



Board of Carroll County Commissioners

County Office Building
Westminster, MD 21157

Open Session

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~ Minutes ~

Admin

Thursday, November 3, 2016

10:00 AM

County Office Building Rm 311

I. Call to Order

Attendee Name	Organization	Title	Status	Arrived
Stephen Wantz	Board of Carroll County Commissioners	President	Present	
Richard Weaver	Board of Carroll County Commissioners	Vice-President	Present	
Dennis Frazier	Board of Carroll County Commissioners	Secretary	Present	
Richard Rothschild	Board of Carroll County Commissioners	Commissioner	Present	
Doug Howard	Board of Carroll County Commissioners	Commissioner	Excused	10:33 AM

II. Invocation ~ Commissioner Weaver

III. Positively Carroll

IV. Public Comment ~ Item No. V

None

V. Discussion/Decision ~ Request Approval for FY17 Annual Transportation Plan Capital Award Acceptance

The Carroll County community transit program provides services to older adults, persons with disabilities and the general public through demand response (door-to-door) service and the TrailBlazer (deviated-fixed routes). These services operate Monday through Friday, with limited Saturday TrailBlazer service in Westminster. The four TrailBlazer deviated-fixed routes connect Eldersburg and Taneytown to Westminster and service the areas of Westminster and South Carroll. Carroll County community transit provides citizens transportation within the county. For Fiscal Year 2017, all capital projects requested were funded.

MTA/FTA*Grant Award Total: \$614,694.00
 Required County Cash Match**(10%): \$68,299.00
 Total: \$682,933.00

* FTA- Federal Transit Administration/ MTA-Maryland Transit Administration

**Included in the FY17 County Budget

- Motion To:** accept the FY17 Annual Transportation Plan Capital Award in the amount of \$614,694.00

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Weaver, Vice-President
SECONDER:	Dennis Frazier, Secretary
AYES:	Stephen Wantz, Richard Weaver, Dennis Frazier, Richard Rothschild
EXCUSED:	Doug Howard

VI. Public Comment ~ Item No. VII

None

VII. Discussion/Decision ~ Request Final Approval of Proposed Critical Farms Program Application of Douglas E. Dell, Lindsay M. Dell & Robert A. Russell

On August 10, 2016, the County Agricultural Land Preservation Advisory Board granted preliminary approval of the Critical Farms Program application of Douglas E. Dell, Lindsay M. Dell, and Robert A. Russell who are the contract purchasers of a 147.631 acre farm at 501 Old Bachman Valley Road, Westminster, MD. Subsequently, the Board of County Commissioners granted preliminary approval of the application on September 1, 2016. An appraisal was conducted by John McDonough Jr. & Associates and was reviewed by an independent valuation consultant. The Critical Farms Program provides purchase assistance to farm buyers at 52.5% of the fair market value or the appraised value, whichever is lower. For this applicant, the assistance is in the amount \$609,000.00. As part of the program, the applicants agree to preserve the property through the Maryland Agricultural Land Preservation Foundation, and proceeds from the state reimburse the County.

- Motion To:** exercise the Critical Farms Program Option to Purchase for Douglas E. Dell, Lindsay M. Dell, and Robert A. Russell property in the amount of \$609,000.00

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Weaver, Vice-President
SECONDER:	Dennis Frazier, Secretary
AYES:	Stephen Wantz, Richard Weaver, Dennis Frazier, Richard Rothschild
EXCUSED:	Doug Howard

VIII. Public Comment ~ Item No. IX

None

IX. Discussion/Decision ~ Exercise Option to Purchase a Conservation Easement on the Marion S. Morgan Property

A 120.766 acre farm property owned by Marion S. Morgan was granted preliminary approval to participate in the County Agricultural Land Preservation Program by the County Agricultural Land Preservation Advisory Board on September 10, 2015. Subsequently, the Board of County Commissioners granted preliminary approval on November 5, 2015. Notice of Intent to purchase a conservation easement on the property has been duly advertised. The Option signed by the owner provides 120 days for the Commissioners to exercise the Option thereby converting it to a Contract of Sale. The property owner requested to be compensated by the lump sum payment option, and agreed to the purchase price of

\$586,902.00. The County and the landowner are ready to proceed to the easement settlement stage.

1. **Motion To:** exercise an Option to Purchase an easement on the Marion S. Morgan property in the amount of \$586,902.00

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dennis Frazier, Secretary
SECONDER:	Richard Weaver, Vice-President
AYES:	Stephen Wantz, Richard Weaver, Dennis Frazier, Richard Rothschild
EXCUSED:	Doug Howard

X. Public Comment ~ Item No. XI

None

XI. Discussion/Decision ~ Exercise an Option to Purchase a Conservation Easement on the G.E. Wine, Inc. Property

A 326.624 acre farm property owned by G. E. Wine, Inc. was granted preliminary approval to participate in the County Agricultural Land Preservation Program by the County Agricultural Land Preservation Advisory Board on September 10, 2015. Subsequently, the Board of County Commissioners granted preliminary approval on November 5, 2015. Notice of Intent to purchase a conservation easement on the property has been duly advertised. The Option signed by the owner provides 120 days for the Commissioners to exercise the Option thereby converting it to a Contract of Sale. The property owner requested to be compensated by the lump sum payment option, and agreed to the purchase price of \$1,621,656.00. The County and the landowner are ready to proceed to the easement settlement stage.

1. **Motion To:** exercise an Option to Purchase an easement on the G. E. Wine, Inc. property in the amount of \$1,621,656.00

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Weaver, Vice-President
SECONDER:	Dennis Frazier, Secretary
AYES:	Wantz, Weaver, Frazier, Rothschild, Howard

XII. Public Comment ~ Item No. XIII

None

XIII. Discussion/Decision ~ Exercise an Option to Purchase a Conservation Easement on the Terry Lee Stocksedale Property

A 117.632 acre farm property owned by Terry Lee Stocksedale was granted preliminary approval to participate in the County Agricultural Land Preservation Program by the County Agricultural Land Preservation Advisory Board on September 10, 2015. Subsequently, the Board of County Commissioners granted preliminary approval on November 5, 2015. Notice of Intent to purchase a conservation easement on the property has been duly advertised. The Option signed by the owner provides 120 days for the Commissioners to exercise the Option thereby converting it to a Contract of Sale. The property owner requested to be

compensated by the lump sum payment option, and agreed to the purchase price of \$500,162.63. The County and the landowner are ready to proceed to the easement settlement stage.

1. **Motion To:** exercise an Option to Purchase an easement on the Terry Lee Stocksdale property in the amount of \$500,162.63

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Weaver, Vice-President
SECONDER:	Dennis Frazier, Secretary
AYES:	Wantz, Weaver, Frazier, Rothschild, Howard

XIV. Public Comment No. ~ Item XV

None

XV. Briefing/Discussion ~ Proposed Zoning Text Amendments (Wineries/Breweries/Distilleries)

Staff have been considering modifications to the Agriculture and Conservation zoning text to provide definitions and allowances related to wineries and breweries. These uses have seen an increase recently and the current Code is limited related to certain events associated with the uses. Staff is requesting a discussion and direction related to definition of uses and direction related to potential events.

1. **Motion To:** direct staff to draft an amendment to Chapter 158 of the Carroll County Code of Public Local Laws and Ordinances, as discussed, to define these uses and clarify the conditions for these uses in the Agriculture and Conservation districts

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Weaver, Vice-President
SECONDER:	Richard Rothschild, Commissioner
AYES:	Wantz, Weaver, Frazier, Rothschild, Howard

XVI. Public Comment ~ Item No. XVII

None

XVII. Discussion/Decision ~ Request Approval for Annual Subscription Renewal Emergency Notification Systems

The Department of Public Safety is requesting approval to renew the annual contract with Everbridge Mass Notification Systems in the amount of \$38,220.00. Everbridge Mass Notification Systems provides robust analytics, GIS targeting, flexible group management, distributed contact data, language localization, multiple options for contact data management, and a 'globally local' approach to optimize voice and SMS routing. This cost is grant funded by the Baltimore Urban Area Security Initiative and no additional funds are necessary. The Board's concurrence will authorize Director Scott Campbell, Department of Public Safety, to sign the contract renewal.

- 1. **Motion To:** approve the contract renewal with Everbridge Mass Notification Systems in the amount of \$38,220.00

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stephen Wantz, President
SECONDER:	Dennis Frazier, Secretary
AYES:	Wantz, Weaver, Frazier, Rothschild, Howard

XVIII. Public Comment

Citizen comment(s): a citizen made a comment regarding a text amendment to the zoning code that had been previously filed for a 15 acre parcel of land along Liberty Road.

XIX. Approval/Adoption of Minutes

- 1. **Thursday, October 13, 2016**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dennis Frazier, Secretary
SECONDER:	Doug Howard, Commissioner
AYES:	Wantz, Weaver, Frazier, Rothschild, Howard

- 2. **Thursday, October 20, 2016**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dennis Frazier, Secretary
SECONDER:	Richard Weaver, Vice-President
AYES:	Wantz, Weaver, Frazier, Rothschild, Howard

- 3. **Thursday, October 20, 2016**

RESULT:	ACCEPTED AS AMENDED [4 TO 0]
MOVER:	Doug Howard, Commissioner
SECONDER:	Dennis Frazier, Secretary
AYES:	Stephen Wantz, Richard Weaver, Dennis Frazier, Doug Howard
ABSTAIN:	Richard Rothschild

XX. Administrative Session ~ Open

The following issues were discussed:

- 1. Review draft public agendas for the weeks of November 7, 2016 and November 14, 2016
- 2. Signing of Document

XXI. Recess ~ 11:52 A.M.

- 1. **Motion To:** recess

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Doug Howard, Commissioner
SECONDER: Richard Weaver, Vice-President
AYES: Wantz, Weaver, Frazier, Rothschild, Howard