



**Queen
Anne's
County**

DEPARTMENT OF PUBLIC WORKS

312 Safety Drive
Centreville, MD 21617

Telephone: (410) 758-0925

Fax: (410) 758-3341

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

Date: March 9, 2021
To: County Commissioners
From: Lee E. Edgar
Re: Detention Center Addition & Renovation Design Update

INFORMATIONAL ITEM

The Queen Anne's County Detention Center is in need of significant modernization to meet the incarceration and rehabilitation needs of the County. Constructed in 1987, the building lacks the facilities necessary to support current rehabilitation standards and requirements such as Program Space, Pre-Trial Release, Inmate Processing and Special Housing/Classification Areas. The mechanical, electrical, plumbing and security systems are original to the building and, at nearly 35-years old, have become unreliable and costly to maintain. Renovation and addition to the existing facility is necessary to meet the County's current and future needs.

Following the award of a Maryland Board of Public Works Capital Project Grant, the County initiated a design contract in November 2019 with ATI, Inc. of Columbia, Maryland, an architectural and engineering firm with specialization in correctional facility design and renovation. Staff from the Department of Corrections and Department of Public Works have collaborated with that of ATI in undertaking a three-step design program:

- Schematic Design – first phase concept design which establishes basic project requirements and goals
- Design Development – builds off schematic design through establishing general structural details
- Construction Documents – fully detailed construction drawings and specifications adequate to bid the job

The Schematic Design phase has recently been completed and staff are prepared to make a brief presentation concerning progress to date as generally depicted within the attached facility layouts and executive summary.

It is anticipated that State Grant awards will fund approximately one-half the cost of construction – presently estimated as \$30 million, of which approximately \$10 million is needed for renovation of the existing facility. In order to remain on schedule, reserve sewer allocation, and limit the impact of escalating construction costs, a site plan will need to be presented to the Town of Centreville Planning Commission in Spring 2021.



RFP PAGE 1-14

Population Distribution

ADULT MALE

- Unit C Male Medium Security
- Unit D Male Maximum Security
- Unit E Male Maximum Security
- Unit G Male General Population
- Unit H Male General Population
- Unit H Male Work Release
- Unit I Male Work Release

ADULT FEMALE

- Unit J Female Minimum Security
- Unit K Female General Population
- Unit L Female Work Release
- Unit I

MEDICAL

- Unit A Male Mental Health *
- Unit B Male Medical * (No Bunk Bed)
- Unit M Female Medical * (No Bunk Bed)
- Unit N Female Mental Health *

* Mechanical Design: These cells shall have negative pressure

- Unit F Detox Male (No Bunk Bed)
- Detox Female (No Bunk Bed)

SPECIAL HOUSING

- Segregation - Male (No Bunk Bed)
- Segregation - Female (No Bunk Bed)

TOTAL BEDS INCLUDING ALL AREAS

TOTAL INMATE POPULATION

EXISTING JAIL

PER CODE

PROPOSED ON 9-22-2020

	EXISTING JAIL	PER CODE	PROPOSED ON 9-22-2020
ADULT MALE	96	50	98
Unit C Male Medium Security	16 Double	8 Single	16 No Change - Existing
Unit D Male Maximum Security	16 Double	8 Single	16 No Change - Existing
Unit E Male Maximum Security	16 Double	8 Single	16 No Change - Existing
Unit G Male General Population	24 Double	12 Single	20 ADDITION WITH 1 ADA
Unit H Male General Population			20 ADDITION WITH 1 ADA
Unit H Male Work Release	24 Double	14 Double	
Unit I Male Work Release			10 ADDITION WITH 1 ADA
ADULT FEMALE	20	20	40
Unit J Female Minimum Security			12 ADDITION WITH 1 ADA
Unit K Female General Population			18 ADDITION WITH 1 ADA
Unit L Female Work Release			10 ADDITION WITH 1 ADA
Unit I	20 Double	20 Double	
MEDICAL	33	21	28
Unit A Male Mental Health *	8 Single	8 Single	4 To renovate for use
Unit B Male Medical * (No Bunk Bed)	16 Double	8 Single	8 To renovate for use
Unit M Female Medical * (No Bunk Bed)			4 ADDITION WITH 1 ADA
Unit N Female Mental Health *			4 ADDITION WITH 1 ADA
* Mechanical Design: These cells shall have negative pressure			
Unit F Detox Male (No Bunk Bed)	8 Double	4 Single	6 No Change
Detox Female (No Bunk Bed)	1 Single	1 Single	2 ADDITION WITH 1 ADA
SPECIAL HOUSING	1	1	7
Segregation - Male (No Bunk Bed)	1	1	5 4 ADD + 1 EXISTING
Segregation - Female (No Bunk Bed)			2 ADDITION WITH 1 ADA
TOTAL BEDS INCLUDING ALL AREAS	150	92	173
TOTAL INMATE POPULATION	116	70	138
	(MALE 96 FEMALE 20)	(MALE 50 FEMALE 20)	(MALE 98 FEMALE 40)

Detention Center Addition and Renovation

EXECUTIVE SUMMARY

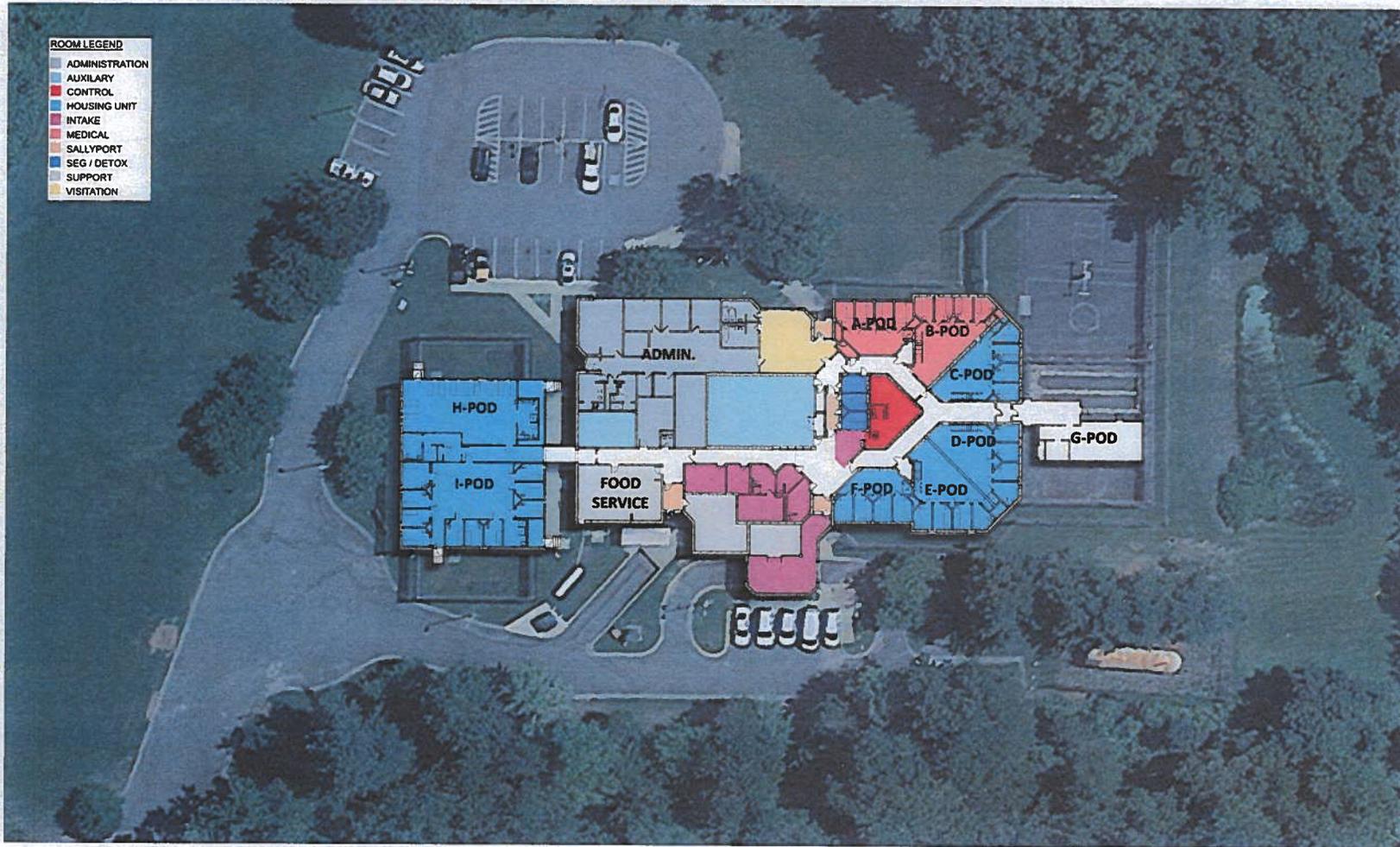
The project includes renovation of existing facility which has approx. 22088 SF area and addition of approx. 32,317 SF area. The entire facility will have nine (9) major areas – 1) Facility Administration, 2) Program Space, 3) Medical Services, 4) Dietary Services, 5) Intake, 6) Inmate Support Services, 7) Pre-Trial Release, 8) Inmate Housing – Male and Female, and 9) Maintenance. The existing building has a small portion at second floor which houses mechanical units. The existing G, H, and I pods will be demolished and replaced because they would be more expensive to renovate to meet modern building code.

There are four types of housing – Minimum, Medium, Maximum and Work-Release. The Existing unit A and B will be used for Male Mental Health and Male Medical, respectively. The Existing Unit C will be used for Male Medium Security housing. The existing Units D and E will be used for Male Maximum Security Housing. The existing Unit F will be used for Male Detox cells. The New addition G and H will be used for Male General Population and Unit I for Male Work-Release. The Identification of the Existing Unit H (Female Minimum Housing) and I (Female General Population) has been changed to Unit J and K, respectively. A new Unit L is added for Female Work Release.

The bed count is given below showing Existing, Per Code and Proposed:

RFP PAGE 1-14

Population Distribution	EXISTING JAIL	PER CODE	PROPOSED ON 9-22-2020
ADULT MALE	128	62	98
Unit A	8 Double	4 Single	
Unit B	16 Double	8 Single	
Unit C Male Medium Security	16 Double	8 Single	16 No Change - Existing
Unit D Male Maximum Security	16 Double	8 Single	16 No Change - Existing
Unit E Male Maximum Security	16 Double	8 Single	16 No Change - Existing
Unit F	8 Double		
Unit G Male General Population	24 Double	12 Single	20 ADDITION WITH 1 ADA
Unit H Male General Population			20 ADDITION WITH 1 ADA
Unit H Male Work Release	24 Double	14 Double	
Unit I Male Work Release			10 ADDITION WITH 1 ADA
ADULT FEMALE	20	20	40
Unit J Female Minimum Security			12 ADDITION WITH 1 ADA
Unit K Female General Population			18 ADDITION WITH 1 ADA
Unit L Female Work Release			10 ADDITION WITH 1 ADA
Unit I	20 Double	20 Double	
MEDICAL	2	2	28
Unit A Male Mental Health *	Double		4 To renovate for use
Unit B Male Medical * (No Bunk Bed)	Double		8 To renovate for use
Unit M Female Medical * (No Bunk Bed)			4 ADDITION WITH 1 ADA
Unit N Female Mental Health *			4 ADDITION WITH 1 ADA
* Mechanical Design: These cells shall have negative pressure			
Unit F Detox Male (No Bunk Bed)			6
Detox Female (No Bunk Bed)			2 ADDITION WITH 1 ADA
Segregation & Detox	2 Single	2 Single	
SPECIAL HOUSING	0	0	7
Segregation - Male (No Bunk Bed)			5 RENO & ADD W/ ADA
Segregation - Female (No Bunk Bed)			2 ADDITION WITH 1 ADA
TOTAL BEDS INCLUDING ALL AREAS	150	84	173
TOTAL INMATE POPULATION	148	82	138
	(MALE 128 FEMALE 20)	(MALE 62 FEMALE 20)	(MALE 98 FEMALE 40)



EXISTING PROGRAM AND SITE



EXISTING BED COUNT

ADULT MALES
 A POD - 8 BEDS DOUBLE BUNKED
 B POD - 16 BEDS DOUBLE BUNKED
 C POD - 16 BEDS DOUBLE BUNKED
 D POD - 16 BEDS DOUBLE BUNKED
 E POD - 16 BEDS DOUBLE BUNKED
 F POD - 8 BEDS DOUBLE BUNKED
 G POD - 24 BEDS BUNK BED MODULAR UNIT
 H POD - 24 BEDS BUNK BED MODULAR UNIT

TOTAL BED COUNT - 128

ADULT FEMALE
 I POD - 20 BEDS DOUBLE BUNKED

TOTAL BED COUNT - 20

SPECIAL CONFINEMENT
 DETOX - 1 SINGLE
 SEGREGATION - 1 SINGLE

ADULT MALES BED COUNT - 128
FEMALE BED COUNT - 20
SPECIAL CONFINEMENT BED COUNT - 2

CURRENT TOTAL - 150 BEDS
INMATE POPULATION 148

BED COUNT PER CODE

ADULT MALES
 A POD - 4 BEDS SINGLE
 B POD - 8 BEDS SINGLE
 C POD - 8 BEDS SINGLE
 D POD - 8 BEDS SINGLE
 E POD - 8 BEDS SINGLE

G POD - 12 BEDS SINGLE
 H POD - 14 BEDS BUNK BED

TOTAL BED COUNT - 62

ADULT FEMALE
 I POD - 20 BEDS DOUBLE

TOTAL BED COUNT - 20

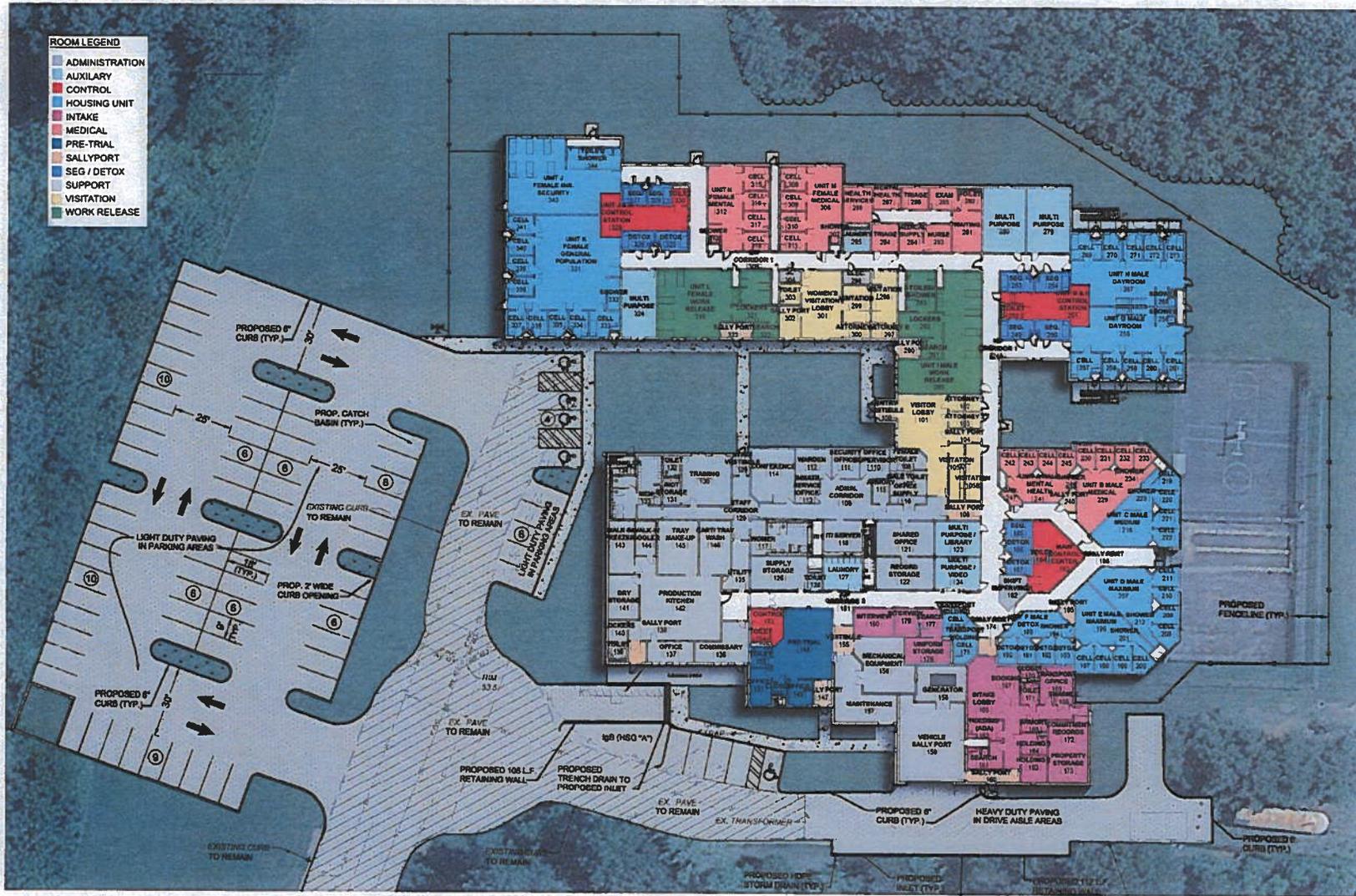
SPECIAL CONFINEMENT
 DETOX - 1 SINGLE
 SEGREGATION - 1 SINGLE

ADULT MALES BED COUNT - 128
FEMALE BED COUNT - 20
SPECIAL CONFINEMENT BED COUNT - 2

CURRENT TOTAL - 84 BEDS
INMATE POPULATION 82

DETENTION CENTER ADDITION AND RENOVATION
 QUEEN ANNE'S COUNTY





ROOM LEGEND

- ADMINISTRATION
- AUXILIARY
- CONTROL
- HOUSING UNIT
- INTAKE
- MEDICAL
- PRE-TRIAL
- SALLYPORT
- SEG / DETOX
- SUPPORT
- VISITATION
- WORK RELEASE

NEW BED COUNT

- ADULT MALES**
 A POD - 8 BEDS DOUBLE BUNKED (NO CHANGE)
 B POD - 16 BEDS DOUBLE BUNKED (NO CHANGE)
 C POD - 16 BEDS DOUBLE BUNKED (NO CHANGE)
 D POD - 16 BEDS DOUBLE BUNKED (NO CHANGE)
 E POD - 16 BEDS DOUBLE BUNKED (NO CHANGE)
 F POD - 8 BEDS DOUBLE BUNKED (NO CHANGE)
 G POD - 20 BEDS DOUBLE BUNKED
 H POD - 20 BEDS DOUBLE BUNKED
 I WORK RELEASE - 10 BEDS DOUBLE BUNKED

TOTAL BED COUNT - 98

- ADULT FEMALE**
 J POD - 12 BEDS DOUBLE BUNKED
 K POD - 18 BEDS DOUBLE BUNKED
 L WORK RELEASE - 10 BEDS DOUBLE BUNKED

TOTAL BED COUNT - 40

- SPECIAL CONFINEMENT**
 M MEDICAL - 14 BEDS
 N MENTAL - 14 BEDS
 HOLDING - 5 RENO
 HOLDING - 2 ADDITION

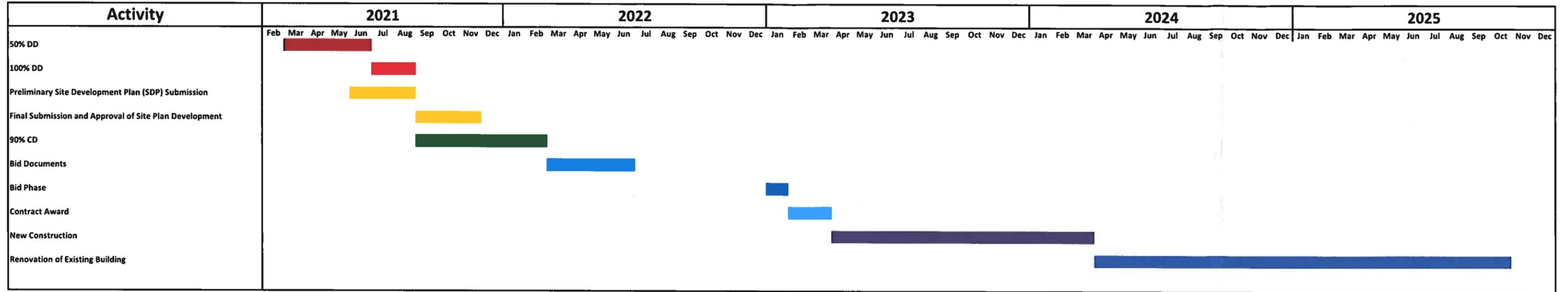
PROPOSED TOTAL - 173 BEDS
ADULT MALES BED COUNT - 98
FEMALE BED COUNT - 40
SPECIAL CONFINEMENT BED COUNT - 7

PROPOSED PROGRAM AND SITE

DETENTION CENTER ADDITION AND RENOVATION
 QUEEN ANNE'S COUNTY



Detention Center Expansion/Renovation Project Schedule





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Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

MEMORANDUM

Date: March 9, 2021

To: County Commissioners

ACTION ITEM

From: R. Shane Moore, PE

Subject: Deeds of Dedication – Meadow Brook Estates Phase II

The following Deeds of Dedication in presented for your review.

Major Subdivision of Meadow Brook Estates Phase II (attached)

Patriot Way – 50' right-of-way

Independence Court – 50' right-of-way

The aforementioned roadway has been completed to County Standards and approved by staff for acceptance into the County's Road Inventory. The Deeds of Dedication has been reviewed, approved and signed by the County Attorney. The original Deeds of Dedication will be presented at the March 9, 2021 commissioner's meeting for final signature and execution.

Recommended Action:

Execute Deed of Dedication – Signature by Commission President





THIS DEED OF DEDICATION, made this 14th day of November, 2020, by and between **FRANKLIN H. DEAN, JR.**, party of the first part, hereinafter called "Grantor", and **COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY**, party of the second part, hereinafter called "Grantee".

WHEREAS, Grantor does hereby offer for dedication all the herein described roadway and by this deed does convey said roadway to the County Commissioners of Queen Anne's County; and,

WHEREAS, this offer of dedication is irrevocable and may be released only in the manner as provided by law for the closing or abandonment of public roads.

WITNESSETH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, Grantor does hereby grant, convey and release unto the County Commissioners of Queen Anne's County, a municipal corporation of the State of Maryland, its successors and assigns, in fee simple, all of the following described real estate, to wit:

ALL that roadway, strip and parcel of land situate, lying and being in the Sixth Election District, Queen Anne's County, Maryland as set forth and shown on Sheet 16 of a set of plats, containing twenty two (22) sheets, entitled "MAJOR SUBDIVISION FOR MEADOW BROOK ESTATES, PHASE II," prepared by McCrone, Inc., dated June 20, 2007, and recorded or intended to be recorded among the Plat Records of Queen Anne's County, Maryland in Plat Book S.M. No. 39, folio(s) 28A through 28X, inclusive (the "Plat(s)"); said roadway is designated thereon as "PATRIOT WAY - PROPOSED 50' WIDE PUBLIC R.O.W."

THIS conveyance is subject to the existing easements, rights-of-way, and agreements for roadways, electric transmission lines and the service and maintenance thereof.

TOGETHER with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

ESPECIALLY TOGETHER with the public drainage easements more particularly identified on the Plats.

TO HAVE AND TO HOLD the land and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said County Commissioners of Queen Anne's County, its successors and assigns, in fee simple, forever.

AND the said Grantor does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed, that it will warrant specially the property hereby granted and conveyed; and that it will execute such further

assurances of the same as may be requisite.

WITNESS the hand and seal of the Grantor as of the day and year first above written.

WITNESS:

Katie E. Nelson

Franklin H. Dean, Jr. (SEAL)
Franklin H. Dean, Jr.

"Grantor"

STATE OF MARYLAND, COUNTY OF Kent

I HEREBY CERTIFY, that on this 19th day of November, 2020, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Franklin H. Dean, Jr., the within named Grantor, and he, being authorized so to do, acknowledged the foregoing instrument to be his act.

WITNESS my hand and Notarial Seal.



Katie E. Nelson
Notary Public
My Commission Expires: 8-11-24

Approved as to form and legal sufficiency.

Patrick E. Thompson
Patrick E. Thompson
County Attorney

This Deed of Dedication is accepted by the County Commissioners of Queen Anne's County this ____ day of _____, 2020.

WITNESS:

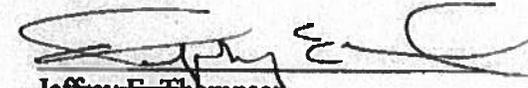
**THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY**

By: _____(SEAL)

Name: _____

Title: _____

I hereby certify that the within instrument was prepared by or under the supervision of an attorney licensed to practice law in the State of Maryland.



Jeffrey E. Thompson
Attorney at Law

THIS DEED OF DEDICATION, made this 19th day of November, 2020, by and between **FRANKLIN H. DEAN, JR.**, party of the first part, hereinafter called "Grantor", and **COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY**, party of the second part, hereinafter called "Grantee".

WHEREAS, Grantor does hereby offer for dedication all the herein described roadway and by this deed does convey said roadway to the County Commissioners of Queen Anne's County; and,

WHEREAS, this offer of dedication is irrevocable and may be released only in the manner as provided by law for the closing or abandonment of public roads.

WITNESSETH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, Grantor does hereby grant, convey and release unto the County Commissioners of Queen Anne's County, a municipal corporation of the State of Maryland, its successors and assigns, in fee simple, all of the following described real estate, to wit:

ALL that roadway, strip and parcel of land situate, lying and being in the Sixth Election District, Queen Anne's County, Maryland, as set forth and shown on Sheet Sixteen (16) of a set of plats, containing twenty two (22) sheets, entitled "MAJOR SUBDIVISION FOR MEADOW BROOK ESTATES, PHASE II," prepared by McCrone, Inc., dated June 20, 2007, and recorded or intended to be recorded among the Plat Records of Queen Anne's County, Maryland in Plat Book S.M. No. 39, folio(s) 28A through 31X, inclusive (the "Plat(s)"); said roadway is designated thereon as "INDEPENDENCE COURT - PROPOSED 50' WIDE PUBLIC R.O.W."

THIS conveyance is subject to the existing easements, rights-of-way, and agreements for roadways, electric transmission lines and the service and maintenance thereof.

TOGETHER with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

ESPECIALLY TOGETHER with the public drainage easements more particularly identified on the Plats.

TO HAVE AND TO HOLD the land and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said County Commissioners of Queen Anne's County, its successors and assigns, in fee simple, forever.

AND the said Grantor does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed, that it will warrant specially the property hereby granted and conveyed; and that it will execute such further

assurances of the same as may be requisite.

WITNESS the hand and seal of the Grantor as of the day and year first above written.

WITNESS:

Katie E. Nelson

Franklin H. Dean, Jr. (SEAL)
Franklin H. Dean, Jr.

"Grantor"

STATE OF MARYLAND, COUNTY OF Kent

I HEREBY CERTIFY, that on this 19th day of November, 2020, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Franklin H. Dean, Jr., the within named Grantor, and he, being authorized so to do, acknowledged the foregoing instrument to be his act.

WITNESS my hand and Notarial Seal.



Katie E. Nelson
Notary Public
My Commission Expires: 8-11-24

Approved as to form and legal sufficiency.

Patrick E. Thompson
Patrick E. Thompson
County Attorney

This Deed of Dedication is accepted by the County Commissioners of Queen Anne's County
this ____ day of _____, 2020.

WITNESS:

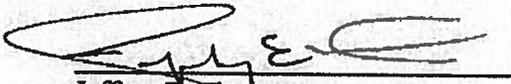
**THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY**

By: _____ (SEAL)

Name: _____

Title: _____

I hereby certify that the within instrument was prepared by or under the supervision of an
attorney licensed to practice law in the State of Maryland.



Jeffrey H. Thompson
Attorney at Law



**Queen
Anne's
County**

DEPARTMENT OF PUBLIC WORKS

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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: March 9, 2021

To: County Commissioners

ACTION ITEM

From: R. Shane Moore, PE

Subject: Deed of Dedication – Waterman’s Cove

The following Deed of Dedication in presented for your review.

Cluster Subdivision of Waterman’s Cove (attached)

Short Court – 40’ right-of-way

The aforementioned roadway has been completed to County Standards and approved by staff for acceptance into the County’s Road Inventory. The Deed of Dedication has been reviewed, approved and signed by the County Attorney. The original Deed of Dedication will be presented at the March 9, 2021 commissioner’s meeting for final signature and execution.

Recommended Action:

Execute Deed of Dedication – Signature by Commission President

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NO TITLE EXAMINATION

DEED OF ROAD DEDICATION

THIS DEED OF ROAD DEDICATION, ("Deed") made this 21 day of January, 2021, by and between WATERMAN'S COVE, LLC., a Maryland limited liability company, party of the first part, GRANTOR; and THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, a body politic of the State of Maryland, party of the second part, GRANTEE and also at times, the "County."

WHEREAS, Grantor does hereby offer all the herein described property and by this Deed does convey said property to Grantee, and

WHEREAS, this Deed is irrevocable and may be released only in the same manner as provided by law for the closing or abandonment of public roads.

WHEREAS, these recitals are not merely prefatory, but form a part of this Deed.

WITNESSETH, that for and in consideration of the sum of One (\$1.00) dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant and convey unto the GRANTEE, its successors and assigns, in fee simple, the following described real estate, to wit:

ALL of those roadways, streets, public rights of way, parts and portions of land lying and being in the Fourth Election District of Queen Anne's County, State of Maryland, being shown and designated as "EXISTING SHORT COURT" (30' Wide R/W) (0.312 Ac +/-) on sheet 2 of 6; "AREA TO BE DEDICATED TO QUEEN ANNE'S CO." (0.104 Ac +/-) on sheet 2 of 6; "SHORT COURT" (40' WIDE R/W)(AREA TO BE DEDICATED 0.153 Ac +/-) on sheet 4 of 6; and "SHORT COURT" (40 WIDE R/W) (AREA TO BE DEDICATED 0.243 Ac +/-) on sheet 5 of 6, all shown on the plat entitled "ADMINISTRATIVE/MINOR CLUSTER SUBDIVISION OF WATERMAN'S COVE TAX MAP 57, GRID 19, PARCELS 56, 109, &378, LOT 128 FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND" dated April 2017 and recorded among the Plat Records of Queen Anne's County at Liber SM 46, folio 90A-90E.

BEING part of the same lands granted and conveyed unto the Grantor by deed dated April 25, 2018 and recorded among the Land Records of Queen Anne's County in Liber 2890, folio 13.

THIS conveyance is subject to the existing easements, rights-of-way, and agreements for roadways, electric transmissions lines and the service and maintenance thereof.

TOGETHER with the buildings and improvements thereon erected, made or being, and all

the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lots or parcels of land and premises, unto and to the use of the said GRANTEE, its successors and assigns, in fee simple, forever.

AND the said GRANTOR does hereby covenant that it has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed and it will execute such further assurances of said land as may be requisite.

[SIGNATURES TO FOLLOW]

WITNESS the hand and seal of the said GRANTOR.

WITNESS:

Waterman's Cove, LLC
a Maryland limited liability company

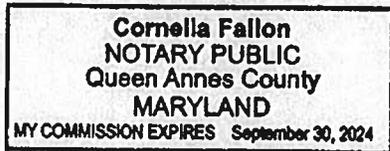
Cornelia Fallon

BY: Barry Waterman (SEAL)
Barry Waterman, Authorized Member

STATE OF MARYLAND, Queen Anne's COUNTY, TO WIT:

I HEREBY CERTIFY that on this 21 day of January, 2021, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared Barry Waterman, known to me (or satisfactorily proven) to be an authorized member of Waterman's Cove, LLC Maryland limited liability company, and that such individual, in such capacity and being authorized to do so, executed the foregoing and annexed instrument on behalf of such corporation for the purposes therein contained.

WITNESS my hand and Notarial Seal.



Cornelia Fallon
Notary Public
My Commission Expires: Sep. 30 2024

Approved as to form and legal sufficiency.

Patrick E. Thompson
Patrick E. Thompson, Esquire
County Attorney

I HEREBY CERTIFY under the penalties of perjury that the within instrument was prepared by or under the direction of an attorney admitted to practice before the Court of Appeals of Maryland.

Genevieve H. R. Lindner
Genevieve H. R. Lindner, Esq.

This Deed of Dedication is accepted by the County Commissioners of Queen Annes County this _____ day of _____, 2021.

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

President



**Queen
Anne's
County**

County Commissioners:

- James J. Moran, At Large
- Jack N. Wilson, Jr., District 1
- Stephen Wilson, District 2
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MEMORANDUM

Date: March 9, 2021

To: County Commissioners

ACTION ITEM

From: R. Shane Moore, PE

Subject: Systematic Replacement of Fleet Equipment – Two (2) Chippers

The Roads Division is requesting to purchase two (2) Vermeer BC1000XL chippers, from Vermeer All Roads, of Annapolis Junction, MD, in the amount of \$78,676, via the Sourcewell Contract #062117-VRM. See the attached New Equipment Request Form and quote.

This purchase was programmed in FY2021 and adequate funding is available in the FY2021 Capital Equipment Budget. See attached FY 2021 Capital Equipment Budget funding and expenditures.

Requested Action:

I move to purchase two (2) Vermeer BC1000XL chippers, from Vermeer All Roads, of Annapolis Junction, MD, in the amount of \$78,676, via the Sourcewell Contract #062117-VRM.

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	A	B	C	D
1	Queen Anne's County			
	Request for Vehicle/Equipment			
3				
4	DEPARTMENT:	Roads Division		
5	Preparer:	R. Shane Moore		
6	Date:	3/9/2021		
7				
8	NEW/REPLACEMENT VEHICLE/EQUIPMENT INFORMATION			
9				
10	Make	Vermeer Chipper		
11	Model	BC1000XL		
12	Additional description	Purchase of two (2) chippers		
13	New (N) or replacement (R)?	New		
14	Vendor	Vermeer Corporation		
15				
16	Cost	\$78,676.00		
17				
18	Budget	\$345,000.00		
19	Expenditures FY to date above	\$185,555.00		
20	Remaining	\$159,445.00		
21				
22	<i>If the request is to REPLACE a vehicle/piece of equipment, complete the following section.</i>			
23				
24	Existing Vehicle/Equipment Details			
25				
26	Age (yrs.)	<input type="text"/>		
27	Miles/hours [specify which]	<input type="text"/>		
28	Make	<input type="text"/>		
29	Model	<input type="text"/>		
30	Additional description	<input type="text"/>		
31				
32	Service history	<input type="text"/>		
33	<input type="text"/>			
34	<input type="text"/>			
35	<input type="text"/>			
36	<input type="text"/>			
37	<input type="text"/>			
38	Surplus info (e.g., selling on eBay)			



EQUIPPED TO DO MORE.

Quote

3/2/2021

Address 8832 Corridor Road
Annapolis Junction, MD 20701
United States

Reference Number R-00004996
Expiration Date 5/31/2021

Prepared By Hunter Allen
Email hunter.allen@vermeerallroads.com

Bill To Name QUEEN ANNE COUNTY
Bill To DEPT OF PUBLIC WORKS 312 SAFETY DRIVE
CENTREVILLE, MD 21617
US

Ship To DEPT OF PUBLIC WORKS 312 SAFETY DRIVE
CENTREVILLE, MD 21617
US

Product Name	Product Details	Quantity	Sales Price	Total Price
VERMEER BC1000XL36VP	BC1000XL 74HP DEUTZ TIER 4 FINAL 12" capacity drum style brush chipper includes 74 HP Deutz TD2.9L diesel engine; isolated engine and cutter housing; 12" x 17" feed opening; high coolant temperature and low oil pressure automatic shutdown; LED trailer lighting; live hydraulics; horizontal feed roller; SmartFeed; ECO Idle; 25 Gallon fuel tank; lockable steel engine shields; jack and infeed table with lower feed stop bar. 1 Year/1000 Hours Standard Warranty	2.00	\$39,338.00	\$78,676.00

Sourcewell contract #062117-VRM

Warranty Options - (Not Included in Price)

Extended Warranty
2 Years Premium W/ 4 Planned Services \$2,331.00
3 Years Premium W/ 4 Planned Services \$3,312.00

Subtotal \$78,676.00
Total Price \$78,676.00
Grand Total \$78,676.00

Signature: _____

FORM E
CONTRACT ACCEPTANCE AND AWARD



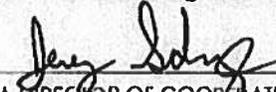
(Top portion of this form will be completed by NJPA if the vendor is awarded a contract. The vendor should complete the vendor authorized signatures as part of the RFP response.)

NJPA Contract #: 062117-VRM
Proposer's full legal name: Vermeer Corporation

Based on NJPA's evaluation of your proposal, you have been awarded a contract. As an awarded vendor, you agree to provide the products and services contained in your proposal and to meet all of the terms and conditions set forth in this RFP, in any amendments to this RFP, and in any exceptions that are accepted by NJPA.

The effective date of the Contract will be August 18, 2017 and will expire on August 18, 2021 (no later than the later of four years from the expiration date of the currently awarded contract or four years from the date that the NJPA Chief Procurement Officer awards the Contract). This Contract may be extended for a fifth year at NJPA's discretion.

NJPA Authorized Signatures:



NJPA DIRECTOR OF COOPERATIVE CONTRACTS
AND PROCUREMENT/CPO SIGNATURE

Jeremy Schwartz
(NAME PRINTED OR TYPED)



NJPA EXECUTIVE DIRECTOR/CEO SIGNATURE

Chad Coauette
(NAME PRINTED OR TYPED)

Awarded on August 17, 2017

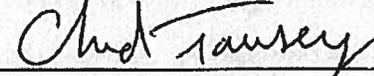
NJPA Contract # 062117-VRM

Vendor Authorized Signatures:

The Vendor hereby accepts this Contract award, including all accepted exceptions and amendments.

Vendor Name Vermeer Corporation

Authorized Signatory's Title Corporate Accounts Manager



VENDOR AUTHORIZED SIGNATURE

Chad Tousey

(NAME PRINTED OR TYPED)

Executed on 8/17, 2017

NJPA Contract # 062117-VRM



*Queen
Anne's
County*

DEPARTMENT OF PUBLIC WORKS

312 Safety Drive
Centreville, MD 21617

Telephone: (410) 758-0925

Fax: (410) 758-3341

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: March 9, 2021

To: County Commissioners

ACTION ITEM

From: R. Shane Moore, PE

Subject: Systematic Replacement of Fleet Equipment – Two (2) Tractor Mowers

The Roads Division is requesting to purchase two (2) John Deere 5100M Utility Tractors with Tiger mowers, from Atlantic Tractor, of Queen Anne, MD, in the amount of \$185,550, via the Sourcewell Contract #110719-JDC (PG 1P CG 70). See the attached New Equipment Request Form and quote.

This purchase was programmed in FY2021 and adequate funding is available in the FY2021 Capital Equipment Budget. See attached FY 2021 Capital Equipment Budget funding and expenditures.

Requested Action:

I move to purchase two (2) John Deere 5100M Utility Tractors with Tiger mowers, from Atlantic Tractor, of Queen Anne, MD, in the amount of \$185,550, via the Sourcewell Contract #110719-JDC (PG 1P CG 70).

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 things to do...places to go...ways to grow your business...scan for info



	A	B	C	D
1	Queen Anne's County			
2	Request for Vehicle/Equipment			
3				
4	DEPARTMENT:	Roads Division		
5	Preparer:	R. Shane Moore		
6	Date:	3/9/2021		
7				
8	NEW/REPLACEMENT VEHICLE/EQUIPMENT INFORMATION			
9				
10	Make	John Deere		
11	Model	5100M Utility Tractor		
12	Additional description	Purchasing two tractor		
13	New (N) or replacement (R)?	New		
14	Vendor	Atlantic Tractor		
15				
16	Cost	\$185,555.00		
17				
18	Budget	\$345,000.00		
19	Expenditures FY to date above	\$0.00		
20	Remaining	\$345,000.00		
21				
22	<i>If the request is to REPLACE a vehicle/piece of equipment, complete the following section.</i>			
23				
24	Existing Vehicle/Equipment Details			
25				
26	Age (yrs.)			
27	Miles/hours [specify which]			
28	Make			
29	Model			
30	Additional description			
31				
32	Service history			
33				
34				
35				
36				
37				
38	Surplus info (e.g., selling on eBay)			



JOHN DEERE



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Atlantic Tractor LLC
13716 Main Street
Queen Anne, MD 21657
410-364-5723
admin.cly@atjd.net

Quote Summary

Prepared For:
QUEEN ANNE COUNTY/S.W. DIV
312 SAFETY DR
CENTREVILLE, MD 21617
Business: 410-758-2697

Delivering Dealer:
Atlantic Tractor LLC
Donald Clark
13716 Main Street
Queen Anne, MD 21657
Phone: 410-364-5723
dclark@atjd.net

Quote ID: 23442917
Created On: 07 January 2021
Last Modified On: 12 January 2021
Expiration Date: 12 February 2021

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 5100M Utility Tractor	\$ 68,485.00	\$ 53,418.30 X	1 =	\$ 53,418.30
Contract: Sourcewell Ag Tractors 110719-JDC (PG 1P CG 70) Price Effective Date: January 6, 2021				
JOHN DEERE 5100M Utility Tractor	\$ 68,485.00	\$ 53,418.30 X	1 =	\$ 53,418.30
Contract: Sourcewell Ag Tractors 110719-JDC (PG 1P CG 70) Price Effective Date: January 6, 2021				
TIGER SMF-SDB RF-96SD	\$ 48,749.00	\$ 39,359.20 X	2 =	\$ 78,718.40
Contract: Sourcewell Ag Tractors 110719-JDC (PG 1P CG 70) Price Effective Date:				
Equipment Total				\$ 185,555.00

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 185,555.00
Trade In	
SubTotal	\$ 185,555.00
Est. Service Agreement Tax	\$ 0.00
Total	\$ 185,555.00

Salesperson : X _____

Accepted By : X _____

Confidential



Solicitation Number: RFP#110719

CONTRACT

This Contract is between **Sourcewell**, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and **Deere & Company**, 2000 John Deere Run, Cary, NC 27513 (Vendor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to its members. Participation is open to all levels of governmental entity, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada.

Vendor desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and its Members (Members).

1. TERM OF CONTRACT

- A. **EFFECTIVE DATE.** This Contract is effective upon the date of the final signature below.
- B. **EXPIRATION DATE AND EXTENSION.** This Contract expires December 30, 2023, unless it is cancelled sooner pursuant to Article 24. This Contract may be extended up to one additional one-year period upon request of Sourcewell and with written agreement by Vendor.
- C. **SURVIVAL OF TERMS.** Articles 11 through 16 survive the expiration or cancellation of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. **EQUIPMENT, PRODUCTS, OR SERVICES.** Vendor will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Vendor's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new/current model. Vendor may offer close-out or refurbished Equipment or Products if they are clearly indicated in Vendor's product and pricing list. Unless agreed to by the Member in advance, Equipment or Products must be delivered as operational to the Member's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. LAWS AND REGULATIONS. All Equipment, Products, or Services must comply fully with applicable federal laws and regulations, and with the laws of the state or province in which the Equipment, Products, or Services are sold.

C. WARRANTY. Vendor warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Vendor warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Vendor's dealers and distributors must agree to assist the Member in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that is effective past the expiration of the Vendor's warranty will be passed on to the Member.

D. DEALERS AND DISTRIBUTORS. Upon Contract execution, Vendor will make available to Sourcewell a means to validate or authenticate Vendor's authorized Distributors/Dealers relative to the Equipment, Products, and Services related to this Contract. This list may be updated from time-to-time and is incorporated into this Contract by reference. It is the Vendor's responsibility to ensure Sourcewell receives the most current version of this list.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced as stated in Vendor's Proposal.

Regardless of the payment method chosen by the Member, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Member at the time of purchase.

When providing pricing quotes to Members, all pricing quoted must reflect a Member's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Member's requested delivery location.

A. SHIPPING AND SHIPPING COSTS. All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Vendor must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Members. Members reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery.

6



**Queen
Anne's
County**

DEPARTMENT OF PUBLIC WORKS

312 Safety Drive
Centreville, MD 21617

Telephone: (410) 758-0925

Fax: (410) 758-3341

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

Date: March 9, 2021

INFORMATIONAL ITEM

To: County Commissioners

From: Alan Quimby

Re: Household Hazardous Waste Disposal, Latex Paint and Electronics Recycling Event

On Saturday, April 17, 2021, Kent County will be hosting the Midshore Regional Recycling Programs Household Hazardous Waste Disposal, Latex Paint and Electronics Recycling Event. This event will be held at the Nicholson Drop-off Center at 23750 Larney Nick Rd in Chestertown from 8 AM – 2 PM, rain or shine.

The event is held twice yearly and rotates throughout the four Midshore Counties of Kent, Caroline, Talbot and Queen Anne's. The event is for residents only. Business materials are not accepted. An informational flyer is attached.

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Midshore Household Hazardous Waste (HHW) Drop-Off Day

Saturday, April 17, 2021, 8AM – 2PM, rain or shine

Nicholson Drop-off Center 23750 Larney Nick Rd., Chestertown, MD 21620

Free to Midshore County residents (Caroline, Kent, Queen Anne's and Talbot Counties)

ACCEPTABLE HHW ITEMS

- Gas, gas/oil mixtures and automotive fuels
- Empty propane cylinders size #40 and smaller
- Acids, cleaners, and solvents
- Chemicals (pool, darkroom, etc.)
- Pesticides, insecticides, and herbicides
- Oil-based paint, paint thinner, stains, turpentine, wood preservatives, and wood strippers
- Fluorescent tubes and lamps (limit 15)
- Mercury thermometers

UNACCEPTABLE ITEMS

- Household trash
- Explosives and ammunition
- Medical and radioactive wastes
- Compressed gas cylinders other than propane cylinders listed above
- Asbestos
- Smoke detectors
- Appliances
- Power tools and power tool batteries
- Tires
- Household batteries
- Road/marine flares
- Liquid containers over 5 gallon maximum size

**For questions on the program,
please contact the Maryland
Environmental Service at
(443) 685-4073.**

ACCEPTABLE ELECTRONICS

- Computers and peripherals (keypads, laptops, monitors, mice, printers, cables, modems, etc.)
- TVs, remotes, VCR, CD and DVD players (limit 4 TVs)
- CB radios fax machines, answering machines, and copiers

ACCEPTABLE LATEX PAINT

Usable latex paint will be accepted for recycling. Do not bring unusable latex paint to the event.

Instead, solidify the paint with an absorbent such as kitty litter, dirt or mulch and dispose of the paint in regular trash.

PLEASE NOTE

- Household wastes that are toxic, corrosive, ignitable, or reactive are considered HHW.
- Caroline, Kent, Queen Anne's, and Talbot residents ONLY
- Limit of 20 gallons or 250 pounds of acceptable waste per residence
- NO business, commercial, or industrial customers or materials
- COVID-19 Safety Precautions
 - Face masks are required to enter and use the facility for the purpose of dropping off acceptable materials
 - Social distancing guidelines are to be followed



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MEMORANDUM

Date: March 9, 2021

ACTION ITEM

To: Sanitary Commission

From: Alan Quimby

Re: Crab Deck Restaurant
Request for Water Allocation

Schulz Associates, LLC wish to connect the existing Crab Deck Restaurant to public water. The account shows 9,026-ft² of restaurant and 4 commercial boat slips (the remaining slips being designated as transient).

The amount of allocation necessary is 3400-gpd. The cost at current rates being \$69,645.

If agreeable, please make a motion similar to the following:

I move that we grant 3,400 gallons per day of water allocation to Schulz Associates LLLC to connect their existing restaurant to public water for which a 10% non-refundable* deposit will be required within 30 calendar days.

*in accordance with the recently adopted revisions to the allocation policy, the deposit becomes non-refundable after 1-year.

