

**Regular Meeting of County Commissioners**  
**Tuesday June 7, 2022 (Legislative Day)**

The regularly scheduled meeting of the County Commissioners was convened in hybrid format, virtually and in person, at 9:03 a.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 was absent  
Amanda M. Stewart, M.Ed., County Commissioner  
Mark Belton, County Administrator  
Deborah Hall, Deputy 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 began with the Pledge of Allegiance.

**Roll Call**

A roll call was taken. All Commissioners were present.

**Announcement of Charles County Board of County Commissioners' Issued Proclamations for June 2022**

2022-44 Pride Month  
2022-45 Post-Traumatic Stress Disorder Awareness Month  
2022-46 Women's Veterans Day  
2022-47 Juneteenth Day

Members from the Commission for Veterans Affairs joined the Commissioners to receive copies of Proclamations 2022-45 Post-Traumatic Stress Disorder Awareness Month and 2022-46 Women's Veterans Day.

**Comments**

There were no comments.

**Approval of the Minutes of May 24 and May 25, 2022**

A motion was made by Commissioner Bowling, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve the minutes of May 24, 2022.

A motion was made by Commissioner Coates, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve the minutes of May 25, 2022.

**Announcement: Next Commissioner Session(s) are Scheduled for June 28 and June 29, 2022.**  
**Public Hearings June 8, 2022.**

Ms. Carol DeSoto, Clerk to the Commissioners, announced that the next Commissioners' sessions are scheduled for June 8, 2022 for public hearings on Amendment to the 2022-2031 Charles County Comprehensive Solid Waste Management Plan and on the Land Preservation, Parks, Recreation Plan. The next sessions are also scheduled for June 28 and June 29, 2022.

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Approval Items

*Changes to the Washington Suburban Sanitary Commission (WSSC) Water and Sewer Agreements*

A motion was made by Commissioner Bowling, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve these addendums.

A motion was made by Commissioner Bowling, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve sending them to WSSC for signature.

*Letter of Support for Prince George's Community College Grant Application-TRIO Veterans Upward Bound Program*

\*Commissioner Stewart recused herself from the vote.

A motion was made by Commissioner Rucci, seconded by Commissioner Bowling and passed, with Commissioners Bowling, Coates, Rucci and Collins present, voting in favor to approve This letter of support \*Commissioner Stewart recused herself from this vote.

The Commissioners directed Ms. Julie Bryson, Assistant Chief of Staff, to help facilitate starting a conversation with the College of Southern Maryland about offering a similar program.

*Letter of Support for Every Mind Serving Together Suicide Prevention Grant*

A motion was made by Commissioner Coates, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve this letter of support.

*Letter of Support for Maryland Bikeways Program Grant-Smallwood Drive Shared Use Path Design Phase*

A motion was made by Commissioner Coates, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve this letter of support.

*Maryland Access Point Grant Position*

A motion was made by Commissioner Coates, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve this new position.

*Draft Resolution 2022-07 Zoning Map Amendment 21-01 Moreland Property*

A motion was made by Commissioner Coates, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve Resolution 2022-07.

*Draft Resolution 2022-08 Creation of the Charles County Administrative Charging Committee*

A motion was made by Commissioner Coates, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve Resolution 2022-08.

*Establish a Paid Parental Leave Policy*

A motion was made by Commissioner Rucci, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to establish the Paid Parental Leave Policy as presented.

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**Action on Boards, Commissions, and Committees**

A motion was made by Commissioner Bowling, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to reappoint Wayne Magoon as chair on the Planning Commission.

**Joint Meeting with Board of Education: FY2022 School Allocation Cycle**

Mr. Jason Groth, Deputy Director, and Mr. Ben Yeckley, Planner III, Department of Planning and Growth Management and Charles Board of Education Members, reviewed the FY2022 School Allocations. Staff provided an overview of the available capacity among the county's thirty-seven (37) schools and the recommended allocatable capacity for development projects on the School Allocation Waiting List. The Board of Education staff also discussed updates on recent or planned renovations at John Hanson Middle, Benjamin Stoddert Middle, J.P. Ryon Elementary, and T.C. Martin Elementary Schools.

A motion was made by Commissioner Bowling, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to approve the FY2022 School Capacity Allocations for the 2022 cycle as presented.

**Briefing: Update on Hybrid Capabilities in the Charles County Government Building Commissioners' Meeting Room**

Ms. Jennifer Harris, Chief of Media Services, and Mr. Brent Huber, Lead Video Producer, Department of the County Administrator; and Mr. Ed Jose and Mr. Chuck Heffner, Digital Video Group; and Mr. Kory Hankin, and Mr. Bob Capotosto, RCI Systems; provided an overview on what would be needed to provide hybrid capabilities (virtual and in-person) in the Commissioners' Meeting Room of the Charles County Government Building.

County staff will work with an outside vendor to review the space and its capabilities and develop options for the proposed project and costs.

**Follow-Up Work Session: Local Legislative Proposals**

This discussion has been rescheduled for June 28, 2022.

**Briefing: La Plata Annexation Petition "The HUB" 306.5 Acres Hawthorne Road Project**

Ms. Sue Greer, Attorney, The Greer Law Firm; Mr. Seth Harry, Master Planner, Seth Harry & Associates, Inc.; Mr. Eric Posner, COO, Tower Companies; Mr. James Whitehead, J.W. Whitehead & Associates and Mr. William Murray, Project Manager Mr. Joel Binkley, Planner III, and Ms. Cathy Thompson, Planning Supervisor, and Mr. Charles Rice, Assistant Planning Director, Department of Planning and Growth Management, joined the Commissioners for a presentation on the Hub project. This petition would annex three hundred and six point five (306.5) acres into the Town of La Plata. Located on Hawthorne Road adjacent to the Hawthorne Country Club, "The HUB" at La Plata is a proposed mixed-use development requesting Traditional Neighborhood Mixed Use zoning within the Town boundaries. The Town of La Plata held a public hearing on May 24, 2022 and left the record open until June 16, 2022.

The Commissioners reached a consensus to have staff send a letter to the Town of LaPlata not opposing this annexation and include the need to ensure adequate infrastructure and public facilities

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before project begins and recommend including space for public safety, the police department and Charles County Emergency Services.

*\*Break 11:50 a.m. – 12:01 p.m.*

**Roll Call**

A roll call was taken. All Commissioners were present.

**Work Session: Bill 2022-06 Adequate Public Facilities 2022 Manual Update to Traffic Section**

Mr. Jason Groth, Deputy Director, and Mr. Ben Yeckley, Planner III, Department of Planning and Growth Management, reviewed the proposed revised language to the Adequate Public Facilities Manual. Staff recommends using an average rate for trip generation instead of fitted curve equation outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual since trip generation rates for many uses are not specifically cited in the ITE manual and may need to use other available sources. All traffic studies will consider morning and evening peak hour trip generation, unless specified by County staff.

These proposed language changes do not change the language in the proposed Bill 2022-06. It will change language in the Adequate Public Facilities Manual. The public hearing on this proposed Bill will be held on June 29, 2022 at 6:00 p.m.

A motion was made by Commissioner Stewart, seconded by Commissioner Bowling and passed, with all Commissioners present, voting in favor to approve the proposed language changes in the Adequate Public Facilities Manual.

**Commissioner's New Business**

There was no new business discussed.

**Closed Session**

At 12:35 p.m., Commissioner Coates made a motion, seconded by Commissioner Bowling 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 review vacancies on Commissioner Appointed Boards and Commissions. And to discuss a potential business locating to the County. The reason for going into closed is to keep negotiations, strategies, and personnel information confidential.

**Summary Closed Session Items**

At 12:43 p.m. the Commissioners went into virtual closed session.

**3-305(b)(4)(7) Business Relocating to Charles County**

Present: Commissioners Collins, Rucci, Bowling, Coates, Stewart, Mark Belton, Wes Adams, Carol DeSoto, Deborah Hall, Kelly Robertson-Slagle, Deborah Carpenter, Jason Groth, John Stevens, Taylor Yewell, Brian Kagarise, and Danielle Mitchell.

Staff reviewed the provided a project overview and discussed the potential large retail establishment being discussed for this project. Staff also discussed the project status related to this contract and agreement.

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**3-305(b)(1)(7) Review Appointments for Commissioner Appointed Boards and Commissions**

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

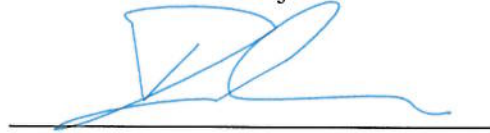
Ms. Kenberly Stephens, Commissioner Specialist, reviewed the vacancies on the Police Accountability Board.

The Commissioners reached a consensus on these appointments. Official action will take place in open session on June 8, 2022 under Action on Boards, Commissions, and Committees.

At 1:43 p.m., a motion was made by Commissioner Bowling, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to end this close session and adjourn.



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Carol A. DeSoto, Clerk to the Commissioners



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Reuben B. Collins, II, Esq., President

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**FORM OF STATEMENT FOR CLOSING A MEETING**

Location: Hybrid- In Person/Virtual- MS Teams

Date: June 7, 2022

Time: 12:35 p.m.

Motion By: Commissioner Coates

Seconded By: Commissioner Bowling

Vote to Close Session:

	AYE	NAY	ABSTAIN	ABSENT
Reuben B. Collins, II, Esq.	[x ]	[ ]	[ ]	[ ]
Gilbert O. Bowling, III.	[x ]	[ ]	[ ]	[ ]
Thomasina O. Coates, M.S.	[x ]	[ ]	[ ]	[ ]
Amanda Stewart, M.Ed.	[x ]	[ ]	[ ]	[ ]
Bobby Rucci	[x ]	[ ]	[ ]	[ ]

**STATUTORY AUTHORITY TO CLOSE SESSION**

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

(1) [X] 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) [X] 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) [X] 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.

**FORM OF STATEMENT FOR CLOSING A MEETING**

**Appendix C C-2**

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- (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) Discuss Potential Business Relocating to the County**

REASON FOR CLOSING: Keep negotiations and strategies confidential.

**3-305(b)(1) Review Vacancies on Commissioner Appointed Boards and Commissions**

REASON FOR CLOSING: Keep personnel information confidential.



Reuben B. Collins, II, Esq., President