

April 27, 2021

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

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 J. Wilson, 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 5:20 p.m. Those in attendance were Todd Mohn, County Administrator; Margie Houck, Executive Assistant; Patrick Thompson, Esquire, County Attorney; Alan Quimby, Department of Public Works Director and Dwayne Embert, Risk & Safety Manager.

The Board discussed a possible lawsuit.

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 5:20 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 Todd Mohn, County Administrator; Margie Houck, Executive Assistant; Beverly A. Churchill, Department of Human Resources Director.

The Board discussed filling several positions.

MEETING CALLED TO ORDER:

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

MINUTES:

On a motion made by Commissioner J. Wilson, seconded by Commissioner Dumenil, the Board unanimously agreed to approve the amended Agenda for the current meeting and the Work Session Minutes of April 8, 2021 and Regular Minutes of April 13, 2021.

PRESS AND PUBLIC COMMENTS:

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

1. Pat Fitchett

WEEKLY CORRESPONDENCE AND PRESENTATION OF DOCUMENTS FOR SIGNATURE:

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

CIRCUIT COURTHOUSE SITE-WORK COMPLETION CONSTRUCTION CONTRACT AWARD:

Mr. Lee Edgar, Chief of Engineering, presented to the Board for their review and approval, Circuit Courthouse Site-Work Completion Construction Contract Award.

Sealed bids were received and opened on Tuesday, March 20, 2021, for completion of site work at the new Circuit Courthouse. The work involves completion of the pedestrian connection between Commerce Street, the new Circuit Courthouse and the Health Department parking lot through the installation of an American with Disabilities Act (ADA)-compliant walkway, Demolition of remaining discarded concrete walks & mechanical pads on the adjacent Health Department property, and Remediation of inadequate drainage between the Courthouse and Health Department properties through completed grading, installation of drainage beds & deep drywells, and reconfiguration of downspouts. This project also provides for updated landscaping and the design & installation of an irrigation system to support the Courthouse courtyard landscaping through the summer months. All work, including landscaping, is to be warranted for a minimum of two (2) years. Formal Bids were solicited in accordance with the County Procurement Policy. One (1) bid was received, publicly opened and read as follows:

<u>Vendor</u>	<u>Location</u>	<u>Total Bid</u>
Maverick Construction	Grasonville, MD	\$222,500.00

Maverick Construction, a qualified Local Vendor incorporated in Grasonville, Maryland, submitted the lowest responsive and responsible bid. Nine (9) contractors participated in the Pre-Bid Meeting or were otherwise engaged to bid on this project. A post-bid survey indicates that contractors did not bid due to significant workloads and complications unique to this job. The chief executive of Maverick Construction, Brad Gibble, indicates he would not typically bid this type of job, but was induced due to it being his home-county courthouse and there being a convenient window of scheduling between jobs. Elements of this project which contribute to the cost include significant hand-excavation around electric, fiber & water utility, shoring of deep (eleven feet) drywells, multiple zoned irrigation, tight specifications & warranty provisions, and advanced phasing necessary to prevent disruption and deliver a respectable product to the high-profile facility. Mr. Gibble emphasized that he provides a solid and competitive price to perform work at his local courthouse.

Adequate funding is available in the approved Capital Project no. 400563 Circuit Courthouse, and there is a desire to complete and close-out the project. Removal of the Add-Alternate which would upgrade the concrete walkway to brick pavers, would reduce the cost by \$24,150, for a Base Bid contract in the amount of \$198,350. However, the bid greatly exceeded our expectations, and, with only one bid, it is difficult to determine if the price offered is, in fact, competitive.

On a motion made by Commissioner J. Wilson, seconded by Commissioner Dumenil, the Board unanimously agreed to reject bids on the Circuit Courthouse Site-Work Completion contract and readvertise in late 2021. As part of the motion, Commissioners Dumenil, Moran, J. Wilson, and S. Wilson asked questions and/or made comments on this topic.

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

RURAL LEGACY – EASEMENT VALUATION SYSTEM (EVS): #2

Ms. Donna K. Landis-Smith, Soil Conservation Aide/ Land Preservation, submitted to the Board for their review and approval, Rural Legacy — Easement Valuation System (EVS).

After receiving an email from the Department of Natural Resources (DNR) on February 25, 2021, the DNR program administrator informed Queen Anne’s County that the Rural Legacy EVS needed to include a stricter deduction for reserving a lot on a potential property. The program administrator included five other Rural legacy areas with their monetary reductions for reserving lots.

The Local Agricultural Advisory Board reviewed the current (2020) EVS and taking into consideration the following items:

- value/appraisal of building lots
- ability to subdivide
- number of existing residences, size of property
- EVS-FMV (Fair Market Value), value of baseline (40% of FMV) and how many development rights are permitted on the subject property.

The board voted to value a non-subdividable reserved lot right at five times the baseline value. A subdividable reserved lot right would be eight times the baseline value. For the 2021 applicants the values would calculate to \$16,180 for non-subdividable lot right which is five times the baseline value and \$25,888 for a subdividable lot right which is eight times the baseline value.

In addition, a property would have the following lot rights:

- 50 acres or less would be eligible for one reserved lot right (existing, reserved and non-subdividable)
- 51 acres to 150 acres would be permitted to have two lot rights (existing or reserved with one lot right being non-subdividable)
- 51 acres to 250 acres would be permitted to have three lot rights (existing or reserved with one lot right being non-subdividable)
- 251 acres or more would be permitted to have four lot rights (existing or reserved with one lot right being non-subdividable)

Subdivisions:

A property would be limited to a minimum of 100 acres for the subdivided portion and the remaining portion must be a minimum of 100 acres. No subdivision will be permitted on properties less than 200 acres.

Example - parent parcel must be a minimum of 200 acres to subdivide into equal parts, 250-acre parcel can be 100 acres and 150 acres, or the subdivision could be 120 acres and 130 acres.

The current EVS deducts 10% of the FMV as a lot reduction which equals \$809. The Local Agricultural Advisory Board previously mirrored the reserved lot policy from MALPF as a basis for the reduction for Rural Legacy.

In reviewing other County's deductions for each lot right reserved, the Board felt as though the other Counties were in no comparison to land values of Queen Anne's County. County residential lot values are sometimes triple the value such as Anne Arundel and Harford Counties. Using the same methodology, for deduction, as other Counties may deter landowners from participating in the Rural Legacy Program.

This item was tabled until May 11th meeting for additional information.

UPPER SHORE WORKFORCE INNOVATION & OPPORTUNITY ACT:

Mr. George Weeks, III, President Upper Shore Workforce Investment Board, submitted to the Board for their review and approval, Upper Shore Workforce Innovation & Opportunity Act.

The Workforce Innovation and Opportunity Act requires an operational plan to implement the law in the local area. The United States Department of Labor requires a four-year plan for each Workforce Investment Area for the period 2020-2024. The Upper Shore Workforce Investment Board (USWIB) and staff have written the four-year plan revisions requested by the Governor, the Governor’s Workforce Development Board, and the United States Department of Labor.

Local Elected Official concurrence is required for the plan submission to the Governor’s Workforce Development Board. Accompanying this letter is a copy of the plan and a concurrence sheet for use by the Queen Anne’s County Commission.

On a motion made by Commissioner J. Wilson, seconded by Commissioner S. Wilson, the Board unanimously agreed to sign the Upper Shore Workforce Innovation & Opportunity Act Combines Plan for 2020-2024.

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

KENNARD REPAIR WORK FUNDING REQUEST:

Mr. Clayton Washington, Kennard Alumni Association President, submitted to the Board for their review and approval, Kennard repair work funding request letter.

We, the officers, and members of the Kennard Alumni Association, wish to express our heartfelt gratitude to you and the County Commissioners for your past support of our requests for funding for the Kennard African American Cultural Heritage Center and Museum. Without the county’s continued support, the restoration would not have been completed and our museum would not be operational. We are so happy and grateful that you and the commissioners understand the importance of keeping the programs and exhibits running at the center and museum. While the COVID19 pandemic has forced us to shut down most of our programming and fundraising initiatives, operational and maintenance issues of great concern have arisen.

With the onset of cracks in the cinderblock walls of the center’s utility/storage basement rooms, water has begun to collect, stagnate, cause mold to form on basement walls and floors. We hope that the funding requested below will help us to remediate/clean all surfaces and install a wall tile and drainage system to eliminate future problems. The cost of this work is \$24,270. We submitted an Outside Grant request this year for \$22,000. Upon calling to schedule speaking to the Commissioners regarding my grant request, I was informed by Margie Houck that it had already been decided to grant \$7,000. As appreciative as I am of your decision, I am hoping that there might be a way to provide the funding to complete this project to avoid any further consequence. Thereby allowing Kennard to continue providing this unique learning resource for our QAC residents, students, and their families. I hope we can count on your continued leadership and support. This item was tabled pending DPW review

FY2022 PROPOSED COUNTY COMMISSIONER BUDGET & BUDGET LETTER:

Ms. Brittany Moran, Budget Analyst, submitted to the Board for their review and approval, FY2022 Proposed County Commissioners’ Budget.

The Board reviewed the FY2022 Citizens’ Letter. Once signed, this letter will be sent to the citizens of Queen Anne’s County to summarize the FY2022 Proposed County Commissioners’ Budget, as well as provide detailed information on the remaining budget work session and public hearings. Both the General Fund Revenue Summary and the General Fund Expenditure Summary will be included with this letter for distribution.

The Board also reviewed a reconciliation of the adjustments made from the FY2022 County Administrator’s Budget to arrive at the FY2022 Proposed County Commissioners’ Budget

On a motion made by Commissioner J. Wilson, seconded by Commissioner S. Wilson, the Board unanimously agreed to approve the FY2022 Proposed County Commissioners’ Budget and the FY2022 letter to be mailed to Queen Anne’s County citizens.

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

SUPPORT LETTER ACROSS THE BAY 10K 2021:

On a motion made by Commissioner J. Wilson, seconded by Commissioner Dumenil, the Board unanimously agree to sign the revised 10K Chesapeake Bay Bridge Run letter to the Maryland Transportation Authority.

This letter is in reference to a proposed race event across the Chesapeake Bay Bridge to be held October 31, 2021. Our county staff has been working closely over the last few months with organizers to investigate the possibility of hosting the race event across the Bay Bridge in 2021. After discussions with our Health Officer and vetting some of the necessary precautions related to the COVID-19 pandemic in accordance with the CDC guidelines, Queen Anne’s County supports the choice to move forward with the event. The County does not foresee any COVID-19 restrictions that would preclude the Across the Bay 10K from safely occurring in October 2021.

As in years past, we will continue to provide support and cooperation with all parties involved in the run. Now more than ever, this event will provide a much need boost to our local economy as we continue to recover from the financial repercussions of the pandemic. This event offers a unique opportunity to showcase the State of Maryland and Queen Anne’s County as participants come from all over to run the Bridge. Our local hotels, restaurants, retail, and various tourism attractions would also welcome this event in October.

Queen Anne’s County is looking forward to working with all our partners in preparation for the event to help ensure a safe and successful race day. Should you have any additional questions or information needs, please let us know. We look forward to hearing from you.

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

LIBRARY UPDATE:

Ms. Janet Salazar, Director, presented to the Board for their review the Library Update.

During the Pandemic

- Created new services:
 - Library Express contactless pick up and Library by Appointment to keep our community and staff safe.
 - Queen Anne’s County Library App
 - Queen Anne’s County Library Podcast
- Implemented Lendable Technology service, loaning 20 mobile hotspots and 8 laptop computers to help our community work and learn from home.

- Pivoted to virtual programming, providing 272 programs to 4,796 participants throughout the County virtually through 7 different platforms.
- During Fiscal Year 2020 we circulated 351,843 items, including 60,320 digital items

Dotty Parton Imagination Library

With the help of our partners The Judy Center, The Queen Anne’s County Family Center, and Healthy Families:

- Currently 793 children enrolled
- Graduated 1,074 Children
- Since 2018: 34,986 books have been mailed!

Kent Island Expansion Project

Construction Timeline

- Phase 1 Construction: September 2020-July 2021
 - Build out expansion
 - Furniture/Shelving delivery in July 2021
 - Move branch operations to new portion in August/September 2021
- Phase 2 Renovation: September 2021-January 2022
 - Renovate Existing building
 - Dedicated Maker Space
 - Increase number of meeting room spaces
- January 2022: Substantial Completion

Capital Campaign

- December 2020-March 2021: Silent Phase
- April 2021-June 2021: Public Phase
- Possibility of continued fundraising throughout summer
- www.gaclibrary.org/capitalcampaign

LEGISLATIVE UPDATE:

Mr. Bruce Bereano, County Lobbyist, presented to the Board for their review, Legislative Update.

Bills that are on the final tracker

House Bill 655

Action taken by the Board of Public Works on the sewer line for Route 8

LEGISLATIVE SESSION:

Commissioner Moran introduced COUNTY ORDINANCE NO. 21-02:

A BILL ENTITLED

April 27, 2021

AN ACT CONCERNING Major and Minor Multifamily Dwellings and Nonresidential Height Requirements in the Urban Commercial (UC) Zoning District in Queen Anne’s County, Maryland;

FOR THE PURPOSE of adding major and minor multifamily dwellings as a permitted use in the Urban Commercial (UC) Zoning District; providing that the same shall be permitted only as part of a redevelopment that includes an existing Marina and other commercial uses; amending the Urban Commercial (UC) District purpose; amending the dimensional and bulk standards and the maximum building height for nonresidential uses in the Urban Commercial (UC) Zoning District; and generally addressing and dealing with uses, bulk standards and nonresidential height requirements in the Urban Commercial (UC) Zoning District in Queen Anne’s County;

BY AMENDING Section 18:1-22 of the Code of Public Local Laws of Queen Anne’s County, Maryland.

Commissioner Moran introduced COUNTY ORDINANCE NO. 21-03:

A BILL ENTITLED

AN ACT CONCERNING Self-Storage Uses in the Town Center (TC) Zoning District in Queen Anne’s County, Maryland;

FOR THE PURPOSE of permitting self-storage uses, with interior access only in the Town Center (TC) Zoning District in Queen Anne’s County; revising the definition of “Light Industrial Use” under the general definition of “Industrial Use”; providing a definition for “Self-Storage Facility (interior access only)”; and generally dealing with and providing for self-storage uses with interior access only in Chapter 18 of the Code of Public Local Laws of Queen Anne’s County;

BY AMENDING Section 18:1-28, and the definition of “Light Industrial Use” in 18 App-1 and ADDING a definition of Self-Storage Facility (interior access only) in 18 App-1 of the Code of Public Local Laws of Queen Anne’s County, Maryland.

PRESS AND PUBLIC COMMENTS:

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

COMMISSIONER’S ROUNDTABLE:

Commissioner S. Wilson discussed the following:

Gave an update on the vaccinations

Commissioner Dumenil discussed the following:

Commended staff that worked on the budget

Commissioner J. Wilson discussed the following:

Asked citizens to reach out to the Commissioners to understand county processes like vetting for projects and how decisions are made.

The state is earmarking money for Broadband in the county but fears that the money will go into already existing areas and not the unserved areas

Commissioner Moran discussed the following:

Commissioner Corchiarino discussed the following:

Noted that the county uses various forms to be as transparent as possible such as press releases, Facebook, QACTV, do interviews with local newspapers, podcasts, meeting agenda and minutes posted to the website, citizens can sign up for alerts, and citizens can call a Commissioner.

Noted on the Cloverfields drainage issues meeting.

There being no further business, they adjourned at 7:20 p.m. to meet again on Tuesday, May 11, 2021.

EXECUTIVE ASSISTANT

PRESIDENT