

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

Resolution No.: 2010-57

WHEREAS, the Cliffton area of Charles County, described as that area which is adjacent to the Potomac River which is generally bounded by the Potomac River on the west, U.S.301 on the south and east, and Pope's Creek on the north, has been both an economic opportunity and an environmental problem for the County for over fifty years;

WHEREAS, since the 1960's, several private efforts at commercial waterfront and residential development in the Cliffton area were commenced but not completed, resulting in the County taking over a substandard sewage treatment plant, a moratorium on future development, litigation, and the conveyance of approximately one hundred residential building lots to the County;

WHEREAS, in order to encourage and facilitate private investment to upgrade the sewage treatment plant and complete other necessary infrastructure improvements, the County designated the Cliffton area as part of the County's development district in the 1990 Comprehensive Plan and zoned the area accordingly;

WHEREAS, several operational failures of the sewage treatment plant in the early 1990's caused the County to expend substantial funds to cure environmental violations caused by the failing plant;

WHEREAS, as a result of the failure of private investment to complete development plans sufficient to provide the necessary capital to finance the sewage treatment plant upgrade and other infrastructure improvements, the County recommended that the Cliffton area be removed from the designated development district in the 1997 Comprehensive Plan and down-zoned the area accordingly until a viable future plan could be developed to solve the Cliffton area problems;

WHEREAS, the Cliffton area is the southern gateway to the State of Maryland and Charles County;

WHEREAS, the Potomac River shoreline in Cliffton has been identified as a prime location for waterfront economic development in the County;

WHEREAS, the current waterfront activity and failed residential development in Cliffton creates a negative impression and unsightly entrance to the State and County;

WHEREAS, the County's housing policies and goals have identified the need to develop affordable and workforce housing in the County;

WHEREAS, the County's environmental policies and goals have identified the need to upgrade the Cliffton sewage treatment plant to an enhanced nutrient removal plant with the potential of recycling treated effluent to the Morgantown electric generating facility, thereby eliminating some, if not all, future effluent discharges into the Potomac River and the Chesapeake Bay;

WHEREAS, there are currently seventy-three homes served by private septic systems in Cliffton, which ultimately discharge effluent into the Potomac River;

WHEREAS, the owner of approximately five hundred acres in the Cliffton area has presented a viable plan to the County sufficient to: finance the construction of a 300,000 gallons per day Enhanced Nutrient Removal sewage treatment plant in Cliffton which would provide sufficient treatment capacity to serve improved waterfront economic development; eliminate the seventy three private septic systems; provide service to the County's undeveloped lots for an affordable housing pilot program; and, provide for a five hundred unit workforce housing project sufficient to finance the public sewer and other necessary infrastructure improvements; and

WHEREAS, in order to successfully accomplish these important environmental, economic development, and housing goals and opportunities, the County Commissioners hereby find and

determine that it is necessary, and in the best public interest to enter into a Public Private Partnership with the owner of the five hundred acre Cliffton tract to better design, implement and manage a Cliffton area development plan.

NOW, THEREFORE, BE IT RESOLVED this 22nd day of June, 2010, by the County Commissioners for Charles County, Maryland, that:

A. the Charles County Housing Authority Board is hereby authorized and empowered to exercise whatever legal authority is necessary and appropriate to design, implement and manage an affordable housing pilot program for the County's lots in Cliffton;

B. the Charles County Housing Authority Board is further authorized to expend funds from the County's Housing Fund as is necessary and appropriate to commence construction of affordable housing units on the County's lots;

C. County Planning and Growth Management staff commence the process of amending the County's Comprehensive Plan and Water and Sewer Plan as may be necessary and appropriate to successfully create and accomplish a Cliffton Area Plan which will meet the County's environmental, economic development and housing policies and goals;

D. County staff begin negotiating a Public Private Partnership Project Program Agreement for development in the Cliffton Area, to include a Project Budget, Project Plans, Project Schedule, Housing Authority Agreement, and Utilities Agreement, together with a schedule of the responsibilities assigned to the various members of the Project team, and a narrative description of the plans for development, ownership and operation of the Project;

E. County staff initiate discussions with Mirant regarding the feasibility of a treated effluent water line from Cliffton to the Morgantown facility; and

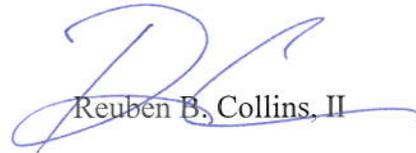
F. County staff work to facilitate approvals of County Boards and Commissions and

State agencies which may be necessary to accomplish the Clifton Area Project Plan.

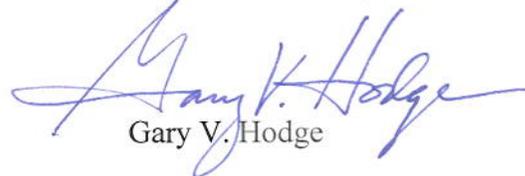
COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND


Wayne Cooper, President

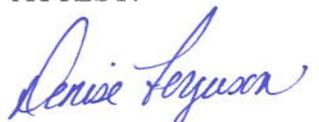

Edith J. Patterson, Ed.D., Vice President


Reuben B. Collins, II


Samuel N. Graves, Jr.


Gary V. Hodge

ATTEST:


Denise Ferguson, Clerk