



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, October 26, 2020

Virtually (via Webex)

Video Streamed on <https://cc.howardcountymd.gov/Online-Tools/Watch-Us>
2:00 p.m.

The Chairperson opened the meeting at 2:20 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; Theo Wimberly, Administrative Manager; Margery Sayers, Executive Assistant; Terry Diggs, DTCS; Greg Slack, DTCS

Administration Staff Attending: Maureen Arthurs and Jennifer Sager

Council Bill 53-2020 - AN ACT pursuant to Section 612 of the Howard County Charter and Section 4.201A of the Howard County Code, approving the execution by Howard County, Maryland of one or more installment purchase agreements to finance the acquisition of land for a new elementary school in the Turf Valley neighborhood of Ellicott City, Maryland and the payment of any related costs in the aggregate maximum amount of \$6,000,000. (*Expires 12/14/20; 1/18/21 if extended; or 2/22/21 if extended twice.*)

Participants:

- Board of Education: Mavis Ellis, Chairperson; Vicky Cutroneo, Vice-Chairperson; Kirsten Coombs; Chao Wu;
- HCPSS – Dr. Michael Martirano, Superintendent; Jahantab Siddiqui, CAO; Scott Washington, COO; Daniel Lubeley, Acting Director; Timothy Rogers
- Department of Planning and Zoning – Amy Gowan, Director and Jeff Bronow
- Department of Public Works – Tom Meunier, Director and Melanie Bishop

Background on the selection of the 10-acre site and a nearby 41-acre site was discussed. Council Chair Jung asked for additional background on the 41-acre site.

The value of the proposed 10-acre site was discussed, including price and acreage differences between a letter of intent and the proposed purchase in CB53-2020.

The following information was requested to be provided to the Council:

- The Letter of Intent and appraisals for the property.
- Phase 1 and Phase 2 Environmental Assessments for the Turf Valley site.

- The HCPSS conceptual siting.

Council Resolution 151-2020 - A RESOLUTION pursuant to Title 5, Subtitle 3 of the Education Article of the Annotated Code of Maryland, approving the Howard County Board of Education’s Capital Budget Request for Fiscal Year 2022 and Capital Improvement Program Request for Fiscal Years 2023-2027 for the purpose of submission to the Interagency Commission on School Construction. *(No expiration date)*

Participants:

- Board of Education: Mavis Ellis, Chairperson; Vicky Cutroneo, Vice-Chairperson; Kirsten Coombs; Chao Wu;
- HCPSS – Dr. Michael Martirano, Superintendent; Jahantab Siddiqui, CAO; Scott Washington, COO; Daniel Lubeley, Acting Director; Timothy Rogers
- Department of Planning and Zoning – Amy Gowan, Director and Jeff Bronow
- Department of Public Works – Tom Meunier, Director and Melanie Bishop

Councilmembers discussed that High School 14 and Elementary School 44 were added by the Board of Education to the long-range plan and reflected in a proposed amendment to CR151-2020. Councilmember Rigby raised concern that the projections have changed in 5 months and the bonding capacity for all that is planned. Councilmember Yungmann discussed concerns about delay and scheduling of certain school construction and impacts on development. There was general discussion about school capacity and student projects and feasibility studies.

Brook Mamo of the Budget office discussed the newly rolled out changes in the projects and that the new rolled out schedule went from \$54 Million to about \$68 Million and discussed changes in timing of expenditures.

Council Bill 56-2020 – Introduced by: Liz Walsh - AN ACT amending the Howard County Code to remove the Adequate Public Facilities Ordinance’s exemption for Conditionally Exempt Residential Subdivision Plans; and generally relating to Adequate Public Facilities Ordinance Exemptions. *(Expires 12/14/20; 1/18/21 if extended; or 2/22/21 if extended twice.)*

Participants:

- Department of Planning and Zoning – Amy Gowan, Director and Jeff Bronow
- Board of Education – Vicky Cutroneo, Vice Chair
- Turf Valley representatives – Lou Mangione and Brian Gibbons; and Sang Oh

Council Vice-chair Walsh explained why the legislation is proposed and how it relates to other items on the Work Session agenda. There was general discussion about the history of the 1992 exemption of Turf Valley, which had a sketch plan approved in 1986, from application of the Adequate Public Facilities Ordinance.

Council Bill 58-2020 (ZRA190) - Introduced by: The Chair at the request of John P. McDaniel - AN ACT amending the Howard County Zoning Regulations to allow the

merger of adjoining preservation parcels under specific conditions; and generally relating to preservation parcels. (*Expires 12/14/20; 1/18/21 if extended; or 2/22/21 if extended twice.*)

Participants

- DPZ – Amy Gowan
- Joe Rutter

There was general discussion about the impact of the proposed zoning regulation. Director Gowan indicated that the proposed ZRA would apply to preservation parcels created through cluster subdivision and would not apply to agriculture preservation parcels. An extensive analysis would be required to understand the number of parcels to which the regulation could apply. The proposed ZRA would not result in land being removed from preservation. There was discussion that well and septic would remain with lot with a house or development right.

TAO1-FY2021 - AN ACT transferring a total of \$54,652,000 from C0214, Category Contingency Fund, to capital project C0364, New Cultural Center, for Fiscal Year 2021. (*Expires 12/14/20; 1/18/21 if extended; or 2/22/21 if extended twice.*)

Council Chair Jung indicated that due to the lateness of the hour and that pending information is expected over the next couple of weeks, this item was deferred.

Meeting adjourned at 4:50 p.m.