

**COUNTY COUNCIL OF CECIL COUNTY
WORK SESSION MINUTES
October 1, 2019**

PRESENT: Council Members: Robert Meffley, Jackie Gregory, William Coutz, Al Miller, and George Patchell; 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: The video and audio recording with transcription of this meeting is available on the County website www.ccgov.org.

CLOSED SESSION

September 24, 2019

9:32 A.M.

Council President Meffley asked for a motion to go into closed session, which was made by Councilman Coutz, and seconded by Vice President Gregory.

Roll Call Vote: Coutz-Y, Miller-Y, Patchell-Y, Gregory-y, Meffley-Y.
The motion was carried by a vote of 5 to 0. There was no opposition.

Council Manager Massey read into the record:

The Council is going into closed session as authorized by the General Provisions Article, Section 3-305 (b)(7) of the Annotated Code of Maryland to consult with counsel to obtain legal advice on a legal matter.

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.

The Council Attorney provided legal advice to the Council regarding a legal matter

On motion made by Councilman Patchell, seconded by Councilman Coutz, the Council moved to conclude the closed session at 10:45 a.m.

Roll Call Vote: Coutz-Y, Miller-Y, Patchell-Y, Gregory-y, Meffley-Y.
The motion was carried by a vote of 5 to 0. There was no opposition.

Approval of Minutes

On a motion made by Councilman Coutz, seconded by Vice President Gregory, the Council moved to approve the minutes of the Council work session of September 24, 2019, as presented. Motion was approved unanimously.

On a motion made by Vice President Gregory, seconded by Councilman Coutz, the Council moved to approve the minutes of the Council closed session of September 24, 2019, as presented. Motion was approved unanimously.

Council President Meffley suspended the rules without objection to move to the Review of Legislative agenda because the presenters from Fair Hill had not yet arrived.

Review of Legislative Agenda

A public hearing on Resolution No. 50-2019 Enterprise Zone – Elkton, is scheduled for tonight's agenda. Council President Meffley also announced that the administration was proposing Amendment No. 1 to Resolution No. 50-2019.

AMENDMENT NO. 1 TO RESOLUTION NO. 50-2019

Title: Enterprise Zone - Elkton

Synopsis: To remove various parcels from the proposed enterprise zone including all of those parcels located within the Town of Elkton.

Introduced by: Council President on behalf of the County Executive

On Page 1, within the Title of Resolution, delete "Expedited Legislation" and "Elkton".

On Page 1, within the synopsis, delete "1,788± acres of which 372± acres fall within the Town of Elkton" and insert "855± acres".

On Page 2, line 10, delete "twenty (20) properties" and insert "five (5) properties".

On page 2, lines 11-12, delete "1,786.76 acres, more or less, of which 372.23 acres, more or less, lie within the Town of Elkton, and" and insert "855 acres, more or less, and".

On page 3, lines 30-31, delete "twenty (20) parcels totaling 1,788± acres" and insert "five (5) parcels totaling 855± acres".

Exhibit A, entitled "Proposed Enterprise Zone Expansion" map, delete in its entirety and insert Exhibit A (revised) map, as attached.

Exhibit B, entitled "2019 Proposed Enterprise Zone Expansion Parcel Listing", delete in its entirety and insert Exhibit B (revised) listing, as attached.

Al Wein, Director of Administration, provided comments on the proposed amendment and stated that Economic Development staff will be present at tonight's session to provide a detailed explanation. There were no Council questions or comments.

Bill Funk, Permits and Inspections Division of the Department of Land Use and Development Services, provided introductory comments on Bill Nos. 2019-16 Amendment – Plumbing Code, Bill No. 2019-17 Amendment – Energy Conservation Standards, Bill No. 2019-18 Amendment – HVAC Standards, and Bill No. 2019-19 Amendment – Building Construction – Building Code; which will be introduced at tonight's session. Council questions and comments ensued.

Devyn King, Planner, Planning and Zoning Division of the Department of Land Use and Development Services, provided introductory comments on Bill No. 2019-20 Agricultural Preservation District – William and Wanda Creeger - Hidden Valley Farm, 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. 55-2019 Appointment – Bainbridge Development Corporation – Carl Roberts, Raymond Hamm, Jim Reynolds and Joseph Brant. Council comments ensued.

Resolution No. 53-2019 Amendment- Personnel Policies and Procedures-Retirement Benefits, will be considered for approval at tonight's session. There were no Council questions or comments.

Resolution No. 54-2019 Appointment- Planning Commission- Bill Miners and Wyatt Wallace, will be considered for approval at tonight's session. 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 attended the Census Counting Committee and commented on the importance for Cecil County residents to participate in the 2020 Census. He attended the Lower Ferry Festival and Tap the Keg event in Perryville. He commented on the expansion of Lee's Tiki Bar in Perryville.

Councilman Miller attended the Harvest Dinner and congratulated the Economic Development Department and Extension Service for a great dinner. He also attended the Shop with a Cop dinner and recognized Jeff Trent for his outstanding work.

Councilman Coutz attended Shop with a Cop dinner and commended the volunteer work of Jimmy, Laura and Hope Russell, along with Jeff Trent. He stated that the program helped over 100 children last year. He will be attending the arts festival in downtown Elkton and celebrity cookoff.

Vice President Gregory attended Kuffs for Kids, a fundraiser for the Boys and Girls Club, which raised \$30,000. She will be attending Cecil Cares Day and encouraged others to participate in one of the many projects identified. She attended the Cruise for a Cure for Cystic Fibrosis and commented on the large attendance. She thanked Council Manager Massey for organizing the Cecil County Committee meeting.

Council President Meffley attended the Maryland Rural Development Corporation board meeting in Greensboro and reported that Mike Brandon from Paris Foundation has been appointed to the board. He reported that MRDC will have seven Head Start facilities operating when Cecilton opens. He commented on inspecting a new facility in Aberdeen. He attended the Kuffs for Kids fundraiser for the Boys and Girls Club. He also attended the Harvest Dinner and commented on the exceptional local food that was served. He attended the Republican Club of Cecil County crab feast. He attended the Census Counting Committee and commented that the Census Bureau was very impressed with the turnout that represented so many facets of Cecil County. He encouraged Council Members and the public to attend the Blueprint for Maryland's Future Community Forum, which will discuss the Kirwan Commission recommendations on November 12, 2019 at 6pm in the Elk Room, sponsored by the Cecil County Teachers Association.

Council President Meffley called for a recess at 9:35 am to allow more time for the presenters for Fair Hill to arrive.

Council President Meffley called the session back to order at 9:55am.

Fair Hill Update

Gary McGuigan, Maryland Stadium Authority, introduced Emily Wilson, Department of Natural Resources; Jay Griswold from the Fair Hill Foundation, and Jeff Newman, President and CEO of the Maryland Five Star at Fair Hill.

Mr. McGuigan stated that he was responsible for contract administration of Fair Hill's expansion of \$20M that will build an irrigated turf track and timber track. He stated that three arenas will be created within the turf track. He stated that this project, which typically takes three years, is being designed and constructed within eighteen months. He stated that all the sod will be in place by the end of October 2019. He stated that the entire project will be completed by December 1, 2019. He stated that he hopes that the project will be ready for use in the spring of 2020, although no racing will begin until 2021.

Ms. Wilson stated that the dry summer weather was beneficial for moving soil, but rain is needed to ensure that the sod will grow and develop. She stated that her department is working on management and operations framework for this special events area. She explained that they were looking at other events that could benefit the community beyond the five star event. She stated that DNR hopes that Fair Hill five star will be self-sustaining and remain true to the character of the area. She asked for Council support for their budget request to the County.

Jay Griswold stated that he was representing the private sector who have pledged support for this project. He stated that financial support from the private sector has been slow because they want to see progress on the site before committing. He introduced Dr. Tim Gardner who owns horses, and Will Phipps, representing Brook Ledge Horse Transportation, who is interested in turf racing. He stated that he was also interested in the steeplechase racing. He praised the location and venue of Fair Hill for the choice for a five star event.

Jeff Newman stated that he will be managing the five star event and begin to bring more content into the venue. He stated that he wants to have the best level of competition and to get more corporate support.

Council questions and comments ensued. Councilman Patchell stated that it will be important to explain to the public the importance of the Five Star event. Questions were raised about the grandstands, water tank, tunnel under MD 273, availability of water, and traffic control.

Adjournment

Vice President Gregory made a motion for adjournment, which was seconded by Councilman Coutz and approved by unanimous consent. Council President Meffley adjourned the work session at 10:23 a.m.

The next Council work session will be held on Tuesday, October 8, 2019 at 9am in the Elk Room of the County Administration Building.


James Massey
Council Manager

Approved:


Robert Meffley
Council President