

May 11, 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

BUDGET HEARINGS:

Three public hearings on the proposed budget were held. The hearings were held as follows: Bayside Elementary School in Stevensville on May 10, 2021, 2 citizens gave testimony; Queen Anne's County Liberty Building in Centreville on May 11, 2021, 1 citizen gave testimony; and Sudlersville Middle School on May 12, 2021, 2 citizens gave testimony.

The Board made closing statements following each budget hearing.

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 Dumenil, seconded by Commissioner Corchiarino, 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 5:30 p.m. Those in attendance were Mr. Todd Mohn, County Administrator; and Ms. Margie Houck, Executive Assistant. Commissioner S. Wilson was not present during this part of the meeting.

The Board discussed the land that they had donated to the YMCA.

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 Agenda as amended for the current meeting and the Regular and Closed Session Minutes of April 27, 2021.

PRESS AND PUBLIC COMMENTS:

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

1. Andrew Behringer

DEPARTMENT OF PUBLIC WORKS – ADMINISTRATIVE/ENGINEERING:

Mr. Steve Cohoon, Public Facilities Planner; met with the Board.

DRAFT 2021 ANNUAL MDOT TRANSPORTATION PRIORITY LETTER – FOR INCLUSION IN THE FY 2022-2027 CONSOLIDATED TRANSPORTATION PLAN:

Mr. Cohoon, Public Facilities Planner, presented to the Board for their review and approval, Draft 2021 Annual MDOT Transportation Priority Letter – For inclusion in the FY 2022-2027 Consolidated transportation Plan.

The Board reviewed the draft 2021 MDOT priority letter from the Queen County Commissioners to Maryland Department of Transportation Secretary, Mr. Gregory Slater. The letter outlines transportation priorities for inclusion in the 2022-2027 Consolidated Transportation Plan. The letter is very similar to past years letters and continues to identify the priorities for Queen Anne’s County as:

- 1) Continue, and to the extent possible, expedite the process to add capacity crossing the Chesapeake Bay to reduce congestion in the Bay Bridge corridor
- 2) Construct improvements on the Rt 18 corridor from Castle Marina Road to the Kent Narrows
- 3) Construct the US 50 & 213 interchange
- 4) Construct at grade intersection improvements on the US 301 corridor
- 5) Provide repair and repaving on US 301 Southbound
- 6) Continued support of our local transit efforts
- 7) Continued support for our bicycle and pedestrian improvements

On a motion made by Commissioner Moran, seconded by Commissioner J. Wilson, the Board unanimously agreed to approve and sign the 2021 Priority Letter to the Maryland Department of Transportation. As part of the motion, Commissioners Dumenil and Moran asked questions and/or made comments on this topic.

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

WEEKLY CORRESPONDENCE AND PRESENTATION OF DOCUMENTS FOR SIGNATURE:

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

CHARACTER COUNTS – PILLAR OF THE MONTH – CARING:

Commissioner Moran read the following Character Counts Proclamation written by Stacie McGinnes and Laurie Mastroberti - owners of Half Full Gift Boutique in Stevensville, Maryland.

WHEREAS, Half Full Gift Boutique, joins with the County Commissioners to declare Queen Anne’s County as a Character Counts! Community; and

WHEREAS, we recognize the need to care for each person in our community in word and deed; and

WHEREAS, we are committed to caring for our neighbors by supporting organizations that are working hard to make a positive difference in our world; and

WHEREAS, if we all do small acts of kindness each day it will create an endless ripple that will impact lives; and

WHEREAS, we know the importance of teaching our students to care for one another when they’re young so when they are grown, they will continue to care for those around them; and

WHEREAS, we are grateful to live in a community that demonstrates the Pillar of Caring with such generosity;

NOW, THEREFORE, WE, THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY do hereby designate the Character Counts! Pillar of the Month for May to be “Caring.”

KENT NARROWS WATERFRONT PEDESTRIAN WAYFINDING PROJECT - SUPPORT LETTER:

On a motion made by Commissioner J. Wilson, seconded by Commissioner Moran, the Board unanimously agreed to sign the Kent Narrows Waterfront Pedestrian Wayfinding Project with Maritime Heritage Enhancements Support letter.

Dear Ms. Ruffner:

On behalf of the Queen Anne’s County Commissioners, we are writing to express our support for the grant application, in the amount of \$19,000, submitted by the Kent Narrows Development Foundation in their efforts to help to supplement the development of a Wayfinding Master Plan for the Kent Narrows Waterfront Area.

This area is under development now with new buildings and projects that will increase the pedestrian traffic in the Kent Narrows Area, so it is a timely request. The wayfinding master plan will establish the criteria upon which the wayfinding system will be based. Deliverables include circulation plans for auto, bike and pedestrian ways, attention to arrival and access points, and the prototypes and placement plan for the graphic associated with the project. A cost analysis for fabrication and installation of the maps and signs will be included so that the next phase of the project can be put out to bid.

The project is a priority item in the Kent Narrows Community Plan and in the organization’s strategic plan. The KNDF is partnering with the QAC Parks Department on vendor selection and with the placement of the information Kiosk and wayfinding materials. Queen Anne’s County Tourism and Economic Development has agreed to help to advise on the project so that the projects can be well coordinated.

Since the Kent Narrows is home to so many heritage area related programs and sites, including the Watermen’s Boat Basin and the Maryland Watermen’s Monument, we believe it is important to incorporate the area’s heritage into the design elements for the Wayfinding program. It should be noted that the Kent Narrows Development Foundation has design standards embedded within its Community Plan and this project will adhere to those standards.

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

RECOMMENDATION FOR APPROVAL OF REVISED BROADBAND GRANT SUBMISSION:

Mr. Mohn submitted to the Board for their review and approval, Recommendation for Approval of Revised Broadband Grant Submission.

In January, the State of Maryland Office of Rural Broadband accepted nine submissions from Queen Annes County for grants for the Expansion of Existing Broadband Networks Funding Program for Unserved Rural Areas'. On April 29, they awarded four of nine submissions where they will provide 60% (increased from their anticipated 50%) of funding for each project. More awards will be announced in coming weeks.

The State asked that we revise the area of two of our submissions combining it to one in anticipation of an award. This revision is due to a submission the State received for a larger infrastructure grant that covers portions of the project areas. Commissioners had approved a match for these project areas on December 8, 2020. The original match was for \$137,600 that would cover approximately 297 homes passed for a per home cost of \$463.30. The revised contribution of \$72,738 will cover approximately 157 homes passed at the same per home cost of \$463.30.

The revised project is generally located in the Church Hill/Centreville area. Exact areas of projects not awarded cannot be disclosed at this time as the ISP providers consider this confidential business information under the General Provisions Section 4-335 of the Public Information Act.

All projects are contingent on State approval.

On a motion made by Commissioner J. Wilson, seconded by Commissioner Moran, the Board unanimously agreed to that staff move forward to work with the ISP to revise the project area as needed with the revised County contribution of \$72,738 from the Public Fiber Infrastructure Capital Project.

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

HOUSING BOND ALLOCATION TRANSFER 2021:

Mike Clark, Chief of the Division of Housing & Community Services, submitted to the Board for their review and approval, Housing Bond Allocation Transfer 2021.

For the Maryland Department of Housing and Community Development (DHCD) to utilize Queen Anne’s County’s Housing Bond Allocation, the participating local government must transfer its allocation to DHCD in writing. This is a yearly practice in which Queen Anne’s County has always complied.

On a motion made by Commissioner Dumenil, seconded by Commissioner Moran, the Board unanimously agreed to sign the Transfer of Allocation Letter to the Department of Housing and Community Development as described and recommended by the Department of Community Services – Housing Division.

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

DEPARTMENT OF PARKS EQUIPMENT PURCHASE:

Mike Watson, Chief of Operations, Department of Parks & Recreation, submitted to the Board for their review and approval, Department of Parks Equipment Purchase.

The Department of Parks requested to purchase a 2020 Hino 195 Chassis with New Way 8yd Diamondback Rear Load Refuse Body Trash Truck from Maryland Industrial Trucks. Inc. in Linthicum, Maryland for a total cost of \$114,580, utilizing Sourcewell Discount Pricing QA Co. #25449. This purchase is part of the approved prior years fund balance for the capital equipment budget. This is an additional trash truck that will be used to replace our current 2013 trash truck.

On a motion made by Commissioner Moran, seconded by Commissioner Dumenil, the Board unanimously agreed to authorize the Department of Parks & Recreation to purchase a New Way 8yd Diamondback Trash Truck, from Maryland Industrial Trucks, Inc. in the amount of \$114,580 utilizing the Sourcewell Discount Pricing QA Co. #25449. Funding to come from the Department of Parks & Recreation's Prior Year Fund Balance from the Capital Equipment Budget. As part of the motion, Commissioners Dumenil and J. 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	

DEPARTMENT OF PARKS EQUIPMENT PURCHASE:

Mike Watson, Chief of Operations, Department of Parks & Recreation, submitted to the Board for their review and approval, Department of Parks Equipment Purchase.

The Department of Parks requested to purchase a two 2021 John Deere Gators and one 2019 John Deere Z094R Diesel Zero Turn Mower from Atlantic Tractor, LLC in Queen Anne, Maryland, for a cost of \$38,800, utilizing USA Government Discount. After trade-ins of \$14,000 the final cost will be \$24,800. This purchase is part of the approved prior years fund balance for the capital equipment budget.

On a motion made by Commissioner Moran, seconded by Commissioner J. Wilson, the Board unanimously agreed to authorize the Department of Parks & Recreation to purchase two 2021 John Deere Gators and one 2019 John Deere Z994R Diesel Zero Turn Mower from Atlantic Tractor, LLC in the amount of \$24,800 utilizing the USA Government Discount. Funding to come from the Department of Parks & Recreations Prior Year Fund Balance from the Capital Equipment Budget. As part of the motion, Commissioner Dumenil asked questions and/or made comments on this topic.

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

KENT ISLAND BRANCH LIBRARY – LETTER OF CERTIFICATION FOR FY22 STATE GRANT FUNDING:

Janet Salazar, Director, submitted to the Board for their review and approval, Kent Island Branch Library - Letter of Certification for FY22 State Grant Funding.

In FY2018, Queen Anne’s County was awarded a \$325,000 grant from the Maryland County Public Library Capital Projects Grants Program (State Grant) which, with equal matching funds by the County via approved FY2018 Capital Project #400877 KI Library Expansion, provides for the complete planning & design of expansion and renovation to the Kent Island Branch of the Queen Anne’s County Free Library.

To secure the funding necessary to support construction, the County sought and received an additional \$3,500,000 in State Grant funding via construction grants administered over two fiscal years - FY2020 and FY2021:

FY2020

In a letter dated May 22, 2018 and included with the Library’s application for FY2020 State Grant funding for construction, the County Commissioners confirmed their continued support for the project and intent to match State Grant funds should such award be made. On June 19, 2019, final approval by the State Board of Public Works was communicated for a FY2020 construction grant award of \$1,000,000.

FY2021

In a letter dated May 21, 2019 and included with the Library’s application for FY2021 State Grant funding for construction, the County Commissioners confirmed their continued support for the project and intent to match State Grant funds should such award be made. On March 19, 2020, word was received on behalf of the State Librarian, that Queen Anne’s County was again selected for receipt of a construction grant — this time in the amount of \$2,500,000.

FY2022.

To secure the remainder of the funding necessary to complete construction, the Library applied for FY2022 State Grant funding, requesting a grant in the amount of \$130,000. As with previous awards, in order to obtain final approval from the State Board of Public Works and maintain eligibility for this final award, the Maryland State Library must receive a letter on or before June 1, 2021 certifying the minimum local match of \$130,000 is budgeted for FY2022.

Construction commenced in October 2020 and adequate County share is included with the proposed FY2022 capital budget 400877 Kent Island Branch Library Expansion. To procure the remainder of State Grant funding necessary to support construction, Staff recommends the County Commissioners endorse the letter certifying that matching funds will be provided.

On a motion made by Commissioner Dumenil, seconded by Commissioner Moran, the Board unanimously agreed that the Letter of Certification necessary to secure construction funding through the Maryland County Public Library Capital Grants Program in FY2022 for the expansion and renovation of the Kent Island Branch Library be signed and provided the Maryland State Library.

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

RURAL LEGACY – EASEMENT VALUATION SYSTEM (EVS):

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.

After a lengthy discussion, on a motion made by Commissioner J. Wilson, seconded by Commissioner Corchiarino, the Board unanimously agreed to approve a monetary deduction of \$10,000 per lot for non-subdividable reserved lots and \$15,000 per lot for subdividable reserved lots.

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

REQUEST FOR VEHICLE PURCHASE:

Dr. Joseph Ciotola, Health Officer, submitted to the Board for their review and approval, Request for Vehicle Purchase.

The Queen Anne’s County Department of Health requested approval to purchase a replacement Administrative Emergency Response Vehicle. This request is for one (1) 2021 Ford Police Interceptor that will be fully equipped as an emergency response vehicle. The vehicle will be purchased through the State of Maryland’s Vehicle contract with Apple Ford, located in Howard County, Contract Number 00131600355 for a total price of \$35,000. The vehicle then will be outfitted with lights, siren, console, and stripping at an estimated price of \$12,000. Total price for the final vehicle is estimated to be \$47,000.

The Health Department county account number 125000 has \$51,144.75 unspent funds. These funds will be utilized to purchase the vehicle. No additional allocation requests will be sent for FY21.

On a motion made by Commissioner Moran, seconded by Commissioner Dumenil, the Board unanimously agreed to authorize the Queen Anne’s County Department of Health to purchase one 2021 Ford Police Interceptor through the State of Maryland’s Vehicle contract with Apple Ford, located in Howard County in the amount of \$35,000 and to be outfitted with lights, siren, console and stripping in the amount of \$12,000. 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	x	
Corchiarino	x	

J Wilson	x	
S Wilson	x	
Dumenil	x	
Corchiarino	x	

OLDER AMERICAN’S MONTH:

Commissioner S. Wilson presented Cathy Willis, Department of Community Services Director the following Proclamation:

WHEREAS, Queen Anne’s County includes a growing number of older Americans who have built resilience and strength over their lives through successes and difficulties; and

WHEREAS, Queen Anne’s County benefits when people of all ages, abilities, and backgrounds are included and encouraged to share their successes and stories of resilience; and

WHEREAS, Queen Anne’s County recognizes our need to nurture ourselves, reinforce our strength, and continue to thrive in times of both joy and difficulty; and

WHEREAS, Queen Anne’s County can foster communities of strength by:

- creating opportunities to share stories and learn from each other.
- engaging older adults through education, recreation, and service; and
- encouraging people of all ages to celebrate connections and resilience.

NOW, THEREFORE, WE THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, do hereby proclaim May 2021 to be Older Americans Month and urge every resident to recognize older adults and the people who support them as essential contributors to the strength of our community.

LEGISLATIVE SESSION:

Commissioner Corchiarino introduced COUNTY ORDINANCE NO. 21-05:

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 607, Grid 20, Map 58D, as shown on the Queen Anne’s County Sectional Zoning Maps, currently owned by Lippincott Sailing Yachts, Inc.

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

COMMISSIONER'S ROUNDTABLE:

Commissioner J. Wilson discussed the following:

Addressed concerns that were brought up about traffic on Rt 50 and Rt 18.

Commissioner Dumenil discussed the following:

Voiced concerns that KNDF has for the Kent Narrows intersection.

Commissioner Moran discussed the following:

Noted that Jim Ports sent a letter that the only way to fix the traffic situation is to build a new bridge.

AA County Executive Stuart Pittman send a letter that the traffic issues we have in QAC is not our commuters it is the traffic going to the beaches. That building a new bridge will only create sprawl in QAC.

Bridge work is moving quickly. Only 2 steel plates are left on the bridge.

Reviewed other areas that need to be addressed for better road safety.

Noted the roadblock situation that backed up traffic Saturday.

Commissioner S. Wilson discussed the following:

Reviewed the flawed analysis of the growth of traffic and the inflation of products created.

Reviewed the hospital response system.

Commissioner Corchiarino discussed the following:

Commended Ms. Scott for voicing her concerns and taking interest in the community.

A car wash May 15, 9-11:30 at Safe Harbor Church to raise money for a family that has hit hard times from COVID.

Congratulation to Mike Hamner of Cult Classic Brewing Company for being elected Cinco de Mayor.

CONSTANT YIELD HEARING:

The Constant Yield Hearing was held at 7:00 p.m. It was noted that the tax rate is remaining the same at \$0.8471/\$100 of assessed value

The following persons gave public testimony:

1. Dr. Kane

There being no further business, they adjourned at 7:20 p.m. to meet again on Tuesday, May 18, 2021.

EXECUTIVE ASSISTANT

PRESIDENT