

COUNTY ORDINANCE NO. 25-14

A BILL ENTITLED

AN ACT TO CREATE THE MUDDY CREEK WATERWAYS IMPROVEMENT DISTRICT, TO AUTHORIZE A MAXIMUM EXPENDITURE ON THE PROJECT OF \$600,000.00 AND TO LEVY A SPECIAL BENEFIT TAX AGAINST PROPERTIES IN THE DISTRICT TO REPAY SUMS BORROWED AND EXPENDED THEREON AND TO PROVIDE FOR THE COLLECTION THEREOF

WHEREAS the State of Maryland has authorized local governments to establish waterway improvement districts in accordance with the provisions of Natural Resources Article, Section 8-705; and

WHEREAS certain property owners have made a written request for the creation of such a district on the waters of Muddy Creek for the purpose of having maintenance dredging performed on the channel in said Creek;

SECTION ONE: NOW THEREFORE, BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND, that the Muddy Creek Waterway Improvement District be and the same hereby is created, said District to include the parcels of land listed on Exhibit A attached hereto and incorporated herein; and said District to further include the waters of Muddy Creek which are surrounded by the aforementioned properties. The County Commissioners of Queen Anne's County be and are hereby established as the District Council of the Muddy Creek Waterway Improvement District.

SECTION TWO: By creating this District, the County authorizes the borrowing of up to \$600,000.00 from the Waterway Improvement Fund, which said moneys shall be repaid by the aforesaid property owners over a period of twenty-five (25) years.

SECTION THREE: The repayment of the borrowing authorized under Section Two shall be by means of a special assessment or tax against each property owner whose property lies within the District and repayable over a period of twenty-five (25) years without interest as follows:

- A. The properties listed on Exhibit A shall each be responsible for 1/51 the total construction costs.

SECTION FOUR: The sums due hereunder shall be valid charges and assessments against the real property indicated and shall be liens upon such property to be collected in the same manner as County taxes are collected. The lien herein created shall run with the land until paid in full. The first such payment shall be due and payable on July 1 of the first calendar year in which payment of the borrowing authorized herein is due to the State of Maryland.

SECTION FIVE: Be it further enacted that this Bill shall take effect on the forty-sixth day following its passage.

BILL INTRODUCED: December 9, 2025

INTRODUCED BY: Commissioner Corchiarino

PUBLIC HEARING HELD: January 13, 2026

VOTE: 4 YEA 0 NAY 1 ABSENT

DATE OF ADOPTION: January 13, 2026

Long Point Boat Basin and Muddy Creek Dredging Project

Long Point Community Association (LPCA) Properties

Property Info				Physical Address			
Tax Account	Map	Parcel	Lot	Street	Town	State	Zip
1805040914	058D	0436	86	701 Long Point Road	Grasonville	MD	21638
1805040906	058D	0436	85	703 Long Point Road	Grasonville	MD	21638
1805040892	058D	0436	84	705 Long Point Road	Grasonville	MD	21638
1805040884	058D	0436	83	707 Long Point Road	Grasonville	MD	21638
1805040876	058D	0436	82	709 Long Point Road	Grasonville	MD	21638
1805040868	058D	0436	81	711 Long Point Road	Grasonville	MD	21638
1805040841	058D	0436	80	713 Long Point Road	Grasonville	MD	21638
1805040833	058D	0436	79	715 Long Point Road	Grasonville	MD	21638
1805040825	058D	0436	78	717 Long Point Road	Grasonville	MD	21638
1805040817	058D	0436	77	801 Long Point Road	Grasonville	MD	21638
1805040809	058D	0436	76	803 Long Point Road	Grasonville	MD	21638
1805040795	058D	0436	75	805 Long Point Road	Grasonville	MD	21638
1805040787	058D	0436	74	807 Long Point Road	Grasonville	MD	21638
1805040779	058D	0436	73	809 Long Point Road	Grasonville	MD	21638
1805040760	058D	0436	72	811 Long Point Road	Grasonville	MD	21638
1805040752	058D	0436	71	813 Long Point Road	Grasonville	MD	21638
1805040744	058D	0436	70	815 Long Point Road	Grasonville	MD	21638
1805040736	058D	0436	69	817 Long Point Road	Grasonville	MD	21638
1805040728	058D	0436	68	819 Long Point Road	Grasonville	MD	21638
1805040701	058D	0436	67	901 Long Point Road	Grasonville	MD	21638
1805040698	058D	0436	66	903 Long Point Road	Grasonville	MD	21638
1805040671	058D	0436	65	905 Long Point Road	Grasonville	MD	21638
1805040663	058D	0436	64	907 Long Point Road	Grasonville	MD	21638
1805040655	058D	0436	63	909 Long Point Road	Grasonville	MD	21638
1805040647	058D	0436	62	911 Long Point Road	Grasonville	MD	21638
1805040639	058D	0436	61	913 Long Point Road	Grasonville	MD	21638
1805040620	058D	0436	60	915 Long Point Road	Grasonville	MD	21638
1805949612	058D	0436	59	917 Long Point Road	Grasonville	MD	21638
1805014719	058D	0436	58	1001 Long Point Road	Grasonville	MD	21638

29 Number of LPCA Properties

Bayview Condominiums Homeowners Association Properties

Property Info				Physical Address			
Tax Account	Map	Parcel	Lot	Street	Town	State	Zip
1805038340	058D	0785	101	101 Bayview	Grasonville	MD	21638
1805038359	058D	0785	102	102 Bayview	Grasonville	MD	21638
1805038367	058D	0785	103	103 Bayview	Grasonville	MD	21638
1805038375	058D	0785	104	104 Bayview	Grasonville	MD	21638
1805038383	058D	0785	105	105 Bayview	Grasonville	MD	21638
1805038391	058D	0785	106	106 Bayview	Grasonville	MD	21638
1805039096	058D	0785	107	107 Bayview	Grasonville	MD	21638
1805039118	058D	0785	108	108 Bayview	Grasonville	MD	21638
1805039126	058D	0785	109	109 Bayview	Grasonville	MD	21638
1805039134	058D	0785	110	110 Bayview	Grasonville	MD	21638
1805039142	058D	0785	111	111 Bayview	Grasonville	MD	21638
1805039150	058D	0785	112	112 Bayview	Grasonville	MD	21638
1805038405	058D	0785	113	113 Bayview	Grasonville	MD	21638
1805038413	058D	0785	114	114 Bayview	Grasonville	MD	21638
1805038421	058D	0785	115	115 Bayview	Grasonville	MD	21638
1805038448	058D	0785	116	116 Bayview	Grasonville	MD	21638
1805038456	058D	0785	117	117 Bayview	Grasonville	MD	21638
1805038464	058D	0785	118	118 Bayview	Grasonville	MD	21638
1805039622	058D	0796	119	119 Bayview	Grasonville	MD	21638
1805039630	058D	0785	120	120 Bayview	Grasonville	MD	21638
1805039649	058D	0785	121	121 Bayview	Grasonville	MD	21638
1805039657	058D	0785	122	122 Bayview	Grasonville	MD	21638

22 Number of Bayview Properties

51 Total Properties