

**Regular Meeting of County Commissioners**  
**Tuesday June 8, 2021 (Legislative Day)**

The regularly scheduled meeting of the County Commissioners was convened virtually at 1:01 p.m. with the following persons in attendance:

Reuben B. Collins II, Esq., President, County Commissioner  
Bobby Rucci, Vice President, County Commissioner  
Gilbert O. Bowling, III, County Commissioner  
Thomasina O. Coates, M.S., County Commissioner  
Amanda M. Stewart, M.Ed., County Commissioner  
Mark Belton, County Administrator  
Wesley Adams, County Attorney  
Carol A. DeSoto, Clerk to the Commissioners

**Call to Order/Pledge**

Commissioner Collins called the meeting to order, and Commissioner Bowling led the Pledge of Allegiance.

**Roll Call**

A roll call was taken. All the Commissioners were present.

**Comments**

There were no comments.

**Charles County Health Department Update: Coronavirus/COVID-19**

Dr. Dianna Abney, Health Officer, Charles County Department of Health; Ms. Michelle Lilly, Director, Department of Emergency Services; and Mr. William Grimes, Vice President, Ancillary Services & Incident Commander, UM Charles Regional Medical Center, provided an update on COVID-19 statistics and how they are responding to COVID-19.

Ms. Lilly indicated that COVID positive numbers continue to decline and are at the lowest this year. She indicated that COVID positive transports are low with only one (1) transport last week. She reviewed the number of Charles County residents who have been vaccinated including first dose, second dose and single dose vaccine. She also informed the Commissioners that the Department of Emergency Services will continue to provide logistical support for vaccine clinics as needed and monitor COVID in the County.

Dr. Abney reviewed the multiple vaccination clinics, pop-up clinics, and the mobile vaccines within the community that are being held indoors and drive through. She reviewed the June blitz scheduled with the mobile vaccines everyday for a summer saturation plan. She discussed an increase in COVID-19 in adolescents in January-March 2021 and encouraged vaccinations of adolescents aged twelve (12) to seventeen (17) years old. She mentioned that by fall there may be a vaccination for kids under the age of twelve (12). She reported the statistics on COVID vaccination doses given to Charles County

**Regular Meeting of County Commissioners**  
**Tuesday June 8, 2021 (Legislative Day)**

residents. She also reviewed COVID cases by age, Charles County COVID deaths by age and hospitalization by age and the racial and gender breakdown of fatalities data.

Mr. Grimes indicated that the number of COVID patients currently in the hospital is four (4) which is a continuation of a decrease in the numbers. He also mentioned that the hospital continues providing vaccines daily.

Ms. Jennifer Harris, Chief of Media Services, Office of the County Administrator, reviewed the County's communication efforts related to COVID 19. She discussed COVID-19 Vaccine Priority list, that vaccines are widely available, and everyone is eligible. She mentioned the GoVAX Media Outreach and latest Maryland GoVAX commercial. She discussed the new signage in the Government Buildings indicating that wearing of masks is voluntary and unvaccinated persons are highly encouraged to wear a mask. She concluded with a review of the Vaccine Rumor Control on social media, and frequently asked questions.

Mr. Jason Stoddard, Director of Safety, Charles County Public Schools, joined the discussion to update the Commissioners on vaccinations for Charles County Public School staff. He discussed 2021 graduations and informed that Commissioners that the last of classes for students before summer break was scheduled for June 15, 2021.

**Recognition: Employee Length of Service, February – April 2021; Top Performer, First Quarter, January -March 2021**

The Commissioners recognized employees' years of service for February through April 2021 and the Top Performer for the first quarter via prerecorded videos that were played during this virtual session.

**Approval of the Minutes of May 25, 2021**

A motion was made by Commissioner Bowling, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to approve the minutes of May 25, 2021.

**Announcement: Next Commissioner Session will be held June 22, 2021**

Ms. Carol DeSoto, Clerk to the Commissioners, announced that the next scheduled session was on June 22, 2021.

**Approval Items**

*FY2021 Budget Amendment Increase #8821 Treasury Overrun*

A motion was made by Commissioner Rucci, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to approve FY2021 Budget Amendment Increase #8821 Treasury Overrun, for one hundred and thirty-one thousand five hundred dollars (\$131,500.00).

Regular Meeting of County Commissioners  
Tuesday June 8, 2021 (Legislative Day)

*FY2021 Budget Transfer Request #8826 Bank Expense*

A motion was made by Commissioner Rucci, seconded by Commissioner Stewart, and passed with all Commissioners present, voting in favor to approve FY2021 Budget Transfer Request # 8826 Bank Expense, for fifty thousand dollars (\$50,000.00).

*FY2021 Contingency Transfer Request #8850 Public, Education, and Governmental (PEG) Funds*

A motion was made by Commissioner Bowling, seconded by Commissioner Rucci, and passed with all Commissioners present, voting in favor to approve FY2021 Contingency Transfer Request #8850 PEG Funds for sixty-six thousand five hundred dollars (\$66,500.00).

*FY2021 Budget Amendment Increase #8856 Snow Overages*

A motion was made by Commissioner Rucci, seconded by Commissioner Bowling and passed, with all Commissioners present, voting in favor to approve FY2021 Budget Amendment Increase #8856 Snow Overages, for four hundred and ninety-two thousand three hundred and eighty dollars (\$492,380.00).

*Charles County Sheriff's Office FY2021 COPS Hiring Program (CHP)*

A motion was made by Commissioner Bowling, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to approve the FY2021 COPS Hiring program.

*College of Southern Maryland's (CSM) Petition for Maryland Higher Education Grant*

A motion was made by Commissioner Coates, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to approve CSM's petition for the Maryland Higher Education grant.

*Commissioner Committee Assignment to the College of Southern Maryland (CSM) Mediation Center Local Advisory Council*

A motion was made by Commissioner Bowling, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve Commissioner Coates as the designated member on the CSM Mediation Local Advisory Council.

**Discussion: Maryland State House Bill 655 Elections—County Council and County Commissioner and County Boards of Education – District Voting**

Ms. Danielle Mitchell, Associate County Attorney II, Office of the Charles County, County Attorney, discussed Maryland State House Bill 655 on district voting. She explained that this Bill did not make it out of the Senate before the Maryland State Legislative Session closed. The indication is that it will be added to the Maryland State 2022 Legislative Session. She reminded the Commissioners that a letter of opposition was sent to exempt Code Home Rule counties. She reviewed available options moving forward to garner input from the public on possible amendments to the Charles County Code to address Commissioner elections.

**Regular Meeting of County Commissioners**  
**Tuesday June 8, 2021 (Legislative Day)**

The Commissioners directed Ms. Mitchell to collect additional data and bring back potential legislation to start to formalize the process of options and public input.

**Briefing: Update on Waldorf Urban Redevelopment Corridor - WURC Zoning Revisions**

Mr. James Campbell, Planning Director, and Ms. Amy Blessinger, Planner III, Department of Planning and Growth Management, provided an update on the Waldorf Urban Redevelopment Corridor zoning revisions. The goal is to stick to long term vision while allowing flexibility to support business community. The proposed revisions include revising transitional provisions section to include additional transitional provisions, mostly for existing nonconforming uses and buildings and creating a new transitional period, which would end five (5) years from time of adoption of additional transitional provisions. Proposed revisions will allow a nonconforming use that was operating at time of rezoning in 2010, to resume operation of that use on condition that owner provides a contribution to the corridor; allow pop-up/temporary uses in vacant buildings; allow more design flexibility for adaptive reuse of historic structures; provisions for new development; allow for Accessory Commercial Units (ACU); and streamline zoning text to clarify requirements.

The Commissioners reached a consensus to have staff move forward to develop zoning text amendments to implement revised transitional provisions as presented.

**Briefing: Charles County Community Drainage and Storm Water Management Policy**

Mr. Mark Belton, County Administrator and the Charles County Attorney's Office staff, provided a Power Point overview of the Charles County Community Drainage and Stormwater Management Policy. Mr. Belton reviewed the current Charles County Storm Drainage Ordinance related to ownership of drainage systems, maintenance, the problems with this approach and a proposed solution and criteria for subdivision prioritization, and funding.

A motion was made by Commissioner Bowling, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve the program presented and direct staff to provide recommendation regarding the development of a residential subdivision prioritization list, with consideration given to requesting the Resilience Authority of Charles County as the contracting entity.

**Update: American Rescue Plan Act Proposed Spending Plan**

Mr. Mark Belton, County Administrator, Ms. Jenifer Ellin, Director, Department of Fiscal and Administrative Services, provided an update on the American Rescue Plan Act proposed spending plan. The County plans to allocate more than eleven point two (\$11.2) million dollars towards stormwater management; more than eleven point two (\$11.2) million dollars to broadband; two (\$2) million dollars towards grants to businesses; two (\$2) million dollars for training and business outreach; five hundred and forty thousand dollars (\$540,000.00) to non-profit grants including administrative fees; two hundred and ninety-eight thousand five hundred dollars (\$298,500.00) for a

**Regular Meeting of County Commissioners**  
**Tuesday June 8, 2021 (Legislative Day)**

new County ambulance; four hundred and twenty-four thousand five hundred dollars (\$424,500.00) towards radios for fire service (second half); and four (\$4) million dollars for reclaimed water filtration upgrades to improve reliability and reduce draw down from aquifer. Staff will provide an update during the second quarter general fund review in July.

**Commissioners' New Business**

Commissioner Bowling requested to have staff look at the County's development, permit process related to the Amish.

The consensus of the Commissioners was to have Planning and Growth Management staff research other areas that have development policies and exceptions related to the Amish Community.

**Closed Session**

At 3:12 p.m., Commissioner Bowling made a motion, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to move into Close Session where all or a portion of this session may be closed pursuant to Section 3-305(b)(1)(4)(7) of the General Provisions Article of the Annotated Code of Maryland to discuss one (1) potential new business locating in Charles County; to discuss four (4) Commissioner Boards, Commissions, and Committees appointments and to seek legal advice on agreements that owe outstanding fees. The reason for going into closed is to keep business proprietary information confidential, keep legal approaches and personnel information confidential.

**Summary Closed Session Items**

At 3:23 p.m. the Commissioners went into virtual closed session.

**3-305(b)(1) Personnel: Appointments to Boards, Commissions and Committees**

Present: Commissioners Collins, Rucci, Bowling, Coates, and Stewart, Mark Belton, Wes Adams, Carol DeSoto, Deborah Hall, and Maquita Irvin.

Ms. Maquita Irvin, Commissioners Specialist, reviewed vacancies on the Board of License Commissioners (Liquor Board), Commission for Women, Disability Review Board, and the Property Tax Assessment Appeals Board.

The Commissioners reached a consensus on each Board and provided Ms. Irvin with further direction. Official action will take place on June 22, 2021.

**3-305(b)(4)(7) Proposal for Business to Locate in Charles County**

Present: Commissioners Collins, Rucci, Bowling, Coates, and Stewart, Mark Belton, Wes Adams, Carol DeSoto, Deborah Hall, Richard Shields, Scott Reschly, Taylor Yewell, Datrell Brown, Marcia Kceth, Deborah Carpenter, and Jason Groth.

Mr. Shields provided a presentation briefing on a proposed business in Charles County.

**Regular Meeting of County Commissioners**  
**Tuesday June 8, 2021 (Legislative Day)**

**3-305(b)(7) Legal Advice: Outstanding Fees Owed to the County**

Present: Commissioners Collins, Rucci, Bowling, Coates, and Stewart, Mark Belton, Wes Adams, Carol DeSoto, and Deborah Hall, Jenifer Ellin, Jacob Dyer, and William DeAtley.

Mr. Wes Adams, County Attorney, outlined options for how the County could proceed related to these outstanding fees.

The Commissioners reached a consensus to give a six-month notice, until the end of year, to satisfy the terms of the agreement or the County will terminate the agreements.

At 4:27 p.m., a motion was made by Commissioner Rucci, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to end this closed session.

The Commissioners returned to open session at 6:01 p.m.

**Roll Call**

A roll call was taken. All the Commissioners were present.

**Public Hearing: Bill 2021-02 Zoning Text Amendment (ZTA) 19-154; Single-Family Attached Residential & Multi-Family**

Mr. Kirby Blass, Planner III, and Mr. Jim Campbell, Planning Director, and Mr. Charles Rice, Assistant Planning Director, Department of Planning and Growth Management, joined the Commissioners for the Public Hearing on Bill 2021-02 ZTA 19-154. Mr. Blass reviewed the proposed amendments. The primary topics impacted by the legislation include definitions and provisions associated with accessory uses and structures, architectural appearance, building materials and percentages, building restriction lines, dwelling units per acre (density), encroachment allowances, height limitations, minimum tract size, parking and pedestrian connectivity, recreational amenity requirements, superior design guidelines applicability, and other interrelated use code requirements.

Two (2) citizens spoke at the public hearing to provide comments to the Commissioners.

A motion was made by Commissioner Rucci, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to keep the public record open until July 2, 2021.

A motion was made by Commissioner Rucci, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to close this public hearing.

**Public Hearing: Zoning Map Amendment (ZMA) 20-01; Wintergreen, Rural Conservation to Commercial Village**

Mr. Kirby Blass, Planner III, and Mr. Jim Campbell, Planning Director, and Mr. Charles Rice, Assistant Planning Director, Department of Planning and Growth Management, joined the Commissioners for the public hearing on ZMA 20-01. The Applicant, CG Acquisitions, LLC, is

**Regular Meeting of County Commissioners**  
**Tuesday June 8, 2021 (Legislative Day)**

requesting a zoning change from Rural Conservation (RC) to Commercial Village (CV) for a seven point five seven (7.57) acre property located at 5405 Leonardtown Road in Waldorf, at the intersection of Leonardtown Road (MD Route 5) and Billingsley Road. The Subject Property is further identified as Parcel 255 within Grid 13 on Tax Map 25. This local map amendment request is based upon a mistake rationale, in accordance with Chapter §297-448 of the Charles County Zoning Ordinance, and Chapter §4-204 (b) of the Land Use Article of the Annotated Code of Maryland.

Two (2) citizens spoke at the public hearing to provide comments to the Commissioners.


A motion was made by Commissioner Rucci, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to keep the public record open for forty-five (45) days.

A motion was made by Commissioner Rucci, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to close this public hearing.

At 6:40 p.m., a motion was made by Commissioner Rucci, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to adjourn.



Carol A. DeSoto, Clerk to the Commissioners



Reuben B. Collins, II, Esq., President

**Regular Meeting of County Commissioners**  
**Tuesday June 8, 2021 (Legislative Day)**

**FORM OF STATEMENT FOR CLOSING A MEETING**

Location: Virtual- MS Teams                      Date: June 8, 2021

Time: 3:12 p.m.

Motion By: Commissioner Bowling

Seconded By: Commissioner Rucci

Vote to Close Session:

	AYE	NAY	ABSTAIN	ABSENT
Reuben B. Collins, II, Esq.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gilbert O. Bowling, III.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thomasina O. Coates, M.S.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Stewart, M.Ed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bobby Rucci	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**STATUTORY AUTHORITY TO CLOSE SESSION**

**General Provisions Article §3--305(b):**

(1)  To discuss:

(i) The appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or

(ii) Any other personnel matter that affects one or more specific individuals.

(2)  To protect the privacy or reputation of individuals with respect to a matter that is not related to public business.

(3)  To consider the acquisition of real property for a public purpose and matters directly related thereto.

(4)  To consider a preliminary matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State.

(5)  To consider the investment of public funds.

(6)  To consider the marketing of public securities.

(7)  To consult with counsel to obtain legal advice on a legal matter.

(8)  To consult with staff, consultants, or other individuals about pending or potential litigation.

(9)  To conduct collective bargaining negotiations or consider matters that relate to the negotiations.

(10)  To discuss public security, if the public body determines that public discussions would constitute a risk to the public or public security, including:

(i) the deployment of fire and police services and staff; and

(ii) the development and implementation of emergency plans.



**Regular Meeting of County Commissioners**

**Tuesday June 8, 2021 (Legislative Day)**

**FORM OF STATEMENT FOR CLOSING A MEETING**

**Appendix C C-2**

(11) [ ] To prepare, administer or grade a scholastic, licensing, or qualifying examination.

(12) [ ] To conduct or discuss an investigative proceeding on actual or possible criminal conduct.

(13) [ ] To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

(14) [ ] Before a contract is awarded or bids are opened, discuss a matter directly related to a negotiation strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

TOPICS TO BE DISCUSSED:

**3-305 (b)(4)(7) Legal: Potential Business Locating in Charles County**


REASON FOR CLOSING: To keep business proprietary information confidential.

**3-305(b)(1)(7) Personnel Four (4) Commissioner Appointed Boards, Commissions, and Committees Appointments**

REASON FOR CLOSING: Keep personnel information confidential.

**3-305(b)(4)(7)Legal: Outstanding Payments on Agreements**

REASON FOR CLOSING: To keep legal approaches and strategies confidential.

  
\_\_\_\_\_  
Reuben B. Collins, II, Esq., President