

DRAFT-SUBJECT TO CHANGE

February 12, 2019

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.
Stephen Wilson
Philip L. Dumenil
Christopher M. Corchiarino

MEETING CALLED TO ORDER:

The meeting was called to order at 5:00 p.m.

CLOSED SESSION:

Pursuant to State Government Law Section 3-305(b), (7) to consult with counsel to obtain legal advice on a legal matter; "The County Commissioners held a Closed Session on a motion of Commissioner Dumenil, 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 5:03 p.m. Those in attendance were Mr. Gregg Todd, County Administrator; Ms. Margie Houck, Executive Assistant; Patrick Thompson, Esquire, County Attorney; Sheriff Gary Hofmann; Major Dwayne Boardman, Senior Commander Centreville Police Chief Kenneth Rhodes; Centreville Councilman Timothy E. McCluskey; Mr. Todd Mohn, Director of the Department of Public Works and Mr. Jonathan Seeman, Director of the Department of Budget, Finance and IT.

The Board discussed the MOU with the town and the Sheriff's department.

The Sheriff noted that he opposed this closed session to discuss the MOU and it should be discussed in open. The closed session was adjourned

CLOSED SESSION:

Pursuant to State Government Law Section 3-305(b), (7) to consult with counsel to obtain legal advice on a legal matter; "The County Commissioners held a Closed Session on a motion of Commissioner Dumenil, seconded by Commissioner Corchiarino, at 5:03 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. Gregg Todd,

County Administrator; Ms. Margie Houck, Executive Assistant; Patrick Thompson, Esquire, County Attorney; Mr. Todd Mohn, Director of the Department of Public Works, Mr. Jonathan Seeman, and Director of the Department of Budget, Finance and IT.

The Board discuss several legal matters.

In open session:

Mr. Gregg Todd, County Administrator announced that he will be leaving his position as County Administrator on March 15. He has accepted the position of Deputy Secretary of Operations for the Maryland Department of Health.

MINUTES:

On a motion made by Commissioner J. Wilson, seconded by Commissioner Dumenil, the Board unanimously agreed to approve the Agenda for the current meeting and the regular and closed session minutes of January 22, 2019.

PRESS AND PUBLIC COMMENTS:

The following persons spoke to the Commissioners on subjects of interest to them:

1. Jean Waagbo
2. Hal Fischer
3. Jesse Parks
4. Patricia Mager
5. Paul Simonetti
6. Molly MacGlashan
7. Jay Falstad
8. Linda Friday

DEPARTMENT OF PUBLIC WORKS – ADMINISTRATIVE/ENGINEERING:

Mr. Todd Mohn, Director of the Department of Public Works; Mr. Lee Edgar, Chief of Engineering; and Mr. Alan Quimby, Chief Sanitary Engineer; met with the Board.

DETENTION CENTER UPGRADES AND RENOVATIONS:

Mr. Mohn presented to the Board for their review, Detention Center Upgrades and Renovations: Maryland State Budget Update.

The Maryland Department of Budget and Management (DBM) in January released its FY20 State Budget recommendations to the State Legislature for the Local Jails Capital

Improvement Program. The DBM recommends that \$678,000 in General Obligations (GO) bonds be provided in FY20 to fund design for the construction of an addition and renovations to the Queen Anne's County Detention Center.

This DBM recommendation fully accommodates the Queen Anne's County Department of Corrections Facility Program Parts I & II application for grant funding which, if approved by the Legislature, would fund approximately one-half the estimated \$1,356,000 cost of design. Similarly, the Program proposes a State share of approximately one-half the estimated cost of construction in future years funding.

The House Budget Committee is scheduled to hold its hearing on March 6, 2019 at 4:00 p.m. and the Senate Budget Committee, its hearing on March 7, 2019. Representation by the County at the hearings is recommended as beneficial to the County's application. County staff will be in attendance and will continually follow the schedule, as the dates and times are subject to change.

RELEASE OF FOXXTOWN WATER FACILITIES MOU AND MAINTENANCE AND INSPECTION AGREEMENT:

Mr. Mohn presented to the Board for their review and approval, Release of Foxxtown Water Facilities MOU & Maintenance and Inspection Agreement.

This past year, BDC Partners transferred a 7.246 Acre property to the Town of Sudlersville. Originally, this property was planned for development and it was subject to various Agreements with both the Town and the County. Now that the Town owns the property, the former development plans have been canceled and the Agreements are now inapplicable.

The County was a party to a Water facilities MOU and a Maintenance and Inspection Agreement for stormwater management. These agreements are now obsolete since the property was never developed. BDC Partners is now requesting, via their attorney Thomas Yeager, formal release instruments suitable for recording in the land records.

The Board reviewed two release agreements prepared by Mr. Yeager and which have been signed by all other parties. The County Attorney has reviewed both agreements and has found them acceptable for execution.

On a motion made by Commissioner Dumenil, seconded by Commissioner S. Wilson, the Board unanimously agreed to accept the release instruments for the Foxxtown Water Facilities MOU and Maintenance and Inspection Agreement as proposed by BDC Partners for execution.

Commissioners	Yes	No
Moran	x	
J Wilson	x	

S Wilson	x	
Dumenil	x	
Corchiarino	x	

DEPARTMENT OF PUBLIC WORKS OFFICE BUILDING ROOF REPLACEMENT:

Mr. Edgar presented to the Board for their review and approval, Department of Public Works Office Building Roof Replacement: Contract Award.

Sealed bids were received and opened on Thursday, January 31, 2019 for the Department of Public Works Office Building Roof Replacement construction contract. The contract consists of the removal of existing roof system and replacement with new code-compliant insulation and synthetic membrane roofing. Project Bids were solicited in accordance with the County Procurement Policy. Five (5) bids were received, publicly opened and read as follows:

<u>Vendor</u>	<u>Location</u>	<u>Bid</u>
Ron Ruff Roofing, Inc.	Queenstown, MD	\$167,900
D. Project, Inc.	Annapolis, MD	\$182,080
Adelphia Contracting, Inc.	Capital Heights, MD	\$198,800
Detwiler Roofing	East Earl, PA	\$203,500
Paneko Construction	Bowie, MD	\$280,500

Ron Ruff Roofing, Inc’s bid is the lowest responsive and responsible bid and exceeds the approved FY2018 Capital Project #400867 Public Works Roof Replacement budget by \$17,900; however, adequate funding is available in the FY2019 County Facility Program to fulfill the remainder of the contract.

Bids were previously received for this construction contract in June 2018. Two bids, in the amount of \$199,000 and \$299,775 respectively, were received and subsequently rejected by the County Commissioners, with authorization to resolicit at a future date. As anticipated, this winter re-solicitation resulted in increased bidder participation and more competitive, economical pricing. The contract documents have been reviewed and approved by the County Attorney. Based on the above, staff recommended award of the contract to Ron Ruff Roofing, Inc. of Queenstown, Maryland.

On a motion made by Commissioner Corchiarino, seconded by Commissioner S. Wilson, the Board unanimously agreed to award the Department of Public Works Office Building Roof Replacement construction contract to Ron Ruff Roofing, Inc. of Queenstown, Maryland in the amount of \$167,900 and authorize the Director of Public Works to issue the Notice of Award and execute the Contract on behalf of the County Commissioners. As part of the motion, a discussion was held between Commissioners Dumenil, Moran and S. Wilson on this topic.

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

2011 COMPREHENSIVE WATER AND SEWERAGE PLAN (CWSP) - AMENDMENT 11-13 - INFORMATIONAL MEETING:

A public hearing scheduled for 5:45 p.m. on Tuesday, February 26, 2019 to discuss the following project. This Informational Meeting allows the Commissioners to ask any questions of the applicant (if present) or staff in preparation for that hearing. The Board reviewed a finding of consistency with the County' Comprehensive Land Use Plan from County Planning staff.

PONCHOCK PROPERTY - The property is an existing vacant lot of record located at 900 Broad Creek Drive within the Bay City subdivision in Stevensville. It is shown on Tax Map 56 as Parcel 196 and is approximately 3 acres in size. The property is zoned Neighborhood Conservation 20,000-ft2 minimum (NC-20), The proposal is to subdivide the property into as many as 6 residential lots. The amendment request is to upgrade the sewer service designation from S-3 to S-2 (which equates to immediate service). Flows from the use are anticipated to be approximately 1500 gpd. Sewer service will be provided via the existing Collection Station 'R'.

This property is 'surrounded' by the Bay City subdivision hut is not technically part of the subdivision. When sewer (and water) was installed in Bay City in the mid-1990s. the property owner requested to be exempted from the project. Given the large lot size, and the well-drained soils on the property, Environmental Health made the determination that it did not constitute a current, or near term. health hazard. As such the property owners desire to not connect was honored.

The home then suffered a devastating house fire in January 2014 and the property has remained vacant ever since. As noted in the advertisement, there is now a desire (by a contract purchaser) to subdivide the property which will require sewer (and water) service

Mr. Tom Davis, DMS reviewed the proposed project.

WEEKLY CORRESPONDENCE AND PRESENTATION OF DOCUMENTS FOR SIGNATURE:

The Board reviewed various correspondence with Mr. Gregg Todd, County Administrator.

MATAPEAKE INDUSTRIAL PARK GRANT:

Mr. Michael R. Clark, Community Partnership for Children and Families Director, submitted to the Board for their review and approval, signature requested for Matapeake Industrial Park Grant — Semi Annual Progress Report - Grant Number MD-11-ED-70.

The Board reviewed the Semi-Annual Progress Report for grant number MD-11-ED-70 which regards the Matapeake Industrial Park grant. The form has been completed by the staff in the Division of Housing after talking with the representatives of the four businesses located in the Industrial Park who are eligible to be included in the progress reports. The grant has been in effect since 2011 when the original award of \$575,000 was made. The park is adjacent to the Matapeake Beach and Clubhouse facility.

In order to finalize this report, a signature from the President of the Board of County Commissioners is required on the attached CDBG Semi-Annual Progress Report form.

On a motion made by Commissioner J. Wilson, seconded by Commissioner Corchiarino, the Board unanimously agreed to sign the Semi-Annual Progress Report as presented for the Community Development Block Grant number MD-II-ED-70, regarding Matapeake Industrial Park, which covers the time period of July 1, 2018 through December 31, 2018.

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

FY2019 DEPARTMENT OF PARKS VEHICLE REPLACEMENT:

Mr. Mike Watson, Chief of Operations, Department of Parks and Recreation, submitted to the Board for their review and approval, FY 2019 Department of Parks Vehicle Replacement.

The Department of Parks is requesting to purchase a 2019 Ford F350 pickup, from Apple Ford, Columbia, MD, for \$31,951 using the Maryland Department of General Services Contract. (BPO# 001139400178) This vehicle purchases are part of the systematic replacement of Park Fleet Vehicles. We will be replacing a 1998 Chevrolet 1500 Pickup truck, which has been removed from service, do to safety inspections and high mileage. (over 200,000)

On a motion made by Commissioner Corchiarino, seconded by Commissioner S. Wilson, the Board unanimously agreed to authorize the Department of Parks & Recreation to purchase a 2019 Ford F350 pickup, from Apple Ford, Columbia, MD, for \$31,951.00 using the Maryland Department of General Services Contract. Funding to come from the Department of Parks & Receptions FY 2019 Capital Equipment Budget. As part of the motion, Commissioner Dumenil made comments on this topic.

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

ARTIFICIAL TURF VENDOR:

Mr. Steven Chandlee, Parks and Recreation Director, submitted to the Board for their review and approval, Artificial Turf Vendor.

The Department of Parks and Recreation is requesting to contract with FieldTurf to install two (2) artificial turf fields. Each high school would have their stadium field replaced. A committee was comprised of officials from Parks and Recreation, Public Works, Board of Education, County Administrator, Gregg Todd, Commissioners Moran and Dumenil. On January 4, 2019, the group visited four sites that represented the three (3) vendors that were invited to submit proposals. The vendors were FieldTurf, Act Global and Shaw/LDDS.

All of the vendors participate in the government pricing program known as a Sourcewell (formerly known as NJPA). Therefore, no formal bids were required.

On January 18, 2019, each vendor was allotted 90 minutes for their presentation to the committee. During this time, the vendors gave their proposal and answered questions from the committee. At the end of the day, the group recommended FieldTurf as the selected vendor. It was determined FieldTurf would best meet the needs of the county on this project.

On a motion made by Commissioner Dumenil, seconded by Commissioner J. Wilson, the Board unanimously agreed to authorize the Department of Parks to contract with FieldTurf to design and construct/install two (2) artificial turf fields one for Kent Island HS and one for Queen Anne’s County HS in the amount of \$2,300,000 from Project #400915, as amended.

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

On a motion made by Commissioner J. Wilson, seconded by Commissioner S. Wilson, the Board unanimously agreed to amend the motion, subject approval from the Board of Education that if they don’t approve the school fields, to use the money for turf field at a North

County and South County Park. As part of the motion, Commissioner S. Wilson made comments on this topic.

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

PLAYGROUND STRUCTURE AT SUDLERSVILLE PARK:

Commissioner Dumenil stepped out during this portion of the meeting.

Mr. Mike Watson, Chief of Operations, Department of Parks and Recreation, submitted to the Board for their review and approval, Playground Structure at Sudlersville Park.

The Department of Parks and Recreation is requesting to contract with Cunningham Recreation to install a playground structure designed for the ages of 2-5 at Sudlersville Park. Over 90% of our playgrounds for both the Board of Education and Parks and Recreation have been purchased and installed by the local vendor Cunningham Recreation.

This installation project will be the third and final step of the playground closing, removal and replacement process. After consistent use since 1996 the previous playground structure failed to meet ASTM standard, deeming it unsafe for users it was later taken out of service by the department’s playground inspector. After installation, Sudlersville Park will once again offer a structure designed solely for users within in the ages of 2-5-year-old.

Funding in the amount of \$40,000 is available in the Department of Parks’ FY2019 Parks Playgrounds #400909.

On a motion made by Commissioner Corchiarino, seconded by Commissioner S. Wilson, the Board agreed to authorize the Department of Parks and Recreation to contract with Cunningham Recreation to install a Playground Structure at Sudlersville Park using \$39,496.14 from the Department of Parks’ FY 2019 Parks Playgrounds #400909.

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

REVIEW OF PROPOSED TEXT AMENDMENTS & PARTICIPATION IN THE COMPREHENSIVE PLAN PROCESS:

Mr. Jesse Parks, Chairman of the Economic Development Commission and Senior Vice President of KRM Development Corporation, review of Proposed Text Amendments and Participation in the Comprehensive Plan Process.

On behalf of the Economic Development Commission, I thank you for voting to increase the number of members allowed to sit on this commission. We are pleased with the new members selected, and we are excited about the new ideas and broader industry sectors these members represent. This increase will aide in accomplishing the goals that the EDC will set for the upcoming year.

With the broad backgrounds and knowledge that the EDC members bring to the table, we are very well positioned and eager to be involved with the processes that concern economic development in the county. The EDC recognizes that amendments to the current zoning codes and the adoption of an updated Comprehensive Plan strongly impact economic development. We look forward to working with the Planning Commission on these matters.

The EDC requests to be notified by the Department of Planning and Zoning upon receipt of any proposed amendments to Chapters 14 and 18 of the Queen Anne’s County Code submitted by the public or introduced by the County Commissioners. In addition, the EDC requests the ability to provide commentary and recommendations on any proposed amendments as it deems having an impact on economic growth. In order to accomplish this and stay efficient, we request that the staff reports for proposed amendments, as well as the information package be distributed digitally to the EDC prior to the Planning Commission meetings. We welcome your guidance to establish this process and I look forward to coming before you to give regular updates on EDC activities.

Commissioner Dumenil returned during this portion of the meeting.

On a motion made by Commissioner J. Wilson, seconded by Commissioner Corchiarino, the Board unanimously agreed to approve the Economic Development Commission be included in the comment and review process for proposed amendments to Chapters 14 and 18 of the Queen Anne’s County Code effective immediately.

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

EMPLOYEE AWARDS COMMITTEE APPOINTMENT:

On a motion made by Commissioner S. Wilson, seconded by Commissioner Corchiarino, the Board unanimously agreed to re-appoint Teresa Ward to a three-year term on the Employee Awards Committee to begin immediately and end December 31, 2021.

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

DESAC APPOINTMENTS:

On a motion made by Commissioner Dumenil, seconded by Commissioner S. Wilson, the Board unanimously agreed to re-appoint Faye Williams. John Cvach and Buddy Thomas and appoint Sandra Early to a two-year term on the Department of Emergency Services Advisory Council to begin immediately and end June 30, 2021. As part of the motion, a discussion was held between Commissioners J. Wilson and S. Wilson on this topic.

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

BUDGET AMENDMENTS:

On a motion made by Commissioner J. Wilson, seconded by Commissioner S. Wilson, the Board unanimously agreed to approve Budget Amendment CC-14. As part of the motion, Commissioner Dumenil made comments on this topic

#	CC-14						Date	1/3/2019
QUEEN ANNE'S COUNTY								
REQUEST FOR BUDGET AMENDMENT								
FY2019								
							Increase (Decrease)	
Description of expenditure/revenue accounts to increase/(decrease):							Amount	
	Fund	Account Code						
Increase	RAP Grants	St Community Dev Grant	729	729000	33205		\$ 26,640.00	

Increase	RAP Grants	Rent	729	729000	8125		\$	26,640.00
Justification:								
This amendment recognizes remaining grant funds from FY18 that will be carried over to FY19.								
The total grant award is for \$40,000. Of that amount, \$4,360 was spent in FY18, \$26,640 for FY19, and the remaining \$9,000 will be included in the FY20 budget.								
NO ADDITIONAL COUNTY FUNDS ARE REQUESTED								

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

On a motion made by Commissioner J. Wilson, seconded by Commissioner S. Wilson, the Board unanimously agreed to approve Budget Amendment CC-16.

#	CC-16						Date	1/24/2019
Entered by _____								
QUEEN ANNE'S COUNTY								
REQUEST FOR BUDGET AMENDMENT								
FY 2019								
							Increase (Decrease) Amount	
Description of expenditure/revenue accounts to increase/(decrease):							Fund	Account Code
DISTRIBUTE FIRE IMPACT FEE UNRESTRICTED FUND BALANCES AS OF 6/30/18 TO FIRE COMPANIES								
increase	kent island	FY19 prior year fund balance	432	432800	39939		\$ 46,593.00	
increase	kent island	allocation of impact fees/vol fire co's	432	432800	8520		\$ 46,593.00	
increase	grasonville	FY19 prior year fund balance	433	433800	39939		\$ 17,484.00	
increase	grasonville	allocation of impact fees/vol fire co's	433	433800	8520		\$ 17,484.00	
increase	queenstown	FY19 prior year fund balance	434	434800	39939		\$ 2,094.00	
increase	queenstown	allocation of impact fees/vol fire co's	434	434800	8520		\$ 2,094.00	
increase	goodwill	FY19 prior year fund balance	435	435800	39939		\$ 58,436.00	
increase	goodwill	allocation of impact fees/vol fire co's	435	435800	8520		\$ 58,436.00	
increase	church hill	FY19 prior year fund balance	436	436800	39939		\$ 59.00	
increase	church hill	allocation/vol fire co's	436	436800	8520		\$ 59.00	
subtotal DISTRIBUTION in this amendment							\$	124,666.00

Justification:									
DISTRIBUTION: This amendment provides authority to distribute an additional \$124,666 in impact fees (per fund balances as of June 30, 2018) that were not included									
in the original budget. Fire impact fees collected in the fiscal year are distributed the following year. This amendment provides the budget authority to make the									
distributions.									
The total amount of distributions included in the FY19 original budget for the above fire stations is \$282,800. This amendment will increase it to \$407,466 which is the total									
distributions that need to be made in FY19 for these stations. There are two other stations that will receive distributions (total of \$6,027) but there is sufficient									
budget authority available for those two stations.									
Sufficient cash is on hand as of 6/30/18 and today to cover these distributions.									
No County funds are requested.									

Commissioners	Yes	No
Moran	X	
J Wilson	X	
S Wilson	X	
Dumenil	X	
Corchiarino	X	

On a motion made by Commissioner Dumenil, seconded by Commissioner J. Wilson, the Board unanimously agreed to approve Budget Amendment CC-17.

#	CC-17							Date	1/15/2019
QUEEN ANNE'S COUNTY									
REQUEST FOR BUDGET AMENDMENT									
FY 2019									
									Increase
									(Decrease)
									Amount
Description of expenditure/revenue accounts to increase/(decrease):				Fund	Account Code				
					Activity	Account	Project		
Increase	Aging- MAP	Federal Grant Revenue		615	615020	32140			18,989
Increase	Aging-Map	Salaries		615	615020	4003			10,402
Increase	Aging-Map	Uniforms		615	615020	6500			2,000
Increase	Aging-Map	Social Security		615	615020	7100			796
Increase	Aging-Map	Health Insurance		615	615020	7200			2,212
Increase	Aging-Map	Pension System		615	615020	7300			936
Increase	Aging-Map	Workmen's Comp		615	615020	7400			38
Increase	Aging-Map	Life Insurance		615	615020	7600			5
Increase	Aging-Map	Dues		615	615020	8025			200
Increase	Aging-Map	Training		615	615020	8045			400
Increase	Aging-Map	Advertising		615	615020	8070			2,000
									Total Expenditures
									18,989

Justification:	Due to the increase in Federal Financial Participation Billing for what is listed in our budget as a Federal grant, it is necessary to increase
	the revenue and the expenditures to maintain a balanced budget and validity in our reporting to our federal partners. For the last couple of years we have
	to make adjustments at the end of the year to account for the additional funds without risking our other grants.
	No additional county funds are requested.

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

HOUSING AUTHORITY BOARD:

On a motion made by Commissioner Corchiarino, seconded by Commissioner S. Wilson, the Board unanimously agreed to sign a letter to Jeremy R. White, Executive Director to the Housing Authority of Queen Anne’s County in regards to Housing Authority Board Meetings. As part of the motion, Commissioner Corchiarino made comments on this topic.

Dear Mr. White:

It has been brought to our attention that residents of Queen Anne’s County Housing Authority (QACHA) facilities have recently phoned your office to inquire about the date and time for QACHA Board Meetings only to be told to, “Go look on the webpage”, as opposed to being told a date and time. In addition, Commissioner Chris Corchiarino, our liaison to QACHA attempted to attend the January meeting only to told by staff that the meeting had been cancelled with no prior notice.

In visiting QACHA’s webpage at 10:24 am on February 12, 2019, and after clicking on a number of links to try and locate the board meeting calendar (it is clumsily located under the “Staff” dropdown menu), we found the following message, “2019 Board Meeting Schedule will be posted soon” (see attached screenshot). Therefore, directing residents and citizens to a webpage that does not give the information sought, is hardly an effective means of communication.

We would respectfully request that the QACHA, as a public body subject to Maryland’s Open Meetings Act, provide, as the Act requires of public bodies, “to hold their meetings in public, to give the public adequate notice of those meetings, and to allow the public to inspect meetings minutes.” Please visit the Maryland Attorney General’s webpage on the Maryland Open Meetings Act for more information at:

<http://www.marylandattorneygeneral.gov/Pages/OpenGov/Openmeetings/default.aspx>

Commissioners	Yes	No

Moran	x	
J Wilson	x	
S Wilson	x	
Dumenil	x	
Corchiarino	x	

PUBLIC HEARING:

The County Commissioners of Queen Anne’s County, Maryland held a public hearing at 6:15 p.m. in the County Commissioner’s Meeting Room in the Liberty Building, 107 N Liberty Street, Centreville, Maryland 21617 to receive public comments pursuant to the Code of Public Laws of Queen Anne’s County, Chapter 14, Chesapeake Bay Critical Area Act, Section 14:1-77.D, concerning a growth allocation petition to reclassify 2.122 acres of land from Limited Development Area (LDA) to Intense Development Area (IDA) for proposed development in the Matapeake Professional Park consisting of a 45,000 sq. ft. industrial and office building. The property is located on the south side of Sonny Schulz Boulevard off of south MD Route 18 in Stevensville (Tax Map 56, Grid 20, Parcel 221, Lot 7). The application was submitted by petitioner Sonny Schulz Blvd, LLC, and by its agent, Joseph A. Stevens, of Stevens Palmer, LLC. The Petitioner’s proposal is made under the procedures of Chapter 14:1, Article XV, of the Queen Anne’s County Code.

Patrick Thompson, Esquire, County Attorney conducted the hearing on behalf of the County and noted all legal requirements had been met.

Joseph Stevens, Esquire, representing the applicant, reviewed the proposed project.

Mr. Barry Griffith, Lane Engineering, reviewed Lot 7.

Mr. Karnes reviewed what he planned to build on the property.

On a motion made by Commissioner S. Wilson, seconded by Commissioner Corchiarino, the Board unanimously agreed to give conceptual approval as a refinement.

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

PLANNING & ZONING UPDATE:

Mr. Michael Wisnosky, Director and Mr. Helen Spinelli, AICP Principal Planner, Planning & Zoning, presented to the Board for their review, Planning and Zoning Update.

2018 Year in Review

- PC approved commercial projects totaling 49,679 ft².
- PC approved 146 new residential units (apartments).
 - MDHCD estimates that 32% of housing stock should be available in rental units.
 - As of 1/1/2019 based on proposed, approved and built estimates, QAC has a current deficit of 1,373 units.
- Permits issued 201 new residential building permits.
- BOA approved 28 cases: 17 variances, 10 conditional use applications & 1 appeal.
- Processed 3 text amendments & 1 map amendment.
- Drafted wireless communications “Small Cell” Ordinance regulating cellular wireless on public & private lands in QAC.
- Repealed & replaced Critical Area Maps with geo-referenced digital maps.
- Drafted complete revision to the QAC Critical Area Act (Chapter 14).
- WIP continued to achieve milestones:
 - Awarded a grant to assist with regional implementation strategies on the eastern shore.
 - Partnered with Shore Rivers, Corsica River Conservancy, DNR & Gunston School implementing restoration practices.
 - Partnered with DNR, Shore Rivers, & NFWF to complete restoration Projects at Chesapeake College to reduce pollution flows from campus into the Wye River.

2019 and Beyond

- Major Pending Development Applications
 - Kent Narrows MUD (Former Outlet Center)
 - 396 apartments (286-one bedroom, 58-two bedroom, 52-studio)
 - 59,339 ft² retail space
 - 56,746 general office space
 - Concept plan scheduled for 2/14/19 PC
- Four Seasons Phase II
 - 249 units (179 SFD, 70 townhouse units, 5 - 14-unit condo bldgs., 22,255 ft² clubhouse)
 - In review
- Kent Narrows Marine Expansion
 - 72,024ft² main bldg. (370 boats, 12,780 ft² retail, 1,404 ft² boat lockers)
 - 6,200 ft² restaurant pad site
 - 9,000 ft² office pad site
 - In review
- Chesapeake Bay Beach Club (Phase II)
 - The Club House
 - Retail (including Wine Tasting)

- Office
- Recreational Activities
- The Fish House Restaurant
- Grasonville Assisted Living (Across from Shore Health)
 - 72 bed 50,000 ft² assisted living facility including specialized memory care and associated facilities.
 - In review
- Casper Solar (near Cedar Lane, south of Church Hill)
 - 343 acre/36.7 mega-watt utility solar array
 - BOA hearing 2/27/19
- Bluegrass Solar (Knight Farm, Pinder Hill Road, near Church Hill)
 - 487acre/80 mega-watt utility solar array
 - In review
- Barnstable Town Center (Lowery Farm)
 - Concept Sketch in Review

What's ahead in Comprehensive Planning In Queen Anne's County

- ❖ Start with the vision from the County's 2010 Comprehensive Plan:
- ❖ The VISION is to continue the ethic that the County remains a quintessential rural community with the overall character of the County preserved as:
- ❖ A predominantly rural county with small towns connected by creeks and county roads through fields and forest – a great place to live;
- ❖ A county that encourages agriculture, seafood and maritime industries, tourism and outdoor sports, small business and high-tech enterprise – a good place to work;

Overall Community Plan Vision

- ❖ A county that is a faithful steward of its natural and cultural heritage – a good neighbor for the Bay and other Eastern Shore counties;
- ❖ A county in which development does not impair the quality of life enjoyed by all – a community that protects the expectations and opportunities of all its citizens.
- ❖ A county that supports the highest quality of education that seeks to fully prepare its citizens for the future.

Update of 2010 Comprehensive Plan

- ❖ Review existing plan Vision, goals, objectives and recommendations
- ❖ Conduct existing condition study (trends and indicators) and Economic Development study
- ❖ Decide on outreach and areas of study for the 2020 QAC Comprehensive Plan

LEGISLATIVE SESSION:

On a motion made by Commissioner J. Wilson, seconded by Commissioner Dumenil, the Board unanimously agreed to adopt County Ordinance 19-01:

A BILL ENTITLED

AN ACT CONCERNING the Expansion of the Kent Narrows Commercial Management and Waterfront Improvement District Established Under Article IV of Chapter 5 of the Code of Public Local Laws of Queen Anne’s County.

FOR THE PURPOSE of expanding the Kent Narrows Commercial Management and Waterfront Improvement District to include Parcel 445, Grid 17, Map 57, as shown on the Queen Anne’s County Sectional Zoning Maps, currently owned by the Kent Island Yacht Club, Inc.

BY AMENDING the boundaries of the Kent Narrows Commercial Management and Waterfront Improvement District.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, MARYLAND that the boundaries of the Kent Narrows Commercial Management and Waterfront District shall be expanded to include Parcel 445, Grid 17, Map 57 as shown on the Sectional Zoning Maps of Queen Anne’s County, Maryland and that the maps referenced in Section 5-13 of the Code of Public Local Laws be and are hereby AMENDED to reflect the same.

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

On a motion made by Commissioner Corchiarino, seconded by Commissioner J. Wilson, the Board unanimously agreed to adopt County Ordinance 19-02:

A BILL ENTITLED

AN ACT CONCERNING Applicability of the Queen Anne’s County Ethics Ordinance, Chapter 8 of the Code of Public Local Laws;

FOR THE PURPOSE of providing that Planners, Engineers, Case Managers and Resource & Development Specialists shall be subject to the Queen Anne’s County Ethics Ordinance, Chapter 8 of the Code of Public Local Laws of Queen Anne’s County; clarifying that personnel and employees of the Queen Anne’s County Sheriff’s Department are subject to the

Maryland Public Ethics Law and not the Queen Anne’s County Ethics Ordinance.

BY AMENDING Section 8-5 of the Code of Public Local Laws of Queen Anne’s County, Maryland.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, MARYLAND that Section 8-5 of the Code of Public Local Laws be and is hereby AMENDED to read as follows:

Chapter 8. Ethics

Article I. Definitions

§8-5. Applicability.

The provisions of this chapter shall be applicable as follows:

A. Elected County officials. The elected Board of County Commissioners shall be subject to the provisions of this chapter.

B. Officials and employees.

- (1) All County administrators, managers, and supervisors at Grade 110 or above in the Classified Service, all professional and executive service employees, and the following positions shall be subject to the provisions of this chapter:
[Amended 10/11/2016 by Ord. No. 16-13]

- Accountant(s)
- Analyst(s)
- Benefit Counselor Program Specialist
- County Attorney
- County Contract Attorneys
- Planners
- Engineers
- Case Managers
- Resource & Development Specialists

- (2) Also included are all other department heads or division chiefs of County government not specifically mentioned herein.

C. Boards and commissions.

- (1) Members of the following boards and commissions are subject to the provisions of this chapter:

Agricultural Preservation Board
Animal Control Commission
Board of Appeals
Bay Bridge Airport Commission
Board of Building Appeals
Advisory Board of Recreation and Parks
Board of Electrical Examiners
Ethics Commission
Plumbing Board
Queen Anne's County Housing Authority
Kent Narrows Development Foundation Board of Directors
Board of Liquor License Commissions
Queen Anne's County Planning Commission

- (2) Members of any other board or commission that has decision-making authority are subject to the provisions of this chapter.

D. Exempt County officials. The following County officials are covered under the provisions of the Maryland Public Ethics Law:

State's Attorney
Deputy State's Attorney
Assistant State's Attorney
Clerk of the Circuit Court
Judges of the Circuit Court
Judges of the Orphans Court
Judges of the Circuit Court
Judges of the District Court
Register of Wills
Sheriff
Deputy Sheriffs
Personnel and employees of the Sheriff's Department

Queen Anne's County officials and employees. In addition to the officials and employees and members of the boards and commissions identified in Subsections A, B and C of this section, all other officials and employees of Queen Anne's County, Maryland, and all members of other County boards and commissions shall be subject to the provisions of §8-11, Conflicts of interests, and §8-12, Gifts, of this chapter.

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

On a motion made by Commissioner J. Wilson, seconded by Commissioner S. Wilson, the Board unanimously agreed to adopt County Ordinance 19-03:

A BILL ENTITLED
 “PUBLIC FACILITIES
 BOND AUTHORIZATION OF 2019”

A PUBLIC LOCAL LAW TO AUTHORIZE AND EMPOWER QUEEN ANNE’S COUNTY, MARYLAND, FROM TIME TO TIME, TO BORROW NOT MORE THAN ELEVEN MILLION DOLLARS (\$11,000,000) FOR THE PUBLIC PURPOSE OF FINANCING OR REFINANCING CERTAIN PUBLIC FACILITIES, ALL AS MORE PARTICULARLY DESCRIBED HEREIN, AND TO EVIDENCE SUCH BORROWING BY THE ISSUANCE AND SALE AT PUBLIC OR PRIVATE SALE, UPON ITS FULL FAITH AND CREDIT, OF ONE OR MORE SERIES OF ITS GENERAL OBLIGATION BONDS IN LIKE PAR AMOUNT; EMPOWERING AND DIRECTING THE COUNTY TO ADOPT A RESOLUTION IN ACCORDANCE WITH SECTION 19-504(d) OF THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2013 REPLACEMENT VOLUME AND 2018 SUPPLEMENT) (THE “CODE”) PRIOR TO ISSUING ALL OR ANY PART OF THE BONDS; EMPOWERING AND DIRECTING THE COUNTY TO LEVY AD VALOREM TAXES IN RATE AND AMOUNT SUFFICIENT TO PROVIDE FUNDS FOR THE PAYMENT OF THE MATURING PRINCIPAL OF AND INTEREST ON THE BONDS AND PLEDGING THE COUNTY’S FULL FAITH AND CREDIT AND UNLIMITED TAXING POWER TO THE PAYMENT THEREOF; EXEMPTING THE BONDS FROM THE PROVISIONS OF SECTIONS 19-205 TO 19-206, INCLUSIVE, OF THE CODE; AUTHORIZING THE ISSUANCE OF REFUNDING BONDS; AND RELATING GENERALLY TO THE ISSUANCE AND SALE OF SUCH BONDS.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY:

Section 1. Queen Anne’s County, Maryland (the “**County**”) is hereby authorized and empowered to borrow money and incur indebtedness for the public purposes described in Section 2 hereof, at one time or from time to time as the County may determine, in an aggregate principal amount not exceeding ELEVEN MILLION DOLLARS (\$11,000,000), and to evidence such borrowing by the issuance and sale, at public or private sale, upon its full faith and credit, of its general obligation bonds in like paramount.

Section 2. The net proceeds from the sale of the bonds authorized to be issued hereunder shall be used and applied for financing or refinancing, in whole or in part, one or more

of the following projects (which shall include design, engineering, planning, fiscal, and legal expenses related thereto whether or not specifically stated, and which may represent the County's share or contribution to the financing or refinancing of such projects):

(i) road and parking lot paving and resurfacing projects, including asphalt overlays;

(ii) capital projects approved by the Board of Education of the County, including (without limitation) chillers for Kent Island High School and Church Hill Elementary School, building improvements and assessments, replacement busses, and security and Americans with Disabilities Act related upgrades;

(iii) trail development, playground upgrades and landscaping at County parks;

(iii) construction, furnishing and equipping related to a new Circuit Court Courthouse; and

(iv) other capital projects as approved by the Board of County Commissioners of the County (the "**Board of County Commissioners**"), including (without limitation) an enterprise resource program for the County, renovations and improvements to the County detention center and certain visitor and senior centers, drainage improvements, updates and improvement of emergency call facilities, transfer station improvements, and the improvement, renovation and equipping of other County buildings and facilities.

Proceeds from the sale of the bonds authorized to be issued hereunder may also be used to pay costs of issuing such bonds. If the proceeds received from the sale of the bonds exceed the amount actually expended or required for such public purposes, the amount of such unexpended excess shall be set apart in a separate fund and applied to the payment of the next principal maturity of the bonds of that issue or to the redemption of bonds of that issue or to the purchase and cancellation of bonds of that issue or to otherwise provide for payment of debt service on that issue, unless a resolution is adopted by the Board of County Commissioners to provide for the expenditure of that excess for some other valid purpose authorized by law.

Section 3. Prior to issuing all or any part of the bonds authorized to be issued hereunder, the Board of County Commissioners shall adopt a resolution containing all of the provisions required under Section 19-504(d) of the Local Government Article of the Annotated Code of Maryland (2013 Replacement Volume and 2018 Supplement) (the "**Code**"). The resolution may also contain such other provisions as the Board of County Commissioners may deem appropriate. The resolution may be adopted by the Board of County Commissioners at any time after the enactment of this public local law and the appropriate officers of the County may take any action deemed appropriate to effect the timely issuance and sale of the bonds pursuant to the resolution at any time after the enactment of this public local law, provided only that the resolution may not become finally effective until the effective date of this public local law. The bonds may be sold on any date or dates after the effective date of this public local law.

Section 4. For the purpose of satisfying the debt service requirements on the bonds authorized to be issued hereunder, the County shall levy for each and every fiscal year during which any of the bonds may be outstanding ad valorem taxes upon all real and tangible personal property within its boundaries subject to assessment for unlimited County taxation in rate and amount sufficient to provide for the prompt payment of the principal of and the interest on the bonds maturing in each fiscal year; and, in the event the proceeds from the collection of the taxes

so levied in any such fiscal year prove to be inadequate for such purpose, additional taxes shall be levied in the subsequent fiscal year to make up any deficiency.

The full faith and credit and unlimited taxing power of the County are hereby irrevocably pledged to the prompt payment of the maturing principal of and interest on the bonds authorized to be issued hereunder as and when the same become due, and to the levy and collection of the taxes hereinabove described as and when such taxes become necessary in order to provide sufficient funds to meet the debt service requirements of the bonds. The County hereby covenants with each holder of any of the bonds to take any action that may be appropriate from time to time during the period that any of the bonds remain outstanding and unpaid to provide the funds necessary to make the principal and interest payments due thereon and further covenants and agrees to levy and collect the taxes hereinabove described.

Section 5. The bonds authorized to be issued hereunder are hereby specifically exempted from the provisions of Sections 19-205 to 19-206, inclusive, of the Code.

Section 6. The County is hereby authorized pursuant to Section 19-207 of the Code (the “**Refunding Act**”) to issue its bonds (“**Refunding Bonds**”) for the purpose of refunding any bonds issued hereunder. References to the bonds in Sections 2 through 5, inclusive, above shall include the Refunding Bonds, unless the context requires otherwise. The Refunding Bonds may be issued at one time or from time to time, for one or more of the public purposes specified for the issuance of refunding bonds in the Refunding Act, and may be sold at public or private sale, as provided in the resolution of the Board of County Commissioners adopted pursuant to Section 3 hereof. The aggregate principal amount of Refunding Bonds shall not exceed 120% of the principal amount of the bonds being refunded. The validity of any such Refunding Bonds shall in no way be dependent upon or affected by the validity or invalidity of the obligations so refunded.

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

PRESS AND PUBLIC COMMENTS:

No persons spoke to the Commissioners on subjects of interest to them.

COMMISSIONER’S ROUNDTABLE:

Commissioner J. Wilson discussed the following:
MACo Update

Commissioner Dumenil discussed the following:
Kirwan Commission Update

Letter to have a closer look the Board of Education Budget

Commissioner Corchiarino discussed the following:

- 1st Annual Snowball Dinner for the Women Museum
- 4 Seasons Construction Area concerns
- Valentine's day Thursday

Commissioner Moran discussed the following:

- Solar-array run off in Chester River update
- Thanked Mary Margaret Revell Goodwin for all her hard work
- 1st Annual Snowball Dinner for the Women Museum
- Thanked all Volunteers for their service

There being no further business, they adjourned at 7:22 p.m. to meet again on Tuesday, February 26, 2019.

EXECUTIVE ASSISTANT

PRESIDENT