

**BOARD OF GARRETT COUNTY COMMISSIONERS**  
**PUBLIC MEETING**  
*January 6, 2009*

**IN ATTENDANCE**

*Chairman Frederick A. Holliday*  
*Commissioner Dennis G. Glotfelty*  
*Commissioner Ernest J. Gregg*

*County Administrator R. Lamont Pagenhardt*

**CALL TO ORDER OF PUBLIC SESSION**

**PRAYER & PLEDGE OF ALLEGIANCE**

**PUBLIC SESSION**

1. Additions/deletions to Public Meeting Agenda. Mr. Pagenhardt indicated that there was one addition and no deletions to the Public Meeting for January 6, 2009. It was noted that the Board of County Commissioners will address the Public Hearing on December 23, 2008 whereby a draft Electrical Code Ordinance was presented. Mr. Pagenhardt also noted matters to be discussed during the administrative session on this date.
2. Minutes of the Public Meeting of December 23, 2008 and Executive Session of December 23, 2008 were read and approved on a motion by Commissioner Glotfelty, which was seconded by Commissioner Gregg, and made unanimous by Chairman Holliday.
3. Gary Mullich, Director, Department of General Services briefed the Board of County Commissioners on the following matters:
  - a) Update on the Garrett County Airport Expansion Project and status of Federal Aviation Administration (FAA) grant funds.
  - b) Capital project status to include Department of Public Utilities Warehouse, Public Works Administrative Office Building, and other.
  - c) 2009 Landfill residential refuse permit sale status.
  - d) County Government electric power supplier/vendor assignment change.
  - e) Update on water damage at the Community Action Office Building.
  - f) Other issues pending or planned.
4. Wendy Yoder, Director, Department of Financial Services briefed the Board of County Commissioners on the following matters:

- a) Update on Fiscal Year 2008 Financial Audit and rationale for asking for an extension. The past two (2) fiscal year audits have been delayed due to issues related to Garrett College. A letter, requested by Mr. Pagenhardt, from Rodeheaver & Associates, County Auditors, explaining this matter was referenced.
  - b) Information on preparation of Fiscal Year 2010 Budget.
  - c) Notification that the Departments of Financial Services and Public Safety/Emergency Management will be conducting a meeting with all volunteer fire departments and rescue squads to review financial reporting compliance requirements on January 14, 2009.
  - d) Discussion on Supplemental Real Property Tax Credit Program.
  - g) Other issues pending or planned.
5. In furtherance of a *Public Hearing* conducted on December 23, 2008 to review and consider public comment on a proposed ordinance entitled Garrett County Agricultural Land Preservation District Ordinance and whereby the public commentary period was extended until this date, the Board of County Commissioners on a motion by Commissioner Gregg, which was seconded by Commissioner Glotfelty, and made unanimous by Chairman Holliday, closed the public commentary period and approved the Ordinance of reviewed and authorized Chairman Holliday and Mr. Pagenhardt to execute a Resolution on this matter.
  6. In furtherance of a *Public Hearing* conducted on December 23, 2008 to review and consider public comment on a proposed ordinance entitled Garrett County Electrical Code Ordinance and whereby the public commentary period extended until this date, the Board, on a motion by Commissioner Gregg, which was seconded by Commissioner Glotfelty, and made unanimous by Chairman Holliday, closed the public commentary period and decided to table/defer official action on this matter.
  7. The Board of County Commissioners conducted a *Public Hearing* to consider two (2) amendments to Chapter 3 and Chapter 4 of the Garrett County Water and Sewer Master Plan relative to McHenry Water System, Deep Creek Sewer System, and Whiteface Farm Property/McHenry Business park/Workforce Housing Development. Specific amendment text is included with these minutes as Exhibit 1 and 2. Public commentary was presented and considered. The Board, on a motion by Commissioner Gregg, which was seconded and carried by Chairman Holliday, closed the public hearing and determined to keep the public commentary period open for a period of two (2) weeks. Commissioner Glotfelty abstained from the vote.
  8. Public Commentary. None on this date.

9. Carol Riley, Executive Assistant to the Board of County Commissioners and County Administrator, reviewed the meeting and committee schedule for the forthcoming week.
10. In compliance with the Maryland Open Meetings Act under section 10-509, a record of the Executive Session for December 23, 2008 is hereby documented on this date, the next open/public meeting of the Board of County Commissioners.

The Board of County Commissioners, on a motion by Commissioner Glotfelty, which was seconded by Commissioner Gregg, and made unanimous by Chairman Holliday, moved into Executive Session under section 10-508 of the Maryland Open Meetings Law on this date to discuss personnel matters. The same motion moved back into Administrative Session. In attendance for this session was Rodney Glotfelty, County Health Officer. The Board conducted their annual performance appraisal and supplemental salary adjustment with Mr. Glotfelty. A final decision on the compensation adjustment will be deferred until further into the fiscal year budget process.

#### ADMINISTRATIVE SESSION

1. Mr. Pagenhardt reviewed a number of correspondences and communications with the Board of County Commissioners.
2. The Board of County Commissioners met with staff from the Department of Planning and Land Development to discuss the Unsafe Structures Ordinance, specifically as it applies to the demolition of the former Treasure Island site in Oakland. Staff explained the progress that has been made since January 2008 and what provisions of the Ordinance apply.
3. Chairman Holliday and Commissioner Glotfelty departed the administrative session to attend the Maryland Association of Counties (MACo) Winter Conference.

#### ADJOURNMENT

**Attest:**

**By Order of the Board,**

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R. Lamont Pagenhardt,  
County Administrator

\_\_\_\_\_  
Frederick A. Holliday, Chairman  
Board of County Commissioners

\_\_\_\_\_  
Date

**EXHIBIT 1**  
**Garrett County Water and Sewerage Master Plan**  
**Amendment to Chapter 3, Deep Creek Watershed, McHenry Water System**

**Whiteface Farm Property / McHenry Business Park / Workforce Housing Development**

In 1993, the Garrett County Sanitary District, Inc., (Sanitary District) purchased 361.36 acres known as the Whiteface Farm located adjacent to the Garrett County Airport. The property is identified on Map 42, Parcel 8 of the Maryland Department of Planning's property mapping system for Garrett County, Maryland. In December of 2002, the Sanitary District purchased an additional parcel consisting 54.17 acres (Map 42, Parcel 471) adjacent to the southern portion of the Whiteface Farm. Over the years of ownership, the Sanitary District sold 16.54 acres of the property to private individuals and in May of 2008, 80.07 acres were transferred to the Board of County Commissioners of Garrett County, Maryland for a buffer zone and future expansion of the Garrett County Airport, leaving a remainder of 318.92 acres.

The Board of County Commissioners in conjunction with the Garrett County Department of Economic Development has proposed to utilize approximately 190 acres of the parcel for the McHenry Business Park (MBP) and approximately 50 acres for a workforce housing development. The housing project will be undertaken by the Garrett County Community Action Committee, Inc. The remainder of the property will be kept for open space.

The MBP is intended to provide developable parcels of land for occupancy by technology based businesses. The workforce housing development is proposed to contain approximately 250 units consisting of a combination of lease-purchase town homes and/or duplexes and single family homes for sale.

Water service for the MBP and workforce housing development will be provided by the McHenry Water System. The water line extension will consist of approximately 15,800 lineal feet of 10-inch water main. The water line will connect to the present system at Garrett College on Mosser Road and will follow Bumble Bee Road and an easement on privately-owned property to the southern portion of the Whiteface Farm. The 10-inch water main will proceed northward to the MBP portion of the property thence through the Garrett County Airport property to the location of a proposed 250,000 gallon aboveground water storage tank. The water storage tank will provide fire suppression for the MBP, Garrett County Airport, and the proposed workforce housing development, and supplement domestic service for the MBP and housing development.

The workforce housing project is in the developmental stage and water distribution lines for the development will connect to the 10-inch water main serving the MBP.

The Airport property and all acreage intended for the MBP and workforce housing project are included in the recently expanded Employment Center Category (EC) within the adopted Garrett County Comprehensive Plan and this expanded EC area is to be certified as a Priority Funding Area (PFA).

**EXHIBIT 2**  
**Garrett County Water and Sewerage Master Plan**  
**Amendment to Chapter 4, Deep Creek Watershed, Deep Creek Lake Sewer System**

**Whiteface Farm Property / McHenry Business Park / Workforce Housing Development**

In 1993, the Garrett County Sanitary District, Inc., (Sanitary District) purchased 361.36 acres known as the Whiteface Farm located adjacent to the Garrett County Airport. The property is identified on Map 42, Parcel 8 of the Maryland Department of Planning's property mapping system for Garrett County, Maryland. In December of 2002, the Sanitary District purchased an additional parcel consisting 54.17 acres (Map 42, Parcel 471) adjacent to the southern portion of the Whiteface Farm. Over the years of ownership, the Sanitary District sold 16.54 acres of the property to private individuals and in May of 2008, 80.07 acres were transferred to the Board of County Commissioners of Garrett County, Maryland for a buffer zone and future expansion of the Garrett County Airport, leaving a remainder of 318.92 acres.

The Board of County Commissioners in conjunction with the Garrett County Department of Economic Development has proposed to utilize approximately 190 acres of the parcel for the McHenry Business Park (MBP) and approximately 50 acres for a workforce housing development. The housing project will be undertaken by the Garrett County Community Action Committee, Inc. The remainder of the property will be kept for open space.

The MBP is intended to provide developable parcels of land for occupancy by technology based businesses. The workforce housing development is proposed to contain approximately 250 units consisting of a combination of lease-purchase town homes and/or duplexes and single family homes for sale.

Sewer service for the MBP and workforce housing development will be provided by the Deep Creek Lake Sewer System. The sewage collection system within the MBP will consist of a sewage pump station located near the entrance to the business park, approximately 1,900 lineal feet of 3-inch force main flowing into approximately 8,850 lineal feet of 8-inch gravity sewer. The 8-inch gravity sewer will connect to another pump station located at the most southeasterly lot in the business park which will discharge into approximately 7,800 lineal feet of 8-inch force main. The force main follows the property line of the Whiteface Farm to a right-of-way on private land and extends south Bumble Bee Road to the present system at Garrett College on Mosser Road.

The workforce housing project is in the developmental stage and the current concept is for the sewage collection lines and any required pump station(s) for the development to connect to the 8-inch force main serving the MBP.

The Airport property and all acreage intended for the MBP and workforce housing project are included in the recently expanded Employment Center Category (EC) within the adopted Garrett County Comprehensive Plan and this expanded EC area is to be certified as a Priority Funding Area (PFA).