



Board of Carroll County Commissioners

County Office Building
Westminster, MD 21157
<https://carrollcountymd.gov>

Open Session

~ Voting Record ~

Admin

Thursday, February 11, 2021

10:00 AM

Virtual

I. Call to Order

Attendee Name	Organization	Title	Status	Arrived
Ed Rothstein	Board of Carroll County Commissioners	President	Present	
Richard Weaver	Board of Carroll County Commissioners	Vice-President	Present	
Stephen Wantz	Board of Carroll County Commissioners	Commissioner	Present	
Dennis Frazier	Board of Carroll County Commissioners	Commissioner	Present	
Eric Bouchat	Board of Carroll County Commissioners	Commissioner	Present	

II. Priority Carroll

III. Discussion/Decision State Directives - Updates on COVID 19

- Motion To:** extend the state of emergency for additional 30 days.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stephen Wantz, Commissioner
SECONDER:	Eric Bouchat, Commissioner
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat

IV. Legislative Update

V. Update ~ Exploration Commons @ 50 East Project

VI. Fire and EMS Update

VII. Request Approval to Exercise Option to Purchase for following properties through the County Program (IPA's)

- Discussion/Decision-Consideration to exercise an Option to Purchase an Agricultural Conservation Easement via an Installment Purchase Agreement (IPA) on the Ralph K. Billings and Janet F. Billings property, 1150 and 1154 Bloom Road, Westminster, District 4.**

A 119.362 acre farm property owned by Ralph K. Billings and Janet F. Billings on 1150 and 1154 Bloom Road, Westminster, MD 21157 was approved for the purchase of an agricultural conservation easement by the Carroll County Agricultural Land Preservation Advisory Board on November 6, 2019. Subsequently, the Board of County Commissioners granted preliminary approval on January

16, 2020. Notice of Intent to purchase a Conservation Easement on the property has been duly advertised.

The Option signed by the owners provides 120 days for the Commissioners to exercise the Option thereby converting it to a Contract of Sale. The property owners requested to be compensated through an Installment Purchase Agreement and agreed to the purchase price of \$388,117.07. This amount represents 40% of Fair Market Value which will be paid in 20 years, with five percent interest paid annually.

The agreement requires a Resolution by the County Commissioners. Staff is recommending exercising this option. In preparation for settlement, it is now requested that the Board of Commissioners sign the Resolution.

1. **Motion To:** exercises an Option to Purchase and sign a Resolution for an Agricultural Conservation Easement on the Ralph K. Billings and Janet F. Billings property.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Eric Bouchat, Commissioner
SECONDER:	Dennis Frazier, Commissioner
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat

B. *Discussion/Decision-Consideration to exercise an Option to Purchase an Agricultural Conservation Easement via an Installment Purchase Agreement (IPA) on the Estate of Barbara E. Crapster property, 1922 Crouse Mill Road, Taneytown, District 1.*

A 250.56 acre farm property owned by the Estate of Barbara E. Crapster on 1922 Crouse Mill Road, Taneytown, MD 21787 was approved for the purchase of an agricultural conservation easement by the Carroll County Agricultural Land Preservation Advisory Board on November 6, 2019. Subsequently, the Board of County Commissioners granted preliminary approval on January 16, 2020. Notice of Intent to purchase a Conservation Easement on the property has been duly advertised.

The Option signed by the owners provides 120 days for the Commissioners to exercise the Option thereby converting it to a Contract of Sale. The property owners requested to be compensated through an Installment Purchase Agreement and agreed to the purchase price of \$636,313.60. This amount represents 40% of Fair Market Value which will be paid in 20 years, with five percent interest paid annually.

The agreement requires a Resolution by the County Commissioners. Staff is recommending exercising this option. In preparation for settlement, it is now requested that the Board of Commissioners sign the Resolution.

1. **Motion To:** exercises an Option to Purchase and sign a Resolution for an Agricultural Conservation Easement on the Estate of Barbara E. Crapster property.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stephen Wantz, Commissioner
SECONDER:	Eric Bouchat, Commissioner
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat

C. *Discussion/Decision-Consideration to exercise an Option to Purchase an Agricultural Conservation Easement via an Installment Purchase Agreement (IPA) on the Edgar W. Gist property, 2338 and 2342 Emory Road, Reisterstown, District 2.*

A 100.72 acre farm property owned by Edgar W. Gist on 2338 and 2342 Emory Road, Reisterstown, MD 21136 was approved for the purchase of an agricultural conservation easement by the Carroll County Agricultural Land Preservation Advisory Board on November 6, 2019. Subsequently, the Board of County Commissioners granted preliminary approval on January 16, 2020. Notice of Intent to purchase a Conservation Easement on the property has been duly advertised.

The Option signed by the owners provides 120 days for the Commissioners to exercise the Option thereby converting it to a Contract of Sale. The property owners requested to be compensated through an Installment Purchase Agreement and agreed to the purchase price of \$270,810.22. This amount represents 40% of Fair Market Value which will be paid in 20 years, with five percent interest paid annually.

The agreement requires a Resolution by the County Commissioners. Staff is recommending exercising this option. In preparation for settlement, it is now requested that the Board of Commissioners sign the Resolution.

- 1. Motion To:** exercises an Option to Purchase and sign a Resolution for an Agricultural Conservation Easement on the Edgar W. Gist property.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Weaver, Vice-President
SECONDER:	Dennis Frazier, Commissioner
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat

D. *Discussion/Decision-Consideration to exercise an Option to Purchase an Agricultural Conservation Easement via an Installment Purchase Agreement (IPA) on the Richard Edward Hunter and Barbara Hunter aka Barbara L. Hunter property, 5000 and 4915 Francis Scott Key Highway, Taneytown, District 1.*

A 91.36 acre farm property owned by Richard Edward Hunter and Barbara Hunter aka Barbara L. Hunter on 5000 and 4915 Francis Scott Key Highway, Taneytown, MD 21787 was approved for the purchase of an agricultural conservation easement by the Carroll County Agricultural Land Preservation Advisory Board on November 6, 2019. Subsequently, the Board of County Commissioners granted preliminary approval on January 16, 2020. Notice of Intent to purchase a Conservation Easement on the property has been duly advertised.

The Option signed by the owners provides 120 days for the Commissioners to exercise the Option thereby converting it to a Contract of Sale. The property owners requested to be compensated through an Installment Purchase Agreement and agreed to the purchase price of \$220,322.72. This amount represents 40% of Fair Market Value which will be paid in 20 years, with five percent interest paid annually.

The agreement requires a Resolution by the County Commissioners. Staff is recommending exercising this option. In preparation for settlement, it is now requested that the Board of Commissioners sign the Resolution.

- 1. **Motion To:** exercises an Option to Purchase and sign a Resolution for an Agricultural Conservation Easement on the Richard Edward Hunter and Barbara Hunter aka Barbara L. Hunter property.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stephen Wantz, Commissioner
SECONDER:	Richard Weaver, Vice-President
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat

E. Discussion/Decision-Consideration to exercise an Option to Purchase an Agricultural Conservation Easement via an Installment Purchase Agreement (IPA) on the Edward Craig Morris and Connie Rae Morris property, 4807 Grand Valley Road, Westminster, District 1.

A 67.84 acre farm property owned by Edward Craig Morris and Connie Rae Morris on 4807 Grand Valley Road, Westminster MD 21158 was approved for the purchase of an agricultural conservation easement by the Carroll County Agricultural Land Preservation Advisory Board on November 6, 2019. Subsequently, the Board of County Commissioners granted preliminary approval on January 16, 2020. Notice of Intent to purchase a Conservation Easement on the property has been duly advertised.

The Option signed by the owners provides 120 days for the Commissioners to exercise the Option thereby converting it to a Contract of Sale. The property owners requested to be compensated through an Installment Purchase Agreement and agreed to the purchase price of \$144,284.30. This amount represents 40% of Fair Market Value which will be paid in 20 years, with five percent interest paid annually.

The agreement requires a Resolution by the County Commissioners. Staff is recommending exercising this option. In preparation for settlement, it is now requested that the Board of Commissioners sign the Resolution.

- 1. **Motion To:** exercises an Option to Purchase and sign a Resolution for an Agricultural Conservation Easement on the Edward Craig Morris and Connie Rae Morris property.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stephen Wantz, Commissioner
SECONDER:	Eric Bouchat, Commissioner
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat

VIII. Request Approval of Change order to the Greens of Westminster Stormwater Management Restoration Contract

The Bureau of Resource Management (BRM) is requesting your approval to increase the contract for the Greens of Westminster Stormwater Management Restoration project due to a change order request which will elevate the project over the 10% threshold.

The construction contract was awarded to Kibler Construction in the amount of \$655,359.41 on June 4, 2020. The Change Order of \$77,493.53 is to cover the emergency repair expenses related to sinkholes that developed in the bottom of the facility during construction.

This project was approved in the FY 20 CIP with an estimated construction cost of \$730,000 and is partially funded (\$347,340.48) through the Maryland Water Quality Financing Administration.

- 1. **Motion To:** approve the change order in the amount of \$77,493.53 to the Greens of Westminster Stormwater Management Restoration contract.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Weaver, Vice-President
SECONDER:	Dennis Frazier, Commissioner
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat

IX. Public Comment
X. Administrative Session ~ Open

- 1. **Motion To:** disband the Long Term Advisory Council

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stephen Wantz, Commissioner
SECONDER:	Eric Bouchat, Commissioner
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat

- 2. **Motion To:** disband Economic Development Commission

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ed Rothstein, President
SECONDER:	Richard Weaver, Vice-President
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat

- 3. **Motion To:** Close for Land Acquisition

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dennis Frazier, Commissioner
SECONDER:	Stephen Wantz, Commissioner
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat

- 4. **Motion To:** recess until 1:30 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dennis Frazier, Commissioner
SECONDER:	Richard Weaver, Vice-President
AYES:	Rothstein, Weaver, Wantz, Frazier, Bouchat