

**Board of County Commissioners
Worksession Minutes
May 29, 2012**

PRESENT: Commissioners Mullin, Broomell, Moore, Dunn, and Hodge, Public Works Director Scott Flanigan and staff, Planning and Zoning Director Eric Sennstrom and staff, Human Resources Director Donna Nichols, Economic Director Lisa Webb and staff, Office Administrator Vicky Rinkerman, Administrative Assistant Katie Piazza, County Attorney Norman Wilson, Treasurer Bill Feehley, members of the press, and members of the public.

OPEN SESSION – Elk Room

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

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

Closed Session Meeting – May 22, 2012

The Board convened in closed session on May 22, 2012 at 10:25 a.m. Motion was made by Commissioner Moore, seconded by Commissioner Dunn, to convene in closed session pursuant to the Maryland Annotated Code State Government 10-508 (a) (3) To consider the acquisition of real property for Cecil County Public Library purposes; and (7) (14) To consult with counsel to obtain legal advice and discuss negotiating strategy relating to "Letter of Intent" submitted pertaining to 214 North Street, Elkton. Motion carried unanimously.

PRESENT AT CLOSED SESSION: Commissioners Mullin, Broomell, Moore, Dunn, and Hodge, County Administrator Al Wein, Budget Manager Craig Whiteford, Executive Office Administrator Vicky Rinkerman, County Attorney Norman Wilson, and Treasurer Bill Feehley.

Topics of discussion and action taken (if necessary):

The Board discussed the acquisition of real property proposal from the Cecil County Public Library.

The consensus of the Board was to direct staff to notify Denise Davis of the Board's authorization for the Library Board of Trustees to make an agreed upon offer for the subject property, and to schedule a meeting with the Trustees relative to plans for library expansion.

The Board discussed the Letter of Intent and proposal from Home Partnerships, Inc. for the property at 214 North Street.

The consensus of the Board was to authorize staff to proceed with scheduling the proposal from Home Partnerships, Inc. for introduction at the next Commissioners meeting.

The closed meeting was adjourned at 11:27 a.m.

Approval of Minutes

On motion made by Commissioner Moore, seconded by Commissioner Dunn, the Board moved to approve the minutes of the May 8, 2012 Public Hearing for the FY 2013 May 15, 2012 Worksession and Closed Session meetings, and May 22, 2012 Worksession and Closed Session meetings, with a minor change to the May 15,

2012 worksession meeting, page 3, paragraph 7, change Resin to Reasin. Motion was approved by a vote of 4 in favor (Mullin, Broomell, Moore, Dunn) with 1 abstention (Hodge).

Request to Fill Positions

Director Nichols advised the Board that the Department of Emergency Services has submitted one request to fill a Paramedic position.

The Board concurred to authorize the Human Resources Department to advertise and fill the position as presented.

Loan to "Operative Experience" from County's Revolving Loan Fund – Economic Development Deputy Director Clough reviewed the proposed loan from the County's Revolving Loan Fund for Operative Experience, a medical simulation and training company. He advised the Board that the Revolving Loan Committee has recommended approval of the loan.

Mr. William Knepshield, President of Operative Experience provided the Board an overview of the business.

Members of the Board provided their comments relative to the proposed loan and business plan and providing education on patents.

The revolving loan proposal will be introduced at the June 5, 2012 Commissioners Meeting.

Decision Briefing – Razor Strap Road improvements – Director Flanigan and Acting Engineering and Construction Chief Phil Musik provided the Board an overview of the Razor Strap Road improvements relative to adding sidewalks to the project.

Discussion ensued regarding:

- . Concerns expressed for pedestrian traffic and adding sidewalks to the project;
- . County liability for the sidewalks;
- . Context of Public Works agreements with developers for off-street road improvements;
- . Proposed improvements for the project from the developer;
- . Negotiations for road frontage for the improvement project;
- . Current regulations for sidewalk maintenance by property owners and policy enforcement; and
- . Road Code relative to the requirement for an impact study and developer responsibility if there is no need for the study

Members of the Board provided their comments relative to adding sidewalks to the Razor Strap Road improvement project.

The consensus of the Board was to postpone a decision until the next worksession meeting on June 5, 2012.

Director Flanigan recommended that the Board visit Chestnut Drive in Winding Brook to view a project with widened pavement; however, the recommendation from the Public Works Department for this project is to add sidewalks based on the specific details of this proposal.

TDR Bank recommendations – Director Sennstrom reviewed the TDR Bank recommendations based on comments from George Kaplan, Office of Economic Development Agricultural Advisory Board and the Farm Bureau.

Principal Planner Tony DiGiacomo reviewed the recommendations for the Board.

Discussion ensued regarding:

- . Protection of natural resources through the TDR Program;
- . Flexibility to allow commercial and industrial developers to have the option to use the TDR Program relative to impervious surfaces;
- . Impact of the State's "tier" mandate on the local TDR program; and
- . Zoning regulations relative to development/buildable rights for land owners

The consensus of the Board was to direct staff to draft language that provides commercial and industrial developers the option to use the TDR Program.

Senate Bill (SB) 236 Implementation Informational Briefing – Director Sennstrom and Principal Planner DiGiacomo briefed the Board on the potential impact of the tier system on property in Cecil County.

Director Sennstrom advised the Board that the next step is for staff to develop County maps reflecting the mandated tier system designated in SB236 for review by the Board prior to scheduling a public hearing.

The consensus of the Board was to direct staff to provide a draft of the maps designating the tiers for review by the Board and to schedule an afternoon meeting on June 12, 2012 for further discussion.

Commissioner Items

Commissioner Dunn commented on the annual Volunteer Recognition Event at the Chesapeake Bay Golf Club.

Vice President Broomell commented on a story printed in the Cecil Whig regarding the impact of drug addiction on families by Carl Hamilton. The family featured in the article will attend the next drug education workshop to share their story.

Commissioner Moore commented on the annual Volunteer Recognition event and the Commission on Aging Spring Fling event.

Commissioner Hodge had no comments.

President Mullin commented on the annual Volunteer Recognition Event.

CLOSED SESSION

10:48 AM

On motion made by Commissioner Moore, seconded by Commissioner Dunn, the Board moved to convene in closed session pursuant to the Maryland Annotated Code State Government 10-508 (a) (8) To consult with staff and legal counsel regarding the Town of North East water rate matter pending before the Public Service Commission; and (1) (ii) personnel matters to discuss potential appointments for various Boards and Commissions.

ADJOURNMENT CLOSED SESSION

12:18 PM

On motion made by Commissioner Moore, seconded by Commissioner Dunn, the Board moved to adjourn the closed session meeting. The meeting was adjourned.

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