his dispatch operation. He stated his concerns about other taxicab companies in the county that do not post their rates or display a meter visible to the public. He also stated his concern that vehicles used for cabs may not operating safely and could pose a hazard to riders.

Council questions and comments ensued. The Council discussed the issue of background checks for taxi drivers, vehicle safety inspections, and other safety concerns.

The Council will be discussing this issue in considering possible regulations.

Poultry House CAFOs Ad Hoc Committee

Council President Bowsbey led discussion of the proposal to establish an ad hoc committee to develop recommendations for poultry house CAFOs legislation. The Council discussed possible members of the committee.

The Council agreed to discuss in today's closed session under appointments related to personnel matter.

Winery and Conference Center Zoning

Councilwoman Gregory led discussion of the inconsistency of the zoning regulations regarding uses associated with wineries and conference centers. She explained that the current zoning code has different standards for these zoning codes, but the uses for weddings, concerts, and parties could be held at either venue.

Mr. Sennstrom explained the existing zoning requirements for wineries and conference centers. He also spoke about the property of the former Elk Manor Winery that had been zoned as a winery but had been holding weddings and other public events.

The Council asked the administration to look at these inconsistencies of the zoning code and provide definitions or guidelines that could treat these uses consistently.

Review of Legislative Agenda

Council President Bowsbey led a review of tonight's legislative agenda.

Mr. O'Connor provided brief remarks about the rezoning case, #2017-04 Penntex Ventures LLC. There were no Council questions or comments.

Mr. Sennstrom provided remarks about the Planning Commission's annual report that is required by state law. No Council action is required.

There were no questions or comments regarding Resolution No. 27-2017 Appointments— Human Services Agency - Raymond W. Hamm, Jr. and Berkeley C. Orr, Jr., which will be introduced at tonight's session.

There were no questions or comments regarding Resolution No. 28-2017 Appointment - Agricultural Land Preservation Advisory Board - Shelley Hastings, which will be introduced at tonight's session.

There were no questions or comments regarding Resolution No. 29-2017 Appointment - Planning Commission - A. Chad Johnston and Peter Kirsh, which will be introduced at tonight's session.

There were no questions or comments regarding Resolution No. 30-2017 Appointment - Board of Appeals - Brad Carrillo and Michael Linkous, which will be introduced at tonight's session.

Mr. Wein provided introductory comments on Resolution No. 31-2017 Water and Sewers - Sewer Use - Connection Fee, which will be introduced at tonight's session. Council questions and comments ensued.

Mr. Wein provided introductory comments regarding Resolution No. 32-2017 Budget Amendment- Land Use and Development Department- Development Plans Review Division, which will be introduced at tonight's session. There were no Council questions or comments.

Mr. Wein and Ms. Anderson provided introductory comments regarding Resolution No. 33-2017 Budget Amendment- Orphans' Court, County Council, Department of Public Works Roads Division, and the Maryland School for the Blind. There were no Council questions or comments.

Council President Bowsbey provided introductory comments regarding Resolution No. 34-2017 Creation and Appointment - Poultry House CAFOs Committee, which will be introduced at tonight's session.

Resolution No. 22-2017 Amendment- Master Water and Sewer Plan - Conowingo Mobile Home Court and Maybelle Manor Mobile Home Estates, will be considered for approval at tonight's session. There were no Council questions or comments.

Resolution No. 26-2017 Appointment- Department of Social Services Board- Deron Brown, will be considered for approval at tonight's session. There were no Council questions or comments.

Bill No. 2017-13 Monthly Statement of Claims - Posting of County Website, will be considered for approval at tonight's session. Mr. Robinson provided comments. There were no Council questions or comments.

Council Manager Report

Mr. Massey updated Council Members about upcoming meetings and events.

He updated the Council on the Washington Post article on Conowingo Dam, the traffic fatality report, medical cannabis, a new public school rating system, the opioid epidemic and a new Cecil County tourism brochure.

Council Member Comments

Councilwoman Gregory commented on the Independence Day celebrations and fireworks. She attended the North East VFW salute to veterans and commented on its success.

Vice President Schneckenburger commented on the Independence Day holiday. He attended the North East VFW salute to veterans and applauded their program.

Council President Bowsbey stated that Cecil Cares Day will be held on Saturday, September 23, rain day September 30, and encouraged Council Members to participate. She also commented on a State Circle program that featured a medical cannabis distributor in Frederick that is not a store front.

Councilman Meffley stated that he was married over the weekend and enjoyed his holiday weekend. He attended Independence Day celebrations in Chesapeake City and North East. He said that he enjoyed his job as Councilman and liked to help people.

Councilman Patchell attended the Parks and Recreation Board meeting and stated that they discussed the possible acquisition of the old Brentwood Golf Course for use as a county park.

CLOSED SESSION

10:22 A.M.

On motion made by Councilwoman Gregory, seconded by Vice President Schneckenburger, the Council moved to convene in closed session pursuant to the Annotated Code of Maryland, General Provisions Article, §3-305 (a) (8) To consult with staff, consultants, or other individuals about pending or potential litigation.

Motion was later amended to add the following; and (1) to discuss the appointment that affects one or more persons.

Roll Call Vote: Meffley - Y, Schneckenburger - Y, Patchell - Y, Gregory - Y, Bowsbey - Y.

The motion was carried by a vote of 5 to 0.

OPEN SESSION


10:31 A.M.

The open session resumed at 11:09 a.m.

Adjournment

On a motion made by Councilwoman Gregory, seconded by Vice President Schneckenburger, the work session was adjourned by Council President Bowsbey at 11:09 a.m.

Approved:


Joyce Bowsbey, President
County Council of Cecil County

Attest:


James Massey
Council Manager

