

January 11, 2022

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

Christopher M. Corchiarino
James J. Moran
Jack N. Wilson, Jr.
Stephen Wilson
Philip L. Dumenil (Absent)

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 Dumenil, seconded by Commissioner J. Wilson, at 5:15 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 Todd Mohn, County Administrator, Margie Houck, Executive Assistant and Nicole Hepfer, Director of Budget and Finance.

The Board discussed the hiring of a new position for the Finance Office.

In open session, on a motion made by Commissioner S. Wilson, seconded by Moran Commissioner, the Board unanimously approved the new position of Chief Accounting Officer in the Department of Budget and Finance.

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

MEETING CALLED TO ORDER:

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

January 11, 2022

MINUTES:

On a motion made by Commissioner J. Wilson, seconded by Commissioner S. Wilson, the Board unanimously agreed to approve the Agenda for the current meeting and the Regular, Closed Session and Sanitary Minutes of December 14, 2022.

PRESS AND PUBLIC COMMENTS:

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

1. Jack Camp 21-09 against
2. Ken Schrader 21-09 against
3. Keith Griffith 21-09 against

COUNTY COMMISSIONERS – PLANNING COMMISSION -2022 COMPREHENSIVE PLAN:

Ms. Lauren Good and Mr. Ray Moravec of Wallace Montgomery lead the Commissioners and Planning Commission in a joint informational work session. They reviewed and summarized the comments received during the 60-day public comment period. No action was taken at this meeting.

PRESS AND PUBLIC COMMENTS:

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

1. Tracey Schulz – Water and Sewer
2. Witt Dudley – Don't rush through
3. Gigi Windley– Concerned regarding discussion on multi family units
4. Kevin Waterman – He feels a lot of comments were dismissed

WEEKLY CORRESPONDENCE AND PRESENTATION OF DOCUMENTS FOR SIGNATURE:

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

PROCLAMATION:

Commissioner Moran read the National Mentoring Month Proclamation:

January 11, 2022

WHEREAS, No matter the background of circumstance, every child in America has the right to go as far as their dreams will take them with the support, wisdom, and nurturing of mentors who have navigated the path before us; and

WHEREAS, We honor all those parents and family members, teachers and coaches, employers and coworkers, community and faith leaders, and many others who devote time, care and energy to helping our young people thrive; and

WHEREAS, We proudly support initiatives across our department and agencies that provide tutoring, community service opportunities, school-based and after-school programs, summer learning and enrichment, and work-based learning opportunities; and

WHEREAS, We agree that mentorship is vital to fulfilling this responsibility, expanding opportunity and helping our children fulfill their potential; and

NOW, THEREFORE, WE, THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, do hereby proclaim January 2022 as “National Mentoring Month” and ask our citizens to mentor our children to the best of our ability in Queen Anne’s County.

BYLAWS FOR THE TRAVEL AND TOURISM ADVISORY COMMITTEE:

Ms. Heather Tinelli, Director of Economic and Tourism Development submitted to the Board for their approval the bylaws for the Travel and Tourism Advisory Committee. It was noted that the Travel and Tourism Advisory Committee was established with Queen Anne’s County Resolution 20-28 for the purpose of creating a public private partnership with travel and tourism stakeholders representing their specific industries to provide countywide leadership in policy development, management and competitiveness to ensure that Queen Anne’s County enjoys greater economic benefits from travel and tourism spending. Since being established in September of 2020, members of the TTAC have been appointed and regular meetings have taken place.

On a motion made by Commissioner Moran, seconded by Commissioner J. Wilson, the Board unanimously agreed the adoption of the Travel and Tourism Advisory Committee bylaws as presented. As part of the motion, Commissioner J. Wilson asked questions and/or made comments on this topic.

Commissioners	Yes	No
Moran	x	

January 11, 2022

J Wilson	x	
S Wilson	x	
Dumenil	absent	
Corchiarino	x	

COMMERCIAL REAL PROPERTY TAX CREDIT REQUEST BOATEL RESTAURANT LAND, LLC:

Ms. Heather Tinelli, Director of Economic and Tourism Development submitted to the Board for their approval a real property tax credit request. The Department of Economic & Tourism Development has received and evaluated a request for a commercial real property tax credit for the project known as Boatel Restaurant on property owned by Boatel Restaurant Land, LLC, located at 110 Piney Narrows Road, Chester, MD. The project is construction of new restaurant (5,531 s.f.). Construction commenced recently under Building Permit BC21-10-0106. The Department recommends approval of the Commercial Real Property Tax Credit for this project based on the following:

1. The project is proposing to create up to thirty (30) new full-time jobs within 36 months of completion of the project, exceeding the minimum of twelve (12).
2. The project has an estimated cost of \$1,872,265, which exceeds the minimum increase required by the Ordinance of \$25,000. The current base value of the property according to SDAT records is \$360,000. The overall estimated assessed value is \$2,232,265.

On a motion made by Commissioner J. Wilson, seconded by Commissioner Moran, the Board unanimously agreed to approve the request for a Commercial Real Property Tax Credit for the project known as Boatel Restaurant on the property owned by Boatel Restaurant Land, LLC, at 110 Piney Narrows Road, Chester, MD with the condition that the project results in the creation of at least 12 new full-time positions within 36 months of completion and property improvements exceed \$25,000 in fair market value of the property.

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

FY22 MOWBRAY COURT LIGHTING:

The Department of Parks and Recreation is requesting permission to contract MUSCO Lighting to replace the Tennis/Pickleball Court Lights at Mowbray Park for \$135,296. It was noted they will be using the Keystone Purchasing Network, contract KPN-201 901 -01. The contractor will be removing the

January 11, 2022

existing outdated lighting and replacing it with new light poles and LED lights. Funding shall come from the Capital Project Budget #40215 Preventative Maintenance account.

On a motion made by Commissioner Moran, seconded by Commissioner S. Wilson, the Board unanimously agreed to authorize the Department of Parks & Recreation to contract with MUSCO Lighting to replace the Tennis/Pickleball lights at Mowbray Park for \$135,296. As part of the motion, Commissioners Moran and J. Wilson asked questions and/or made comments on this topic.

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

CAPITAL EQUIPMENT PURCHASE:

The Department of Parks and Recreation is requesting permission to purchase a 2021 Kubota Skid Loader from Burke Equipment in Felton, Delaware for \$68,970.31, utilizing the Sourcewell Discount Program. This purchase is part of the approved FY22 Capital Equipment Budget. The purchase of this piece of equipment will be assigned to the Special Projects division.

On a motion made by Commissioner Moran, seconded by Commissioner J. Wilson, the Board unanimously agreed to authorize the Department of Parks and Recreation to purchase a Kubota Skid Loader from Burke Equipment in the Felton, Delaware for \$68,970.31. Funding to come from the Department of Parks and Recreations Capital Equipment Budget. As part of the motion, Commissioner J. Wilson asked questions and/or made comments on this topic.

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

LEGISLATIVE SESSION:

Commissioner J. Wilson introduced County Ordinance 22-01

Ordinance No. 22-01 (the “Proposed Ordinance”), A PUBLIC LOCAL LAW TO AUTHORIZE AND EMPOWER QUEEN ANNE’S COUNTY, MARYLAND (THE “COUNTY”), FROM TIME TO TIME, TO BORROW NOT MORE THAN SEVEN MILLION EIGHT HUNDRED January 11, 2022

THOUSAND DOLLARS (\$7,800,000) FOR THE PUBLIC PURPOSE OF FINANCING OR REFINANCING CERTAIN PUBLIC FACILITIES, ALL AS MORE PARTICULARLY DESCRIBED IN THE PROPOSED ORDINANCE, 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 (THE "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 2021 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.

ECONOMIC DEVELOPMENT COMMISSION:

By electronic vote by the Board the Economic Development Commission appoints were amended as follows:

1. Edward Beres
2. Brian Demoss
3. Jesse Parks
4. Jeremy Reynolds
5. Lara D. Wilson
6. Deayna Ewell
7. Jaime Thompson

COMMISSIONER'S ROUNDTABLE:

Commissioner J. Wilson discussed the following:

Social Media
Process of Ordinance

Commissioner S. Wilson discussed the following:

Hospitals are full, citizens need to find a primary care doctor to go to

Commissioner Corchiarino discussed the following:

January 11, 2022

Explained process of an Ordinance

Commissioner Moran discussed the following:

Thank staff for their hard work with the snow removal

Asked citizens to get their COVID shot

There being no further business, they adjourned at 7:16 p.m. to meet again on Tuesday, January 25, 2022.

EXECUTIVE ASSISTANT

PRESIDENT

January 11, 2022