



# Howard County Council

George Howard Building  
3430 Court House Drive  
Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

Deb Jung, Chairperson  
District 4  
Liz Walsh, Vice Chairperson  
District 1  
Opel Jones  
District 2  
Christiana Rigby  
District 3  
David Yungmann  
District 5

### Work Session Minutes (Approved)

Monday, June 22, 2020  
Virtual *via* WebEx and live-streamed  
1:00 p.m.

The Chairperson opened the meeting at 1:03 p.m.

**Councilmembers present:** Deb Jung, Chairperson; Liz Walsh, Vice Chairperson; Opel Jones; Christiana Rigby; and David Yungmann.

**Staff Present:** Diane Schwartz Jones, Council Administrator; Craig Glendenning, Council Auditor; Gary Kuc, County Solicitor; Michelle Harrod, Deputy Auditor; Margery Sayers, Executive Assistant; and Charity Respass, Administrative Assistant

**Council Resolution 89-2020** - A RESOLUTION adopting HoCo By Design General Plan Guidelines: A Strategic Framework, promulgated by the Planning Board, to be used by the Department of Planning and Zoning in the preparation and revision of the General Plan.

Participants included DPZ Director Amy Gowan and Deputy Director, Mary Kendall; Erin Talkington, RCLCo; and Matt Noonkester, City Explained.

Consultant Matt Noonkster provided a slide presentation. General discussion followed about impacts of pandemic. Consultant Erin Talkington of RCLCo discussed market changes on a short term and long term basis noting changes attributable to wave of younger people that “pushed” the apartment market now moving into the home buying market and impacts from COVID.

In response to a question by Councilmember Walsh, Amy Gowan, DPZ Director generally discussed the composition of the Planning Advisory Committee, including environmental, agricultural, historic preservation, planners and major stakeholders. Councilmember Walsh asked for the names of prospective appointees and indicated that given the long-term vision of the plan that she would like the Council to have input.

There was a general discussion about the timing of the work on the General Plan and the challenges to public participation due the pandemic and competing demands on people’s time. There was discussion about Council input and Director Gowan expressed interest in Council involvement and help with communicating with the public to encourage civic engagement.

**Council Bill 13-2020** - Introduced by: Christiana Rigby; Co-sponsored by: Opel Jones and Liz Walsh - AN ACT amending the Howard County Code to establish a Notice and a Requirement to provide an offer to the County and Housing Commission to Purchase Rental Housing offered for sale in the County; and generally relating to the sale of Rental Housing.

Kelly Cimino, Director DHCD; Peter Engle, Executive Director, Howard County Housing Commission; Bill Ballentine, NAIOP; Mike Muldowney; and Jason Van Kirk participated.

Councilmember Rigby provided an overview of the CB13-2020.

Council and DHCD Director Cimino discussed how information would be collected as required by the legislation. Council Chair Jung asked the Office of Law to respond to issues raised by NAIOP. Bill Ballentine of NAIOP expressed a desire for the County to get involved early in the property disposition process. Executive Director Engel discussed that the public sector obtains financing and funding differently than the private sector. General discussion followed about the Housing Opportunities Master Plan Task Force work and timing followed along with discussion about other jurisdictions, the timeline and process. Development representative Jason van Kirk expressed concerns about the length of time for the County to act. Councilmember Rigby discussed ways provided by the legislation to avoid the time frame all together.

**Council Resolution 36-2020** - Introduced by: Chairperson at the request of the County Executive and cosponsored by David Yungmann - A RESOLUTION amending the purchase price formula used to determine the price that Howard County pays when purchasing development rights under the Agricultural Land Preservation Program; and specifying that the purchase price formula shall be effective upon passage of the Resolution and shall remain in effect until changed or repealed by Resolution of the County Council.

Joy Levy with DPZ responded to councilmembers questions about pricing and indicated that the maximum per acre amount is not proposed to be changed, only the criteria to qualify.

**Council Resolution 89-2019** - Introduced by: The Chairperson at the request of the County Executive at the request of Dorsey Overlook, LLLP. - AN ACT declaring that a portion of Old Maryland Route 108, containing approximately 1.087 acres, is no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the County's property interest to the developer of the adjacent property, Dorsey Overlook, LLLP.

Participants included Melanie Bishop; Jim Irvin; Dick Boulton; Buffy Illum; Laurie Liskin; Kirk Halpin , Esq.; Michael, Chicorelli, Lipman Frizzell; and Tom Coale.

There was general discussion about the appraisal and that it was for a specific use. DPW indicated that no other uses were looked at.

The Chair adjourned the Meeting adjourned at 4:03pm