

**COUNTY COUNCIL OF CECIL COUNTY
WORK SESSION MINUTES
January 15, 2019**

PRESENT: Council Members: Robert Meffley, William Coutz, Al Miller, George Patchell and Jackie Gregory; James Massey, Council Manager; Terry Hale, Council Assistant; members of the press; and members of the public.

OPEN SESSION – Elk Room

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

NOTE: Video and audio recording with transcription of this meeting are available on the County website www.ccgov.org.

Approval of Minutes

On a motion made by Councilman Coutz, seconded by Councilwoman Gregory, the Council moved to approve the minutes of the Council work session of January 8, 2019, as presented. Motion was approved unanimously.

The presentation on the Great Wolf Lodge was delayed in the absence of the presenters. Council President Meffley suspended the rules so that the Council could go to the next agenda item.

Neighborhood Youth Panel

Dawn Rodenbaugh, Program Administrator, made a presentation on the Neighborhood Youth Panel. She stated that this is a juvenile diversion program offered to first time or low risk juvenile offenders who voluntarily agree to have their case handled through the NYP, which avoids having a criminal charge on their record. She said that the NYP works with local police and community volunteers who act as mentors and role models to help the youth to choose positive behaviors. She explained that the Department of Juvenile Services is no longer permitted to provide referrals to NYP. Ms. Rodenbaugh said that staff of NYP are working with local police and school administrators to streamline the referral process. She said that they are adding a community conferencing component to the program. In FY 2018, 145 youths completed the program. She stated that the NYP operates with one full-time and two part-time staff. Council questions and comments ensued.

Special Taxing District for Broadband

Al Wein, Director of Administration, provided comments that the Cecil County delegation had requested that the County have a public hearing about amending state law regarding a special taxing district. He explained that the administration is proposing that the state law be revised so that a special taxing district could be located anywhere in Cecil County outside the municipalities rather than restricted to the growth corridor. He explained that the revision would also include that a two-thirds majority of residents in an area would be required, rather than 100%. He said that the revision also adds “broadband” to the definition of infrastructure.

The administration requested a joint letter of support to be sent to the delegation in support of three requests. These include: the special taxing district for use of expanding broadband to rural areas, permitting correctional officers to engage in collective bargaining, and for continued support for Bainbridge sewer infrastructure funding.

Council questions and comments ensued. Councilwoman Gregory expressed concern that the revised special taxing district could result in petitions for expansion of water and sewer. She asked if the special taxing district could be restricted to broadband.

Jason Allison explained that the Council would have the final decision on acceptance of the petition for a special taxing district. He also stated that extension of water and sewer services must comply with the Comprehensive Plan and the Master Water and Sewer Plan. Eric Sennstrom, Director of Land Use and Development Services, stated that the extension of water or sewer could be authorized by the Health Department when an area's wells or septic systems have failed.

Councilman Coutz made a motion to approve the letter of support, which was seconded by Councilman Miller. The Council voted unanimously to approve of the letter of support.

Great Wolf Lodge

Chris Moyer, Economic Development Director introduced Dwight Thomey, who will be representing Great Wolf Lodge as proposed in Perryville. Mr. Thomey introduced Steve Jacobsen, Vice President of Domestic Development, and Larry Costello, Development Director.

Mr. Jacobsen recognized the work that had been done by the County's Economic Development Department and Town of Perryville. He stated that Great Wolf Lodge manages seventeen resorts throughout the country. Components of each location are the hotel, entertainment (dry) and the water park. He stated that Great Wolf Lodge targets families with young children. He described the proposed project as a \$200M investment, a staff of 600 and at least 1,000 construction jobs during the building phase. Mr. Jacobsen described the various features of the property that included several restaurants and arcade that would be open to the public as well as resort guests. He estimated that the property would have 500 hotel rooms and offer a convention center. He said that groundbreaking of the project would occur in 2019 tentatively. Council questions and comments ensued.

Review of Legislative Agenda

A public hearing on Bill No. 2018-21 Electrical Code- Compliance Requirements- Board of Electrical Examiners, is scheduled at tonight's session. Al Wein, Director of Administration, asked Bill Funk, Division Chief of Permits and Inspections, to provide further details. There were no Council questions or comments.

A public hearing on Resolution No. 46-2018 Great Wolf Lodge- Hotel Rental Tax- Administrative Fee Waiver, is scheduled at tonight's session. Jason Allison, County Attorney, provided comments. He also explained that there would be an amendment introduced by the administration to correct certain language, as follows:

AMENDMENT NO. 1
TO RESOLUTION NO. 46-2018

Synopsis: To correct language in original legislation to clarify the terms of the fee waiver.

On page 2, lines 18-22, delete the following in its entirety:

“NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CECIL COUNTY, MARYLAND, that a Fifty Percent (50%) credit is approved for a duration of Twenty-Five (25) years, not to exceed \$4,500,000, on the County personal property tax for the new Great Wolf Lodge on 44+/- acres of land along Overlook Parkway adjacent to Hollywood Casino in the Town of Perryville, Cecil County, Maryland.”

On page 2, lines 18-22, insert the following:

“NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CECIL COUNTY, MARYLAND, that, for a period of twenty-five (25) years after occupancy, the County’s waiver of its Five Percent (5%) administrative fee on hotel tax administration as part of a development incentive package in furtherance of the Great Wolf Lodge project on 44+/- acres of land within the Perryville Hotel Taxing District Limits along Overlook Parkway adjacent to Hollywood Casino is hereby approved.”

There were no Council questions or comments.

A public hearing on Resolution No. 47-2018 Great Wolf Lodge- County Personal Property Tax- Tax Credit, is scheduled at tonight’s session. Jason Allison, County Attorney, provided comments. There were no Council questions or comments.

Bill No. 2019-01 Budget Transfer – Capital Budget – Board of Education – Various School Capital Projects, is scheduled for introduction at tonight’s session. Rebecca Anderson, Budget Manager, provided comments. There were no questions or comments.

Resolution No. 04-2019 Supplemental Appropriation – Fund Balance – Voluntary Fire Service – Vehicle Replacement Program, is scheduled for introduction at tonight’s session. Rebecca Anderson, Budget Manager, provided comments. Council President Meffley stated that he had received several calls of support for this legislation.

Resolution No. 01-2019 Appointment—Commission on Aging – Joyce Bowsbey, will be considered for approval at tonight’s session. Ms. Bowsbey was recognized in the audience. There were no Council questions or comments.

Resolution No. 02-2019 Appointment—Property Tax Assessment Appeal Board- Robert R. Reed, will be considered for approval at tonight’s session. There were no Council questions or comments.

Resolution No. 03-2019 Support – Grant Application – Clene Nanomedicine – Maryland Neighborhood Business Works, will be considered for approval at tonight’s session. There were no Council questions or comments.

Bill No. 2018-18 Budget Transfer – Wastewater Capital Budget – Replace Port Deposit Wastewater Treatment Plant Project, will be considered for final approval at tonight’s session. There were no Council questions or comments.

Bill No. 2018-19 Budget Transfer – Roads and Bridges Capital Budget – Upgrade Nottingham Roads Facility Project, will be considered for final approval at tonight’s session. There were no Council comments or questions.

Bill No. 2018-20 Supplemental Appropriation – Facilities Maintenance Capital Budget – Courthouse Holding Cell Renovation Project, will be considered for final approval at tonight’s session. There were no Council comments or questions.

Under old business, there were no comments on Rezoning Case 2018-04 Dawn and Gregory Hartzell, which is scheduled for consideration at tonight’s session.

Council Manager Report

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

Council Member Comments

Councilman Patchell attended Cecil Night in Annapolis and stated that it was a wonderful evening that was well attended by Cecil County residents and legislators.

Councilman Miller attended the Soil Conservation Banquet and commended Ordinary Point Farm and Jim and Fran Bayard for their recognition as Cooperator of the Year. He also stated that Spry Brothers, who farm the land currently, were also recognized.

Councilman Coutz attended Cecil Night in Annapolis and commended the new Secretary of Commerce, Kelly Schulz. He also attended the Soil Conservation Banquet and commended the Bayard’s and Spry Brothers.

Councilwoman Gregory also attended Cecil Night in Annapolis and the Soil Conservation Banquet. She thanked Amanda Bessicks, State’s Attorney, for inviting the Council to visit her office and discuss current issues and challenges.

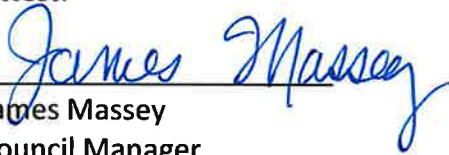
Council President Meffley attended Cecil Night in Annapolis and talked with the delegation about the ongoing battle to clean up the Chesapeake Bay. He attended the Soil Conservation Banquet and praised the Bayard family for their farm operation. He stated that the new 301 bypass is open, which has created a severe increase of traffic, especially tractor-trailers that cut through Warwick and Galena to avoid the 301 toll. He stated that this serious traffic volume will deteriorate the county roads. He cited two trucks that turned onto Wilson Road that ended up cutting across lawns and fields.

Adjournment

Councilman Coutz made a motion to adjourn the meeting, which was seconded by Councilwoman Gregory. Council President Meffley adjourned the Council work session at 10:14 a.m.

The next Council work session will be held on Tuesday, January 22, 2019 at 9 am.

Attest:


James Massey
Council Manager

Approved:


Robert Meffley
Council President