

**COUNTY COUNCIL OF CECIL COUNTY  
WORK SESSION MINUTES  
September 3, 2019**

**PRESENT:** Council Members: Robert Meffley, Jackie Gregory, William Coutz, Al Miller, and George Patchell; James Massey, Council Manager; Terry Hale, Council Assistant; John Downs Council Attorney; 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:** The video and audio recording with transcription of this meeting is available on the County website [www.ccgov.org](http://www.ccgov.org).

Council President Meffley asked for a moment of silence on behalf of the shooting victims that occurred this weekend in Cecil County and the first responders who dedicate themselves to keeping Cecil County safe.

**Approval of Minutes**

On a motion made by Councilman Miller, seconded by Councilman Coutz, the Council moved to approve the minutes of the Council work session of August 20, 2019, as presented. Motion was approved unanimously.

**Review of Legislative Agenda**

Council President Meffley announced that public hearings on Bill No. 2019-10 Maryland Agricultural Land Preservation Foundation-Mary Lee Howard Vosters, Bill No. 2019-11 Maryland Agricultural Land Preservation Foundation-Farmington Acres LLC, Bill No. 2019-12 Maryland Agricultural Land Preservation Foundation-Clay Farms GP, and Bill No. 2019-13 Maryland Agricultural Land Preservation Foundation-James and Ann Higgins; are scheduled at tonight's session. Devyn King, Planner, provided comments. There were no questions or comments.

A public hearing for Bill No. 2019-14 Budget Transfer and Appropriation-Capital Budget-Roads and Bridges-Belvidere Road Culvert Project, is scheduled for tonight's legislative session. Al Wein, Director of Administration, provided comments. Vice President Gregory asked about the additional request for funds. Scott Flanigan, Public Works Director, clarified that additional funds were needed to fund this project because of the good economy has driven up costs and because of a shortage of construction workers.

A public hearing for Bill No. 2019-15 Expedited Legislation-Budget Transfer and Appropriation-Capital Budget-Roads and Bridges-Bethel Church Road Bridge Project, is scheduled for tonight's legislative session. Vice President Gregory asked about the additional request for funds. Scott Flanigan, Public Works Director, explained that bids were opened and found to be higher than the proposed request. He explained that the administration's original request for an additional \$75,000, was insufficient to award the bid. The administration proposed an amendment to increase funding by an additional \$120,000.

A public hearing for Resolution No. 47-2019 Expedited Legislation-Approval-Grant Application-Community Development Block Grant-Homeless Initiative, is scheduled for tonight's legislative session. Dave Trolio, Community Services Director, provided comments. There were no Council questions or comments.

Sandra Edwards, Economic Development Manager, provided introductory comments on Resolution No. 50-2019 Expedited Legislation – Enterprise Zone – Elkton, which will be introduced at tonight's session. Ms. Edwards explained that the resolution was requested to be expedited because the application deadline is October 15, 2019. She described the proposed expansion area as including 1,788 acres of which 372 acres are in the Town of Elkton. She explained that the expansion will be introduced at the Elkton Town Commissioners' meeting on Wednesday, September 4, 2019. She stated that there had been extensive communications with the Town of Elkton regarding the parcels within the town. She noted Cecil County has the second highest concentration of manufacturing in the state and the highest concentration along the I-95 corridor from Boston to Richmond. She further noted that the County's location along I-95 coupled with the County's significant infrastructure investments has made Cecil County incredibly attractive from an industrial development perspective, but more industrial zoned land with an Enterprise Zone designation is needed to meet demand and facilitate economic growth.

Al Wein, Director of Administration, stated that the plan was for the county and town processes to run concurrently. Ms. Edwards explained that the proposed expansion includes the area north of Principio Industrial Park up to I-95, a portion of Southfields, the Big Elk Mall and the Holly Hall property, and some properties along Route 40 west of North East. She also stated that the property includes the LIDL lot on Route 40 as well as property owned by Williams Automotive.

Council questions and comments ensued. Council President Meffley stated that he has received emails from concerned citizens about the proposed enterprise zone. Vice President Gregory voiced concern about the composition of the project. Ms. Edwards stated that the county does not know what businesses will be coming to the proposed expansion areas, but the designation of an enterprise zone and the incentives is an important enticement to potential businesses. She noted that the expansion of the enterprise zone is necessary to continue to attract businesses to the county. She stated that if the expansion is not approved, development may not occur in these areas for years. Councilman Meffley clarified with Eric Sennstrom, Director of Land Use and Development Services, that the entirety of the Southfields property is within the Town of Elkton, not the county. He described the property boundaries as Maloney Road and Frenchtown Road. Council President Meffley clarified that the property development plans to have another public information meeting.

Al Wein, Director of Administration, provided introductory comments on Resolution No. 51-2019 Supplemental Appropriation – Fund Balance – Volunteer Fire Service, which will be introduced at tonight's session. There were no Council questions or comments.

Al Wein, Director of Administration, provided introductory comments on Resolution No. 52-2019 Supplemental Appropriation – Child and Adult Care Food Program – Community Services Fund,

which will be introduced at tonight's session. David Trolio, Community Services Director, provided additional details about this legislation. There were no Council questions or comments.

Resolution No. 47-2019 Expedited Legislation-Approval-Grant Application-Community Development Block Grant-Homeless Initiative, will be considered for approval at tonight's session. There were no comments from the administration. There were no Council questions or comments.

Resolution No. 49-2019 Appointment-Board of Library Trustees-Jonathan Stauffer, will be considered for approval at tonight's session. There were no comments from the administration. There were no Council questions or comments.

Bill No. 2019-09 General Obligation Bond Authorization, will be considered for final approval at tonight's session. There were no administration comments. There were no Council questions or comments.

Bill No. 2019-15 Expedited Legislation-Budget Transfer and Appropriation-Capital Budget-Roads and Bridges-Bethel Church Road Bridge Project, will be considered for final approval at tonight's session. Council President Meffley asked the Council Manager to read Amendment No. 1 to Bill No. 2019-15. There were no administration comments. There were no Council questions or comments.

#### **Council Manager Report**

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

#### **Council Member Items**

Councilman Patchell wished Cecil County Public School students and teachers a productive day. He attended the Singerly Fire Company's Fire Apparatus Muster in Elkton and commented on participants from other states and the wonderful display of antique fire equipment.

Councilman Miller attended the Singerly Fire Company's Fire Apparatus Muster and commented on the variety of old equipment. He attended Senator Jason Gallion's family style dinner. He attended Maryland State Fair and met Miss Maryland Agriculture 2019.

Councilman Coutz stated that he hoped that everyone had a nice Labor Day weekend. He attended Singerly Fire Company's Fire Apparatus Muster and commented on participants who came from outside Maryland. He attended the public information meeting held at Elkton Town Hall with Ray Jackson, developer of Southfields and stated that the proposal is in the infancy stage. He plans to attend Elkton's First Fridays on Main Street and the Showcase on Main.

Vice President Gregory attended the Singerly Fire Company's Fire Apparatus Muster and thanked the fire company for bringing so many visitors to the town. She stated that she brought her children to the first day of school today and wished all children a great first school day.

Council President Meffley attended BEPAC's new teacher's reception and commented on their enthusiasm for receiving school supplies and educational materials. He voiced his concern on seeing several cars passing stopped school buses today and stated his intention to work with law enforcement to enforce traffic laws.

**Adjournment**

Councilman Coutz made a motion for adjournment, which was seconded by Vice President Gregory and approved by unanimous consent. Council President Meffley adjourned the work session at 9:41 a.m.

The next Council work session will be held on Tuesday, September 10, 2019 at 9am in the Elk Room of the County Administration Building.

  
James Massey  
Council Manager

Approved:

  
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Robert Meffley  
Council President