

October 20, 2016

The regular meeting of the County Commissioners of Allegany County was held in the Commissioners' Meeting Room, Room 100, 701 Kelly Road, Cumberland, at 5:00 p.m. on the above date. The following were present: Commissioner Jacob C. Shade; Commissioner Creade V. Brodie, Jr.; Commissioner William R. Valentine; County Attorney William M. Rudd; and County Administrator David A. Eberly. The following business was transacted:

The Pledge of Allegiance was led by Mr. Danny Williams.

**MOTION 1**

There were no additions or deletions to the agenda.

**MOTION 2**

Upon Motion by Commissioner Brodie, seconded by Commissioner Valentine, and Motion carried, the Commissioners approved the minutes of the October 6, 2016, public business meeting.

**PRESENTATIONS**

**Item 1 – 2016 Electronics Recycling Week Recap** – Siera N. Wigfield, Recycling Coordinator, reported on the recent Electronics Recycling Week, held from September 26 through October 2, 2016. Mrs. Wigfield commented that this was the first time that a County undertook an entire week of recycling. Allegany County partnered with the Town of Lonaconing, Town of Westernport, City of Frostburg and City of Cumberland, with everyone combining grant funds to pay for the event. She provided some details about the event, pointing that there were seven different sites and various times of the week for recycling, covering the County from Little Orleans to Westernport. Mrs. Wigfield reported that 46.2 tons were collected during the week, as compared with 40.7 tons collected all last year.

Mrs. Wigfield also reported that funding for Electronics Recycling Week was provided by Maryland Department of the Environment, and that so far, the County is under budget. She then acknowledged the assistance provided by Solid Waste Management Board, who were critical in planning and putting together the event; the Allegany County Department of Public Works, who provided staffing support as well as other support; Penn-Mar Recycling, who also provided staffing, and the use of their facility; Waste Management, who provided a forklift operator every day at the Landfill to clean up the electronics; and Advanced Disposal, who sent five employees to help clean up the electronics at the end of the week. She also acknowledged the help of the Public Works Departments from the City of Cumberland and the City of Frostburg.

Mrs. Wigfield explained that the grant could also be used to purchase capital items, and that she is purchasing two plastic trailers to recycle number one and number two plastics to expand plastics recycling in the County.

Commissioner Brodie congratulated Mrs. Wigfield on the successful Electronics Recycling Week. The other Commissioners joined in. She concluded by remarking on the continuing recycling in Allegany County.

**ACTION AGENDA**

**Item 2 – Introduction – Code Home Rule Bill 6-16** – “Emergency Medical Services Equipment, Educational Facilities, Roads and Bridges, and Storm Water Projects Bond Authorization – \$9,000,000” – Jason M. Bennett, CPA, Director of Finance, presented Code Home Rule Bill 6-16 and requested that the Commissioners introduce it. He explained that the projects covered by this Bond Bill have been discussed over two years, through budget cycles and CIP presentations. Mr. Bennett briefly reviewed the list of projects: EMS Radios, \$5,000,000; Allegany College of Maryland, \$1,100,000, for the Technologies Building; \$1,000,000 for the Woodcock Hollow Landslide project, along the Scenic Railroad route, which is an estimate; \$680,000 for Bridge Rehabilitation projects throughout the County; \$300,000 for Bowling Green Stormwater Drainage Improvements, to continue work already done; \$250,000 for a Roads Department Vacuum Truck; \$250,000 to help cover closing costs on projects; \$250,000 for a new roof for Bel Air Elementary School; and \$185,000 for a new roof on the Public Safety Building.

Mr. Bennett explained that if Code Home Rule Bill 6-16 is introduced this evening, hearing on the Bill will be on November 3, 2016, an action can be taken on the Bill on November 17th. Mr. Bennett said that upon the Commissioners' approval and passage of the Bill on November 17, 2016, it would become effective on January 1, 2017. He added that would go to market shortly after that, to take advantage of the rates. Mr. Bennett reported that as of a quick “snapshot” of the rates today, looking at between a 10 and 20-year term, rates are anywhere between 2.75 percent

and 3.4 percent. He remarked that it is important to move quickly. Private placement versus public sale will also be analyzed.

Commissioner Brodie agreed that the County will need to move quickly to secure a good rate.

Commissioner Shade commented that while the new EMS radios are very expensive, they are going to be replacing equipment from the 1990s, and even from the 1980s. He added that the replacement is also being done per a State requirement to have Departments on the same system statewide. Commissioner Shade also pointed out that County staff is doing everything possible to try to cut down the costs. Mr. Bennett confirmed this. He also reported that every County in the State is dealing with this issue, and almost all of them have gone to market for monies to replace their radio systems.

The Commissioners agreed to the introduction of Code Home Rule Bill 6-16 – “Emergency Medical Services Equipment, Educational Facilities, Roads and Bridges, and Storm Water Projects Bond Authorization – \$9,000,000”.

**Item 3 – Community Enhancement Program Grant to the City of Cumberland** – Board of County Commissioners to approve giving the City of Cumberland \$50,000 from the Allegany County Community Enhancement Program for acquisition and the demolition for four properties in the 300 block of Arch Street – David N. Nedved, Economic & Community Development Representative, reported to the Commissioners that the Community Enhancement Program has been set up, and that the word is out to the County’s municipalities. The City of Cumberland is the first applicant to the Program for funds to acquire and demolish blighted properties.

Mr. Nedved reviewed a staff report prepared by him dated October 7, 2016, summarizing background and details of the Community Enhancement Program and the procedure by which municipalities can apply for funds from the Program. A copy of this staff report is attached to and made a part of these minutes.

Mr. Nedved called forward Mr. David Cox, Code Administration Supervisor for the City of Cumberland, to discuss a project for the City of Cumberland, for which the City has applied to the Community Enhancement Program for funding.

Mr. David Cox told the Commissioners that the project involves a duplex at 301-303 Arch Street; 305 Arch Street (a single-family dwelling); and another duplex at 307-309 Arch Street. He explained that these properties have been the subject to the Code Enforcement force for years, and that the owners of the properties have abandoned them, except for one, 301-303, which is a tax sale property. Mr. Cox further explained that the City of Cumberland is working to obtain title to these properties. He remarked that all of the properties are in terrible condition, and are also in a neighborhood crime hot spot and are open and accessible. Community funds have been spent on abatements and Code Enforcement staff have issued citations, over a period of years, but the problems have continued.

Mr. Cox continued to explain that the Community Enhancement Program will give the City of Cumberland the opportunity to demolish the properties and assemble a site there of approximately 8,000 square feet, that is reasonably level. He added that the City is working with some for-profit housing partners and have identified community needs, including the need for handicapped-accessible housing. Mr. Cox said that his would be consistent with the City’s comprehensive plan and also that it would help stabilize the neighborhood and create additional spin-off effects to enhance the tax base there.

Commissioner Shade commented that it was good to have three properties in a row.

Mr. Cox pointed out that he was present at this meeting on behalf of both himself and Kathy McKinney of the City of Cumberland, and that they have been working together on this project, and hope to make application for additional projects in the future.

Commissioner Valentine remarked that he has worked with Mr. Cox for many years, and is familiar with the messes he has had to deal with in the course of Code Enforcement.

Commissioner Shade commented on the application submitted by the City of Cumberland, saying that it was a good example of how to file an application to the program, and was very detailed, including photos and costs.

Commissioner Valentine pointed out that this project was exactly what the Commissioners had in mind when setting up the Community Enhancement Program.

Upon Motion by Commissioner Valentine, and seconded by Commissioner Brodie, the

Commissioners unanimously approve giving the City of Cumberland \$50,000 from the Allegany County Community Enhancement Program for acquisition and the demolition for four properties in the 300 block of Arch Street.

### **CONSENT AGENDA**

As recommended by the County Administrator

Upon Motion by Commissioner Brodie, seconded by Commissioner Valentine, and Motion carried, the Consent Agenda as recommended by the County Administrator is adopted.

**Item 4 – Opiate Misuse Prevention Grant** – Board of County Commissioners authorized the Sheriff's Office to receive and utilize \$1,300 in grant funding made available by the Allegany County Health Department award for opiate misuse prevention for fiscal year 2017. This funding will utilize overtime deputies to provide medication pick up services to homebound individuals and conduct mini take back events within the community.

**Item 5 – Underage Drinking Prevention Grant** – Board of County Commissioners authorized the Sheriff's Office to receive and utilize \$10,000 in grant funding made available by the Allegany County Health Department award for underage drinking prevention services for fiscal year 2017.

**Item 6 – Lease Agreement with the Allegany Museum, Inc.** – Board of County Commissioners approved a two-year Lease Agreement with the Allegany Museum, Inc., 3 Pershing Street, Cumberland, effective January 1, 2017, through January 1, 2019, in the amount of \$390 per month and authorize the President to sign.

**Item 7 – Emergency Solutions Grant Agreement for Federal Fiscal Year 2016** – Board of County Commissioners authorized the President to sign a Grant Agreement with the Maryland Department of Housing and Community Development accepting \$118,630 in FFY 2016 Emergency Solutions Grant funds on behalf of Allegany County Human Resources Development Commission (\$92,300), Allegany County Family Crisis Resource Center (\$24,880) and administration costs (\$1,450). Board of County Commissioners also authorized the President to sign sub-recipient agreements with HRDC and FCRC for administration of the FFY 2016 Emergency Solutions Grant Program.

**Item 8 – Request for Tax Abatement** – Board of County Commissioners approved the abatement of \$3,546.48 for two properties located on Central Avenue, Cumberland: 453 Central Avenue (#22-004034) and a lot (#22-005847). These properties are being acquired by the Mayor and City Council of Cumberland.

### **Commissioners' statements, comments, recognition**

**Commissioner Valentine** talked about the Job Fair last week at Allegany College of Maryland, in which 53 employers participated. He reported that 404 people came to the Job Fair, and that numbers are pending as to how many applications were submitted and accepted. Commissioner Valentine remarked that it is a good sign when that many employers are looking for employees, and means that job growth in Allegany County is stronger than in a long while.

Commissioner Valentine also reported that last Friday, he spent most of the day with Governor Hogan. He added that it is nice to have a Governor who acknowledges that Western Maryland is further west than Frederick, and that Governor Hogan has pledged his help to the Allegany County region.

**Commissioner Brodie** reported that plans have been approved, and everything is underway, for the First Peoples Credit Union being built in LaVale. There was a meeting on-site between the County and the ombudsman from Governor Hogan's Administration, Mr. Compost, to get everything ironed out. Commissioner Brodie reported that the County's permits went out right away. The permitting process for the entrance permits went back into the local SHA Office. Commissioner Brodie acknowledged that Mr. Mark McKenzie was "fantastic". After a three-month delay, then in Baltimore, everything was worked out with his help, as well as assistance from Governor Hogan's Office.

**Commissioner Shade** brought up the first ever "Tech at the Gap" event, which was held last week. Participants included technology companies and information technology companies from all over the Northeast. There were approximately 150 to 200 people registrants. Commissioner Shade explained that this was the first event of its kind to be held in Allegany County, and was led mostly by the private sector. Jonathan Hutcherson, of Exclamation! Labs, and the Center for IT Excellence at Allegany College were partners in the event, as well as the County Commissioners and the City of Cumberland's Economic Development Group. Commissioner Shade explained that

Maryland has been a leader in the technology field, and that events like this help to catch Allegany County up with the rest of the State. Technology companies are currently located near Baltimore and D.C., and are looking to expand without paying a high price for rent. These companies can do back-office operations here or possibly move here, and the Technology Tax Incentive will help.

Commissioner Shade said that the participants in Tech at the Gap loved Rocky Gap, as well as the mountains and the changing leaves.

Commissioner Brodie added that the Sheriffs' Association is meeting at Rocky Gap today.

**Constituents** – In order of sign-up sheet (No one signed up to speak at this meeting.)

**Reminders/Upcoming Meetings**

**Next Public Business Meeting** – Thursday, November 3, 2016, 5:00 p.m., Mt. Savage Fire Hall, 15701 Iron Rail Street, NW, Mt. Savage, Maryland (See News Release)

**Announcement** – Yard Waste & Mulch Site Fall Schedule (See News Release)

**ADJOURNMENT:**

There being no further business to come to the attention of the Board, the meeting was adjourned at 5:25 p.m.

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Jacob C. Shade, President

True Copy  
Attest:

\_\_\_\_\_  
Cynthia A. Young  
Recording Secretary



ALLEGANY COUNTY  
DEPARTMENT OF ECONOMIC  
& COMMUNITY DEVELOPMENT

701 Kelly Road, Suite 400 • Cumberland, Maryland 21502

STAFF REPORT

TO: David A. Eberly, County Administrator  
FROM: David Nedved, Economic and Community Development Representative  
DATE: October 7, 2016  
RE: Authorizing Community Enhancement Program Grant to City Of Cumberland for Arch Street Redevelopment Site Project

For the Agenda of: October 20, 2016

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**Background:** The Allegany County Community Enhancement Program is designed to assist municipalities in addressing community development needs unique to their community. The program uses the Revolving Building Fund as its funding source. As such, economic development is a key element of this initiative. The purpose of the program is to provide grant funds to municipalities within Allegany County for the purposes of purchasing and demolishing blighted residential buildings and financing business building improvements, thus assisting in the elimination of blight.

The Cumberland Mayor and City Council respectfully requested consideration of funding from the Allegany County Community Enhancement Program to assemble a residential redevelopment site in the 300 block of Arch Street. The project involves the acquisition and demolition of four properties. Once the demolition work is completed, the site will be targeted for residential redevelopment by one of the City of Cumberland's housing partners.

**Issues:** As per the guidelines for the program adopted by the Board of County Commissioners, the Board of County Commissioners will formally approve any applications at a public meeting.

**Financial Impact:** The City of Cumberland is requesting \$10,000 for acquisition and \$40,000 for the demolition of the properties. This will be matched with \$4,000 in cash and \$32,000 in in-kind services. As per the approved guidelines for the Allegany County Community Enhancement Program, for any approved assistance, Allegany County will only reimburse funds spent and will not advance funds. The program uses The Revolving Building Fund as the source of funds.

**Alternatives:** N/A

**Other Considerations:** The applicant understands that funding is contingent on the Mayor and City Council acquiring full ownership prior to the commencement of demolition.

**Conformity to Applicant's Policy:** Under Section VII Housing of the City-Wide Element of the 2013 Comprehensive Plan, among the three goals for housing are to "work to eliminate blighted properties and encourage housing revitalization, rehabilitation, and redevelopment options" and "encourage infill housing development." Additionally, the plan recommends "In areas that are broadly compromised by unsafe dilapidated homes and blight, assemble contiguous lots into tracts that are more easily developable under current zoning standards and pursue infill redevelopment and revitalization."

**Recommendation:** The recommendation is that the Board approve giving the City of Cumberland \$50,000 from the Allegany County Community Enhancement Program for acquisition and the demolition for four properties in the 300 block of Arch Street.

DKN:kam

cc: Matthew W. Diaz  
Jason M. Bennett