

February 14, 2023

The County Commissioners of Queen Anne’s County met this date pursuant to its last adjournment and there were present:

James J. Moran  
Jack N. Wilson, Jr.  
Patrick McLaughlin  
Philip L. Dumenil  
Christopher M. Corchiarino

Commissioner Moran was not present during this part of the meeting. He was testifying in Annapolis on HB 447.

**CLOSED SESSION:**

Pursuant to State Government Law Section 3-305(b) (1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals; “The County Commissioners held a Closed Session on a motion of Commissioner Wilson, seconded by Commissioner Corchiarino, at 5:00 p.m. in The Office of the County Commissioners, The Liberty Building, 107 N. Liberty Street, Centreville, Maryland.” The Board adjourned in Closed Session at 5:10 p.m. Those in attendance were Mr. Todd Mohn, P.E., County Administrator and Ms. Margie A. Houck, Executive Assistant to the Commissioners.

The Board discussed Boards and Commission.

In open session, on a motion made by Commissioner Wilson, seconded by Commissioner Corchiarino, the Board unanimously agreed to appoint Mr. Norman Bossie to fill the vacancy on the Bicycle and Pedestrian Advisory Committee. This term will expire on February 28, 2026.

Commissioners	Yes	No
Moran	absent	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

**CLOSED SESSION:**

Pursuant to State Government Law Section 3-305(b) (1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals; “The County Commissioners held a Closed Session on a motion of Commissioner Wilson , seconded by Commissioner Corchiarino, at 5:10 p.m. in The Office of the County Commissioners, The Liberty Building, 107 N. Liberty Street, Centreville, Maryland.” The Board adjourned in Closed Session at 5:20 p.m. Those in attendance were Mr. Todd Mohn, P.E., County Administrator and Ms. Margie A. Houck, Executive Assistant to the Commissioners.

The Board discussed making a part-time position into a full-time position.

On a motion made by Commissioner Wilson, seconded by Commissioner Corchiarino, the Board unanimously agreed to make the part-time position of Character Counts Coach Specialist to a full-time position effective immediately.

Commissioners	Yes	No
Moran	absent	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

**CLOSED SESSION:**

Pursuant to State Government Law Section 3-305(b), (3): to consider the acquisition of real property for a public purpose and matters directly related thereto; “The County Commissioners held a Closed Session on a motion of Commissioner Wilson seconded by Commissioner Corchiarino, at 5:20 p.m. in the Office of the County Commissioners, The Liberty Building, 107 N. Liberty Street, Centreville, Maryland.” The Board adjourned in Closed Session at 5:30 p.m. Those in attendance were Mr. Todd Mohn, P.E., County Administrator, Ms. Margie A. Houck, Executive Assistant to the Commissioners, Mr. Steve Chandlee, Director of Parks and Recreation and Mr. Steve Cohoon, Public Facility Planner, DPW.

The Board discussed Easements and Property Acquisition

**MEETING CALLED TO ORDER:**

The meeting was called to order at 5:30 p.m.

**MINUTES:**

On a motion made by Commissioner Wilson, seconded by Commissioner Corchiarino, the Board unanimously agreed to approve the amended Agenda for the current meeting, the Regular and Closed Session Minutes of January 24, 2023.

**PRESS AND PUBLIC COMMENTS:**

1. Mr. Bob Zillig – opposed Armored Storage

Commissioner Moran came in during this part of the meeting.

**PRESENTATIONS:**

**FFA INDIANAPOLIS CONVENTION TRIP UPDATE:**

Mr. Emily Crossley and other members of the QAC FFA met with the Board and reviewed their trip to Indianapolis. They thanked the Commissioners for their funding so they could take this trip.

**BLACK HISTORY MONTH:**

Proclamation 23-09 Black History Month

The following proclamation was read for Black History Month:

**23-09**

**WHEREAS**, the month of February is designated as Black History Month - we celebrate the culture and contributions of Black Americans; and the Character Counts! Pillar of the Month is “Respect”; and

**WHEREAS**, all citizens of Queen Anne’s County are encouraged to embrace both not just during the month of February but always; and

**WHEREAS**, Queen Anne’s County recognizes and respects the many contributions of Black citizens to our local economic, educational, cultural, spiritual, and political developments; and

**WHEREAS**, the observance of Black History Month calls our attention to our shared humanity and the responsibility to respect the positive influences of black business owners, black

February 14, 2023

educators, African American heritage events, the black church, and minority community leaders; and

**WHEREAS**, Queen Anne’s County vows to becoming a community in which all citizens- past, present, and future are respected for their contributions or potential contributions to our community, state, and this nation; and

**THEREFORE NOW**, we the County Commissioners of Queen Anne’s County in partnership with the Queen Anne’s County Branch 7024 of the NAACP, do hereby proclaim and recognize February 2023 as Black History Month and Respect as the pillar of the month, and encourage its citizens to celebrate our shared black history by patronizing local black businesses, volunteering in the local black community, supporting local African American initiatives, and engaging in local shared learning experiences, as we continue our efforts to create a community culture of respect and mutual concern.

**FIRE AND EMS COMMISSION SWEARING IN:**

Commissioner President Moran swore in the following Fire and EMS Officers

- Bill Faust - President
- Buddy Thomas - Vice President

**WEEKLY CORRESPONDENCE AND PRESENTATION OF DOCUMENTS FOR SIGNATURE:**

The Board reviewed various correspondence with Todd Mohn, County Administrator.

**Administration and Engineering**

**PROPERTY MANAGEMENT – MANAGEMENT – MOSQUITO CONTROL USER FEES:**

On a motion made by Commissioner Corchiarino, seconded by Commissioner Dumenil, the Board unanimously agreed to accept the increase in Mosquito Control User Fee’s as listed below. As part of the motion, Commissioner Wilson asked questions and/or made comments on this topic.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	

Corchiarino	x	
-------------	---	--

It was noted that in partnership with the Maryland Department of Agriculture (MDA), the County provides a low-cost Mosquito Control Spray Program to our citizens. The program is primarily funded through participating citizens user-fees. The fees have remained unchanged over the past three (3) spray seasons. With increasing chemical, equipment and labor costs, expenses are now starting to exceed revenues. Calendar year 2022 had Revenues of \$102,300 and Expenses of \$106,700. In working with MDA to continue a low-cost, sustainable spray program the following user-fee increases are proposed to offset increasing expenses. If approved, these fee increases (**shown in red**) will take place this 2023 spray season and will be posted on the County's Mosquito Control webpage.

1 home - \$250.00 per home	11 - 15 homes - \$60.00 per home <b>(\$65.00)</b>	51 - 70 homes - \$25.00 per home <b>(\$30.00)</b>
2 homes - \$150.00 per home	16 - 20 homes - \$50.00 per home <b>(\$55.00)</b>	71 - 100 homes - \$25.00 per home <b>(\$30.00)</b>
3 homes - \$95.00 per home <b>(\$100.00)</b>	21 - 25 homes - \$40.00 per home <b>(\$45.00)</b>	101-200 homes - \$15.00 per home <b>(\$20.00)</b>
4 homes - \$75.00 per home <b>(\$80.00)</b>	26 - 30 homes - \$35.00 per home <b>(\$40.00)</b>	201-299 homes - \$15.00 per home
5 - 10 homes - \$70.00 per home <b>(\$75.00)</b>	31 - 50 homes - \$30.00 per home <b>(\$35.00)</b>	300 or more homes - \$10.00 per home

**BRIDGETOWN DEVELOPMENT SAND/GRAVEL MAJOR EXTRACTION-PUBLIC WORKS AGREEMENT:**

On a motion made by Commissioner Wilson, seconded by Commissioner Dumenil, the Board unanimously agreed to execute the Public Works Agreement with Bridgetown Development Company, LLC.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

Bridgetown Development Company, LLC has been granted conditional site plan approval for a 178.42 acre expansion of an existing sand and gravel quarry operation at 1720 Bridgetown

Road. This Phase III development approval increases the mine’s acreage to approximately 321 acres. Originally, the proposed Public Works Agreement (PWA) established a \$0.12/ton payment for all sand & gravel material sold for the remainder of the mine operation. These funds will be utilized by the Roads Division for maintenance of the County-owned portion of the haul route. Based upon the mine’s proposed yields, that plan would have provided an estimated \$2.1 million. As requested by the Board of Commissioners, the Agreement incorporates an escalation clause with terms to offset the effect of inflation and rising cost of liquid asphalt over the estimated 30- year lifetime of the third phase. Additionally, the royalty payments are to become retroactively effective January 1, 2022, an estimated four years in advance of Phase III mining. These additional terms are anticipated to yield an additional estimated \$258,000, for a total of approximately \$2.3 million in new revenue to the County.

**SUPPORT LETTER BAY BRIDGE RUN:**

On a motion made by Commissioner Wilson, seconded by Commissioner Dumenil, the Board unanimously agreed to execute the support letter for the Bay Bridge Run on November 12, 2023.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

This is a letter of support from the County Commissioners to MDTA for the 2023 Bay Bridge Run event. Race day this year is scheduled for November 12<sup>th</sup>. Corrigan Sports Enterprises will again be holding the event.

**KENT ISLAND HIGH SCHOOL BAND BOOSTERS REQUEST:**

On a motion made by Commissioner Corchiarino, seconded by Commissioner Wilson, the Board unanimously agreed to approve reimbursement to Kent Island High School Band Boosters in the amount of \$1,082.65.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

The Kent Island High School Band Boosters requested funds in the amount of \$1,082.65 due to the Kent Island High School track pavement renovation which caused the event to be moved from the stadium to the practice field. A follow up was made with the Board of Education and Dr. Patricia Saelens confirmed that no other groups would be seeking reimbursement.

**SUDLERSVILLE FIRE COMPANY USE OF FUNDS FOR NEW FIRE APPARATUS:**

On a motion made by Commissioner Wilson, seconded by Commissioner McLaughlin, the Board unanimously agreed to execute the letter for the Sudlersville Fire Company to apply for assistance for a new 2023 E-1 Fire Engine through the Maryland State Fireman’s Association Volunteer Company Assistance Fund and use the yearly allocation from the Senator Amoss (508) Funds. This purchase will not require additional funding from the county. As part of the motion, Commissioner Wilson asked questions and/or made comments on this topic.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

The Sudlersville Fire Company is requesting an executed letter to approve the use of \$36,000 annually from the Senator Amoss (508) Funding which is distributed to the County yearly from the State of Maryland. This funding will be used to purchase a 2023 E-1 Fire Engine. Sudlersville Fire Company is applying for a 1% loan from the Maryland State Firemen’s Association Volunteer Company Assistance Fund. The total cost of the new apparatus is \$699,305. This purchase will not require additional funding from the county.

**MARYLAND COMMUNITY DEVELOPMENT BLOCK GRANT:**

On a motion made by Commissioner Dumenil, seconded by Commissioner Wilson, the Board unanimously agreed for President Moran to execute the grant agreement and related forms as presented for the CDBG Grant numbered: MD-23-CD-2, as described and recommended by

the Department of Community Services Housing Division. As part of the motion, Commissioner Wilson asked questions and/or made comments on this topic.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

This is a Grant Agreement and Authorized Signature Form for the Community Development Block Grant (CDBG) project entitled: CDBG-MD-23-CD-2 Sudlersville Senior Center Roof Replacement. Funds from this grant will be used to replace and improve the roof on the Sudlersville Senior Center building.

**RURAL LEGACY DEED OF EASEMENT RIPLEY FARM LLC:**

On a motion made by Commissioner Wilson, seconded by Commissioner Corchiarino, the Board unanimously agreed to approve and execute the Rural Legacy Deed of easement for the Ripley Family Farm LLC.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

The FY22 Rural Legacy grant was submitted and approved by the State Board of Public Works for the Lands End Rural Legacy Area. These funds have been utilized for easement acquisitions on Ripley Family Farm LLC. The 217.071-acre property is located within the Lands End Rural Legacy area which will enhance this large area of preserved lands. The attached Deed of Easement is between the State of Maryland, Queen Anne’s County and Ripley Family Farm LLC agreeing to preserve this property. No county funds were used in the preservation of the property. Staff is recommending approval and execution of the rural legacy deed of easement for the Ripley Family Farm LLC.

**REQUEST FOR ECONOMIC DEVELOPMENT INCENTIVE FUNDING:**

On a motion made by Commissioner Corchiarino, seconded by Commissioner Wilson, the Board unanimously agreed to approve the disbursement of up to \$40,000 from the EDIF fund to Monocole Meat Company, LLC for the purchase of equipment to outfit a new butcher shop in



Stevensville. The disbursement of funds is contingent upon a signed agreement between the EDIF Commission and Monocole Meat, LLC, outlining the terms and conditions in accordance with the application submitted to the EDIF Commission. As part of the motion, Commissioners Dumenil and Corchiarino asked questions and/or made comments on this topic.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

The Economic Development Incentive Fund (EDIF) Commission recommended the approval of a conditional loan of up to \$40,000 to Monocle Meat Company for the startup of a butcher shop located at 130 Kent Landing, Stevensville. The funds will be used to purchase equipment that will include but is not limited to: service cases, walk-in coolers, and meat saws. The applicants are currently outfitting a commercial space to open a Butcher shop that will serve Kent Island and surrounding communities. The shop is expected to open in May 2023. The business will employ three to five full and part-time positions when fully-staffed. The EDIF Commission has recommended that the award be conditioned upon the creation of two new full-time positions and one new half-time position. The job creation requirement must be met within three years of disbursement of funding and the business is to remain in full operation in the county for an additional two years.

**BOARD OF EDUCATION TRANSFER BETWEEN MAJOR STATE CATEGORIES:**

On a motion made by Commissioner Corchiarino, seconded by Commissioner Dumenil, the Board unanimously agreed to approve the transfer of funds between Major State Categories for the Board of Education as follows: Fixed Charges to Administration - \$10,285, Instructional Salaries to Instructional Other - \$145,000, Instructional Salaries to Transportation - \$350,000 and Fixed Charges and Instructional Salaries to Maintenance - \$300,000. As part of the motion, Commissioner Moran asked questions and/or made comments on this topic.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

In accordance with Section 5-105(b) of the Annotated Code of Maryland, The Board of Education is requesting your approval to transfer funds between Major State Categories as follows: Fixed Charges to Administration - \$10,285, Instructional Salaries to Instructional Other - \$145,000, Instructional Salaries to Transportation - \$350,000 and Fixed Charges and Instructional Salaries to Maintenance - \$300,000.

**COMPREHENSIVE MASTER WATER AND SEWER INFORMATIONAL MEETING:**

It was noted a public hearing is scheduled for 6:05 p.m. on Tuesday, February 28, 2023 to discuss the following amendment requests. This Informational Meeting allows the Commissioners to ask any questions of the applicant or staff in preparation for that hearing.

Alan Quimby, Director of the Department of Public Works reviewed the proposed amendments with the Board

**TOWN OF QUEENSTOWN - POTABLE WATER SYSTEM ENHANCEMENTS**

This is a text amendment to reflect the Town's plan to improve their existing water system by taking the following actions, refurbishment of the existing 50,000-gallon elevated tank located on Wall Street, installation of a new 100,000-gallon ground storage tank located adjacent to the existing Queenstown Outlets property's elevated tank construct a new 4-inch well into the Mattawan aquifer and a new water treatment facility located on Del Rhodes Avenue replace undersized and/or defective watermains to meet the provisions of the 10 States Standards to all areas within the Queenstown service area, and extend new water mains to recently annexed areas. In addition to the new Groundwater Appropriation for the Del Rhodes Avenue well, the Town will seek to increase the Groundwater Appropriation Permit for the two existing wells currently into the Mattawan aquifer.

**NORTHWEST CHESTER WATER MAIN EXTENSION-**

This is a map amendment to reflect the County Commissioners' intent to extend an 8-inch water main from the intersection of Main Street and Castle Marina Road (adjacent to the Chester McDonalds,) west along Main Street to Shopping Center Road. The intent of this amendment is to upgrade the water service area map designations from W-3 to W-2 to allow the properties along that route to connect to water when they so desire.

**LEGISLATIVE**

**County Ordinance 22-13:**

County Ordinance COUNTY ORDINANCE NO. 22-13\_A BILL ENTITLED AN ACT CONCERNING the 2022 Comprehensive Rezoning Requests and Rezoning of the Reduced Growth Area; FOR THE PURPOSE of rezoning twenty (20) parcels of land in Queen Anne's

County to conform with the 2022 Comprehensive Plan; BY AMENDING the official digitally generated and geo-referenced Queen Anne’s County Zoning Maps

On a motion made by Commissioner Wilson, seconded by Commissioner Dumenil, the Board unanimously agreed to approve ordinance #22-13, as favorably recommended by the Planning Commission, for all comprehensive rezoning requests and growth area rezonings as outlined in the comprehensive rezoning summary table to be approved and updated on the digitally referenced and geo-referenced Queen Anne’s county zoning map. Furthermore, as required in § 18:1-222.f all rezonings are found to be consistent with the 2022 Comprehensive Plan as described in the staff memo to the Planning Commission.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

Commissioner Moran made the following statement:

Amy you and your staff thank you very much. This was a long time coming but unfortunately this is not done, basically this is just round one there will be another round as they go through updating some of the zoning and other requirements. There will be a round two to this and hopefully we will in process the next six to seven months.

**Growth Allocation Petition – Armored Storage Kent Island:**

On a motion made by Commissioner Moran, seconded by Commissioner Wilson with Commissioner Corchiarino opposing to conceptually approve the growth allocation petition submitted by Nashville properties, LLC, known as Armored Storage Kent Island, requesting to reclassify 2.811 acres of limited developed area to Intensely Developed Area. Furthermore, I request that the Critical Area Commission consider and process this petition as a refinement. In addition, the following conditions shall be included (consider the following for conditions)

1. The applicant dedicate resulting Parcel 287 (1.464 acres) to the County for passive recreational use.
2. The applicant deed restrict 5.987 acres of woodlands consisting of resulting Parcel 351 located within the Resource Conservation Area (RCA) and Limited Development Area (LDA) for resource protection and passive recreation.
3. In addition to normal stormwater management, the stormwater facilities shall be tested for effectiveness on a regular basis and in accordance with testing methods

approved by the County Department of Public Works (DPW) with consultation with the Maryland Department of Environment.

4. There shall be no disturbance to the non-tidal wetlands on-site.
5. Provide a fence on the north side of the building along the adjacent property owners property line.
6. The applicant shall meet with DPW and State Highway Administration to discuss future road widening that may be necessary in the event the Shamrock Road Overpass is ever constructed in accordance with the Kent Island Transportation Plan.
7. The building will be reduced by one floor. The applicant will revisit the architecture of the building in accordance with the TC design standards.
8. The viewshed facing north from U.S. Route 50/301 is to be consistent with the second rendering provided on page 4 of exhibit 5 of the growth allocation petition by utilizing existing vegetation and enhancing the understory, shrubs, and canopy trees (landscaping) provided on-site.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	opposed	

After a discussion, on a motion made by Commissioner Wilson, seconded by Commissioner Dumenil with Commissioner Corchiarino opposing the Board agreed to add the following two additional conditions:

1. Due to traffic from the facility permanently protect or separate the Cross Island Trail from Piney Creek Road to provide safety for all users of the trail.
2. In locations that do not require hard pavement for flow of moving trucks and larger vehicles investigate permeable paving to aid water quality and runoff.

Commissioners	Yes	No
Moran	x	
J Wilson	x	
McLaughlin	x	
Dumenil	x	
Corchiarino	opposed	

**COMMISSIONER’S ROUNDTABLE:**

Commissioner Wilson discussed the following:

Reviewed the following bills:

HB 849 School Bus Stops – Violations Enforcement and Safety Measures

HB 831 Environment – Septic Systems Online Database

HB 900 Occupational Safety & Health – Public Buildings Indoor Air Quality

SB – 777 Middle Shore Counties - Sunday Hunting - Repeal of Time Restrictions

FOR the purpose of repealing the time restrictions that apply to Sunday hunting in

Caroline County, Dorchester County, Talbot County, and Wicomico County. The

Commissioners discussed if they would like to have Queen Anne’s County added to this bill.

On a motion made by Commissioner Moran, seconded by Commissioner Corchiarino with Commissioner Wilson abstaining, the Board agreed to have Queen Anne’s County added to SB 777.

Commissioners	Yes	No
Moran	x	
J Wilson	abstain	
McLaughlin	x	
Dumenil	x	
Corchiarino	x	

Commissioner Dumenil discussed the following:

Attended Installation of Officers

Would like to see certain fees waived for Fire Companies when they build new buildings

Commissioner McLaughlin discussed the following:

Commissioner Corchiarino discussed the following:

Commissioner Moran discussed the following:

HB 447 Local Elections County Commissioners District Voting

There being no further business, they adjourned at 6:57 p.m. to meet again on Tuesday, February, 28 2023.

---

EXECUTIVE ASSISTANT

---

PRESIDENT

February 14, 2023