



Proclamation

Twentieth Anniversary of the Judy Center Early Learning Hub
20-15

WHEREAS, the County Commissioners of Queen Anne's County, at the request of the residents, declare the County as a Judy Center Early Learning Hub of Queen Anne's County (Judy Center) Community; and

WHEREAS, all residents have been called upon to celebrate the contributions of the Judy Center in promoting the support and empowerment of families of young children, birth to 5 years old, residing in Queen Anne's County, for the past twenty years; and

WHEREAS, the Judy Center staff vow to continue their dedicated service to promote early school readiness and parent and caregiver empowerment; and

WHEREAS, the Judy Center will continue to collaborate to provide positive caregiver and parent and child empowerment initiatives, such as the: Judy Center Social Skills Development Playgroups, Judy Center Home Visits, Judy Center/SES Pre-K and Kindergarten events and activities, and miscellaneous Judy Center supported community outreach events, partnering program supports, and staff professional development opportunities; and

WHEREAS, the Judy Center will deliver services with dignity and respect to caregivers, parents and young children, residing in the current catchment area, of Sudlersville Elementary School regardless of race, religion, or creed; and

WHEREAS, the Judy Center will ensure staff will provide personal examples of outstanding character, ensuring many opportunities to model outstanding character traits during events or activities; and

WHEREAS, the Judy Center will strive to create and foster an environment that supports the development of early school readiness skills in young children, in an effort to provide caregivers and parents, in Queen Anne's County, the support for their families to thrive; and

WHEREAS, the Judy Center asks all community members, including caregivers, parents and young children, residing in Queen Anne's County, to celebrate the occurrence of their Twentieth Anniversary;

NOW, THEREFORE, WE, THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, do hereby designate the month of May, 2020 as the Judy Center Early Learning Hub of Queen Anne's County Twentieth Anniversary Celebration Month, and acknowledge the vast contributions the Judy Center has provided to the residents of Queen Anne's County over the past 20 years.

**QUEEN ANNE'S COUNTY
BOARD OF COUNTY COMMISSIONERS**



**Queen
Anne's
County**

**DEPARTMENT OF PUBLIC WORKS
SANITARY DISTRICT**

310 Bateau Drive
Stevensville, MD 21666

Telephone: (410) 643-3535

Fax: (410) 643-7364

www.qac.org

County Commissioners:

- James J. Moran, At Large
- Jack N. Wilson, Jr., District 1
- Stephen Wilson, District 2
- Philip L. Dumenil, District 3
- Christopher M. Corchiarino, District 4

MEMORANDUM

Date: May 26, 2020

To: Sanitary Commission

ACTION ITEM

From: Alan Quimby

Re: FY 21 Sewerage and Water Rate Increase

In 2011, the Sanitary Commission adopted resolutions that capped the annual rate escalator at 6.5% for sewer fees and 5.5% for water fees for "all subdistricts". The resolutions had language indicating that these increases will take effect automatically on July 1 "unless the County Commissioners determine by resolution prior to July 1 of each year that the rates will increase by a lesser percentage". Note this Resolution preceded the creation of the Southern Kent Island (SKI) subdistrict. If you will recall, the intent was to not raise SKI rates until all four phases were constructed unless absolutely necessary.

In order to keep the rate increase at 2.5% for both water and sewer fees for the upcoming FY 21 budget (as it was submitted excepting the SKI subdistrict), the Board must pass a motion similar to what is provided below.

Please note the County Attorney has indicated an approved motion will satisfy the resolution requirement.

I move to set the annual sewer and water operations & maintenance rate escalator for all Sanitary District rate schedules for the FY 21 budget year at 2.5%, with the exception of the Southern Kent Island subdistrict which shall see no increase in rates.

Cc: Jon Seeman
Patrick Thompson

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**Queen
Anne's
County**

**THE DEPARTMENT OF PARKS & RECREATION
OF QUEEN ANNE'S COUNTY**

1945 4H Park Rd.
Centreville, MD 21617
www.qac.org/229/parks-recreation
Telephone: (410) 758-0835
Fax: (410) 758-0566

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

County Administrator: Todd Mohn
Executive Assistant to County Commissioners: Margie A. Houck
County Attorney: Patrick Thompson, Esquire

MEMORANDUM

Date: May 12, 2020

To: County Commissioners

ACTION ITEM

From: Stephen Chandlee, Director, Department of Parks and Recreation
Joan Brooks, Recreation Manager

Subject: Fireworks Event

The Department of Parks and Recreation has contracted the Fireworks Celebration at the Exploration Center at Kent Narrows with Zambelli Inc. for the date of Wednesday, July 1, 2020 and the rain date of Thursday, July 2 2020.

In December, we paid half of the fees (\$10,000) to lock in the date for the event. We have been contacted by the vendor regarding the decision to cancel the event and select another date due to the current situation with the COVID 19 virus.

Based on conversation with the Zambelli's Project Manager, Kim Ceyrolles, we have two options to consider:

1. Cancel and move the event to next year July 2021 with no price increase
2. Postpone and select another date this year 2020 with no price increase

Requested Action:

I move to authorize the Department of Parks and Recreation to cancel the fireworks contract with Zambelli, Inc. for the July 2020 Fireworks Celebration that was to be held on Wednesday July 1, 2020, due to the COVID 19 virus and select the same dates next year based on availability of the vendor.

cc: Jon Seeman



To: Zambelli Fireworks 2020 customers
From: Zambelli management
Date: March 16, 2020
Subject: Zambelli Policy Regarding Coronavirus Related Cancellations/Postponements

We want to address concerns broached by several customers about the stance Zambelli Fireworks will take in the event that the health risks associated with the Coronavirus cause cancellation of a contracted fireworks display. First, Zambelli Fireworks appreciates its relationships it has with its customers, many of whom have been long standing clients. As such, and in recognition of the difficulties we are all experiencing in this crisis, we have instructed all of our Project Managers to work in a congenial manner to solve problems you are likely to experience. However, we also ask each of you to recognize the difficulties we are facing and stress that early and frequent communication is necessary to minimize dislocations on both our parts.

Each of you sign a contract with us requiring a deposit and additional payments based on the timing of cancellation. We are going to amend the terms on cancellation in recognition of the extraordinary circumstances we all face. Allow me to enumerate the new terms as well as explain some constraints we face in certain scenarios.

Cancellation of displays outside of June 29 through July 12

Cancellation prior to 30 days of a scheduled display will not be financially penalized.

Cancellation of June 29 through July 12 2020 displays

Cancellation of a June 29 through July 12, 2020 displays prior to 45 days ahead of time will not be penalized with two caveats. In order to prepare for this busy time of year, we are required by Budget Rental Truck to receive trucks at our location by June 1. In order to arrange for delivery, Budget requires a contractual obligation on our part by mid-April. We will ask customers cancelling after April 15 to consider helping reimburse Zambelli for truck rental expenses. Given the uncertainty this year, we are working with Budget to give us more leeway in our truck order. We will communicate the results of those discussions as soon as we have clarity of Budget's revised policy. In addition, shows utilizing barge services require us to reserve a barge various numbers of days from the display. These arrangements typically occur between our Project Managers and a local barge company. We will require reimbursement for those expenses from customers who do not provide us timely notification as agreed between the customer and the Project Manager.

Boca Raton, FL
Raleigh, NC

Shafter, CA
Myrtle Beach, SC

120 Marshall Drive
Warrendale, PA 15086
1-800-245-0397

Walkersville, MD
Denver, CO

Cincinnati, OH

Postponement of any 2020 display

Zambelli Fireworks encourages our customers to utilize postponement dates for displays. All deposits will be credited towards the postponement date as long as Zambelli is notified before its crews are mobilized or other expenses directly attributed to your display are incurred. This can typically be accommodated within 45 days from the scheduled date. Despite increases in product costs which have occurred due to a variety of factors, Zambelli Fireworks will hold to our contractual pricing in the case of a display postponed within calendar year 2020.

Cancellation within 30 days of a display

Finally, cancellation within 30 days from the date of the display without utilizing a postponement date will revert to the terms of the contract.

We believe these changes are a fair accommodation in the difficult environment we are currently experiencing. We encourage you to work with your Project Manager to reach accommodations that give your customers an enjoyable, safe experience that Zambelli and you love to provide.

You have received an email from Zambelli Fireworks explaining our policy on cancellations and postponements due to the coronavirus. There was an error in that original email. Please note the Highlighted area in the paragraph below. The appropriate date is May 15th, not April 15th as previously Stated.

Cancellation of June 29 through July 12 2020 displays

Cancellation of a June 29 through July 12, 2020 displays prior to 45 days ahead of time will not be penalized with two caveats. In order to prepare for this busy time of year, we are required by Budget Rental Truck to receive trucks at our location by June 1. In order to arrange for delivery, Budget requires a contractual obligation on our part by mid-April. We will ask customers cancelling after May 15 to consider helping reimburse Zambelli for truck rental expenses. Given the uncertainty this year, we are working with Budget to give us more leeway in our truck order. We will communicate the results of those discussions as soon as we have clarity of Budget's revised policy. In addition, shows utilizing barge services require us to reserve a barge various numbers of days from the display. These arrangements typically occur between our Project Managers and a local barge company. We will require reimbursement for those expenses from customers who do not provide us timely notification as agreed between the customer and the Project Manager.



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James J. Moran, At Large
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Stephen Wilson, District 2
Phillip Dumenil, District 3
Chris Corchiarino, District 4



Heather Tinelli, Director
425 Piney Narrows Road
Chester, MD 21619
Telephone: (410) 604-2100

MEMORANDUM

TO: Board of County Commissioners

ACTION ITEM

CC: Todd Mohn, County Administrator
Michael Whitehill, Chairman, Economic Development Incentive Fund Commission
Jean E. Fabi, Economic Development Manager

FROM: Heather Tinelli, Director

DATE: May 20, 2020

SUBJECT: Request for Economic Development Incentive Funding – Lab Leasing Co., Inc. d/b/a Water Testing Labs of Maryland

At its meeting on May 18, 2020, the Economic Development Incentive Fund (EDIF) Commission recommended approval of a conditional loan of \$50,000.00 to Lab Leasing Co., Inc. d/b/a Water Testing Labs of Maryland for the purpose of purchasing water analysis equipment for its base of operations at 1000 Butterworth Court, Stevensville, MD 21666.

Lab Leasing Co., Inc. operates two divisions that provide water testing services: Water Testing Labs of Maryland focuses on potable (drinking water) and Chesapeake Labs focus on wastewater analysis from its base of operations in Stevensville, MD. The company is seeking funding to purchase a piece of equipment to enhance its ability to conduct water analysis for private and public clients. The total cost of the project, including cost of equipment, is \$180,000. The company currently employs fifteen (15) full-time employees at its Stevensville headquarters and will create two (2) new full-time positions, with an average starting salary between \$44,000 and \$55,000 respectively.

The EDIF Commission recommends the award as a reimbursement for a portion of the cost of the equipment and conditioned upon the incremental creation of two (2) full-time positions within three (3) years from the date of disbursement of funds. The company would also be required to maintain the employment level at seventeen (17) employees and remain in full operation in the county for a total of five (5) years. The collateral for the conditional loan is the equipment. The EDIF agreement to be prepared by the county attorney will include guarantees and employment reporting requirements. Upon meeting performance requirements of the agreement, the conditional loan would revert to a grant.

SUGGESTED MOTION: I motion to approve the disbursement of \$50,000.00 of Economic Development Incentive Funding to Lab Leasing Co., Inc. for the purpose of purchasing water analysis equipment for its Stevensville headquarters. The disbursement of funds is contingent upon a signed agreement between the EDIF Commission and the company outlining the conditions of the agreement and performance of the project in accordance with the application submitted to the EDIF Commission.

ATT: Project Summary



Water Testing Labs

Project Summary

- Company:** Lab Leasing Co., Inc. d/b/a Water Testing Labs of Maryland and Chesapeake Labs
- Location:** 1000 and 1005 Butterworth Court, Stevensville, MD 21666
- Website:** www.wtlmd.com
- Business Profile:** Lab Leasing Co, Inc. was established in 1979 in Salisbury, Maryland. And was the first private laboratory to be certified by the Maryland State Health Department. The company has four state certified water testing laboratories throughout the region: three in Maryland (Stevensville HQ, Salisbury, and Millersville) and one in northern Virginia (Burke) that service over 1,000 water systems and over 100 wastewater systems. In 1992, headquarters was moved from Salisbury to the Thompson Creek Business Park in Stevensville to better serve the clients in the Upper and Western Shores. Daniel Shields, President of Lab Leasing Co., Inc. is a resident of Kent Island.
- Project Description:** The project goal is to provide exceptional customer service and maintain a competitive advantage with larger, more corporate testing labs. The acquisition of this equipment will improve laboratory techniques to ensure customers get accurate and timely results, increase analysis skills and allow the company to grow in a very competitive industry. The overall project is valued at \$180,000. The cost of the new equipment, an Atomic Absorption Spectrometer, is \$150,000. The equipment will allow the business to expand its testing capabilities, lower detection levels and lower overall costs per test so it can offer more comprehensive testing in its online store.
- Demonstrated Need For EDIF Funds:** The COVID-19 outbreak has hurt sales and increased costs. The company has not laid off any employees nor does it intend to do so. Without EDIF funding, the project would not move forward.



County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

ACTION ITEM

MEMORANDUM

DATE: 26 MAY 2020
TO: QUEEN ANNE'S COUNTY COMMISSIONERS
FROM: AMY MOREDOCK, PRINCIPAL PLANNER
SUBJECT: REVIEW EXTENSION REQUEST
CITIZEN SPONSORED TEXT AMENDMENT #20-04

Chapter 18 contains provisions for text and map amendments. In accordance with § 18:1-218 citizen sponsored applications for text amendments may be filed with the Office of the Clerk to the County Commissioners for consideration by the County Commissioners only during the first 10 business days in the month of February of each calendar year. During this annual window, the County received four applications for consideration at the County Commissioners 10 March 2020 meeting.

Two things occurred between then and now: the April Planning Commission meeting was canceled in accordance with Governor Hogan's Executive Order regarding social gatherings/meetings (the May meeting was held virtually and in person in compliance with the Governor's Order); and Brandon A. Davis (#20-06) and Chesapeake Bay Beach Club (#20-07) withdrew their February 2020 applications.

The citizen sponsored text amendment applications of COHBROS, LLC (#20-05) and William F. Reed (#20-04) are currently being processed. While the COHBROS, LLC application is moving forward under a separate memorandum, at its 14 May 2020 meeting, the Planning Commission requested points of clarification regarding Mr. Reed's application.

COUNTY COMMISSIONER ACTION

In accordance with § 18:1-220(C)(1) [Action by Planning Commission], the Planning Commission and staff request a review extension from the County Commissioners for TACO #20-04. The County Commissioners conveyed a suite of text amendments (including this application) to the Planning Commission for report and recommendation on 11 March 2020, and the delays outlined above place the Planning Commission recommendation outside of the required 90-day turn around period.

SUGGESTED MOTION

I MOVE TO GRANT A REVIEW EXTENSION IN ACCORDANCE WITH § 18:1-220(C)(1) FOR CITIZEN SPONSORED TEXT AMENDMENT APPLICATION #20-04 WHICH WAS CONVEYED TO THE PLANNING COMMISSION BY THE COUNTY COMMISSIONERS AT ITS 11 MARCH 2020 MEETING. I CITE THE PUBLIC REVIEW DELAY IN THE PROCESS CAUSED BY THE COVID-19 PANDEMIC AND THE PLANNING COMMISSION'S REQUEST FOR ADDITIONAL CLARIFICATION AS GROUNDS TO GRANT THE 90-DAY EXTENSION.

**TEXT/CODE AMENDMENT APPLICATION
QUEEN ANNE'S COUNTY CODE - LOCAL REGULATIONS
CHAPTER 18:1 ZONING AND SUBDIVISION REGULATIONS**



Queen Anne's County Department of Planning and Zoning

110 Vincit Building, Suite 104, Centreville, MD 21620
410-758-1255 (phone) • 410-758-2509 (fax)

Pursuant to Part 7, "Administration, Enforcement, and Special Procedures", Article XXIX, § 18:1-218 "Proposal of amendment", of the Queen Anne's County Code - Local Regulations, I/We _____

Chesapeake Bay Beach Club, LLC

Applicant's Name

of 500 Marina Club, Stevensville, Maryland 21666

410-604-1933

Address

Telephone Number

hereby petition the County Commissioners of Queen Anne's County to amend Chapter 18, Zoning and Subdivision Regulations of Queen Anne's County, Maryland. I/We propose to amend Article III Chapter 18 APP "Appendix A: Glossary" "Definitions" Add to the definition of Resort Hotels as follows:

C. Long term rentals may be permitted so long as the rental period does not exceed 6 months and the rental units are no less than 1,000 square feet in floor area.

The purpose of the proposed amendment is to permit: Long Term Rental Housing at Resort Hotels.

Yumkas, Vidmar, Sweeney & Mulrenin, LLC
Thomas J. Mulrenin, Agent for Applicant

Thomas J. Mulrenin
Applicant's Signature

5.15.20

Date

Please Note: The application for an amendment to the text of this Code shall, at a minimum state in particular, the Article, Section, and paragraph sought to be amended (noted above). The application shall contain the language of the proposed amendment and all supplemental and supporting documentation must be included (add additional sheets as necessary).

Instructions: § 18:1-218 specifies that applications for text amendments be filed with the Office of the Clerk to the County Commissioners for consideration by the County Commissioners only during the first 10 business days in the month of February of each calendar year.

For Office Use Only:

File Number 20-07
Date Filed 14 February 2020 - Revised 15 May 2020
Date Referred to Planning Commission 10 March 2020
Date Recommend. Rec'd from Plan. Comm. _____
County Comm. Public Hearing Date _____
County Commissioners Action _____
Date of Action _____

Enacted 9 January 2020

MEMORANDUM

TO: Ms. Amy G. Moredock, Principal Planner, Queen Anne's County

CC: Dereck Janes, Tom Davis

FROM: Thomas J. Mulrenin

DATE: May 15, 2020

RE: Chesapeake Bay Beach Club, Citizen Sponsored Zoning Text Amendment

The purpose of this memorandum is to offer background relating to the request by The Chesapeake Bay Beach Club to amend the Queen Anne's County Code Zoning and Subdivision Regulations (the "Code") to permit long term rentals by a Resort Hotel. Applicant proposes to amend Article III, Chapter 18, App Appendix A: Glossary of the Code by adding to the definition of "Resort Hotels" as follows:

"C. Long term rentals may be permitted so long as the rental period does not exceed 6 months and the rental units are no less than 1,000 square feet in floor area."

Applicant currently operates a hotel with 77 rooms including 5 cottages known as the Inn at the Chesapeake Bay Beach Club in Stevensville, MD. As a part of its next phase of development, applicant plans to construct and lease a small number of residential units on a long term basis. Such units would be no less than 1,000 square feet in size. The length of lease term would be not more than 6 months. The units would be managed, leased and serviced by the existing hotel. The rental units would be in the next phase of development of the Chesapeake Bay Beach Club on land to be acquired from Queen Anne's County.

May 15, 2020

Page 2

The proposed amendment is consistent with the County Ordinance and with the County Comprehensive Plan.

Zoning Ordinance Compatibility

The long term rental units would be extended stay hotel units with single or two unit buildings. Since the units would be managed by the hotel facility we feel these “extended stay” rental units are compatible with the APKIG zoning and other zoning districts where resort hotels may be permitted. Essentially, these long term rental units are an extension of the existing hotel facility. By limiting the rental term to 6 months, the long term hotel rentals are intended to be a commercial use and distinguished from residential rentals.

Comprehensive Plan Compliance

The MAP LU-7B comprehensive Plan Map- County/Town Planning Areas and Commercial and Mixed Use, County/Town planning areas contained in the comprehensive plan shows the subject site as a commercial/mixed use area. The introduction of long term rentals in the resort hotel definition is consistent with the comprehensive plan for this particular project.

Accordingly, applicant requests that the above described amendment to the Code be submitted for approval.