



100 West Washington Street, Suite 1101 | Hagerstown, MD 21740-4735 | P: 240.313.2200 | F: 240.313.2201
WWW.WASHCO-MD.NET

BOARD OF COUNTY COMMISSIONERS
February 11, 2020
OPEN SESSION AGENDA

- 10:30 A.M. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE
CALL TO ORDER, *President Jeffrey A. Cline*
APPROVAL OF MINUTES – January 31, 2020 & February 4, 2020
- 10:35 A.M. COMMISSIONERS' REPORTS AND COMMENTS
- 10:45 A.M. REPORTS FROM COUNTY STAFF
- 10:55 A.M. CITIZENS PARTICIPATION
- 11:00 A.M. PUBLIC HEARING – APPLICATION FOR ZONING MAP AMENDMENT
RZ-19-006 – HERITAGE HUYETT LLC – *Jill Baker, Director, Planning and Zoning*
- 11:20 A.M. INTERAGENCY ENVIRONMENTAL HEALTH WORKGROUP – *Earl Stoner, Health Officer, Washington County Health Department, Sara L. Trescott, Environmental Health Director, Washington County Health Department, and Jill Baker, Director, Planning and Zoning*
- 11:25 A.M. PUBLIC SERVICE COMMISSION PERENNIAL SOLAR, LLC CASE – POTENTIAL INTERVENTION BY THE COUNTY AS PARTY – *B. Andrew Bright, Assistant County Attorney, and Jill Baker, Director, Planning and Zoning*
- 11:35 A.M. YOUTH MERITORIOUS AWARD PRESENTATION – *Board of County Commissioners and Allison Hartshorn, Grant Manager, Office of Grant Management*
- 11:45 A.M. HIGH INTENSITY DRUG TRAFFICKING AREA GRANT ACCEPTANCE OF FUNDS – *John Martin, Sergeant, Narcotics Task Force and Stephanie Lapole, Senior Grant Manager, Office of Grant Management*
- 11:50 A.M. FORT RITCHIE EASEMENT RELOCATION – *Todd Moser, Real Property Administrator and Andrew Eshleman, Director, Public Works*
- 11:55 A.M. MARYLAND DEPARTMENT OF TRANSPORTATION (MDOT) PROPOSED SALE OF SURPLUS PROPERTY TO WASHINGTON COUNTY – *Todd Moser, Real Property Administrator*
- 12:00 P.M. FY21 AND BEYOND FUNDING REQUEST FOR BLACK FLY CONTROL IN SOUTHERN WASHINGTON COUNTY – *Linda Ebersole*

12:05 P.M. PRESENTATION OF THE 2021 – 2030 CAPITAL BUDGET – DRAFT 1 – *Sara Greaves, Chief Financial Officer, and Kelcee Mace, Deputy Director, Budget and Finance*

12:25 P.M. CLOSED SESSION

(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; To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State; To consult with counsel to obtain legal advice on a legal matter; & To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.)

01:15 P.M. RECESS

03:00 P.M. JOINT MEETING: CITY OF HAGERSTOWN

Location: Washington County Administration Building, 100 W. Washington Street, Hagerstown, Maryland

Agenda proposed by the City of Hagerstown

- Economic Development Updates
- Medium-Range Growth Area (MRGA) Updates

04:00 P.M. RECESS

EVENING MEETING AT THE TOWN OF WILLIAMSPORT

Location: Town Hall: 2 North Conococheague Street, Williamsport, MD

06:00 P.M. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE
CALL TO ORDER, *President Jeffrey A. Cline*

06:05 P.M. TOWN OF WILLIAMSPORT LEADERS' REPORTS AND COMMENTS

06:10 P.M. COMMISSIONERS' REPORTS AND COMMENTS

06:15 P.M. CITIZEN AWARD RECEIPT – *Larry Jessop*

06:25 P.M. REPORTS FROM COUNTY STAFF

06:35 P.M. CITIZENS PARTICIPATION

06:40 P.M. ADJORNMENT



Agenda Report Form

Open Session Item

SUBJECT: PUBLIC HEARING: Application for Zoning Map Amendment RZ-19-006 – Heritage Huyett LLC

PRESENTATION DATE: February 11, 2020

PRESENTATION BY: Jill Baker, Director, Department of Planning and Zoning

RECOMMENDED MOTION: The purpose of this public hearing is to take public comment on the rezoning application. The Commissioners have the option to take action to either approve or deny the request after the public hearing closes or deliberate on the issue at a later date.

REPORT-IN-BRIEF: Application has been made by Heritage Huyett LLC to rezone land located on the west side of Greencastle-Williamsport Pike (MD 63), 0.1 miles north of the intersection with National Pike (US 40). The applicant is seeking to rezone 29.57 acres of land currently zoned Business Local (BL) to Planned Industrial (PI).

DISCUSSION: When rezonings are not part of a comprehensive rezoning by the governing body, individual map amendments (also known as piecemeal rezonings) are under an obligation to meet the test of the change or mistake rule. As part of the evaluation to determine whether the applicant has proven whether there has been either a change or mistake in the zoning of a parcel, the Maryland Annotated Code Land Use Article and the Washington County Zoning Ordinance state that the local legislative body is required to make findings of fact on at least six different criteria in order to ensure that a consistent evaluation of each case is provided. These criteria have been evaluated in the attached Staff Report dated November 2019.

The applicant asserts that there was a mistake in the applied zoning based on assumptions made by the Commissioners at the time of the last rezoning. The applicant asserts that the Commissioners made their previous decision based on an assumption that the existing sewer line that ended at the intersection of MD 63 and US 40 could not be extended any further north based on financial feasibility. This has since been invalidated by the developer of this property recently extending the line north of the intersection to this property.

This application was presented to the Washington County Planning Commission at a Public Information Meeting held during their regular meeting on December 2, 2019. At the meeting no evidence was formally presented to prove that either there had been a change or a mistake in the applied zoning. The issue was heard again at the Planning Commission meeting on January 6, 2020 where the members unanimously recommended approval of the proposed map amendment.

FISCAL IMPACT: N/A

CONCURRENCES: Washington County Planning Commission

ALTERNATIVES: N/A

ATTACHMENTS: Rezoning application, Staff report, Planning Commission minutes, Planning Commission recommendation

AUDIO/VISUAL NEEDS: None

Via FedEx Overnight

September 23, 2019

Ms. Jill Baker
Deputy Director
Washington County Planning & Zoning
100 West Washington Street, Suite 2600
Hagerstown, MD 21740

Re: Zoning Map Amendment
Heritage Huyett, LLC
Creekside Logistics Center
Greencastle Pike, Washington County, MD

Dear Ms. Baker:

On behalf of Heritage Huyett, LLC, Snyder, Secary, & Associates, LLC is pleased to submit the Zoning Map Amendment for the above referenced project. Heritage Huyett, LLC would like to rezone the rest of their property to allow for the construction of a warehouse.

The properties are located along the western side of Greencastle Pike (MD-63), approximately 700 feet north of the intersection with National Pike (US-40). The properties are identified as Tax Map 0036, Grid 0015, Parcel No's: 0393 and 0561.

A Preliminary Consultation has been previously submitted for the proposed development to the County.

We are enclosing the following information constituting the formal submission of a Zoning Map Amendment for these properties:

1. One (1) Original and thirty (30) copies of the Washington County Zoning Ordinance Map Amendment Application
2. Thirty (30) copies of the Fee Worksheet
3. One (1) check in the amount of \$2,756.40 made payable to the "*Washington County Treasurer*"
4. Thirty (30) copies of the SDAT Records and Deeds of Exchange.
5. Thirty (30) copies of the Boundary Plat.
6. Thirty (30) copies of the list of names and addresses for adjoining property owners
7. Thirty (30) copies of the Vicinity Map
8. Thirty (30) copies of the Justification Statement

With this submission we request that a date be scheduled with the County Planning Commission to discuss the project. We will be in attendance to represent the project and to answer any questions that the County may have in this regard.

Ms. Jill Baker
Washington County Planning & Zoning
September 23, 2019
Page 2

If you have any interim comments or questions or require further information, please feel free to contact me. Thank you.

Sincerely,

Snyder, Secary & Associates, LLC



Kenneth W. Hinebaugh, EIT
Project Manager

cc: Mr. James LaFleur, Heritage Huyett LLC (via e-mail, w/encl.)
Mr. Terry Randall, Heritage Huyett LLC (via e-mail, w/encl.)
Mr. Bill Pillington, CBRE (via e-mail, w/encl.)
Mr. Jon Casella, CBRE (via e-mail, w/encl.)
Mr. Brian Kurtyka, Esp., Kurtyka & Associates (via e-mail, w/encl.)
Mr. James Snyder, SS&A (via e-mail, w/encl.)
File



WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE MAP AMENDMENT APPLICATION

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

Heritage Huyett, LLC

Applicant

PO Box 3800 Hagerstown, MD 21742

Address

James A. LaFleur

Primary Contact

1301 W. Washington St. Hagerstown, MD 21740

Address

- Property Owner
- Contract Purchaser
- Attorney
- Consultant
- Other: _____

(240) 520-3484

Phone Number

jlafleur@trustdevelop.us

E-mail Address

Property Location: **16422 National Pike, Hagerstown, MD 21740**

Tax Map: **0036** Grid: **0015** Parcel No.: **0393/0561** Acreage: **29.57**

Current Zoning: Planned Industrial / Business Local Requested Zoning: **Planned Industrial**

- Reason for the Request:
- Change in the character of the neighborhood
 - Mistake in original zoning

PLEASE NOTE: A Justification Statement is required for either reason.

James A LaFleur
Applicant's Signature

Subscribed and sworn before me this 18 day of September, 2019.

My commission expires on 1/10/23
[Signature]
Notary Public

FOR PLANNING COMMISSION USE ONLY

- Application Form
- Names and Addresses of all Adjoining & Confronting Property Owners
- Fee Worksheet
- Vicinity Map
- Application Fee
- Justification Statement
- Ownership Verification
- 30 copies of complete Application Package
- Boundary Plat (Including Metes & Bounds)

LAURA LaFLEUR SMITH
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES 1-10-2023



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FEE WORKSHEET

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

PLEASE COMPLETE ONLY THE SECTION THAT APPLIES.

Applicant's Name: Heritage Huyett, LLC Date: 9-23-2019

Zoning Ordinance Map Amendment \$ 2,000.00

Number of Acres * 29.57 x \$20.00 per acre \$ 591.40

Engineering Review Fee \$ 150.00

Technology Fee \$ 15.00

TOTAL FEES DUE – MAP AMENDMENT \$ 2,756.40

Text Amendment \$ 2,000.00

Choose One: Adequate Public Facilities Ordinance
 Forest Conservation Ordinance
 Solid Waste Plan
 Subdivision Ordinance
 Water and Sewer Plan
 Zoning Ordinance
 Other: _____

Technology Fee \$ 15.00

TOTAL FEES DUE – TEXT AMENDMENT \$ 2,015.00

Forest Conservation Exemption \$ 25.00

Technology Fee \$ 15.00

TOTAL FEES DUE – FOREST EXEMPTION \$ 40.00

Please make checks payable to "Washington County Treasurer".

Real Property Data Search

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 23 Account Number - 008092								
Owner Information										
Owner Name:		HERITAGE HUYETT LLC				Use:		COMMERCIAL		
Mailing Address:		1301 W WASHINGTON ST HAGERSTOWN MD 21740-				Principal Residence:		NO		
						Deed Reference:		/05537/ 00377		
Location & Structure Information										
Premises Address:		16422 NATIONAL PIKE HAGERSTOWN 21740-0000				Legal Description:		81.90 ACRES 16422 NATIONAL PIKE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	10689
0036	0015	0393		0000				2018	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						81.9000 AC				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2018		07/01/2019		07/01/2020		
Land:		2,895,900		2,895,900						
Improvements		0		0						
Total:		2,895,900		2,895,900		2,895,900		2,895,900		
Preferential Land:		0						0		
Transfer Information										
Seller: SHIFLER RANDY M &				Date: 06/30/2017		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /05537/ 00377		Deed2:				
Seller: MCRAND HUYETTS LMTD PRTNRSHIP				Date: 06/30/2017		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /05537/ 00346		Deed2:				
Seller: BANK ORRSTOWN				Date: 04/02/2012		Price: \$515,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /04257/ 00169		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application					Date:					

Real Property Data Search

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 23 Account Number - 022141							
Owner Information									
Owner Name:		HERITAGE HUYETT LLC			Use:		COMMERCIAL		
Mailing Address:		1301 W WASHINGTON ST HAGERSTOWN MD 21740-			Principal Residence:		NO		
					Deed Reference:		/04257/ 00169		
Location & Structure Information									
Premises Address:		GREENCASTLE PIKE HAGERSTOWN 21740-0000			Legal Description:		PARCEL B 8.32 ACRES WS GREENCASTLE PIKE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: 1853
0036	0015	0561		0000				2018	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						8.3200 AC		000000	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2019		07/01/2020	
Land:		416,000		416,000					
Improvements		0		0					
Total:		416,000		416,000		416,000		416,000	
Preferential Land:		0						0	
Transfer Information									
Seller: BANK ORRSTOWN				Date: 04/02/2012		Price: \$515,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /04257/ 00169		Deed2:			
Seller: D & A DEVELOPMENT CORPORATION				Date: 01/04/2012		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /04210/ 00370		Deed2:			
Seller: RHOTON DOROTHY F				Date: 08/18/2005		Price: \$400,000			
Type: ARMS LENGTH VACANT				Deed1: /02752/ 00081		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

PREPARED
WITHOUT
TITLE
EXAMINATION

DEED OF EXCHANGE

THIS DEED OF EXCHANGE, made this 5th day of April, 2017, by and between Heritage Huyett, LLC, a Maryland limited liability company ("Heritage") and Randy M. Shifler and Angela M. Shifler (collectively, the "Shiflers").

WHEREAS, Heritage and the Shiflers, *inter alia*, made application to Washington County, Maryland for a simplified subdivision of certain parcels of real property, including the parcels as more particularly described hereinbelow, to adjust certain property lines and enlarge certain parcels for the purpose of widening the right of way of "Lager Drive" along Greencastle Pike (Maryland Route 63), all as depicted on a plat of subdivision entitled "Simplified Plat of Subdivision of Parcels A, B, C, D, E, F, G & H for Randy and Angela Shifler and Heritage Huyett LLC and McRand-Huyetts Limited Partnership" (the "Plat"); and

WHEREAS, said simplified subdivision was approved by the Washington County Planning Commission on January 24, 2017 and said Plat subsequently recorded at Plat folio 10689 among the Plat Records of Washington County, Maryland (a copy of said Plat being attached hereto and incorporated herein by reference as "Exhibit A"); and

WHEREAS, this Deed of Exchange is intended to and does complete the adjustment of certain property lines and enlarge certain parcels as set forth on said Plat.

NOW THEREFORE WITNESSETH, that for and in consideration of the foregoing, but for no monetary consideration, the respective parties hereto grant and convey unto one another the following lots or parcels of real property:

A. **HERITAGE HUYETT, LLC**, a Maryland limited liability company, does hereby grant and convey unto **RANDY M. SHIFLER** and **ANGELA M. SHIFLER**, as tenants by the entireties, in fee simple, all the following described real property, together with any improvements, easements, rights of way, benefits, and appurtenances, thereunto belonging or appertaining, situate along the West side of the Williamsport-Greencastle Highway and on the North side of U.S. Route 40 West of Huyetts Cross Roads in Election District No. 23, Washington County, Maryland, and being more particularly described as follows:

Parcel No. A1: All that lot or parcel of land, containing 0.61 acres, more or less, as shown and depicted as "Parcel F" on a plat of subdivision entitled "Simplified Plat of Subdivision of Parcels A, B, C, D, E, F, G & H for Randy and Angela Shifler and Heritage Huyett LLC and McRand-Huyetts Limited Partnership" prepared by Frederick Seibert & Associates, Inc., bearing Job No. 4668, and recorded at Plat folio 10689, among the Plat Records maintained in the Office of the Clerk of the Circuit Court of Washington County, Maryland.

The above-described property being part of the property conveyed unto Heritage Huyett, LLC from Orrstown Bank, by deed dated March 30, 2012 and recorded in Liber 4257, folio 169 among the Land Records of Washington County, Maryland, to which deed reference is hereby made.

This property is conveyed together with and subject to all applicable covenants, conditions, restrictions, limitations, rights of way, streets, reservations, alleys, and easements of record.

B. **RANDY M. SHIFLER** and **ANGELA M. SHIFLER**, husband and wife, do hereby grant and convey unto **HERITAGE HUYETT, LLC**, a Maryland limited liability company, in fee simple, all the following described real property, together with any improvements, easements, rights of way, benefits, and appurtenances, thereunto belonging or appertaining, situate along the West side

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW
201 PROSPECT AVENUE
SUITE 122
HAGERSTOWN, MD 21742
(301) 714-0889

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of the Williamsport-Greencastle Highway and on the North side of U.S. Route 40 West of Huyetts Cross Roads in Election District No. 23, Washington County, Maryland, and being more particularly described as follows:

Parcel No. B1: All that lot or parcel of land, containing 0.15 acres, more or less, as shown and depicted as "Parcel B" on a plat of subdivision entitled "Simplified Plat of Subdivision of Parcels A, B, C, D, E, F, G & H for Randy and Angela Shifler and Heritage Huyett LLC and McRand-Huyetts Limited Partnership" prepared by Frederick Seibert & Associates, Inc., bearing Job No. 4668, and recorded at Plat folio 10689, among the Plat Records maintained in the Office of the Clerk of the Circuit Court of Washington County, Maryland; and

Parcel No. B2: All that lot or parcel of land, containing 0.20 acres, more or less, as shown and depicted as "Parcel E" on a plat of subdivision entitled "Simplified Plat of Subdivision of Parcels A, B, C, D, E, F, G & H for Randy and Angela Shifler and Heritage Huyett LLC and McRand-Huyetts Limited Partnership" prepared by Frederick Seibert & Associates, Inc., bearing Job No. 4668, and recorded at Plat folio 10689, among the Plat Records maintained in the Office of the Clerk of the Circuit Court of Washington County, Maryland.

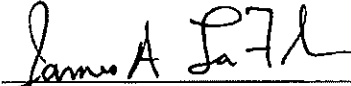
The above-described property being part of that one-half (1/2) undivided interest in real property conveyed unto Randy M. Shifler and Angela M. Shifler, his wife, from Randall Properties, L.L.P., a Maryland limited liability limited partnership, by deed dated April 30, 1997 and recorded in Liber 1333, folio 522 among the Land Records of Washington County, Maryland, to which deed reference is hereby made; and also being a part of that one-half (1/2) undivided interest in real property conveyed unto Randy M. Shifler and Angela M. Shifler, his wife, from EB Limited Partnership, a Maryland limited partnership, by deed dated April 30, 1997 and recorded in Liber 1333, folio 524 among the Land Records of Washington County, Maryland, to which deed reference is hereby made.

This property is conveyed together with and subject to all applicable covenants, conditions, restrictions, limitations, rights of way, streets, reservations, alleys, and easements of record.

The respective grantors hereby covenant each unto the other that each is seized of title to the property which is hereby granted, and each hereby warrants specially such title unto the other, and each hereby further covenants that they will provide unto the other such further assurances thereof as may be requisite.

IN WITNESS WHEREOF, the parties hereto have executed and sealed this Deed of Exchange as of the day and year first above written.

HERITAGE HUYETT, LLC
a Maryland limited liability company



Witness/Attest

By:  (SEAL)

Terry L. Randall, Managing Member

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW
201 PROSPECT AVENUE
SUITE 122
HAGERSTOWN, MD 21742
(301) 714-0889

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[Signature]
Witness

[Signature] (SEAL)
Randy M. Shifler

[Signature]
Witness

[Signature] (SEAL)
Angela M. Shifler

STATE OF MARYLAND; COUNTY OF WASHINGTON, to-wit:

On this 4th day of APRIL, 2017, before me, the undersigned officer, personally appeared Terry L. Randall, Managing Member of Heritage Huyett, LLC, a Maryland limited liability company, and that he, as such Managing Member, being authorized so to do, executed the foregoing Deed of Exchange for the purposes therein contained, by signing the name of the company by himself as Managing Member; and he further acknowledged that the consideration recited therein is true and correct.

WITNESS my hand and Official Notarial Seal.

My Commission expires: 9-26-2018

[Signature]
Notary Public

BRIAN M. KURTYKA
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT. 26, 2018

STATE OF MARYLAND; COUNTY OF WASHINGTON, to-wit:

On this 5th day of APRIL, 2017, before me, the undersigned officer, personally appeared Randy M. Shifler, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in his capacity therein stated for the purposes therein contained, and that the consideration recited therein is true and correct.

WITNESS my hand and Official Notarial Seal.

My Commission expires: 9-26-2018

[Signature]
Notary Public

BRIAN M. KURTYKA
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT. 26, 2018

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW

201 PROSPECT AVENUE
SUITE 122
HAGERSTOWN, MD 21742
(301) 714-0889

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WITHOUT
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EXAMINATION

STATE OF MARYLAND; COUNTY OF WASHINGTON, to-wit:

On this 5th day of APRIL, 2017, before me, the undersigned officer, personally appeared Angela M. Shifler, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in her capacity therein stated for the purposes therein contained, and that the consideration recited therein is true and correct.

WITNESS my hand and Official Notarial Seal.

My Commission expires: 9-26-2018

Brian M. Kurtyka
Notary Public

BRIAN M. KURTYKA
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT. 26, 2018

AFFIDAVIT OF NO CONSIDERATION

I hereby certify, under the penalties of perjury, that the actual consideration paid or to be paid for the foregoing conveyances, including the amount of any mortgage or deed of trust assumed by the grantees, is in the sum total or \$0.00.

James A LaFl
Witness

Terry L. Randall
Terry L. Randall

Sworn and subscribed to before me this 4th day of APRIL, 2017.

My Commission expires: 9-26-2018

Brian M. Kurtyka
Notary Public

BRIAN M. KURTYKA
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT. 26, 2018

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW

201 PROSPECT AVENUE
SUITE 122
HAGERSTOWN, MD 21742
(301) 714-0889

TODD L. HERSHEY, TREASURER
TAXES PAID 5/23/17

CR


AFFIDAVIT OF NO CONSIDERATION

**PREPARED
WITHOUT
TITLE
EXAMINATION**

We hereby certify, under the penalties of perjury, that the actual consideration paid or to be paid for the foregoing conveyances, including the amount of any mortgage or deed of trust assumed by the grantees, is in the sum total or **\$0.00**.




Witness



Randy M. Shifler



Witness



Angela M. Shifler

Sworn and subscribed to before me this 5th day of APRIL, 2017.

My Commission expires: 9-26-2018

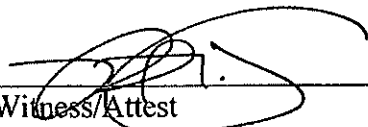


Notary Public

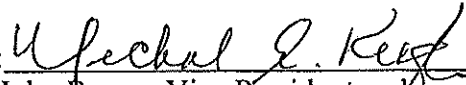
BRIAN M. KURTYKA
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT. 26, 2018


Joinder of Mortgagee

Orrstown Bank, a Pennsylvania banking corporation, as mortgagee or the property owned by Randy M. Shifler and Angela M. Shifler as specified in the foregoing instrument, joins herein for the sole purpose of consenting to the transfer of a portion of said property to Heritage Huyett, LLC, as more particularly described in said foregoing instrument.



Witness/Attest

By: 

MIKE KUGLER ~~John Roney, Vice President and~~
 ~~Regional Senior Loan Officer~~

I HEREBY CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Brian M. Kurtyka

**After recording, please mail to:
Kurtyka & Associates, LLC
201 Prospect Avenue, Suite 122
Hagerstown, MD 21742**

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW
201 PROSPECT AVENUE
SUITE 122
HAGERSTOWN, MD 21742
(301) 714-0889

PREPARED
WITHOUT
TITLE
EXAMINATION

**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

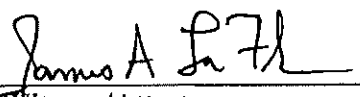

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor	HERITAGE HUYETT, LLC

2. Reasons for Exemption	
Resident Status	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input checked="" type="checkbox"/> Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this Document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my Principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness	Name
	Signature

3b. Entity Transferors	
 Witness/Attest	Heritage Huyett, LLC Name of Entity By  Terry L. Randall Name Managing Member Title

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**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

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1. Transferor Information	
Name of Transferor	RANDY M. SHIFLER
2. Reasons for Exemption	
Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this Document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my Principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness	Randy M. Shifler Name <i>See above</i> Signature

3b. Entity Transferors	
Witness/Attest	Name of Entity By Name Title

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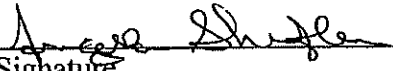
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Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor	ANGELA M. SHIFLER

2. Reasons for Exemption	
Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this Document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my Principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
	
Witness	Angela M. Shifler
	Name
	
	Signature

3b. Entity Transferors	
Witness/Attest	Name of Entity
	By
	Name
	Title

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW

201 PROSPECT AVENUE
SUITE 122
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(301) 714-0889

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: shifler
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00
=====
SubTotal: 60.00
=====
Total: 60.00
06/30/2017 01:04
CC21-TR
#0659556 CC0403 -
Washington
County/CC04.03.04 -
Register 04

לִּפְתוּחַ מְשָׁלָה שֶׁנֶּאֱמַר בְּפָסְקֵי רֵישׁ הַשָּׁלוּחַ, וְהַשְׁלִיכָה שָׁמָּה אֶת הַשָּׁלוּחַ. שֶׁלֹּא יִתְחַלֵּט הַשָּׁלוּחַ בַּדַּעַת וְכִי יִתְחַלֵּט יִתְחַלֵּט וְיִשָּׂא בָּעַתְמוֹתָיו וְלֹא יִשָּׂא בְּלִבּוֹ וְלֹא יִשָּׂא בְּכִסְיָו וְלֹא יִשָּׂא בְּזִמְתּוֹ וְלֹא יִשָּׂא בְּבִטְלוֹתָיו וְלֹא יִשָּׂא בְּכֻסּוֹתָיו וְלֹא יִשָּׂא בְּחֻמְרוֹתָיו וְלֹא יִשָּׂא בְּיִצְהָרָיו וְלֹא יִשָּׂא בְּיַדְיוֹ וְלֹא יִשָּׂא בְּרַגְלָיו וְלֹא יִשָּׂא בְּשֵׁנָיו וְלֹא יִשָּׂא בְּלִבּוֹ וְלֹא יִשָּׂא בְּכִסְיָו וְלֹא יִשָּׂא בְּזִמְתּוֹ וְלֹא יִשָּׂא בְּבִטְלוֹתָיו וְלֹא יִשָּׂא בְּכֻסּוֹתָיו וְלֹא יִשָּׂא בְּחֻמְרוֹתָיו וְלֹא יִשָּׂא בְּיִצְהָרָיו וְלֹא יִשָּׂא בְּיַדְיוֹ וְלֹא יִשָּׂא בְּרַגְלָיו וְלֹא יִשָּׂא בְּשֵׁנָיו

This page not to be counted in calculating Recording Fee

Clerk of Circuit Court
Washington County, Maryland
Dennis J. Weaver, Clerk
24 Summit Avenue
Hagerstown, MD 21740
301-790-7991

<u>For Clerks Use Only</u>	
Improvement Fee	<u>40.00</u>
Recording Fee	<u>20.00</u>
County Transfer Tax	<u> </u>
Recordation Tax	<u> </u>
State Transfer Tax	<u> </u>
Non-Resident Tax	<u> </u>
TOTAL	<u>60.00</u>

1 Type(s) of Instruments (Check box if addendum intake form is attached.)

<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other _____
<input type="checkbox"/> Deed or Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> Other _____

2 Conveyance Type Check Box

<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input checked="" type="checkbox"/> Not an Arms-Length Sale
Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Length Sale [9]

3 Tax Exemptions (if Applicable)

Recordation _____
 State Transfer _____
 County Transfer _____

Cite or Explain Authority _____

Space Reserved for Circuit

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	\$ <u>0</u>	Transfer and Recordation Tax Consideration	
Any New Mortgage	\$ <u>0</u>	Transfer Tax Consideration	\$
Balance of Existing Mortgage	\$ <u>0</u>	X () % =	\$
Other:	\$	Less Exemption Amount -	\$
Other:	\$	Total Transfer Tax =	\$
Full Cash Value:	\$	Recordation Tax Consideration	\$
		X () per \$500 =	\$
		TOTAL DUE	\$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$	\$	Tax Bill:
Surcharge	\$	\$	C.B. Credit:
State Recordation Tax	\$	\$	Ag. Tax/Other:
State Transfer Tax	\$	\$	
County Transfer Tax	\$	\$	
Other	\$	\$	
Other	\$	\$	

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
23	00892/008076	4257/169+1333/524	0036	0393/0091	<input type="checkbox"/> (5)
Subdivision Name		Lot (3a)	Block (3b)	Sec/AR (3c)	Plat Ref.
					10689
Location/Address of Property Being Conveyed (2)					
16422 NATIONAL PIKE, HAGERSTOWN, MD 21740/12330 SHIFLER LANE, HAGERSTOWN, MD 21740					
Other Property Identifiers (if applicable)				Water Meter Account No.	
Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:					
Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred: DEED OF EXCHANGE			
0.61 ac PARCEL 0393 EXCHANGED FOR 0.15 + 0.20 ac PARCEL 0091					
If Partial Conveyance, List Improvements Conveyed:					

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
HERITAGE HUYETT, LLC	RANDY M. SHIFLER ANGELA M. SHIFLER
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
RANDY M. SHIFLER ANGELA M. SHIFLER	HERITAGE HUYETT, LLC
New Owner's (Grantee) Mailing Address	
PARTIAL CONVEYANCE ONLY - NO CHANGE TO CURRENT ADDRESSES	

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person		<input type="checkbox"/> Return to Contact Person
Name:		<input type="checkbox"/> Hold for Pickup
Firm: KURTYKA + ASSOCIATES, LLC		<input checked="" type="checkbox"/> Return Address Provided
Address: 201 PROSPECT AVENUE SUITE 122 HAGERSTOWN, MD 21742	Phone: (301) 714-0889	

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify: _____
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:	
Year: 20	20	Geo. Zoning	Map Grid	Sub Plat
Land				Block Lot

COUNTY VALIDATION (LAIN REVIEW) DATE RECEIVED BY UNIT, P. 0001, MDT, UL10, STUS. DATE AVAILABLE 11/01/2017. 11:00AM 03/13/2018.

DEED OF EXCHANGE

**PREPARED
WITHOUT
TITLE
EXAMINATION**

THIS DEED OF EXCHANGE, made this 4th day of April, 2017, by and between Heritage Huyett, LLC, a Maryland limited liability company ("Heritage") and McRand-Huyetts Limited Partnership, a Maryland limited partnership ("McRand").

WHEREAS, Heritage and the McRand, *inter alia*, made application to Washington County, Maryland for a simplified subdivision of certain parcels of real property, including the parcels as more particularly described hereinbelow, to adjust certain property lines and enlarge certain parcels for the purpose of widening the right of way of "Lager Drive" along Greencastle Pike (Maryland Route 63), all as depicted on a plat of subdivision entitled "Simplified Plat of Subdivision of Parcels A, B, C, D, E, F, G & H for Randy and Angela Shifler and Heritage Huyett LLC and McRand-Huyetts Limited Partnership" (the "Plat"); and

WHEREAS, said simplified subdivision was approved by the Washington County Planning Commission on January 24, 2017 and said Plat subsequently recorded at Plat folio 10689 among the Plat Records of Washington County, Maryland (a copy of said Plat being attached hereto and incorporated herein by reference as "Exhibit A"); and

WHEREAS, this Deed of Exchange is intended to and does complete the adjustment of certain property lines and enlarge certain parcels as set forth on said Plat.

NOW THEREFORE WITNESSETH, that for and in consideration of the foregoing, but for no monetary consideration, the respective parties hereto grant and convey unto one another the following lots or parcels of real property:

A. **HERITAGE HUYETT, LLC**, a Maryland limited liability company, does hereby grant and convey unto **MCRAND-HUYETTS LIMITED PARTNERSHIP**, a Maryland limited partnership, in fee simple, all the following described real property, together with any improvements, easements, rights of way, benefits, and appurtenances, thereunto belonging or appertaining, situate along the West side of the Williamsport-Greencastle Highway and on the North side of U.S. Route 40 West of Huyetts Cross Roads in Election District No. 23, Washington County, Maryland, and being more particularly described as follows:

Parcel No. A1: All that lot or parcel of land, containing 0.37 acres, more or less, as shown and depicted as "Parcel A" on a plat of subdivision entitled "Simplified Plat of Subdivision of Parcels A, B, C, D, E, F, G & H for Randy and Angela Shifler and Heritage Huyett LLC and McRand-Huyetts Limited Partnership" prepared by Frederick Seibert & Associates, Inc., bearing Job No. 4668, and recorded at Plat folio 10689, among the Plat Records maintained in the Office of the Clerk of the Circuit Court of Washington County, Maryland; and

Parcel No. A2: All that lot or parcel of land, containing 0.25 acres, more or less, as shown and depicted as "Parcel G" on a plat of subdivision entitled "Simplified Plat of Subdivision of Parcels A, B, C, D, E, F, G & H for Randy and Angela Shifler and Heritage Huyett LLC and McRand-Huyetts Limited Partnership" prepared by Frederick Seibert & Associates, Inc., bearing Job No. 4668, and recorded at Plat folio 10689, among the Plat Records maintained in the Office of the Clerk of the Circuit Court of Washington County, Maryland.

The above-described property being part of "Parcel No. 1" conveyed unto Heritage Huyett, LLC from Orrstown Bank, by deed dated March 30, 2012 and recorded in Liber 4257, folio 169 among the Land Records of Washington County, Maryland, to which deed reference is hereby made.

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW

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This property is conveyed together with and subject to all applicable covenants, conditions, restrictions, limitations, rights of way, streets, reservations, alleys, and easements of record.

B. **MCRAND-HUYETTS LIMITED PARTNERSHIP**, a Maryland limited partnership, does hereby grant and convey unto **HERITAGE HUYETT, LLC**, a Maryland limited liability company, in fee simple, all the following described real property, together with any improvements, easements, rights of way, benefits, and appurtenances, thereunto belonging or appertaining, situate along the West side of the Williamsport-Greencastle Highway and on the North side of U.S. Route 40 West of Huyetts Cross Roads in Election District No. 23, Washington County, Maryland, and being more particularly described as follows:

Parcel No. B1: All that lot or parcel of land, containing 0.51 acres, more or less, as shown and depicted as "Parcel C" on a plat of subdivision entitled "Simplified Plat of Subdivision of Parcels A, B, C, D, E, F, G & H for Randy and Angela Shifler and Heritage Huyett LLC and McRand-Huyetts Limited Partnership" prepared by Frederick Seibert & Associates, Inc., bearing Job No. 4668, and recorded at Plat folio 10689, among the Plat Records maintained in the Office of the Clerk of the Circuit Court of Washington County, Maryland; and

Parcel No. B2: All that lot or parcel of land, containing 0.09 acres, more or less, as shown and depicted as "Parcel H" on a plat of subdivision entitled "Simplified Plat of Subdivision of Parcels A, B, C, D, E, F, G & H for Randy and Angela Shifler and Heritage Huyett LLC and McRand-Huyetts Limited Partnership" prepared by Frederick Seibert & Associates, Inc., bearing Job No. 4668, and recorded at Plat folio 10689, among the Plat Records maintained in the Office of the Clerk of the Circuit Court of Washington County, Maryland.

The above-described property being part of that real property conveyed unto McRand-Huyetts Limited Partnership from Powers Distributing Co., Inc., a Maryland corporation, by deed dated June 29, 1989 and recorded in Liber 920, folio 104 among the Land Records of Washington County, Maryland, to which deed reference is hereby made.

This property is conveyed together with and subject to all applicable covenants, conditions, restrictions, limitations, rights of way, streets, reservations, alleys, and easements of record.

The respective grantors hereby covenant each unto the other that each is seized of title to the property which is hereby granted, and each hereby warrants specially such title unto the other, and each hereby further covenants that they will provide unto the other such further assurances thereof as may be requisite.

IN WITNESS WHEREOF, the parties hereto have executed and sealed this Deed of Exchange as of the day and year first above written.

HERITAGE HUYETT, LLC
a Maryland limited liability company

James A Seitz
Witness/Attest

By: Terry L Randall (SEAL)
Terry L Randall, Managing Member

KURTZYKA & ASSOCIATES, LLC
ATTORNEY AT LAW
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HAGERSTOWN, MD 21742
(301) 714-0889

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MC-RAND HUYETTS LIMITED PARTNERSHIP
a Maryland limited partnership

James A LaFl
Witness/Attest

By: Terry L Randall (SEAL)
Terry L. Randall, Limited Partner

STATE OF MARYLAND; COUNTY OF WASHINGTON, to-wit:

On this 4th day of APRIL, 2017, before me, the undersigned officer, personally appeared Terry L. Randall, Managing Member of Heritage Huyett, LLC, a Maryland limited liability company, and that he, as such Managing Member, being authorized so to do, executed the foregoing Deed of Exchange for the purposes therein contained, by signing the name of the company by himself as Managing Member; and he further acknowledged that the consideration recited therein is true and correct.

WITNESS my hand and Official Notarial Seal.

My Commission expires: 9-26-2018

Brian M. Kurtyka
Notary Public

STATE OF MARYLAND; COUNTY OF WASHINGTON, to-wit:

On this 4th day of APRIL, 2017, before me, the undersigned officer, personally appeared Terry L. Randall, Limited Partner of Heritage Huyett, LLC, a Maryland limited liability company, and that he, as such Limited Partner, being authorized so to do, executed the foregoing Deed of Exchange for the purposes therein contained, by signing the name of the company by himself as Limited Partner; and he further acknowledged that the consideration recited therein is true and correct.

WITNESS my hand and Official Notarial Seal.

My Commission expires: 9-26-2018

Brian M. Kurtyka
Notary Public

BRIAN M. KURTYKA
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT. 26, 2018

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW

201 PROSPECT AVENUE
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(301) 714-0889

AFFIDAVIT OF NO CONSIDERATION

**PREPARED
WITHOUT
TITLE
EXAMINATION**

I hereby certify, under the penalties of perjury, that the actual consideration paid or to be paid for the foregoing conveyances, including the amount of any mortgage or deed of trust assumed by the grantees, is in the sum total or \$0.00.

James A LaFl
Witness

Terry L. Randall
Terry L. Randall

Sworn and subscribed to before me this 4th day of APRIL, 2017.

My Commission expires: 9-26-2018

**BRIAN M. KURTYKA
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT. 26, 2018**

Brian M. Kurtyka
Notary Public

I HEREBY CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Brian M. Kurtyka
Brian M. Kurtyka

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW
201 PROSPECT AVENUE
SUITE 122
HAGERSTOWN, MD 21742
(301) 714-0889

**After recording, please mail to:
Kurtyka & Associates, LLC
201 Prospect Avenue, Suite 122
Hagerstown, MD 21742**

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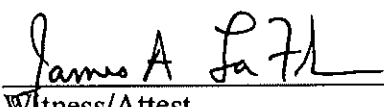
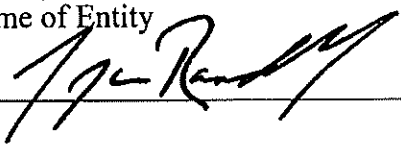
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1. Transferor Information	
Name of Transferor	HERITAGE HUYETT, LLC

2. Reasons for Exemption	
Resident Status	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input checked="" type="checkbox"/> Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this Document on Transferor's behalf.
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Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness	Name
	Signature

3b. Entity Transferors	
 Witness/Attest	Heritage Huyett, LLC Name of Entity
	 By
	Terry L. Randall Name
	Managing Member Title

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW
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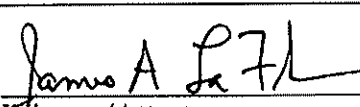
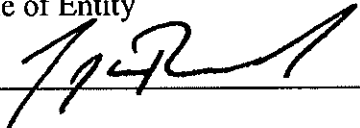
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1. Transferor Information	
Name of Transferor	MCRAND-HUYETTS LIMITED PARTNERSHIP

2. Reasons for Exemption	
Resident Status	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input checked="" type="checkbox"/> Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this Document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my Principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

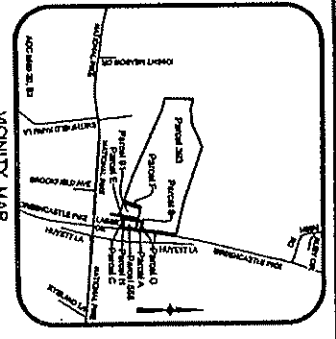
3a. Individual Transferors	
Witness	Name
	Signature

3b. Entity Transferors	
 Witness/Attest	McRand-Huyetts Limited Partnership Name of Entity
	 By
	Terry L. Randall Name
	Limited Partner Title

KURTYKA & ASSOCIATES, LLC
ATTORNEY AT LAW
201 PROSPECT AVENUE
SUITE 122
HAGERSTOWN, MD 21742
(301) 714-0889



EXHIBIT A



Parcel A is currently owned by Heritage Hyvet, LLC and is intended to be conveyed to McSand-Huyets United Partnership.

Parcel B is currently owned by Randy and Angela Stiller and is intended to be conveyed to Heritage Hyvet, LLC.

Parcel C is currently owned by McSand-Huyets United Partnership and is intended to be conveyed to Heritage Hyvet, LLC.

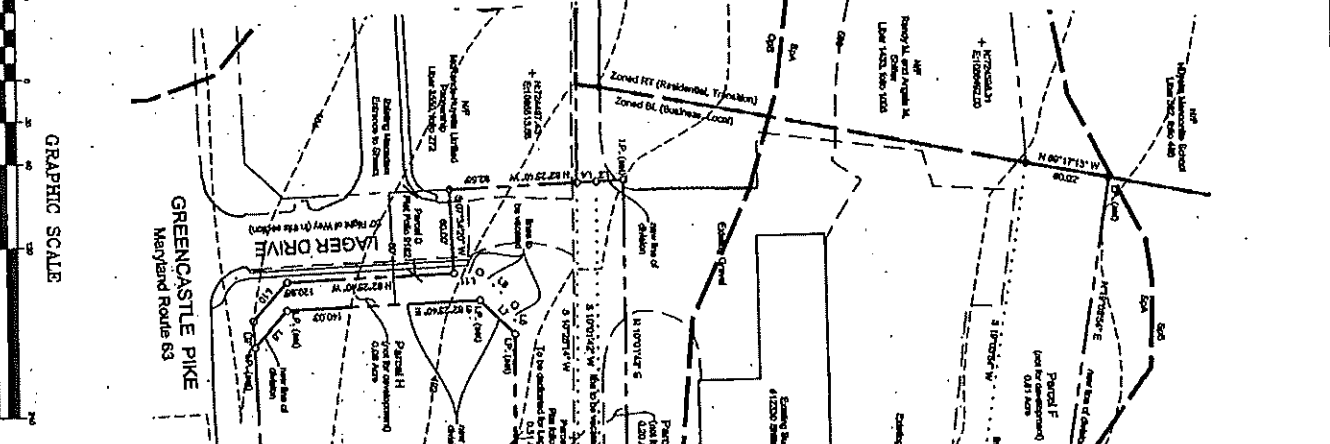
Parcel D is currently owned by Washington County Board of County Commissioners.

Parcel E is currently owned by Randy and Angela Stiller and is intended to be conveyed to Heritage Hyvet, LLC.

Parcel F is currently owned by Heritage Hyvet, LLC and is intended to be conveyed to Randy and Angela Stiller.

Parcel G is currently owned by Heritage Hyvet, LLC and is intended to be conveyed to McSand-Huyets United Partnership.

Parcel H is currently owned by McSand-Huyets United Partnership and is intended to be conveyed to Heritage Hyvet, LLC.



Owner/Purchaser: Heritage Hyvet, LLC
1301 West Washington Street
Hagerstown MD 21740

Owner/Purchaser: Randy and Angela Stiller
18609 Fairview Road
Hagerstown MD 21740

Owner/Purchaser: McSand-Huyets United Partnership
13109 Fountain Head Road
Hagerstown MD 21742



Revised By	Date

SEIBERT & ASSOCIATES, INC.
120 SOUTH LINDSEY STREET
GREENCASTLE, PENNSYLVANIA 17225
PH: 717-485-7000 FAX: 717-485-7001

McSand-Huyets United Partnership
13109 Fountain Head Road
Hagerstown, Maryland 21742

Heritage Hyvet LLC

Parcel A, B, C, D, E, F, G, and H

DATE: JAN 9 2017

PLAT NO: 10689

WASHINGTON COUNTY

OWNER ENDORSEMENT

[Signature]

LAND SURVEYOR CERTIFICATION

[Signature]

STATEMENT OF JOINTLY OWNED PARTNERSHIP GRANTED

01/09/2017 13:45

2017/01/09 11:03:11 AM

MSA 51255-8633

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: huyetts limited
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00

=====
SubTotal: 60.00
=====

Total: 60.00

06/30/2017 01:02
CC21-TR

#8659531 CC0403 -
Washington
County/CC04.03.04 -
Register 04

This page not to be counted in calculating Recording Fee

**Clerk of Circuit Court
Washington County, Maryland**

Dennis J. Weaver, Clerk
24 Summit Avenue
Hagerstown, MD 21740
301-790-7991

For Clerks Use Only

Improvement Fee 40.00
Recording Fee 20.00
County Transfer Tax _____
Recordation Tax _____
State Transfer Tax _____
Non-Resident Tax _____
TOTAL 60.00

06/30/2017 01:02 CC21-TR #8659531 CC0403 - Washington County/CC04.03.04 - Register 04

2017/01/16/1607 11:07 AM DATE AVAILABLE 01/10/2018 09:04 AM DE 10 2018

1 Type(s) of Instruments (Check box if addendum intake form is attached.)

Deed Mortgage Other _____ Other _____
 Deed or Trust Lease _____

2 Conveyance Type Check Box Improved Sale Unimproved Sale Multiple Accounts Not an Arms-Length Sale [9]
Arms-Length [1] Arms-Length [2] Arms-Length [3]

3 Tax Exemptions (if Applicable) Recordation State Transfer County Transfer

Cite or Explain Authority _____

Space Reserved for Circuit

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only	
		Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ _____	Transfer Tax Consideration	\$ _____
Any New Mortgage	\$ _____	X () % =	\$ _____
Balance of Existing Mortgage	\$ _____	Less Exemption Amount -	\$ _____
Other:	\$ _____	Total Transfer Tax =	\$ _____
Other:	\$ _____	Recordation Tax Consideration	\$ _____
Full Cash Value:	\$ _____	X () per \$500 =	\$ _____
		TOTAL DUE	\$ _____

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ _____	\$ _____	Tax Bill:
Surcharge	\$ _____	\$ _____	C.B. Credit:
State Recordation Tax	\$ _____	\$ _____	Ag. Tax/Other:
State Transfer Tax	\$ _____	\$ _____	
County Transfer Tax	\$ _____	\$ _____	
Other	\$ _____	\$ _____	
Other	\$ _____	\$ _____	

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
23	008092/008084	42571169 920/104	0036	0393/0568	<input type="checkbox"/> (5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.
					10689
Location/Address of Property Being Conveyed (2)					
16422 NATIONAL PIKE, HAGERSTOWN, MD 21740 / 1.47 ac LAGER DR, HAGERSTOWN 21740					
Other Property Identifiers (if applicable)				Water Meter Account No.	
Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____					
Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: DEED OF EXCHANGE					
0.37 + 0.25 ac PARCEL 0393 EXCHANGED FOR 0.51 + 0.09 ac PARCEL 0568					
If Partial Conveyance, List Improvements Conveyed:					

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
HERITAGE HUYETT, LLC	MCRAND-HUYETTS LIMITED PARTNERSHIP
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
MCRAND-HUYETTS LIMITED PARTNERSHIP	HERITAGE HUYETT, LLC
New Owner's (Grantee) Mailing Address	
PARTIAL CONVEYANCE ONLY - NO CHANGE TO CURRENT ADDRESSES	

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person		<input type="checkbox"/> Return to Contact Person
Name:		<input type="checkbox"/> Hold for Pickup
Firm: KURTYKA + ASSOCIATES, LLC		<input checked="" type="checkbox"/> Return Address Provided
Address: 201 PROSPECT AVENUE, SUITE 122 HAGERSTOWN, MD 21742	Phone: (301) 714-0889	

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification
Transfer Number:	Date Received:	Deed Reference:		Assigned Property No.:
Year	20	20	Geo.	Map
Land			Zoning	Grid
				Sub
				Block
				Plat
				Lot

County Validation

City of Hagerstown
Greencastle Pike
Hagerstown, MD 21740
(Tax Parcel 0036-0008-0053)
Mailing Address:
City Hall
1 E. Franklin Street
Hagerstown, MD 21740

Krista O'Brien
16411 Leon Grimm Drive
Hagerstown, MD 21740
(Liber 1847, folio 460)
Mailing Address:
1583 Winter Camp Trail
Hedgesville, WV 25427

Kevin L. Grimm
16407 Leon Grimm Drive
Hagerstown, MD 21740
(Liber 1807 folio 457)
Mailing Address:
16407 Leon Grimm Drive
Hagerstown, MD 21740

Kenneth L. Grimm, Jr., et al.
0 Leon Grimm Drive (remainder parcel)
(Tax Parcel 0036-0016-0043)
Mailing Address:
c/o Keith Grimm
16403 Leon Grimm Drive
Hagerstown, MD 21740

Elaine M. Grimm
16421 Leon Grimm Drive
Hagerstown, MD 21740
(Tax Parcel 0036-0015-0546-1)
Mailing Address:
16421 Leon Grimm Drive
Hagerstown, MD 21740

James A. Gillenwater
Robin A. Gillenwater
12703 Greencastle Pike
Hagerstown, MD 21740
(Tax Parcel 0036-0016-0459)
Mailing Address:
12703 Greencastle Pike
Hagerstown, MD 21740

Kenneth L. Grimm, Jr.
Ginger Grimm
12519 Huyett Lane
Hagerstown, MD 21740
(Tax Parcel 0036-0016-0447)
Mailing Address:
16428 Leon Grimm Drive
Hagerstown, MD 21740

Samuel P. Croteau
Erin R. Croteau
12515 Huyett Lane
Hagerstown, MD 21740
(Tax Parcel 0036-0016-0238)
Mailing Address:
12515 Huyett Lane
Hagerstown, MD 21740

Landis E. Martin
12511 Huyett Lane
Hagerstown, MD 21740
(Tax Parcel 0036-0016-0239)
Mailing Address:
15085 Trolley Road
Waynesboro, PA 17268

Timothy E. Fields
Sandra M. Fields
12507 Huyett Lane
Hagerstown, MD 21740
(Tax Parcel 0036-0016-0240)
Mailing Address:
12507 Huyett Lane
Hagerstown, MD 21740

Wayne D. Cline
Laresa J. Cline
12427 Huyett Lane
Hagerstown, MD 21740
(Tax Parcel 0036-0016-0282)
Mailing Address:
12427 Huyett Lane
Hagerstown, MD 21740

Lowell M. Wigfield
Terri L. Wigfield
12411 Huyett Lane
Hagerstown, MD 21740
(Tax Parcel 0036-0016-0241)
Mailing Address:
12411 Huyett Lane
Hagerstown, MD 21740

Mennonite Fellowship Home, Inc.
12349 Huyett Lane
Hagerstown, MD 21740
(Tax Parcel 0036-0015-0460)
Mailing Address:
12349 Huyett Lane
Hagerstown, MD 21740

McRand Huyetts Limited Partnership
Lager Drive
Hagerstown, MD 21740
(Tax Parcel 0036-0015-0568)
Mailing Address:
c/o Terry Randall
3879 Gibraltar Drive
Naples, FL 34119

McRand Huyetts Limited Partnership
12404 Lager Drive
Hagerstown, MD 21740
(Tax Parcel 0036-0015-0364)
Mailing Address:
c/o Sheetz Inc.
5700 6th Avenue
Altoona, PA 16602

WACOHU Grange 415
National Pike
Hagerstown, MD 21740
(Tax Parcel 0036-0015-0329)
Mailing Address:
c/o Gerry M. Reid
15213 National Pike
Hagerstown, MD 21740

Randy M. Shifler
Angela M. Shifler
National Pike
Clear Spring, MD 21722
(Tax Parcel 0036-0015-0370)
Mailing Address:
16609 Fairview Road
Hagerstown, MD 21740

Randy M. Shifler
Angela M. Shifler
National Pike
Clear Spring, MD 21722
(Tax Parcel 0036-0015-0091)
Mailing Address:
16609 Fairview Road
Hagerstown, MD 21740

Huyetts Mennonite School
16404 National Pike
Hagerstown, MD 21740
(Tax Parcel 0036-0015-0308)
Mailing Address:
16404 National Pike
Hagerstown, MD 21740

Kyle Michael Walter
16400 National Pike
Hagerstown, MD 21740
(Tax Parcel 0036-0015-0332)
Mailing Address:
16400 National Pike
Hagerstown, MD 21740

Vinco Development
16306 National Pike
Hagerstown, MD 21740
(Tax Parcel 0036-0015-0445)
Mailing Address:
c/o TCA Trustcorp America
33 W. Franklin Street, Suite 301
Hagerstown, MD 21740

Vincent R. Groh, et al.
National Pike
Hagerstown, MD 21740
(Tax Parcel 0036-0015-0093)
Mailing Address:
c/o TCA Trustcorp America
33 W. Franklin Street, Suite 301
Hagerstown, MD 21740

The Wilson Foundation, Inc.
16204 National Pike
Hagerstown, MD 21740
(Tax Parcel 0036-0014-0360)
Mailing Address:
16204 National Pike
Hagerstown, MD 21740

Jeffrey L. Suder
Lori D. Suder
16048 & 16050 National Pike
Hagerstown, MD 21740
(Tax Parcel 0036-0014-0094)
Mailing Address:
16048 National Pike
Hagerstown, MD 21740

Board of County Commissioners
12630 Earth Care Road
Hagerstown, MD 21740
(Tax Parcel 0036-0008-0086)
Mailing Address:
County Courthouse Complex
Hagerstown, MD 21740



- BG BG - BUSINESS, GENERAL
- BL BL - BUSINESS, LOCAL
- EC EC - ENVIRONMENTAL CONSERVATION
- HI HI - HIGHWAY INTERCHANGE
- IG IG - INDUSTRIAL, GENERAL
- PI PI - PLANNED INDUSTRIAL
- RT RT - RESIDENTIAL, TRANSITION

Snyder · Secary & Associates, LLC
 ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS
 HARRISBURG OFFICE
 2000 LINGLESTOWN ROAD
 SUITE 304
 HARRISBURG, PA 17110
 717.651.1010 www.snydersecary.com

YORK OFFICE
 227 W. MARKET STREET
 SUITE 104
 YORK, PA 17401
 717.781.2929

VICINITY MAP
 FOR
CREEKSIDE LOGISTICS CENTER
 FOR
 HERITAGE HUYETT, LLC
 WASHINGTON COUNTY, MARYLAND

PROJECT NO.
 18-0460-001

DATE: 09/09/19

SCALE: 1" = 1,000'

SHEET
 1 of 1

JUSTIFICATION STATEMENT

HERITAGE HUYETT, LLC

16422 NATIONAL PIKE, HAGERSTOWN, MARYLAND & 8.32 ACRES ± GREENCASTLE PIKE, HAGERSTOWN, MARYLAND

This Justification Statement is submitted in support of the Application for Map Amendment, on behalf of and with authorization from the property owner, Heritage Huyett, LLC.

The Property:

The Property is owned by Heritage Huyett, LLC, a Maryland limited liability company, and was purchased in April 2012 as a bank-owned property, which obtained it in satisfaction of the prior owner's financial obligations.

The Property consists of two (2) parcels, the first parcel containing 82.18 acres, more or less ("Parcel 1"), and the second parcel containing 8.32 acres, more or less ("Parcel 2"), each as more particularly described in the deeds included with the Application. Each of the parcels borders on Maryland Route 63/Greencastle Pike. Parcel 1 is roughly rectangular in shape, with about 1000 feet of frontage along Maryland Route 63/Greencastle Pike, and runs in a west/northwesterly direction from said road approximately 3000 feet to the Conococheague Creek. Parcel 2 is adjacent to Parcel 1 at the northeasterly most corner thereof, and is also roughly rectangular in shape, with about 900 feet of frontage along the same road, and is approximately 425 feet deep. The layout of the two parcels are in a "boot" configuration, with Parcel 2 serving as the "toe" of the boot, as may be seen on the "Rezoning Exhibit for Creekside Logistics Center," included with the Application.

Previous Zoning:

The adopted Land Use Plan in the 2002 County Comprehensive Plan recommended an Industrial Flex land use for the Property. During review of the Urban Growth Area Comprehensive Rezoning file in 2005, the Property was identified for zoning as Planned Industrial (PI), in keeping with the Industrial Flex land use recommendation. However, the owner at that time desired to use the Property for residential dwelling purposes, and the Board of County Commissioners agreed to adopt a zoning of Residential Transition (RT) for the Property.

In 2015, the current owner of the Property requested a rezoning of the Property to PI for the majority (approximately 60 acres) of Parcel 1 to the West, and Business Local (BL) for the remainder of Parcel 1 to the East and all of Parcel 2 (approximately 30 acres). Upon consideration of the Property owner's request and analysis by County Department of Planning & Zoning, the Board of County Commissioners granted the rezoning to PI/BL.

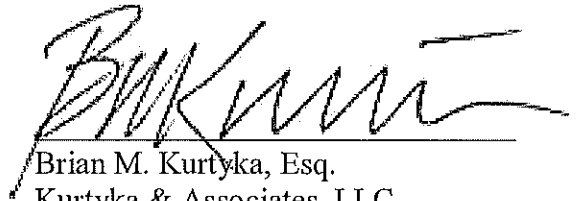
Planned Property Use:

The owner requests that the approximately 30 acres now zoned as BL be rezoned to PI. The owner intends to use the entire Property for truck terminal/distribution and warehousing purposes, each of which are principal permitted uses in the PI. In addition to sufficient road frontage allowing for multiple entrances to the Property, public water is now available at the Property.

Justification for Rezoning:

The Property remains unoccupied and undeveloped, so no existing use will be compromised by rezoning the 30 acres from BL to PI. Rezoning will allow for the entire Property to satisfy the 2002 Industrial Flex land use recommendation and to conform to the 2005 PI zoning identification.

Respectfully submitted,



Brian M. Kurtyka, Esq.
Kurtyka & Associates, LLC
201 Prospect Avenue, Suite 122
Hagerstown, Maryland 21740
(301) 714-0889 (phone)
(206) 312-0788 (fax)
bkurtyka@kurtykalaw.com



Washington County

M A R Y L A N D

DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

November 2019

Case #: RZ-19-006

**Application for Map Amendment
Staff Report and Analysis**

Property Owner(s) :	Heritage Huyett LLC
Applicant(s) :	same
Location :	W/S of MD 63 (Greencastle-Williamsport Pike) approximately 0.1 miles North of US 40 (National Pike)
Election District :	#23 – Wilsons
Comprehensive Plan Designation :	Industrial Flex
Zoning Map :	36
Parcel(s) :	393 & 561
Acreage :	90.34 Acres [82.05 (P. 393) & 8.29 (P.561) acres]
Existing Zoning :	BL – Business Local (29.57 acres) & PI – Planned Industrial (60.77 acres)
Requested Zoning :	Planned Industrial
Date of Meeting :	December 2, 2019

Preliminary Consultation:

The stated intent of the Planned Industrial (PI) zoning district is to assign this zoning to “*large single parcels or an assemblage of parcels for planning, re-subdivision, and development of a cohesively designed industrial park with multiple lots, interior streets, and other amenities*”¹. To assist developers and citizens in planning a cohesive and compatible development, applicants for new PI zoning districts are required to first hold a preliminary consultation with the Planning Commission that outlines the intent of the developer and gives an early opportunity to supply guidance and feedback on the proposal.

On June 20, 2019 a Preliminary Consultation was held with the property owner and developer, Heritage Huyett LLC. A copy of the meeting summary is included within this report as Exhibit 1. This consultation has not yet been presented to the Planning Commission for their review and comments.

¹ Washington County, Maryland Zoning Ordinance, Article 18, Section 18.0

Background and Findings Analysis:

Location and Description of Subject Properties

The subject parcels are located along the west side of Maryland Route 63 (Greencastle-Williamsport Pike) approximately 0.1 mile north of US Route 40 (National Pike). The total acreage of the two parcels that are the subject of this rezoning case is 90.5 acres and is further described as follows:

Subject Parcel #1: Tax Map 36; Grid 15; Parcel 393 – The parcel has a regular rectangular shape consisting of 82.18 acres and is currently unimproved. The property has a rolling topography that generally rises up from MD 63 to a high point in the back third of the property. The rear of the property drops severely and borders the Conococheague Creek. The property consists of mostly grassland. The rearmost portion of the property along Conococheague Creek has a significant stand of forest.

Subject Parcel #2: Tax Map 36; Grid 15; Parcel 561 – This parcel also has a regular rectangular shape consisting of 8.32 acres and is currently unimproved. The topography is primarily flat with a gentle upward slope moving up away from MD 63.

Both properties are located within the Urban Growth Area that surrounds the City of Hagerstown and the Towns of Williamsport and Funkstown. These properties form the westernmost boundary of the UGA along MD 63.

Population Analysis

To evaluate the change in population, information was compiled from the US Census Bureau over a thirty-year time frame. A thirty year horizon was picked to show long term population trends both in the election district of the proposed rezoning, as well as the overall trends of the County.

Both of the properties that are the subject of this rezoning are located in the Wilsons Election District, # 23. As shown in Table 1 below, this district has shown large increases in population over the thirty year time frame between 1980 and 2010. Population increases within this election district have far outpaced the average growth rate in the County as a whole of this 30 year time period. This district has increased approximately 83.58% (2.79% per year) while the County has increased in population by 30.37% (1.01% per year) during the same period.

Table 1: Population Trends 1980 - 2010

Year	Area	Population	% change from previous decade
1980	District	2863	
	County	113086	
1990	District	3507	22.5%
	County	121393	7.3%
2000	District	3923	11.9%
	County	131932	8.7%
2010	District	5256	34.0%
	County	147430	11.7%

Source: US Census Bureau

Availability of Public Facilities

Water and Sewerage

The adopted Water and Sewerage Plan for the County establishes the policies and recommendations for public water and sewer infrastructure to help guide development in a manner that helps promote healthy and adequate service to citizens. By its own decree, the purpose of the Washington County Water and Sewerage Plan is "...to provide for the continued health and well-being of Washington Countians and our downstream neighbors..."² This is achieved through implementing recommendations within the County Comprehensive Plan and the Water and Sewerage Plan to provide for services in a timely and efficient manner and by establishing an inventory of existing and programmed services.

Both properties are located within the County designated Urban Growth Area that surrounds the City of Hagerstown as well as the Towns of Funkstown and Williamsport. Both parcels are currently unimproved. Subject Parcel #1 previously had two dwelling units on the property that have since been demolished.

Water:

Subject Parcel #1 (Parcel 393) is delineated as a W-3 Programmed Water Service area in the 2009 Water and Sewerage Plan. Subject Parcel #2 (Parcel 561) has a split delineation in the 2009 Water and Sewerage plan W-1 Existing Service and W-1 Restricted Use Existing. There is an existing restricted use water line that runs along the same trajectory as MD 63. It is unclear if there had been public water service to either or both of the now demolished dwellings. The City of Hagerstown is the service provider.

This application was sent to the City of Hagerstown Water Department for review and comment. Kathy Maher from the City of Hagerstown Department of Planning and Code Enforcement has offered the following comments:

² Washington County, Maryland Water and Sewerage Plan 2009 Update, Page I-2

“The City has a pre-annexation agreement for water service for the Powers Estate when it was going to be housing. We honor those agreements even when the plans change under current policy. There are parts of this area behind Sheetz that are not covered by a pre-annexation agreement however and this area is outside the MRGA. No guarantees of City Water Service for properties outside the MRGA. The City’s Water & Wastewater Policy has an exception for economic development projects outside the MRGA which are sanctioned by the County and supported by the City, but our Mayor and City Council have put those requests on hold while the City and County staff work through the current MRGA prioritization discussions. If the proposed MRGA boundary adjustments are made in the City’s Comp Plan, the goal would be to include this area. If agreement cannot be reached at the elected level on the areas that would be removed from the MRGA so new areas can be added, City staff cannot provide any assurance that the Mayor and City Council will move forward with the MRGA adjustments.”

Wastewater:

Both parcels are located within an S-3 Programmed Wastewater Service Area as delineated in the 2009 Water and Sewerage Plan. There are existing sewer service lines within the vicinity of the parcel that will need to be extended to the property. The Washington County Department of Water Quality is the service provider.

This application was sent to the Department of Water Quality for review and comment. The Department replied that they had no comments.

Emergency Services

Fire:

Subject Parcel #1 is located within the service area of the Williamsport Volunteer Fire Company (Company #2). Subject Parcel #2 is located within the service area of the Maugansville Goodwill Fire Company (Company #13). The property is approximately 5 miles away from both fire companies.

Emergency Rescue:

Emergency Rescue services are provided by Williamsport Volunteer Ambulance Service (Company #29). The properties are approximately 5 miles away from the station.

A copy of this application was sent to each of the volunteer companies as well as to the Washington County Division of Emergency Services. Kevin Lewis, Director of Emergency Services commented that during review of the previous development proposed on this property (Powers Estates – a residential subdivision of 100+ dwellings), a request was made by the multiple involved agencies to have the developer set aside land within the development for the establishment of a new sub-station for fire and/or emergency services. They are asking for the same provisions from the developer of this proposed development.

Schools

The subject site is within the districts of Jonathan Hager Elementary, Clear Spring Middle and Clear Spring High schools. The properties currently have zoning split between two districts; BL and PI, commercial districts which do not permit residential uses and, therefore, have no impact on school capacity. The requested change for the subject properties to be rezoned to PI would be a continuation of the existing commercial/industrial zoning districts and should not have an impact on school capacities.

Present and Future Transportation Patterns

Highways

Both of the subject parcels in this case have existing road frontage along Maryland Route 63 (Williamsport-Greencastle Pike). This frontage lies within a designated restricted access corridor regulated by the Maryland State Highway Administration (SHA). There is currently an approved entrance onto Subject Parcel #2 and an existing curb cut already constructed. Access to Subject Parcel #1 is proposed to be via Lager Drive and a newly constructed access road located behind the lands of McRand Huyetts Limited Partnership (L.920 F. 104).

In addition to evaluating public access of a parcel for rezoning purposes, it is also important to evaluate traffic generation and existing traffic volumes. This is commonly accomplished through analysis of historic and existing traffic counts as well as any existing traffic impact studies. Due to the subject properties location along a State owned and maintained route, traffic volume data was retrieved from MD SHA. Given the two properties' proximity to the intersection of two major routes, traffic volume data for all four legs of the intersection of MD 63 and US 40 have been included in the chart below. The data shown in the chart is expressed in annual average daily traffic volumes.

Table 2: Traffic Volumes 1980-2014

Year	MD 63 @ Huyett Lane	MD 63 south of US 40	US 40 west of MD 63	US 40 east of MD 63
2014	5820	11354	9382	12484
2010	5852	9652	11610	12740
2005	5975	10075	14150	13675
2000	7050	8100	14450	12418
1995	5925	7350	10625	10745
1990	3775	5500	9675	10044
1985	3300	3750	8000	8502
1980	2900	3500	8000	7736

Source: Maryland State Highway Administration

As shown in Table 2, traffic volumes have been steadily increasing over the last three decades. Because the figures are expressed in annual average daily traffic there are some inconsistencies in year to year data but there is an obvious increase in traffic on all four legs of this intersection. More specific to this rezoning request is the traffic volume data in the column labeled MD 63 @

Huyett Lane. It is apparent from the data that traffic volumes on this leg of the intersection have doubled over the last three decades; however, it is also important to note that this leg of the intersection also has the least amount of annual average daily traffic. In comparison to the other three legs of the intersection, traffic volumes on MD 63 north of US 40 has been about half the volumes of the other three legs.

A copy of this rezoning application was sent to SHA for comment, however, there has been no comment received in response to this request.

As part of the rezoning application for properties seeking a PI zoning district, the Zoning Ordinance states that the developer shall provide “...*preliminary traffic data that includes available current traffic counts for existing roads within a one mile radius of the site, a projection of the additional traffic (amount and type) predicted to be generated by the proposed development, peak hour estimates, and the distribution and direction of travel of the projected vehicles.*”³

As part of a previous rezoning case reviewed in 2015 the applicant did complete a preliminary traffic analysis evaluating existing and projected traffic impacts along MD 63 from its intersection with the Interstate 70 Eastbound off ramps up to the intersection of US 40. The traffic analysis was completed assuming a mixture of traffic that would be produced from uses permitted in the BL and PI zoning districts. While this serves as a good basis from which to build traffic impact assumptions, it is important to realize that there are a wide variety of uses permitted in the BL and PI districts that can have different traffic impacts and that the assumptions made in this analysis may change over time. Ultimately, a full traffic impact study will need to be completed and approved at the site plan development stage to ensure traffic impacts will be appropriately mitigated.

Public Transportation

This area is currently not served by public transportation.

Compatibility with Existing and Proposed Development in the Area:

Currently Subject Parcel #1 is split between two zoning districts; Business Local (BL) and Planned Industrial (PI). Subject Parcel #2 is zoned BL and both parcels are requesting to be wholly zoned PI. The purpose of the PI zoning district is to foster industrial development in Planned Industrial Parks that can be built and operated with a minimum of nuisance. Subject Parcel #1 is bounded to the south by properties zoned Residential Transitional (RT) and BL and bounded on the north by properties zoned EC (Environmental Conservation) and RB (Rural Business). Subject Parcel #2 is surrounded on the north and west by RB zoning and on the south by RT zoning.

The area surrounding the subject parcels contain a mixture of residential, institution, and commercial uses. The majority of the property is bordered by large lot residential uses. There is also a scattering of institutional uses within a one half mile radius of the subject parcels including the former Huyetts Mennonite School, Emmanuel Baptist Church and school, and the WACOHU

³ Washington County Zoning Ordinance, Article 18, Section 18.6

grange hall. Commercial uses dominate the intersection of MD 63 and US 40 and radiate north to the boundary of Subject Parcel #1.

Another important component of compatibility is the location of historic structures on and around the parcels being proposed for rezoning. The following historic sites listed on the Washington County Historic Sites Survey are located within a 0.5 mile radius of the proposed rezoning areas.

WA-V-263 – Stunkle-Keefer Farm, early 19th Century brick house and bank barn, located on an adjacent property.

WA-V-054 – Kershner-Summers-Groh House, late 18th century limestone house, located on an adjacent property.

WA-V-425 – Huyett Public School #7 (currently Huyetts Mennonite School), constructed in 1924, located on an adjacent property.

WA-V-427 – Early 20th century brick house, located approximately 800’ from the subject property

WA-V-420 – Early 20th century wood frame house, located approximately 800’ from the subject property.

WA-V-421 – Early 20th century wood frame house, located approximately 800’ from the subject property

WA-V-422 – Early 20th century brick house, located approximately 820’ from the subject property.

WA-V-423 – Early 20th century brick house, located approximately 820’ from the subject property.

WA-I-846 – Early 20th century formed concrete brick commercial building, located approximately 1200’ from the subject property.

WA-I-852 – Early 20th century brick house, located approximately 1800’ from the subject property.

WA-I-853 – Early 20th century wood frame house, approximately 2000’ from the subject property.

Relationship of the Proposed Change to the Adopted Plan for the County:

The purpose of a Comprehensive Plan is to evaluate the needs of the community and balance the different types of growth to create a harmony between different land uses. In general, this is accomplished through evaluation of existing conditions, projections of future conditions, and creation of a generalized land use plan that promotes compatibility while maintaining the health, safety, and welfare of the general public.

Both of the properties are located in the sub-policy area Industrial Flex. The Comprehensive Plan offers the following recommendations for this policy area:

Industrial Flex Policy Area recommendations:

“This classification [Industrial Flex] reflects a hybrid policy area comprised of different types of economic development associated land uses. It is an outgrowth of the change taking place in the workplace as more and more jobs move from manufacturing to the hi-tech and service sectors of the economy.”⁴

⁴ 2002 Washington County, Maryland Comprehensive Plan, Pages 242 and 243

Change in the Character of the Neighborhood or Mistake in Original Zoning Rule

When rezonings are not part of a comprehensive rezoning by the governing body, individual map amendments (also known as piecemeal rezonings) are under an obligation to meet the test of the change or mistake rule. As part of the evaluation to determine whether the applicant has proven whether there has been either a change or mistake in the zoning of a parcel, the Maryland Annotated Code Land Use Article and the Washington County Zoning Ordinance state that the local legislative body is required to make findings of fact on at least six different criteria in order to ensure that a consistent evaluation of each case is provided. Those criteria include: 1) population change; 2) the availability of public facilities; 3) present and future transportation patterns; 4) compatibility with existing and proposed development for the area; 5) the recommendation of the planning commission; and 6) the relationship of the proposed amendment to the local jurisdiction's Comprehensive Plan.

Even when change or mistake has been sufficiently sustained, it merely allows the local governing body the authority to change the zoning; it does not require the change. When conditions are right for a change, the new zone must be shown to be appropriate and logical for the location and consistent with the County's Comprehensive Plan.

Staff Analysis:

The analysis of a rezoning request begins with a strong presumption that the current zoning is correct. It is assumed that the governing body performed sufficient analysis, exercised care, and gave adequate consideration to all known concerns when zoning was applied to a parcel of land. However, there are instances by which a case can be established to show that the governing body either erred in establishment of the proper zoning of a property or that enough change has occurred within the neighborhood surrounding the property since the governing body's last assessment to require a new evaluation of the established zoning designation.

As justification for this amendment the applicant has not provided reasoning to either a claim that there has been a change in the character of the neighborhood or that there was a mistake in the application of the zoning in 2015. Instead the applicant simply contends that the development being proposed will not compromise existing uses on the site. Furthermore, rezoning the property will conform to the adopted Comprehensive Plan Policy Area of Industrial Flex.

Recommendation:

While this rezoning would conform to the policies of the Comprehensive Plan, the applicant has made no effort to analyze the required criteria of the change or mistake rule as applied in the State of Maryland. Absent this analysis, Staff does not support the rezoning of these parcels.

Respectfully Submitted,



Jill Baker
Deputy Director

**WASHINGTON COUNTY PLANNING COMMISSION
PUBLIC REZONING INFORMATION MEETING
AND REGULAR MEETING
December 2, 2019**

The Washington County Planning Commission held a public rezoning information meeting and its regular monthly meeting on Monday, December 2, 2019 at 7:00 p.m. at the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Commission members present at the meeting were: Clint Wiley, Denny Reeder, David Kline, Jeremiah Weddle, and Ex-officio County Commissioner Randall Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Travis Allen, Comprehensive Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting: Rebecca Calimer, Chief of Plan Review.

CALL TO ORDER

The Chairman called the public rezoning information meeting to order at 7:00 p.m.

RZ-19-007 – Heritage Huyett LLC

Staff Presentation

Ms. Baker presented a map amendment application submitted by Heritage Huyett LLC for property located along the west side of MD Route 63 (Greencastle-Williamsport Pike) approximately 0.1 mile north of US Route 40 (National Pike). The property consists of two parcels approximately 90.34 acres in size. Parcel 393 is 82.05 acres and Parcel 561 is 8.29 acres. The property is currently zoned PI (Planned Industrial; 60.77 acres) and BL (Business Local; 29.57 acres). The current zoning on the property was established in 2015 at the request of the applicant. Applicants for new PI zoning districts are required to first hold a preliminary consultation with the Planning Commission. A preliminary consultation was held on June 20, 2019 with the Department of Plan Review & Permitting; however, a summary of that meeting has not been presented to the Planning Commission.

Both subject parcels are located within the Urban Growth Area that surrounds the City of Hagerstown, the Town of Williamsport and the Town of Funkstown. The population analysis for the last 30 year period shows an increase in this election district of 83% per year while the overall county population has increased only 30% per year. Public water and public sewer are available within a reasonable distance from the subject site. The City of Hagerstown has a pre-annexation agreement with the property owners for water service.

Emergency Services would be provided by the Williamsport Volunteer Fire Company and Mougansville Goodwill Fire Company. Rescue services would be provided by the Williamsport Volunteer Ambulance Service. Kevin Lewis, Director of Emergency Services, commented that during the review of a proposed residential subdivision on this property several years ago, a request was made that the developer set aside land within the development for the establishment of a new sub-station for fire and/or emergency services. This provision is still being requested.

There would be no impact on schools because the requested zoning (PI) would not permit any residential development.

There has been a significant increase in traffic since the 1980s in this area. There is no public transportation provided to the site.

The area surrounding the subject parcels contains a mixture of residential, institutional and commercial uses. The majority of the property is bordered by large lot residential uses as well as a scattering of institutional uses within a one mile radius of the site. Commercial uses dominate the intersection of MD 63 and US 40. There are several historic structures within a ½ mile radius of the site.

The County's adopted Comprehensive Plan shows this area as being in the Industrial Flex sub-policy area which reflects a hybrid policy area comprised of different types of economic development associated land uses.

Ms. Baker explained that in a piecemeal rezoning, Maryland law requires the applicant to meet the test of the change or mistake rule. The applicant must provide substantial facts showing a change in the

character of the neighborhood or a mistake by the local legislative body during the last rezoning of the property. In this particular case, the current zoning was established in 2015 at the request of the applicant. Ms. Baker stated that the applicant has not provided justification to either a claim that there has been a change in the character of the neighborhood or that a mistake in the 2015 zoning was made.

Discussion and Comments: Commissioner Wagner asked what the property was zoned prior to the 2015 rezoning. Ms. Baker stated that the property was zoned RT (Residential Transition) during the Comprehensive rezoning in 2002, at the request of the property owner at the time. The developer had plans for a residential development of 100+ lots. In 2015, the applicant (Heritage Huyett LLC) requested a change in the zoning from RT to BL (Business Local) and PI (Planned Industrial).

Applicant's Presentation

Mr. Brian Kurtyka, 201 Prospect Avenue, Hagerstown (21742), legal counsel for the applicant, stated that a justification for the rezoning has not been established yet. The applicant would like to rezone the portion of property currently zoned BL to PI for several reasons, as follows: 1) to have contiguous PI zoning across the entire property which would make it easier to market; 2) the PI designation would conform to the County's adopted Comprehensive Plan; 3) the current market is more conducive to the PI zoning designation; 4) the proposed zoning would be less traffic intensive; 5) there is public water and sewer available to the site; and 6) traffic studies have been verbally approved and the applicant has agreed to traffic signalization and roadway improvements as necessary.

Mr. Kurtyka expressed his opinion that the current zoning, which was requested in 2015, was not a mistake; however, he believes that the proposed zoning would be a better fit for the County's original intent of the area. He also stated that he doesn't believe the applicant could provide substantial proof for a change in the character of the neighborhood. At this time, the applicant needs more time to meet the requirements for the change or mistake rule.

Discussion and Comments: Mr. Kline asked what the applicant's intent was for the BL zoning in 2015. Mr. Kurtyka stated that the applicant was proposing some office and retail uses; however, those plans did not come to fruition.

Mr. Terry Randall, 13101 Fountainhead Road, Hagerstown, President of Heritage Capital (owner of Heritage Huyett LLC), stated that when the property was purchased, the biggest drawback for development was the lack of public sewer services to the property; however, the portion of the property currently zoned BL could be developed without public sewer. Mr. Randall stated that within the last two years, sewer services have been extended to the property. He contends that the extension of the sewer constitutes a change in the neighborhood and has expanded the possibilities for the property. Mr. Randall stated that a 730,000 square foot building is being proposed on the site and the developer has prepared a site plan, a grading plan, etc. to ensure that the proposed use could be accomplished on this site.

Public Comment

- Kyle Walters, 16400 National Pike – Mr. Walters had no public comment either in opposition or in favor of the request. However, he had several questions and was asked to speak to the applicant directly.

Mr. James Snyder of Snyder, Secary and Associates, 2000 Littlestown Road, Harrisburg, PA, briefly discussed the proposed retaining wall which would prevent the fill slope from encroaching on the adjacent property.

Ms. Baker recommended that when the applicant has provided staff with more information, a second public meeting should be held to obtain public comment and Commission members can make an informed decision to send forward to the County Commissioners.

The public rezoning information meeting concluded at 7:30 p.m.

MINUTES

Motion and Vote: Mr. Kline made a motion to approve the minutes of the November 4, 2019 meeting as presented. The motion was seconded by Mr. Weddle and unanimously approved.

-NEW BUSINESS

FOREST CONSERVATION

Ridenhour Family Lot 3

Mr. Allen presented for review and approval a request to utilize the payment in lieu fee to meet forest mitigation for the Ridenhour Family Lot 3. The property is located at 22740 Stevenson Road within the Town of Smithsburg. The total acreage of the current parcel is 7.12 acres; the applicant is proposing to subdivide and create a 1.26 acre lot. Approximately 0.12 acres of planting is required for this subdivision to meet Forest Conservation Ordinance requirements. Generally, with a planting requirement of this size, the express procedure could be used without approval from the Planning Commission. However, because there is a floodplain area on this site, which is a priority area targeted for retention or new forest per the Ordinance, the Planning Commission must review and approve the forest mitigation being proposed. Mr. Allen noted that planting 0.12 acre of forest would offer limited benefits to water quality, it would not qualify as forest, and the trees in such a small cluster may not survive long-term because there is very limited forest cover along the stream as it stands currently.

Motion and Vote: Mr. Weddle made a motion to approve the request to utilize the payment in lieu of fee as presented. The motion was seconded by Mr. Kline and unanimously approved.

OTHER BUSINESS

Thomas J. Gilbert III

Ms. Calimer introduced a request from Thomas J. Gilbert III to remove an intra-family restriction on property located at 4738 Horizon Lane, Keedysville. In 2006, approval was given to build a second dwelling on the property. In July 2016, a plat was recorded with the 10 year immediate family restriction.

Mr. William C. Wantz, 123 W. Washington Street, Hagerstown, MD, legal counsel for the applicant, gave a brief summation of the history of this property. In 2015, Dr. Gilbert sought approval from the Planning Commission to convey Lot 1 without the immediate family restriction. The request was treated as a petition for modification, which was denied by the Planning Commission. The applicant then filed an administrative appeal [AP-2015-021] with the Board of Appeals which in turn applied a more onerous "extraordinary hardship" standard. Mr. Wantz briefly explained that circumstances since the 2015 decision have changed due to the death of Dr. Gilbert's father; and, therefore, the request to remove the restriction.

Motion and Vote: Mr. Kline made a motion to approve the applicant's request to remove the ten year immediate family restriction as presented. The motion was seconded by Mr. Weddle and unanimously approved with Mr. Wiley abstaining from the vote.

Update of Staff Approvals

Mr. Holloway was not present at the meeting; however, a written report was distributed to Commission members prior to the meeting

-ADJOURNMENT

Mr. Kline made a motion to adjourn the meeting at 7:50 p.m. The motion was seconded by Mr. Weddle and so ordered by the Chairman.

-UPCOMING MEETINGS

1. Monday, January 6, 2020, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD 21740

Respectfully submitted,

Clint Wiley, Chairman

Minutes have not been approved by Planning Commission.

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
January 6, 2020**

The Washington County Planning Commission held its regular monthly meeting on Monday, January 6, 2020 at 7:00 p.m. at the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Commission members present at the meeting were: Clint Wiley, Denny Reeder, Drew Bowen, BJ Goetz, David Kline, Jeremiah Weddle, and Ex-officio County Commissioner Randall Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting: Rebecca Calimer, Chief of Plan Review and Lisa Kelly, Senior Planner.

CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the December 2, 2019 meeting as presented. The motion was seconded by Mr. Kline and unanimously approved.

OLD BUSINESS

RZ-19-006 – Heritage Huyett LLC

Ms. Baker reminded Commission members that a rezoning public information meeting was held on December 2, 2019 for a proposed map amendment for 29.57 acres of property located at 16422 National Pike. The applicant is requesting a change in zoning from the current Planned Industrial (PI) and Business Local (BL) zoning to Planned Industrial (PI). At the December meeting, the applicant was lacking justification to substantiate either a “mistake” in the original zoning or a “change” in the character of the neighborhood. At that time, the applicant requested a continuation until a later date. On December 19, 2019 the applicant’s attorney, Mr. Noel Manalo of Miles and Stockbridge, submitted a letter to the Department of Planning & Zoning claiming a “mistake” in the previous zoning designation of PI/BL as justification for the rezoning request. Ms. Baker noted that during the December meeting, it was recommended that when the applicant submitted justification for the request, a second rezoning public information meeting should be scheduled in order to give the public a chance to comment on this new information.

Discussion and Comments: Mr. Wiley expressed his opinion that a new public information meeting should be scheduled in order for the public to have an opportunity to hear the new information and to voice any concerns or issues they have pertaining to the request.

Ms. Baker stated that the applicant is claiming a “mistake” because during the previous rezoning, the County relied upon the assumption or premise that no public sewer would be available in the near future. However, since that time the developer has extended the sewer lines to the property, without any cost to the County.

Mr. Goetz pointed out that the attorney's letter included the date of December 12th as the date of the public information meeting and he requested clarification of the date of that meeting; it was verified that the meeting was held on December 2, 2019.

Mr. Wiley noted that the applicant did not make a case for a change in the character of the neighborhood or a mistake in the zoning at the previous meeting. Therefore, the public did not have all the pertinent information with which to make comment.

Mr. Noel Manalo of Miles and Stockbridge and Mr. Terry Randall of Heritage Huyett LLC were both present at the meeting. Mr. Manalo expressed his opinion that the public information meeting held on December 2nd was advertised, the property was posted, and the public was given the opportunity to make public comment at that time. Anyone attending the December meeting was made aware that the applicant would be coming back at a later date with additional information. He believes that all appropriate procedures for public input were followed. Mr. Manalo stated that the intent of this rezoning is to obtain the highest and best use for this property.

Discussion and Comments: Mr. Bowen expressed his opinion that this case is a continuance from last month's meeting, the record is still open, and the information presented this evening is justification for the request. Mr. Goetz noted that during the public information meeting in December, it was recommended that a second public meeting should be held for the public to make comment. He questioned if this meeting meets the criteria. Mr. Bowen expressed his opinion that this evening's meeting is a public meeting that has been duly advertised and the public could attend. Mr. Reeder noted that the public will have the opportunity to make comment during the County Commissioners' public hearing. There was a brief discussion regarding the plans for this property and the timeline to execute these plans.

Mr. Kline noted there were only 3 people in attendance at the December meeting, no written comments have been received and he believes the information provided during this meeting is not significant enough to warrant a second public information meeting and delay the developer's progress.

Commission members discussed the "change in the character of the neighborhood" and the "mistake" in zoning. Members believed that the extension of the sewer service in this area constitutes a "change". Ms. Baker stated that to claim a "change", specific criteria must be met. First, the neighborhood must be defined, which was not done by the applicant. Second, the change must be defined that happened within the neighborhood; not done. Thirdly, was the change enough to warrant rezoning of the property. Ms. Baker noted that the "mistake" rule is often misperceived. Mr. Manalo explained that under Maryland law, "mistake" means that there were factual predicates that were wrong or inaccurate. In this case, he believes the County did not anticipate the extension of the sewer lines, thus a "mistake" was made in the zoning.

Motion and Vote: Mr. Kline made a motion to recommend approval of the rezoning request based on a mistake in the zoning to the Board of County Commissioners. The motion was seconded by Mr. Goetz and unanimously approved with Commissioner Wagner abstaining from the vote.

-NEW BUSINESS

MODIFICATIONS

Keeptryst Properties LLC [OM-19-008]

Ms. Kelly presented for review and approval a modification request from Section 405.11.B of the Subdivision Ordinance for property located at 18846 Arthur Lane, Knoxville. The property is currently zoned RV – Rural Village. The applicant is proposing to subdivide a 3 acre parcel of land to create a new Lot 1 (.46 acre) and remaining lands of 2.54 acres. Each lot would have 12.5 feet of public road frontage; a minimum of 25 feet is required by the Subdivision Ordinance. Frontage for the entire parcel is on Arthur Lane, which is a County owned road.

Motion and Vote: Commissioner Wagner made a motion to approve the modification request as presented. The motion was seconded by Mr. Goetz and unanimously approved.

SITE PLANS

Shenandoah Mobile LLC Tower Site [SP-19-003]

Ms. Kelly presented, on behalf of Mr. Holloway, a site plan for a proposed 150 foot monopole cell tower to be located at 20030 Professional Boulevard, situated along the south side of Yale Drive and west of Hagerstown Community College. The property is currently zoned ORI – Office, Research & Industry. A special exception was granted by the Board of Zoning Appeals in 2019 for the placement of this tower within the ORI zoning district. Maintenance of the tower will be no more than one time per week by two employees. Fencing is required around the base of the tower and any associated equipment buildings. A 30 foot easement off of Yale Drive will provide access to the site. A 6 foot high chain-link security fence will surround the tower. Forest Conservation requirements will be met by the retention of existing forest on the site; a forest conservation easement plat will be prepared. All agency approvals have been received.

Motion and Vote: Mr. Bowen made a motion to approve the site plan as presented. The motion was seconded by Mr. Weddle and unanimously approved.

OTHER BUSINESS

Update of Staff Approvals

Mr. Holloway was not present at the meeting; however, a written report was distributed to Commission members prior to the meeting.

Comprehensive Plan – Economic Development Element

Ms. Baker briefly reviewed the Economic Development Element for the comprehensive Plan. Members reviewed the recommendations included in the element. Overall goals should include: infrastructure needs for economic development; zoning to accommodate land uses that make the county competitive; and maintain partnerships with municipalities, the private sector and quasi-governmental groups.

Minutes have not been approved by Planning Commission.

-ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 8:00 p.m. The motion was seconded by Mr. Kline and so ordered by the Chairman.

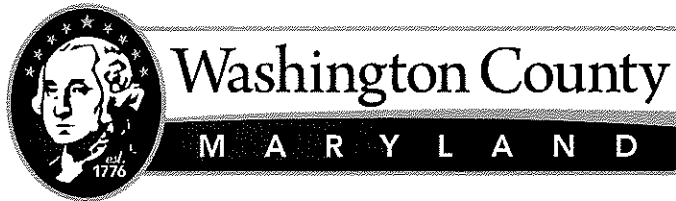
-UPCOMING MEETINGS

1. Monday, February 3, 2020, 7:00 p.m., Washington County Planning Commission rezoning public information meeting and regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD 21740

Respectfully submitted,

Clint Wiley, Chairman

DRAFT



DEPARTMENT OF PLANNING & ZONING
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

January 14, 2020

RZ-19-006

**APPLICATION FOR MAP AMENDMENT
PLANNING COMMISSION RECOMMENDATION**


Property Owner(s): Heritage Huyett LLC
Applicant(s): Heritage Huyett LLC
Location: West side of MD 63 (Greencastle-Williamsport Pike), approximately 0.1 mile north of US 40 (National Pike)
Election District: #23 - Wilsons
Comprehensive Plan Designation: Industrial Flex
Tax Map: 36
Parcel(s): 393 and 561
Acreage: 90.34 acres [82.05 acres – P. 393 and 8.29 acres – P. 561]
Existing Zoning: BL – Business Local (29.57 acres) and PI – Planned Industrial (60.77 acres)
Requested Zoning: PI – Planned Industrial
Date of Public Meeting: December 2, 2019

RECOMMENDATION

The Washington County Planning Commission took action at its regular meeting held on Monday, January 6, 2020 to recommend approval of Map Amendment RZ-19-006 to the Board of County Commissioners. The Commission considered the applicant's claim that a mistake was made in the property's original zoning, the application, supporting documentation, the applicant's presentation, public comment, and the Staff Report and Analysis. The Planning Commission believes that certain facts were not considered or were inaccurate during the previous rezoning of this property.

Copies of the application packet, justification letter, Staff Report and Analysis, approved minutes of the December 2, 2019 public rezoning meeting and the unapproved minutes of the January 6, 2020 regular meeting are attached.

Respectfully submitted,


Jill L. Baker, Director
Washington County Department of
Planning & Zoning

JLB/dse
Attachments
cc: Kirk Downey
Miles & Stockbridge



Agenda Report Form

Open Session Item

SUBJECT: Interagency Environmental Health Workgroup

PRESENTATION DATE: February 11, 2020

PRESENTATION BY: Earl Stoner, Health Officer, Washington County Health Department, Sara L. Trescott, Environmental Health Director, Washington County Health Department, Jill Baker, Director, Planning and Zoning

RECOMMENDED MOTION: Recognize the efforts of the workgroup and provide a letter of support.

REPORT-IN-BRIEF: N/A

DISCUSSION: On November 26, 2019 the Health Department convened a meeting of key state and local stakeholders to discuss the environmental health landscape within the county. The meeting served as an opportunity to discuss overarching challenges and constraints faced by each agency, and provided a mechanism to identify workable solutions; with the ultimate goal of bolstering economic development while also protecting the public's health.

As a result of this meeting, the Interagency Environmental Health Workgroup was formed to explore identified challenges and opportunities discussed at the meeting. As a critical first step, the workgroup has identified the need to conduct a study to better understand public health priorities and to follow up on the R. E. Wright Study, which was conducted 40 years ago.

The workgroup has met with the Hagerstown City Council, who agreed to provide a letter of support. Along with the support of the County Commissioners, meetings with the Maryland Department of Environment, to discuss the study, may begin.

FISCAL IMPACT: No fiscal impact to county budget

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: None

AUDIO/VISUAL NEEDS: N/A



Open Session Item

SUBJECT: Public Service Commission Perennial Solar, LLC case—Potential Intervention by the County as party

PRESENTATION DATE: February 11, 2020

PRESENTATION BY: B. Andrew Bright, Assistant County Attorney; Jill Baker, Director Planning and Zoning

RECOMMENDED MOTION: Reach consensus to authorize the County Attorney to intervene in the manner as presented.

REPORT-IN-BRIEF: A Procedural Schedule was adopted by the Public Utility Law Judge (PULJ), which sets deadlines and hearing dates for any person or entity wishing to intervene as a party. If the County intends to intervene as a party in the PSC proceedings, it must do so immediately.

DISCUSSION: If any entity or person wishes to intervene as a party to the litigation before the PSC, the deadline is **February 21, 2020** to file a Petition to Intervene. Intervening parties may, among other things, summon witnesses, cross-examine witnesses, present evidence and argument, and attempt to persuade the PSC to grant, deny, or attach specific conditions to the Certificate of Public Convenience and Necessity (CPCN).

The County may not wish to do all of those things. However, intervention as a party would permit staff to submit to the PSC information about the County's Comprehensive Plan, applicable zoning, forest conservation, any necessary bonds, and other applicable ordinances with which the applicant is expected to comply. The County could request that the PSC make compliance a condition of the CPCN. Such evidence would be submitted to the PSC in writing. Intervenor status would permit the County should the need arise, to appeal the ruling of the PULJ to the PSC as a whole, to file motions for reconsideration, or other relief with the PSC.

As a separate issue (whether or not the County intervenes), the PSC conducts "public comment hearings" in the county in which the facility is proposed to be located. These hearings are an opportunity for the public to make comments about the application. If the County Commissioners chose to do so, the Public Utility Law Judge (PULJ), would invite the Commissioners to join the PULJ in conducting the public hearing. The PULJ would preside at the hearing, and public comment on the application will be permitted. This, of course, would **not** confer any decision-making authority upon the Commissioners. A description of the process of the public hearing produced by the PSC is attached.

FISCAL IMPACT: N/A

CONCURRENCES: N/A

ALTERNATIVES: Decline to intervene in PSC litigation.

ATTACHMENTS: Public Utility Law Judge's Notice of Procedural Schedule;

Public Utilities Article, § 7-207;

Pages 10-12 from PSC procedure summary re: CPCN cases (for entire summary, see <https://www.psc.state.md.us/wp-content/uploads/CPCN-Process-4-10-19.pdf>)

AUDIO/VISUAL NEEDS: None

IN THE MATTER OF THE APPLICATION
OF PERENNIAL SOLAR, LLC FOR A
CERTIFICATE OF PUBLIC CONVENIENCE
AND NECESSITY TO CONSTRUCT AN
8.0 MW SOLAR PHOTOVOLTAIC GENER-
ATING FACILITY IN WASHINGTON
COUNTY, MARYLAND

* BEFORE THE
* PUBLIC SERVICE COMMISSION
* OF MARYLAND
* _____
* CASE NO. 9408
* _____

Issued: January 7, 2020

**PUBLIC UTILITY LAW JUDGE'S
NOTICE OF PROCEDURAL SCHEDULE**

On December 23, 2019, in lieu of a pre-hearing conference, the parties submitted an agreed-upon procedural schedule for my consideration. After reviewing the proposed schedule, I find it to be reasonable and the following schedule is hereby adopted:

- Petitions to Intervene shall be filed by Friday, February 21, 2020;
- The first evening public comment hearing will be held in Washington County on Thursday, March 26, 2020, with the time and location to be determined;
- The Department of Natural Resources, Power Plant Resource Program, the Office of People's Counsel, and the Commission's Technical Staff shall each file direct testimony and recommended licensing conditions, if any, by Thursday, May 14, 2020;
- A status update shall be provided to the Public Utility Law Judge on or before Thursday, May 28, 2020;
- All Parties shall file rebuttal testimony by Thursday, June 25, 2020;
- A second evening public comment hearing will be held in Washington County on Tuesday, July 14, 2020, with the date, time, and location to be determined; and
- An evidentiary hearing shall be held on Thursday, July 23, 2020, at 10:00 a.m., in the Commission's 19th floor hearing room, William Donald Schaefer Tower, 6 St. Paul Street, Baltimore, Maryland (if no contested issues).

¹ The Procedural Schedule will be modified in the event there are contested issues.

The Applicant is directed to cause a display advertisement to be published in a newspaper in general circulation throughout Washington County at least twice, in successive weeks to advise persons who seek to intervene in this proceeding that petitions to intervene should be filed with the Commission's Executive Secretary, Andrew S. Johnston, at 6 Saint Paul Street, Baltimore, Maryland 21202-6806 no later than February 21, 2020. The Applicant is also directed to officially file the advertisements with the Commission.

The Applicant is encouraged to use any social media or other communication methods to advise residents/businesses of Washington County of the date by which petitions to intervene must be submitted.

/s/ Ryan C. McLean
Ryan C. McLean
Chief Public Utility Law Judge
Public Service Commission of Maryland

Reasonable accommodations will be made at Public Service Commission proceedings for qualified persons with disabilities, if requested 5 days in advance of the proceeding. (Dial 410-767-8000 or 1-800-492-0474 or access the prior numbers through the Maryland Relay Service at 1-800-735-2258.)

COMMISSIONERS

JASON M. STANEK
CHAIRMAN

MICHAEL T. RICHARD
ANTHONY J. O'DONNELL
ODOGWU OBI LINTON
MINDY L. HERMAN

STATE OF MARYLAND



PUBLIC SERVICE COMMISSION

January 7, 2020

In the Matter of the application of Perennial *
Solar LLC for a Certificate of Public *
Convenience and Necessity to construct a *
8.0 MW solar photovoltaic generating *
facility in Washington County, Maryland *

Case No. 9408

VIA E-MAIL AND U.S. OR INTERDEPARTMENTAL MAIL

To All Parties of Record and Interested Persons:

Enclosed is a copy of the "Public Utility Law Judge's Notice of Procedural Schedule" issued today in the above-entitled matter.

Also enclosed herewith is a revised service list for this matter.

Very truly yours,

/s/ Kathleen Berends

Kathleen Berends
Administrator

kab
Enclosures

WILLIAM DONALD SCHAEFER TOWER • 6 ST. PAUL STREET • BALTIMORE, MARYLAND 21202-6806

410-767-8000 • Toll Free: 1-800-492-0474 • FAX: 410-333-6495

MDRS: 1-800-735-2258 (TTY/Voice) • Website: www.psc.state.md.us

West's Annotated Code of Maryland Public Utilities (Refs & Annos) Division I. Public Services and Utilities [Titles 1-15] (Refs & Annos) Title 7. Gas, Electric, and Water Companies (Refs & Annos) Subtitle 2. Electric Generation Facility Planning (Refs & Annos)

MD Code, Public Utilities, § 7-207.1

Formerly cited as MD PUBLIC UTIL COMP § 7-207.1

§ 7-207.1. Construction of on-site generating stations

Effective: October 1, 2013

Currentness

Application of section

(a) This section applies to a person who:

(1) constructs a generating station:

(i) designed to provide on-site generated electricity if:

1. the capacity of the generating station does not exceed 70 megawatts; and
2. the electricity that may be exported for sale from the generating station to the electric system is sold only on the wholesale market pursuant to an interconnection, operation, and maintenance agreement with the local electric company; or

(ii) that produces electricity from wind if:

1. the generating station is land-based;
2. the capacity of the generating station does not exceed 70 megawatts;

3. the electricity that may be exported for sale from the generating station to the electric system is sold only on the wholesale market pursuant to an interconnection, operation, and maintenance agreement with the local electric company;

4. the Commission provides an opportunity for public comment at a public hearing as provided in subsection (f) of this section; and

5. the generating station's wind turbines are not located within a distance from the Patuxent River Naval Air Station that is determined by regulations adopted by the Commission in coordination with the Commander, Naval Air Warfare Center Aircraft Division, provided that the distance requirement under the regulation is:

A. not greater than is necessary to encompass an area in which utility scale wind turbines could create Doppler radar interference for missions at the Patuxent River Naval Air Station;

B. not greater than 46 miles, measured from location 38.29667N, 76.37668W; and

C. subject to modification if necessary to reflect changes in missions or technology at the Patuxent River Naval Air Station or changes in wind energy technology; or

(2) constructs a generating station if:

(i) the capacity of the generating station does not exceed 25 megawatts;

(ii) the electricity that may be exported for sale from the generating station to the electric system is sold only on the wholesale market pursuant to an interconnection, operation, and maintenance agreement with the local electric company; and

(iii) at least 10% of the electricity generated at the generating station each year is consumed on-site.

Approval by Commission required before construction of generating station

(b)(1) The Commission shall require a person that is exempted from the requirement to obtain a certificate of public convenience and necessity to obtain approval from the Commission under this section before the person may construct a generating station described in subsection (a) of this section.

(2) An application for approval under this section shall:

(i) be made to the Commission in writing on a form adopted by the Commission;

(ii) be verified by oath or affirmation; and

(iii) contain information that the Commission requires, including:

1. proof of compliance with all applicable requirements of the independent system operator; and

2. a copy of an interconnection, operation, and maintenance agreement between the generating station and the local electric company.

Notice of application

(c) On receipt of an application for approval under this section, the Commission shall provide notice immediately or require the applicant to provide notice immediately of the application to:

(1) the governing body of each county or municipal corporation in which any portion of the generating station is proposed to be constructed;

(2) the governing body of each county or municipal corporation within 1 mile of the proposed location of the generating station;

(3) each member of the General Assembly representing any part of a county in which any portion of the generating station is proposed to be constructed; and

(4) each member of the General Assembly representing any part of each county within 1 mile of the proposed location of the generating station.

Review of application

(d) When reviewing an application for approval under this section, the Commission shall:

(1) ensure the safety and reliability of the electric system;

(2) require the person constructing the generating station to notify the Commission 2 weeks before the first export of electricity from a generating station approved under this section; and

(3) conduct its review and approval in an expeditious manner.

Waiver of approval

(e) Except for the notice required under subsection (c) of this section, the Commission may waive an element of the approval process under this section if the Commission determines that the waiver is in the public interest.

Public comment and hearing

(f)(1) The Commission shall provide an opportunity for public comment and hold a public hearing as provided under this subsection on an application for approval made under subsection (a)(1)(ii) of this section in each county and municipal corporation in which any portion of the construction of a generating station is proposed to be located.

(2) Upon the request of the governing body of a county or municipal corporation in which any portion of the construction of a generating station is proposed to be located, the Commission shall hold the public hearing jointly with the governing body.

(3) Once in each of 2 successive weeks immediately before the hearing date, the Commission, at the expense of the applicant, shall provide weekly notice of the public hearing and opportunity for public comment by advertisement in a newspaper of general circulation in the county or municipal corporation affected by the application.

Credits

Added by Acts 2001, c. 655, § 1, eff. Oct. 1, 2001. Amended by Acts 2005, c. 156, § 1, eff. Oct. 1, 2005; Acts 2007, c. 163, § 1, eff. July 1, 2007; Acts 2012, c. 643, § 1, eff. June 1, 2012; Acts 2012, c. 644, § 1, eff. June 1, 2012; Acts 2013, c. 500, § 1, eff. Oct. 1, 2013; Acts 2013, c. 501, § 1, eff. Oct. 1, 2013.

MD Code, Public Utilities, § 7-207.1, MD PUBLIC UTIL § 7-207.1

Current through all legislation from the 2019 Regular Session of the General Assembly.

CPCN Procedure, cont'd

- Public Hearing for Comment
 - At least one hearing for public comment is held at a location in close proximity to the proposed location (if available).
 - Written comments also may be filed with the Commission.
 - The governing body of the county or municipal corporation in which the project is proposed to be located is invited to join the Commission or Public Utility Law Judge in conducting the public hearing.

CPCN Procedure, cont'd

- NOTIFICATIONS OF PUBLIC COMMENT HEARING

- Notice of Public Hearing with the dates, times, and locations is issued by the Commission.
- Applicant must publish the Notice in a newspaper(s) of general circulation and post on two types of social media in each of four successive weeks immediately before the hearing date
- The Notice also is posted on the MD PSC website as well as on the MD PSC Facebook and Twitter accounts
- MD PSC website has a list of all public hearings being held in each active CPCN matter with link to the electronic docket which has pleadings filed by the parties (www.psc.state.md.us/public-comment-hearings/)
- MD PSC coordinates with the governing body of the county or municipal corporation for an efficient and cost-effective means to provide notice to the public hearing through other types of media familiar to the residents in the county or municipal corporation
- On day of the hearing, the Applicant must post an informational sign about the hearing at or near each public entrance of the building in which the hearing will be held

CPCN Procedure, cont'd

- Conduct of a Public Hearing
 - Either the Commission or a Public Utility Law Judge presides at the hearing
 - A court reporter is present and a transcript of the hearing is prepared
 - Representatives of Applicant, OPC, and Staff are present in the event any member of the public has a substantive question about the project
 - The Commission or Public Utility Law Judge is present to listen to the comments. The Commission or Public Utility Law Judge do not respond to substantive questions about the project or proceeding because they must render an impartial decision after considering all the written or oral evidence presented at the evidentiary hearing
 - The Applicant may be given a limited amount of time to describe the project prior to public comments being taken
 - Each member of the public who wishes to make a comment will come to the microphone when called and present an oral statement. A time limitation may be placed on the length of the comment based on the number of persons wishing to comment
 - After all members of the public have had an opportunity to comment, the hearing is adjourned



Agenda Report Form

Open Session Item

SUBJECT: Youth Meritorious Award Presentation

PRESENTATION DATE: February 11, 2020

PRESENTATION BY: Allison Hartshorn, Grant Manager, Office of Grant Management and The Board of County Commissioners

RECOMMENDED MOTION: No motion or action is requested or recommended.

REPORT-IN-BRIEF: The following individuals have been selected for the Youth Meritorious Award. They were selected based on their scholastic achievement, leadership qualities, community service performed or other positive contributions to their school or community.

Griffin Almany – Saint James School
Parent(s) – Tim and Donna Almany
Nominated by Mary Scro

Cale Denton – Heritage Academy
Parent(s) – Mark and Tami Denton
Nominated by Dawn Horn

Emily Stamper – Heritage Academy
Parent(s) – Jason and Stephanie Stamper
Nominated by Stephanie Stamper

DISCUSSION: N/A

FISCAL IMPACT: N/A

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: Student Summaries

AUDIO/VISUAL NEEDS: N/A

Youth Meritorious Award Summary for:

Griffin Almany
Saint James School
Nominated by Mary Scro

Parent(s) – Tim and Donna Almany

Mary Scro endorsed the following:

Griffin is a high moral and ethical young man that represents himself, his school, and his family very well. He is a loyal friend, helpful to those that need him, and he is a good citizen of Washington County.

Griffin is a three sport Varsity athlete in soccer, wrestling and lacrosse. In soccer, he received the most improved player this year, and was one of the Team Captains. In wrestling last year, Griffin was the MAC and IPSL conferences Champion for wrestling at 126 pounds, where he had the highest team winning percentage with a 36-10 record and was second team All-County in 2019. In Lacrosse this past spring, Griffin was Second team all-County playing Attack. He finished the season eighth in the county for total points scored, and second on the Saints team for scoring.

When Griffin is not competing he stays active on campus. He volunteers as a tour guide for families and prospective students at school. In addition he helped found the SJS Audio-Video club, a member of the chess club and provides lacrosse coaching lessons for kids.

Griffin will be attending a four-year university upon graduation and hopes to Major in Sports Management with a minor in Political Science or Spanish and possibly pursue a law degree in the future.

Cale Denton

Heritage Academy
Nominated by Dawn Horn

Parent(s) – Tami Denton

Dawn Horn endorsed the following:

Cale is a very ambitious student and is self-driven to give his very best. He is an A student. He taught the class sign language and we used his teaching to perform a song for our Grandparent's Day program. Our class makes and sells popcorn for various mission projects. After school he volunteered to make and sell the popcorn in the parking lot and during after school activities. Cale is always willing to help out other students in the classroom with difficult lessons. He has a great laugh and inspires everyone he is around.

Emily Stamper
Heritage Academy
Nominated by Stephanie Stamper

Parent(s) – Stephanie Stamper

Stephanie Stamper endorsed the following:

Emily is a junior at Heritage Academy. She is a member of the National Honor Society, where she is the secretary. She plays varsity basketball and has been the lead female role in the school play for the last three years. Outside of school, Emily is involved in 4-H where she serves as the club president of two clubs. Emily attended Maryland 4-H Congress in 2017 and 2019 and will be traveling to Atlanta, Georgia this year for National 4-H Congress. Involvement in 4-H has afforded her many opportunities to serve the community through activities such as 4-H S.T.E.A.M. Camp, Washington County Ag Literacy trailer, and St. Jude's Trail Ride. She is this year's Miss Washington County Farm Bureau. Throughout the year she will be an advocate for Farm Bureau, teaching elementary students in Washington County about agriculture and where their food comes from.



Open Session Item

SUBJECT: High Intensity Drug Trafficking Area Grant Acceptance of Funds

PRESENTATION DATE: February 11, 2020

PRESENTATION BY: John Martin, Sergeant, Narcotics Task Force and Stephanie Lapole, Senior Grant Manager, Office of Grant Management

RECOMMENDED MOTION: Move to approve the acceptance of funds in the amount of \$26,805.00 for the High Intensity Drug Trafficking Area Grant award.

REPORT-IN-BRIEF: The High Intensity Drug Trafficking Area (HIDTA) Grant pays overtime expenses for up to three deputies assigned to the Washington County Narcotics Task Force/HIDTA group. The funds support overtime enforcement actions during drug cases in the amount of \$8,935.00 per agent.

DISCUSSION: The Office of Grant Management has reviewed the grant funding guidelines. There are no unusual conditions or requirements attached to the acceptance of the grant.

FISCAL IMPACT: The grant will provide up to \$26,805.00 in overtime expenses, saving Washington County monies spent on overtime.

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: N/A

AUDIO/VISUAL NEEDS: N/A



Agenda Report Form

Open Session Item

SUBJECT: Fort Ritchie Easement Relocation

PRESENTATION DATE: February 11, 2020

PRESENTATION BY: Todd Moser, Real Property Administrator, Andrew Eshleman, Director, Public Works

RECOMMENDED MOTION: Move to approve the easement relocation.

REPORT-IN-BRIEF: The United States Army has contacted the County regarding current overhead utility easements inside the County property boundary at Fort Ritchie that are not reflective of where the overhead utilities are located.

DISCUSSION: The Army is proposing a swap of easements to include releasing the current easement to the County and asking the County to convey the new easement area to the Army. The easement request should have no impact on the lands as the overhead utilities are already existing. Please refer to the attached aerial map that shows the current easement and the proposed easement.

FISCAL IMPACT: N/A

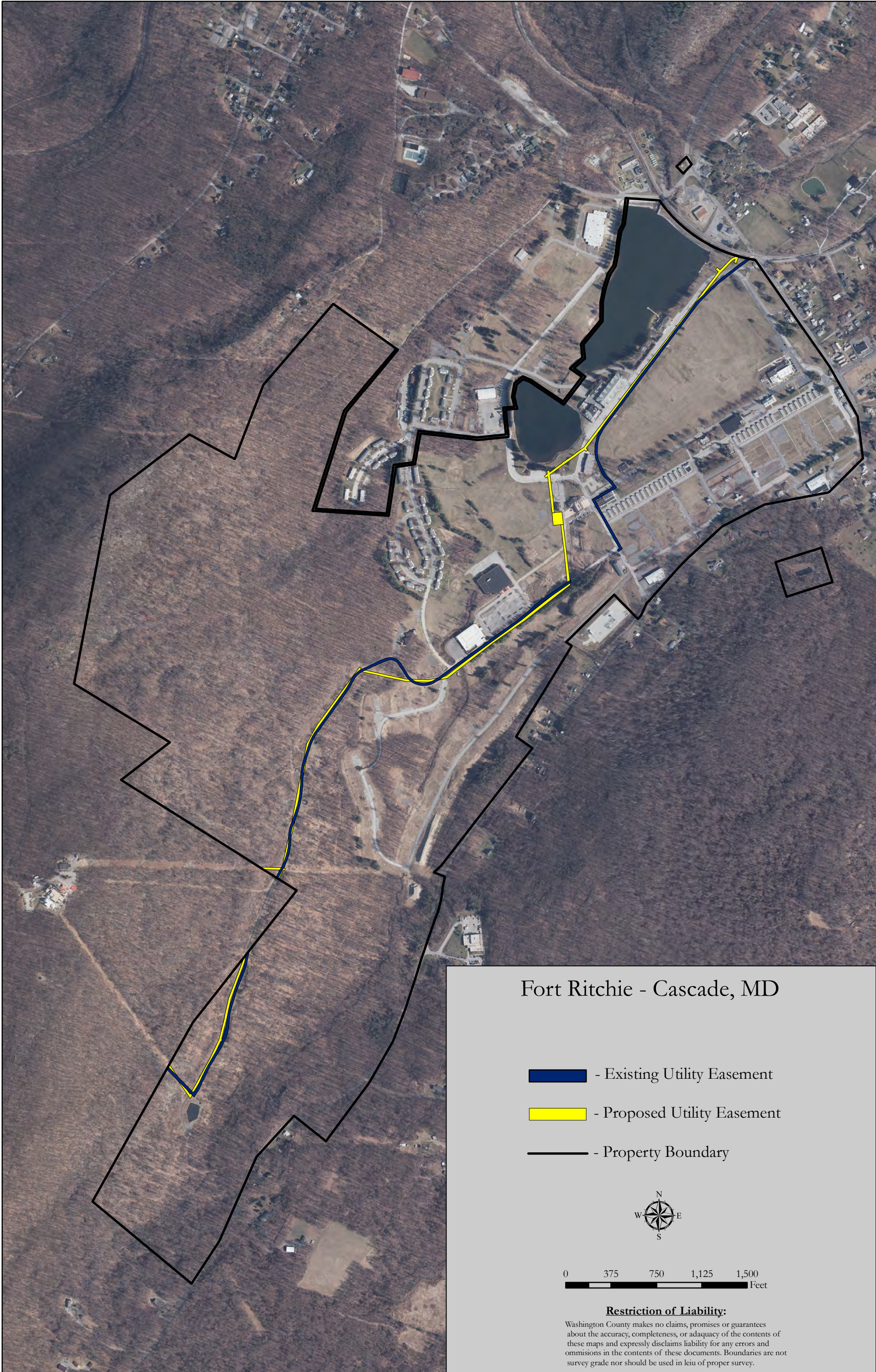
CONCURRENCES: County Attorney

ALTERNATIVES: N/A

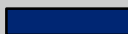


ATTACHMENTS: Aerial Map

AUDIO/VISUAL NEEDS: N/A

Overhead Utility Easement



Fort Ritchie - Cascade, MD

-  - Existing Utility Easement
-  - Proposed Utility Easement
-  - Property Boundary



0 375 750 1,125 1,500 Feet

Restriction of Liability:

Washington County makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of the contents of these maps and expressly disclaims liability for any errors and omissions in the contents of these documents. Boundaries are not survey grade nor should be used in lieu of proper survey.



Agenda Report Form

Open Session Item

SUBJECT: Maryland Department of Transportation (MDOT) Proposed Sale of Surplus Property to Washington County

PRESENTATION DATE: February 11, 2020

PRESENTATION BY: Todd Moser, Real Property Administrator, Division of Engineering

RECOMMENDED MOTION: Agree on a consensus to decline the acquisition of surplus property or move forward with an offer on the property.

REPORT-IN-BRIEF: MDOT has notified the County it intends to sell property located on the west side of US 40 and between MD 144 and Jerome Road in Hancock consisting of 0.88 +/- acres. State policy allows the County to review for a sixty-day period to determine any interest in acquiring the property at market value before proceeding with any sale activity.

DISCUSSION: County staff has reviewed the property information and the property would offer little benefit to the County in terms of forestation credits or other utilization.

FISCAL IMPACT: To be determined.

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: Aerial Map, MDOT Letter with attachments

AUDIO/VISUAL NEEDS: N/A

Former Hixon Property (Hancock)



Proposed Lot for Sale
0.88 Acres +/-

McFarland Road

National Pike (US 40)

Jerome Road

Hixon Road

McFarland Road

Legend

- ▭ - Parcel Boundaries
- ▭ - 0.88 +/- Acres





Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary

January 10, 2020

Ms. Jill Baker
Director, Planning and Zoning Department
County Administrative Annex, 2nd Floor
120 West Washington Street
Hagerstown MD 21740

Dear Ms. Baker:

The Maryland Department of Transportation The Secretary's Office (MDOT TSO) anticipates the sale of MC# 19-1093 identified as the former Hixon property, Item No(s). 72557 and further described in the attached Salient Fact Sheet with Property Plat, Tax and Location Maps.

In accordance with Maryland Department of Transportation Policy and Procedures, before proceeding with any other sales activity, we will allow you a period of 60 days to review the attached information, request additional information and to notify us of your interest, in writing, concerning the property as offered. This review period shall expire on Monday, March 9, 2020 without further notice. Please be aware that in most cases an interest in the property would require the purchase of the property based on an appraised value or, in a few cases, a cost plus interest basis. Additionally, we are not interested in a conveyance or any exchange basis.

Should you have an interest in acquiring the subject property, please contact this office, in writing, on or before the expiration of the review period. Any other extension for your consideration of this property must be requested, in writing, within the review period and shall be subject to specific written approval from this office.

If you have no interest in the property, please notify the following individual at your earliest convenience. In either case, we request you provide all responses to:

Shelton Haynes
Real Property and Clearance Program Coordinator
Office OF Real Estate & Economic Development
Maryland Department of Transportation The Secretary's Office
7201 Corporate Center Drive, MS 470
Hanover, MD 21076
Phone: 410-865-1273
email: shaynes@mdot.maryland.gov

If you have any questions or need additional information, please do not hesitate to contact me at 410-865-1273, toll free at 866-242-9405 or via email at shaynes@mdot.maryland.gov.

Sincerely,

Shelton Haynes
Real Property and Clearance Program Coordinator
Office OF Real Estate & Economic Development

ATTACHMENTS

- Salient Fact Sheet
- Plat No(s).48205
- Location Map
- Tax Map
- Aerial Photos

Salient Fact Sheet

Conveyance of Real Property
Maryland Department of Transportation The Secretary's Office
Office of Real Estate and Economic Development

Date of Preparation: 10/29/2019 **Refer to:** MC #19-1093

Property Name: Hixon, Lola C.

Property Item/Reference No.: 72557 **Internal Clearance:** 08/08/2019

TBU Plat No.(s): 48205 **Plat(s) Date:** 10/29/1982

Location: The property is located on west side of US 40 between MD144 (Relocated Mountain Road) and Jerome Road in Washington County

SDAT Property Tax Information:

County:	Washington County	Tax Map #:	15	Parcel:	72
Grid:	5	Block:	N/A	Account #	N/A

Type of Transaction: Disposition

Acreage: Containing a total of 35,379 square feet or 0.8122 +/- acres of land, plus or minus

Improved: N/A

Description of Improvements: N/A

Consideration: TBD

Federal Approval: N/A – Not acquired for Interstate project

Additional Notes/Info: The MDOT TSO intends to sell the property at fair market value. Triangular in shape. It is wooded on a gentle slope that runs down hill from McFarland Road to Jerome Road. The land is rocky.

The following information is provided subject to Appraisal and is in no way warranted:

Assumed Zoning: Environmental Conservation (EC)

Utilities Available: Electricity and Telephone are available

Estimated Market Value: TBD

Prepared by:

Shelton Haynes
Real Property and Clearance Coordinator
Office of Real Estate and Economic Development
Maryland Department of Transportation The Secretary's Office
7201 Corporate Center Drive
Hanover Maryland 21076

Phone: 410-865-1273
Email: shaynes@mdot.maryland.gov

LOLA S. HIXON, TRUST	
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PLAT NO.	48205
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CURVE DATA
 PC 80+00.00 PVI 85+00.00
 A = 32° 45' 00" Δ = 54° 45' 00"
 R = 800.00 Δ = 100.00
 T = 236.00 L = 191.24
 E = 34.00 S = 53.37

NOTE: ON THE SW CORNER OF THE PLAT, THERE IS A 10' X 10' AREA OF LAND BELONGING TO THE STATE OF MARYLAND. THIS AREA IS SHOWN IN YELLOW ON THIS PLAT.



STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY ADMINISTRATION
 STATE ROADS COMMISSION

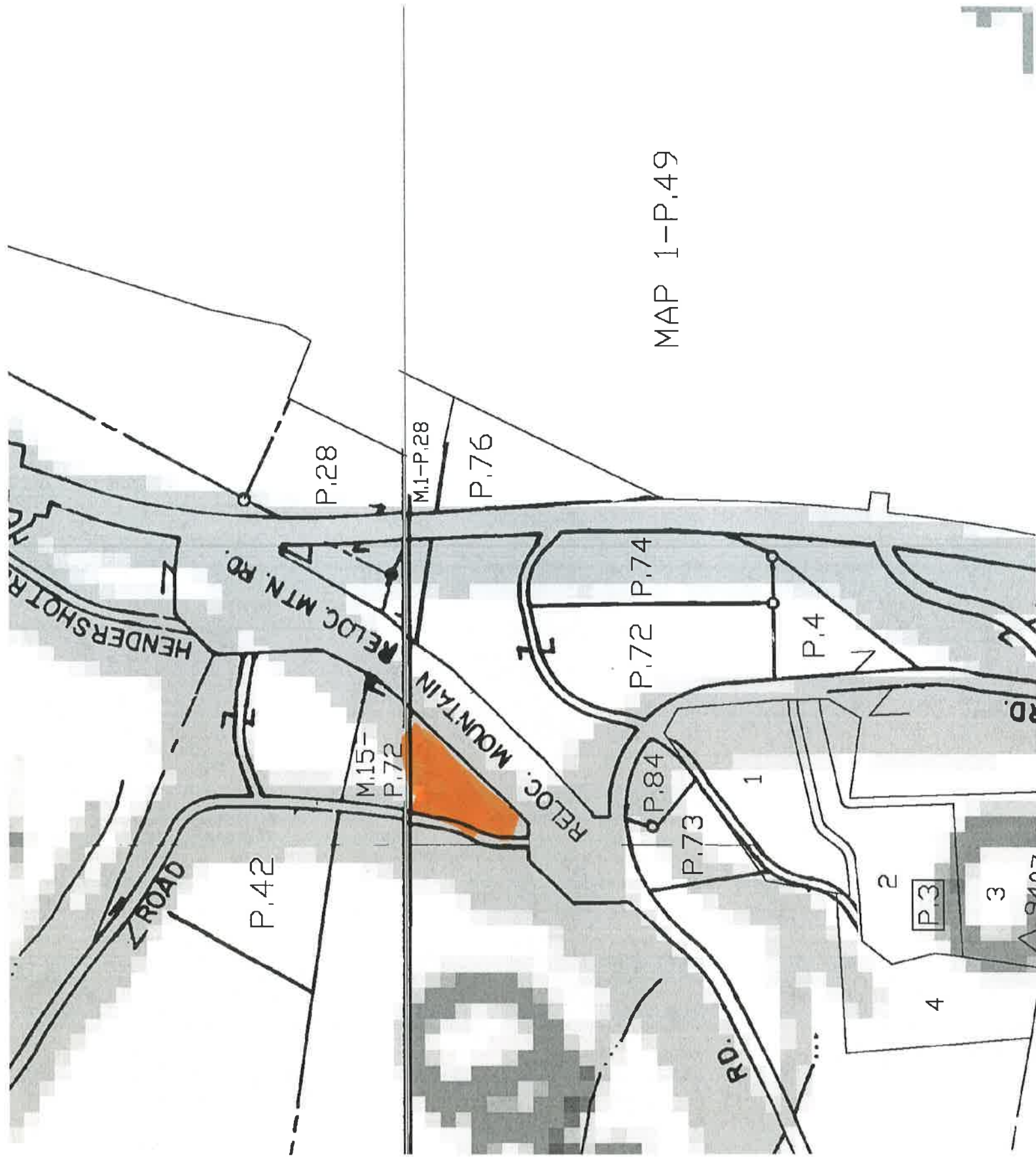
RIGHT OF WAY PROJECT: US ROUTE 40 - EAST OF WOODMONT ROAD
 RIGHT-OF-WAY PROJECT NO. 320-201-870
 FEDERAL AID PROJECT NO. 320-100-1101
 SCALE: 1" = 30'
 DATE: 11/27/83
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PLAT NO. 48205
 MS&P 51625-48205

COUNTY: WASHINGTON
 LOCATION: BUREAU OF PLATS & SURVEYS
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 CONSTRUCTION PROJECT: U.S. ROUTE 48 - BOTTENFIELD ROAD TO WOODMONT ROAD
 CONSTRUCTION PROJECT NO. 320-200-870

APPROVED BY: [Signature]
 DATE: 11/27/83
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 CONSTRUCTION PROJECT: U.S. ROUTE 48 - BOTTENFIELD ROAD TO WOODMONT ROAD
 CONSTRUCTION PROJECT NO. 320-200-870

REVISIONS:
 1. [Description of revision]
 2. [Description of revision]
 3. [Description of revision]

SCALE: 1" = 30'
 NORTH ARROW
 DATE: 11/27/83



MAP 1-P.49

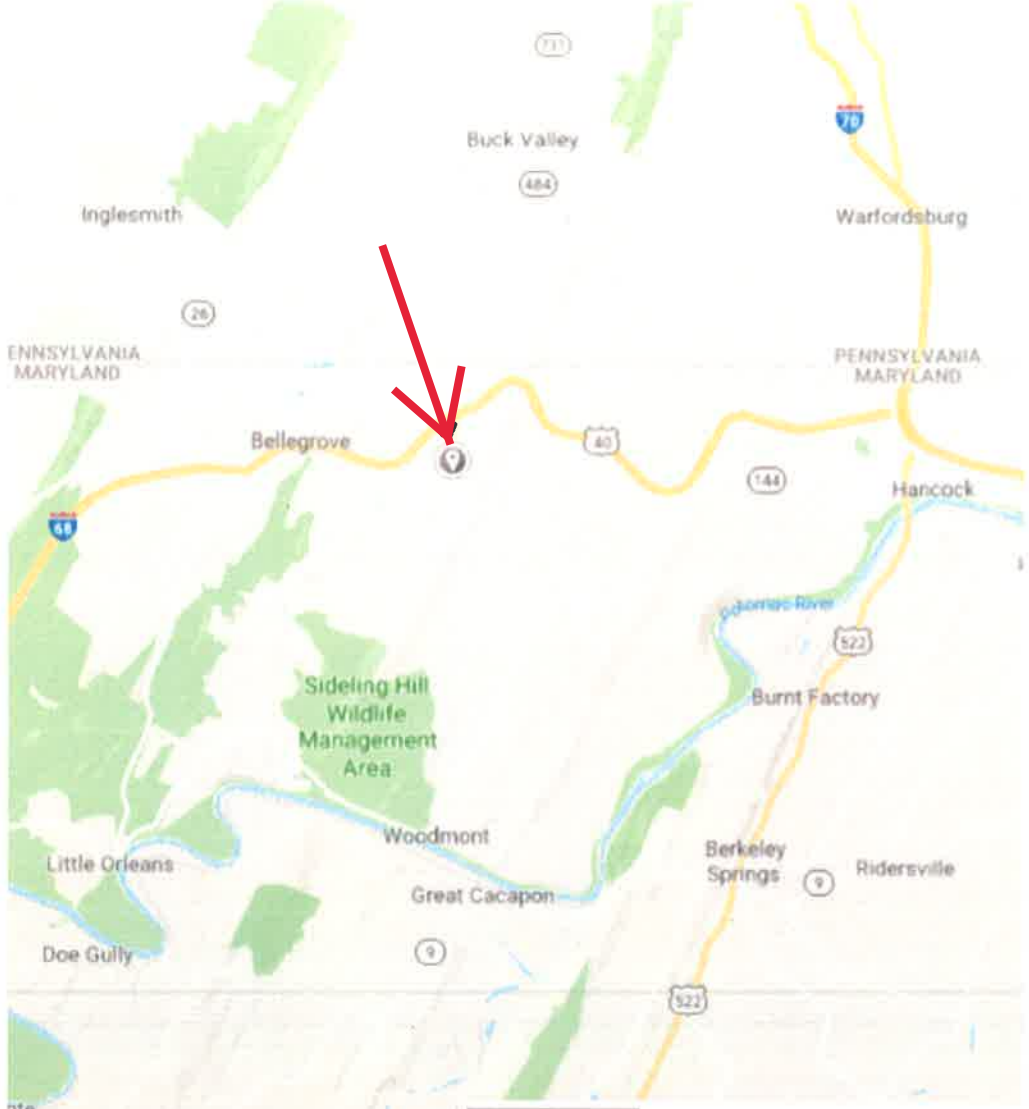


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Agenda Report Form

Open Session Item

SUBJECT: FY 21 and beyond Funding Request for Black Fly Control in Southern Washington County

PRESENTATION DATE: February 11, 2020

PRESENTATION BY: Linda Ebersole

RECOMMENDED MOTION: Move to approve up to \$37,500 of FY2021 funds to provide for the 50% match required for treatments of Black Fly's in Washington County and to incorporate costs into the County's recurring operating budget.

REPORT-IN-BRIEF: The Black Fly control pilot program was implemented in August 2017 after numerous engagements by affected citizens with the State of Maryland and local politicians. Since that time, most residents in the Southern Washington County region have noted marked improvement with consistent treatments. Effective with Maryland House Bill 1353, Agriculture – Nuisance Insects, being approved on April 18, 2019, and effective October 1, 2019, we now have the opportunity to take part in this program if the County or municipality in which the nuisance insects are located agree to pay 50%.

DISCUSSION: Monthly control treatments of the Potomac River from early June through early October is optimal. Four treatments were performed by the Maryland Department of Agriculture (MDA) in FY 20 (three completed to date) and marked improvement in the quality of outdoor life for Southern Washington County residents was realized. Once the treatments were stopped or slightly delayed in September 2019, our black fly population increased and it was once again difficult to be outside. Requested funding for FY 21 includes a fifth treatment for October based on estimates provided by the MDA.

The last treatment for FY20 will be applied at the Maryland Department of Agriculture's discretion in either May or June 2020. It is best to secure funding early for FY 21 since treatment is dependent on available funding from MDA. The cost of treatment is directly related to river flow, therefore the number of treatments provided for \$37,500 could vary. It is the hope that the \$37,500 would provide a treatment in July, August, September, October, and May or June of 2021.

If the black fly control program is not appropriately funded or reduced, the residents of Southern Washington County, businesses, and recreational activities, and our local tourism economy will be severely impacted.

CONCURRENCES: N/A

ALTERNATIVES: Do not provide the match required for treatment

ATTACHMENTS: N/A

AUDIO/VISUAL NEEDS: N/A



Open Session Item

SUBJECT: Presentation of the 2021-2030 Capital Budget – Draft 1

PRESENTATION DATE: February 11, 2020

PRESENTATION BY: Sara Greaves, Chief Financial Officer, Kelcee Mace, Deputy Director of Budget & Finance

RECOMMENDED MOTION: For informational purposes

REPORT-IN-BRIEF: Discussion of Draft 1 of the FY2021-2030 Capital Budget.

DISCUSSION: A Ten-Year Capital Improvement Plan is developed each fiscal year and includes scheduling and financing of future community facilities such as public buildings, roads, bridges, parks, water and sewer projects, and educational facilities. The plan is flexible and covers ten years with the first year being the Capital Improvement Budget. Funds for each project are allocated from Federal, State, and local sources.

A primary purpose of the Capital Improvement Program is to provide a means for coordinating and consolidating all departmental and agency project requests into one document. Capital budget requests were submitted on December 27, 2019. It is the CIP Committee's responsibility to review all requests that County departments and agencies submit. All projects are ranked based on established criteria for priority ranking. Considering current and future needs, as developed in the ten-year plan, available funding sources, and the results of the priority ranking process, the CIP Committee determines which capital projects best meet established criteria for the current fiscal year Capital Improvement Budget and the nine-year forecast. Not all projects can be funded due to limited resources.

Topics of discussion will include:

- Capital Funding assumptions
- Draft 1 of Capital budget including project changes from what was originally submitted
- Debt affordability analysis

FISCAL IMPACT: FY2021 Capital budget of \$60,631,000

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: CIP Report; Summary of Original VS. Draft 1

AUDIO/VISUAL NEEDS: N/A

Washington County, Maryland
Capital Improvement 10yr Detail
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<u>Airport</u>												
Passenger Terminal Hold Room Expansion	7,178,000	3,737,000	3,441,000	0	0	0	0	0	0	0	0	0
T-Hangar 1, 2, & 3 Replacement	436,000	103,000	20,000	33,000	28,000	34,000	35,000	35,000	36,000	37,000	37,000	38,000
Airport Roof Replacement Project	374,220	99,220	15,000	15,000	45,000	35,000	55,000	25,000	15,000	20,000	25,000	25,000
Airport Security System Enhancements	258,000	258,000	0	0	0	0	0	0	0	0	0	0
Capital Equipment - Airport	1,429,375	733,375	38,000	25,000	135,000	25,000	25,000	65,000	195,000	20,000	113,000	55,000
Land Acquisition-Airport	15,841,000	2,507,000	0	2,222,000	5,556,000	0	5,556,000	0	0	0	0	0
Airport Environmental Assessment	833,982	833,982	0	0	0	0	0	0	0	0	0	0
Passenger Boarding Bridge	1,112,000	0	1,112,000	0	0	0	0	0	0	0	0	0
Proposed Taxiway S	1,180,000	0	0	0	0	0	0	1,180,000	0	0	0	0
Runway 9 MALSR	1,484,000	0	0	0	0	0	0	0	0	244,000	1,240,000	0
Snow Removal Equipment Storage Building Expansion	2,000,000	0	0	0	0	300,000	1,700,000	0	0	0	0	0
Taxiway F Rehabilitation	6,300,000	0	0	0	300,000	6,000,000	0	0	0	0	0	0
Taxiway G Rehabilitation	1,920,000	0	0	0	0	0	0	0	1,920,000	0	0	0
Taxiway H Rehabilitation	300,000	0	0	0	0	0	0	0	0	0	0	300,000
Wildlife Assessment	100,000	0	100,000	0	0	0	0	0	0	0	0	0
Airport	40,746,577	8,271,577	4,726,000	2,295,000	6,064,000	6,394,000	7,371,000	1,305,000	2,166,000	321,000	1,415,000	418,000
<u>Bridges</u>												
Bridge Inspection and Inventory	647,500	235,500	0	22,000	0	171,000	0	24,000	0	175,000	0	20,000
Bridge Scour Repairs	513,184	31,184	0	0	0	0	0	232,000	0	0	0	250,000
Halfway Boulevard Bridges W0912	3,737,000	115,000	1,032,000	990,000	1,600,000	0	0	0	0	0	0	0
Keefer Road Bridge 15/20	231,000	85,000	146,000	0	0	0	0	0	0	0	0	0
Appletown Road Bridge W2184	479,000	0	0	0	0	0	0	0	0	0	479,000	0
Ashton Road Culvert 04/06	399,000	0	0	0	0	0	0	0	0	30,000	369,000	0
Bowie Road Culvert	305,000	0	0	0	0	0	0	35,000	270,000	0	0	0
Burnside Bridge Road Culvert 01/03	329,000	0	0	0	0	114,000	215,000	0	0	0	0	0
Draper Road Culvert 04/07	428,000	0	0	0	0	0	0	0	0	36,000	392,000	0
Draper Road Culvert 04/08	379,000	0	0	0	0	0	0	0	0	0	36,000	343,000
Frog Eye Road Culvert 11/06	652,000	0	652,000	0	0	0	0	0	0	0	0	0
Greenspring Furnace Road Culvert 15/15	398,000	0	0	87,000	311,000	0	0	0	0	0	0	0
Gruber Road Bridge 04/10	10,000	0	0	0	0	0	0	0	0	0	0	10,000
Harpers Ferry Road Culvert 11/02	541,000	0	0	0	0	33,000	508,000	0	0	0	0	0
Henline Road Culvert 05/05	465,000	0	0	0	0	0	0	34,000	431,000	0	0	0
Hoffman's Inn Road Culvert 05/06	313,000	0	0	0	0	0	0	165,000	148,000	0	0	0
Kretsinger Road Culvert 14/01	316,000	0	0	31,000	285,000	0	0	0	0	0	0	0
Lanes Road Culvert 15/12	317,000	0	0	32,000	285,000	0	0	0	0	0	0	0
Long Hollow Road Culvert 05/07	316,000	0	0	0	0	0	66,000	250,000	0	0	0	0
Mercersburg Road Culvert 04/16	384,000	0	0	0	0	0	0	0	0	0	16,000	368,000
Mooresville Road Culvert 15/21	355,000	0	0	0	0	0	0	0	0	355,000	0	0
Remsburg Road Culvert	287,000	0	0	0	0	189,000	98,000	0	0	0	0	0
Rinehart Road Culvert 14/03	332,000	0	0	31,000	301,000	0	0	0	0	0	0	0
Stone Masonry Bridge Repairs	270,000	0	0	0	0	0	0	0	0	270,000	0	0
Willow Road Culvert 05/10	323,000	0	0	0	0	0	0	0	151,000	172,000	0	0

Washington County, Maryland
Capital Improvement 10yr Detail
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Yarrowsburg Road Bridge W6191	1,478,000	0	0	0	0	0	0	0	0	0	124,000	1,354,000
Bridges Total	14,204,684	466,684	1,830,000	1,193,000	2,782,000	507,000	887,000	740,000	1,000,000	1,038,000	1,416,000	2,345,000
<u>Drainage</u>												
Stream Restoration at Various Locations	2,081,782	594,782	351,000	0	0	381,000	0	0	405,000	0	0	350,000
Stormwater Retrofits	12,748,660	3,245,660	586,000	1,009,000	945,000	962,000	979,000	996,000	1,013,000	1,013,000	1,000,000	1,000,000
Drainage Improvements at Various Locations	825,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Broadfording Church Road Culvert	231,000	0	0	231,000	0	0	0	0	0	0	0	0
Draper Road Drainage Improvements	509,000	0	0	0	0	0	259,000	250,000	0	0	0	0
Harpers Ferry Road Drainage, 3600 Block	376,000	0	0	75,000	301,000	0	0	0	0	0	0	0
Shank Road Drainage	153,000	0	0	153,000	0	0	0	0	0	0	0	0
Trego Mountain Road Drainage	315,000	0	0	0	0	0	0	0	0	0	315,000	0
University Road Culvert	203,000	0	0	0	0	203,000	0	0	0	0	0	0
Drainage Total	17,442,442	3,915,442	1,012,000	1,543,000	1,321,000	1,621,000	1,313,000	1,321,000	1,493,000	1,088,000	1,390,000	1,425,000
<u>Education</u>												
Board of Education												
Capital Maintenance - BOE	122,315,488	3,892,488	11,625,000	12,852,000	8,400,000	13,580,000	11,676,000	11,368,000	10,372,000	12,482,000	17,068,000	9,000,000
Sharpsburg Elementary School Replacement	26,728,000	20,537,000	6,191,000	0	0	0	0	0	0	0	0	0
Elementary School 1	43,806,000	0	500,000	2,000,000	19,806,000	19,500,000	2,000,000	0	0	0	0	0
Elementary School 2	43,806,000	0	0	0	500,000	2,000,000	19,768,000	19,400,000	2,138,000	0	0	0
Elementary School 3	43,806,000	0	0	0	0	0	500,000	2,000,000	19,500,000	19,500,000	2,306,000	0
Elementary School 4	42,000,000	0	0	0	0	0	0	0	500,000	2,000,000	19,750,000	19,750,000
Jonathan Hager Elementary School Addition	12,219,000	0	0	0	0	0	0	0	0	500,000	8,747,000	2,972,000
Urban Education Campus-BOE Component	19,400,000	16,848,000	2,552,000	0	0	0	0	0	0	0	0	0
Board of Education	354,080,488	41,277,488	20,868,000	14,852,000	28,706,000	35,080,000	33,944,000	32,768,000	32,510,000	34,482,000	47,871,000	31,722,000
Hagerstown Community College												
Center for Business and Entrepreneurial Studies	8,291,000	6,281,000	2,010,000	0	0	0	0	0	0	0	0	0
ARCC Air Conditioning	1,100,000	0	1,100,000	0	0	0	0	0	0	0	0	0
ATC Operations Building	5,400,000	0	0	0	0	0	958,000	1,690,000	2,752,000	0	0	0
Campus Road & Parking Lot Overlays	3,780,000	0	0	0	400,000	0	0	0	0	175,000	3,205,000	0
Career Programs Roof Replacement	1,562,000	0	0	0	0	0	0	0	0	1,562,000	0	0
CVT Instructional Facility Acquisition	2,000,000	1,400,000	0	0	600,000	0	0	0	0	0	0	0
CVT Renovation/Construction Project	2,500,000	0	0	0	0	1,759,000	741,000	0	0	0	0	0
LRC Exterior Metal Panel System and Roof Replacement	1,746,000	0	0	1,746,000	0	0	0	0	0	0	0	0
Second Entrance Drive Widening Project	2,000,000	0	0	0	0	0	0	0	0	0	0	2,000,000
Hagerstown Community College	28,379,000	7,681,000	3,110,000	1,746,000	1,000,000	1,759,000	1,699,000	1,690,000	2,752,000	1,737,000	3,205,000	2,000,000
Public Libraries												
Systemic Projects - Library	141,492	41,492	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Hancock Public Library Replacement	2,825,000	132,000	10,000	2,683,000	0	0	0	0	0	0	0	0
Public Libraries	2,966,492	173,492	20,000	2,693,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Education Total	385,425,980	49,131,980	23,998,000	19,291,000	29,716,000	36,849,000	35,653,000	34,468,000	35,272,000	36,229,000	51,086,000	33,732,000

Washington County, Maryland
Capital Improvement 10yr Detail
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<u>General Government</u>												
Cost of Bond Issuance	1,203,875	143,875	98,000	98,000	99,000	98,000	99,000	98,000	98,000	122,000	124,000	126,000
Contingency - General Fund	1,931,933	931,933	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Systemic Improvements - Building	2,331,589	354,589	197,000	197,000	196,000	196,000	196,000	197,000	199,000	199,000	200,000	200,000
Facilities Roof Repairs	1,460,000	100,000	130,000	130,000	100,000	100,000	150,000	275,000	150,000	125,000	100,000	100,000
Information Systems Replacement Program	1,146,460	146,460	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Financial System Management & Upgrades	459,590	110,590	32,000	33,000	34,000	34,000	35,000	35,000	36,000	36,000	37,000	37,000
County Wireless Infrastructure	73,745	14,745	11,000	12,000	12,000	12,000	12,000	0	0	0	0	0
General - Equipment and Vehicle Replacement Program	4,120,812	120,812	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
General Government Total	12,728,004	1,923,004	1,068,000	1,070,000	1,041,000	1,040,000	1,092,000	1,205,000	1,083,000	1,082,000	1,061,000	1,063,000
<u>Parks and Recreation</u>												
BR Capital Equipment Program	368,618	4,618	64,000	25,000	25,000	30,000	30,000	35,000	35,000	40,000	40,000	40,000
Tennis Court Resurfacing	342,990	42,990	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Park Equipment/Surfacing Replacement, Various Locations	1,917,000	242,000	150,000	150,000	150,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
Parking Lot Repair/Overlay, Various Locations	805,100	305,100	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Ag Center Show Area Floor	50,000	0	0	0	0	50,000	0	0	0	0	0	0
Antietam Creek Water Trail	65,000	0	25,000	40,000	0	0	0	0	0	0	0	0
Black Rock Club House Renovation	75,000	0	0	75,000	0	0	0	0	0	0	0	0
BR Golf Simulator	20,000	0	20,000	0	0	0	0	0	0	0	0	0
Conococheague Creek Water Trail	210,000	0	0	0	10,000	200,000	0	0	0	0	0	0
County Parks - Bathroom/Drinking Fountain Upgrades	250,000	0	50,000	50,000	50,000	50,000	50,000	0	0	0	0	0
Doubs Woods Equipment Storage Building	150,000	0	150,000	0	0	0	0	0	0	0	0	0
Marty Snook Dog Park	25,000	0	0	25,000	0	0	0	0	0	0	0	0
Marty Snook Park Field Improvements	50,000	0	0	0	0	50,000	0	0	0	0	0	0
Marty Snook Park Fitness Trail	300,000	0	0	0	150,000	150,000	0	0	0	0	0	0
Marty Snook Park Pool Beach Entrance	100,000	0	0	0	100,000	0	0	0	0	0	0	0
MLK Gymnasium Upgrade	200,000	0	25,000	175,000	0	0	0	0	0	0	0	0
North Central County Park	3,286,000	0	0	0	100,000	0	500,000	500,000	500,000	561,000	562,000	563,000
Recreational Field Bleachers	75,000	0	0	0	0	75,000	0	0	0	0	0	0
Regional Park Dog Park	75,000	0	0	0	0	75,000	0	0	0	0	0	0
Regional Park Walking/Hiking Trail	200,000	0	0	200,000	0	0	0	0	0	0	0	0
Roof Replacements Various Locations	200,000	0	0	0	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Woodland Way Sidewalks and Pathways	40,000	0	40,000	0	0	0	0	0	0	0	0	0
Parks and Recreation	8,804,708	594,708	604,000	820,000	690,000	960,000	860,000	815,000	815,000	881,000	882,000	883,000
<u>Public Safety</u>												
Detention Center - Systemic Projects	3,249,323	582,323	220,000	450,000	450,000	300,000	270,000	20,000	250,000	250,000	200,000	257,000
Police & EMS Training Facility	12,000,000	7,300,000	1,900,000	1,400,000	1,400,000	0	0	0	0	0	0	0
Communication Tower(s) Various	642,526	178,526	0	110,000	0	114,000	0	118,000	0	122,000	0	0
Motorola Portable Radio Replacement Program	1,268,821	106,821	108,000	110,000	112,000	114,000	116,000	118,000	120,000	120,000	122,000	122,000
Law Enforcement - Vehicle & Equipment Replacement Program	7,629,715	449,715	655,000	700,000	700,000	700,000	725,000	725,000	725,000	750,000	750,000	750,000

Washington County, Maryland
Capital Improvement 10yr Detail
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Emergency Services Equipment & Vehicle Program	2,547,183	622,183	150,000	175,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
911 Center Building Expansion	1,800,000	0	0	0	0	0	250,000	1,200,000	350,000	0	0	0
Class A Burn Building - HFD Training Center	500,000	0	500,000	0	0	0	0	0	0	0	0	0
P25 UHF Public Safety Radio Communications System Upgrade	6,500,000	0	200,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000
Patrol Services Relocation Renovation	5,180,000	0	0	0	0	500,000	500,000	500,000	500,000	500,000	800,000	1,880,000
Public Safety	41,317,568	9,239,568	3,733,000	3,645,000	3,562,000	2,628,000	2,761,000	3,581,000	2,845,000	2,642,000	2,772,000	3,909,000
<u>Railroad</u>												
Railroad Crossing Improvements	2,044,837	669,837	0	295,000	0	0	348,000	0	360,000	0	372,000	0
Railroad	2,044,837	669,837	0	295,000	0	0	348,000	0	360,000	0	372,000	0
<u>Road Improvement</u>												
Transportation ADA	1,195,450	351,450	82,000	83,000	84,000	86,000	87,000	84,000	85,000	85,000	84,000	84,000
Pavement Maintenance and Rehab Program	61,572,787	8,822,787	5,000,000	5,250,000	5,250,000	5,250,000	5,250,000	5,250,000	5,000,000	5,500,000	5,500,000	5,500,000
Longmeadow Road	810,000	0	0	0	0	0	810,000	0	0	0	0	0
Eastern Boulevard Extended	7,850,000	0	0	0	0	1,897,000	880,000	2,042,000	2,390,000	641,000	0	0
Eastern Boulevard Widening Phase II	5,672,300	2,691,300	2,981,000	0	0	0	0	0	0	0	0	0
Professional Boulevard Extended Phase II	4,309,200	4,059,200	250,000	0	0	0	0	0	0	0	0	0
Valley Mall Area Road Improvements Phase II	992,000	250,000	0	0	0	742,000	0	0	0	0	0	0
Professional Boulevard Extended Phase III	1,203,000	0	0	0	771,000	432,000	0	0	0	0	0	0
Showalter Road Extended East	2,983,000	510,000	0	0	0	0	0	0	367,000	1,180,000	926,000	0
Halfway Boulevard Extended	5,972,000	3,072,000	2,000,000	900,000	0	0	0	0	0	0	0	0
Burnside Bridge Road Spot Improvements	544,000	0	0	0	0	0	0	0	544,000	0	0	0
Colonel Henry Douglas Drive Extended Phase II	800,000	0	0	0	0	0	0	0	0	0	0	800,000
E. Oak Ridge Drive/South Pointe Signal	461,000	0	0	0	0	0	111,000	350,000	0	0	0	0
Mt Aetna Road Spot Improvements	2,400,000	0	0	0	0	0	0	0	85,000	928,000	832,000	555,000
Professional Boulevard Extended - Phase IV	800,000	0	0	0	0	0	800,000	0	0	0	0	0
Rockdale Road and Independence Road Spot Improvements	1,225,000	0	0	0	0	0	0	0	0	650,000	575,000	0
Wright Road	2,750,000	0	454,000	1,518,000	778,000	0	0	0	0	0	0	0
Highway - Vehicle & Equipment Replacement Program	15,305,122	1,135,122	1,116,000	1,199,000	1,259,000	1,322,000	1,389,000	1,458,000	1,531,000	1,608,000	1,688,000	1,600,000
Highway Western Section - Fuel Tank Replacement	847,000	486,000	0	0	0	193,000	168,000	0	0	0	0	0
Salt Storage Structure	350,000	0	350,000	0	0	0	0	0	0	0	0	0
Road Improvement	118,041,859	21,377,859	12,233,000	8,950,000	8,142,000	9,922,000	9,495,000	9,184,000	10,002,000	10,592,000	9,605,000	8,539,000
<u>Solid Waste</u>												
Contingency - Solid Waste	458,000	83,000	0	0	30,000	30,000	35,000	35,000	60,000	60,000	62,000	63,000
Close Out Cap - Rubblefill	2,091,000	0	190,000	1,901,000	0	0	0	0	0	0	0	0
SW Equipment & Vehicle Replacement	576,698	285,698	27,000	28,000	28,000	29,000	29,000	30,000	30,000	30,000	30,000	30,000
40 West Landfill - Cell 5 Construction	4,083,000	0	0	0	0	440,000	3,472,000	171,000	0	0	0	0

Washington County, Maryland
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	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
40 West Security Upgrades	60,000	0	0	60,000	0	0	0	0	0	0	0	0
City/County Groundwater Investigation	156,000	0	156,000	0	0	0	0	0	0	0	0	0
Solid Waste	7,424,698	368,698	373,000	1,989,000	58,000	499,000	3,536,000	236,000	90,000	90,000	92,000	93,000
<u>Transit</u>												
Vehicle Preventive Maintenance	4,234,230	484,230	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
Fixed Route Bus Replacement Program	6,580,000	3,972,000	0	652,000	0	0	0	0	0	0	0	1,956,000
ADA Bus Replacement	540,000	0	90,000	0	90,000	90,000	0	90,000	0	90,000	90,000	0
Transportation Development Plan	192,000	92,000	0	0	0	0	0	0	100,000	0	0	0
Support Vehicles	80,000	0	80,000	0	0	0	0	0	0	0	0	0
Transit	11,626,230	4,548,230	545,000	1,027,000	465,000	465,000	375,000	465,000	475,000	465,000	465,000	2,331,000
<u>Water Quality</u>												
<u>Utility Administration</u>												
Contingency - Utility Admin	166,677	135,677	0	0	0	0	0	0	0	0	0	31,000
General Building Improvements	964,000	0	0	0	0	370,000	594,000	0	0	0	0	0
Lab Equipment Replacement	354,117	30,117	105,000	25,000	25,000	23,000	23,000	24,000	24,000	25,000	25,000	25,000
WQ Equip/Vehicle Replacement Program	1,107,320	252,320	75,000	80,000	80,000	80,000	85,000	85,000	90,000	90,000	95,000	95,000
Utility Administration	2,592,114	418,114	180,000	105,000	105,000	473,000	702,000	109,000	114,000	115,000	120,000	151,000
<u>Sewer</u>												
Contingency - Sewer	86,939	36,939	0	0	0	0	0	0	0	0	0	50,000
Replace Grinder Pumps	890,418	50,418	60,000	80,000	80,000	80,000	80,000	90,000	90,000	90,000	95,000	95,000
Pen Mar/ Highfield/ Cascade Septic Tank Pumping and Replacement	115,000	75,000	40,000	0	0	0	0	0	0	0	0	0
Pump Station Upgrades - Various Stations	4,840,803	2,027,803	275,000	0	153,000	0	0	885,000	0	750,000	0	750,000
Collection System Rehabilitation Project	3,452,618	372,618	0	560,000	0	0	870,000	0	900,000	0	750,000	0
Capacity Management Project	10,900,542	4,460,542	6,440,000	0	0	0	0	0	0	0	0	0
Smithsburg WWTP ENR Upgrade	12,903,387	4,403,387	3,000,000	0	0	0	0	0	0	0	0	5,500,000
Heavy Sewer EQP and VEH Replacement	893,934	361,934	94,000	94,000	94,000	35,000	35,000	35,000	35,000	35,000	35,000	40,000
Potomac Edison Pump Station & Force Main	1,700,000	0	0	0	0	0	0	0	0	1,700,000	0	0
General WwTP Improvements	1,350,000	0	0	0	250,000	250,000	300,000	250,000	300,000	0	0	0
Sewer Fund	37,133,641	11,788,641	9,909,000	734,000	577,000	365,000	1,285,000	1,260,000	1,325,000	2,575,000	880,000	6,435,000
<u>Water</u>												
Contingency - Water	26,800	26,800	0	0	0	0	0	0	0	0	0	0
Sharpsburg Water Meter Cradle Replacement	1,000,000	250,000	250,000	250,000	250,000	0	0	0	0	0	0	0
Water Meter Replacement	260,339	110,339	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Mt Aetna Water System Improvements	729,000	130,000	0	0	599,000	0	0	0	0	0	0	0
Sharpsburg Water Treatment Plant	794,000	204,000	0	0	0	0	0	590,000	0	0	0	0
General WTP Improvements	1,152,298	50,298	30,000	0	242,000	290,000	0	0	290,000	0	0	250,000
Cascade Town Center Water System Improvements	125,000	0	125,000	0	0	0	0	0	0	0	0	0
Highfield/Sharpsburg Water Storage Tank	336,000	0	0	0	0	0	0	0	0	0	0	336,000
WQ Main Replacement	1,366,000	0	0	0	566,000	100,000	100,000	0	0	100,000	0	500,000

Washington County, Maryland
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	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Water Fund	5,789,437	771,437	420,000	265,000	1,672,000	405,000	115,000	605,000	305,000	115,000	15,000	1,101,000
Water Quality	45,515,192	12,978,192	10,509,000	1,104,000	2,354,000	1,243,000	2,102,000	1,974,000	1,744,000	2,805,000	1,015,000	7,687,000
TOTAL	705,322,779	113,485,779	60,631,000	43,222,000	56,195,000	62,128,000	65,793,000	55,294,000	57,345,000	57,233,000	71,571,000	62,425,000
Funding Sources												
General Fund	75,130,806	14,530,806	5,800,000	5,700,000	5,850,000	5,750,000	6,000,000	6,000,000	6,250,000	6,250,000	6,500,000	6,500,000
Highway Fund	6,023,027	1,023,027	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Cascade Fund	13,000	13,000	0	0	0	0	0	0	0	0	0	0
Solid Waste Fund	1,250,698	368,698	183,000	88,000	58,000	59,000	64,000	65,000	90,000	90,000	92,000	93,000
Utility Admin Fund	1,598,714	388,714	180,000	105,000	105,000	103,000	108,000	109,000	114,000	115,000	120,000	151,000
Water Fund	287,139	137,139	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Sewer Fund	3,755,828	2,293,828	194,000	174,000	174,000	115,000	115,000	125,000	125,000	125,000	130,000	185,000
Airport Fund	1,205,169	372,169	35,000	73,000	98,000	94,000	115,000	125,000	51,000	77,000	102,000	63,000
Tax-Supported Bond	141,702,319	21,829,319	12,000,000	12,000,000	12,000,000	12,000,000	11,976,000	11,986,000	12,000,000	11,966,000	11,945,000	12,000,000
Self-Supported Bond	41,215,111	9,841,111	10,010,000	1,496,000	1,710,000	1,425,000	5,011,000	1,896,000	1,175,000	825,000	490,000	7,336,000
Transfer Tax	24,466,279	3,966,279	2,500,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Excise Tax - Schools	5,005,000	1,155,000	385,000	385,000	385,000	385,000	385,000	385,000	385,000	385,000	385,000	385,000
Excise Tax - Roads	1,530,320	270,320	126,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000
Excise Tax - Other	319,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000
Excise Tax - Library	163,900	63,900	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Excise Tax - Non-Residential	550,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
APFO Fees - Roads	300,000	300,000	0	0	0	0	0	0	0	0	0	0
Capital Reserve - General	1,956,000	1,956,000	0	0	0	0	0	0	0	0	0	0
Capital Reserve - Water	125,000	125,000	0	0	0	0	0	0	0	0	0	0
Federal Grant	55,105,141	13,426,141	7,459,000	4,646,000	7,021,000	6,192,000	7,070,000	1,684,000	2,270,000	592,000	1,553,000	3,192,000
State Grant	255,110,443	32,799,328	14,041,115	13,249,000	20,283,000	24,774,000	24,586,000	22,440,000	24,292,000	22,179,000	33,137,000	23,330,000
Contributions	88,509,885	8,547,000	7,113,885	2,576,000	5,781,000	8,501,000	7,633,885	7,749,000	7,863,000	11,899,000	14,387,000	6,460,000
TOTAL	705,322,779	113,485,779	60,631,000	43,222,000	56,195,000	62,128,000	65,793,000	55,294,000	57,345,000	57,233,000	71,571,000	62,425,000

Washington County, Maryland
CIP Summary of Changes
FY21 Original vs. Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Airport												
Project Cost 2021 Original	32,430,000		3,594,000	3,407,000	6,064,000	6,394,000	7,371,000	1,305,000	2,166,000	321,000	1,415,000	393,000
Project Cost 2021 Draft 1	32,475,000		4,726,000	2,295,000	6,064,000	6,394,000	7,371,000	1,305,000	2,166,000	321,000	1,415,000	418,000
Change	45,000	0	1,132,000	-1,112,000	0	0	0	0	0	0	0	25,000
Local Funding 2021 Original	2,354,500		163,000	240,000	396,500	409,000	478,000	184,000	171,000	89,000	168,000	56,000
Local Funding 2021 Draft 1	2,400,000		239,000	184,000	397,000	409,000	478,000	184,000	171,000	89,000	168,000	81,000
Change in Local Funding	45,500	0	76,000	-56,000	500	0	0	0	0	0	0	25,000
Other Funding 2021 Original	30,075,500		3,431,000	3,167,000	5,667,500	5,985,000	6,893,000	1,121,000	1,995,000	232,000	1,247,000	337,000
Other Funding 2021 Draft 1	30,075,000		4,487,000	2,111,000	5,667,000	5,985,000	6,893,000	1,121,000	1,995,000	232,000	1,247,000	337,000
Change in Other Funding	-500	0	1,056,000	-1,056,000	-500	0	0	0	0	0	0	0
Bridges												
Project Cost 2021 Original	15,901,000		1,419,000	1,579,000	2,782,000	507,000	887,000	740,000	1,035,000	2,007,000	1,577,000	3,368,000
Project Cost 2021 Draft 1	13,738,000		1,830,000	1,193,000	2,782,000	507,000	887,000	740,000	1,000,000	1,038,000	1,416,000	2,345,000
Change	-2,163,000	0	411,000	-386,000	0	0	0	0	(35,000)	(969,000)	-161,000	-1,023,000
Local Funding 2021 Original	12,088,000		598,000	875,000	1,502,000	507,000	887,000	740,000	1,035,000	2,007,000	1,577,000	2,360,000
Local Funding 2021 Draft 1	9,925,000		1,009,000	489,000	1,502,000	507,000	887,000	740,000	1,000,000	1,038,000	1,416,000	1,337,000
Change in Local Funding	-2,163,000	0	411,000	-386,000	0	0	0	0	(35,000)	(969,000)	-161,000	-1,023,000
Other Funding 2021 Original	3,813,000		821,000	704,000	1,280,000	0	0	0	0	0	0	1,008,000
Other Funding 2021 Draft 1	3,813,000		821,000	704,000	1,280,000	0	0	0	0	0	0	1,008,000
Change in Other Funding	0	0	0	0	0	0	0	0	0	0	0	0
Drainage												
Project Cost 2021 Original	13,452,000		1,012,000	1,543,000	1,321,000	1,621,000	1,313,000	1,321,000	1,493,000	1,088,000	1,390,000	1,350,000
Project Cost 2021 Draft 1	13,527,000		1,012,000	1,543,000	1,321,000	1,621,000	1,313,000	1,321,000	1,493,000	1,088,000	1,390,000	1,425,000
Change	75,000	0	0	0	0	0	0	0	0	0	0	75,000
Local Funding 2021 Original	13,202,000		762,000	1,543,000	1,321,000	1,621,000	1,313,000	1,321,000	1,493,000	1,088,000	1,390,000	1,350,000
Local Funding 2021 Draft 1	13,277,000		762,000	1,543,000	1,321,000	1,621,000	1,313,000	1,321,000	1,493,000	1,088,000	1,390,000	1,425,000
Change in Local Funding	75,000	0	0	0	0	0	0	0	0	0	0	75,000
Other Funding 2021 Original	250,000		250,000	0	0	0	0	0	0	0	0	0
Other Funding 2021 Draft 1	250,000		250,000	0	0	0	0	0	0	0	0	0
Change in Other Funding	0	0	0	0	0	0	0	0	0	0	0	0
Board of Education												
Project Cost 2021 Original	312,803,000		20,868,000	14,852,000	28,706,000	35,080,000	33,944,000	32,768,000	32,510,000	34,482,000	47,871,000	31,722,000
Project Cost 2021 Draft 1	312,803,000		20,868,000	14,852,000	28,706,000	35,080,000	33,944,000	32,768,000	32,510,000	34,482,000	47,871,000	31,722,000
Change	0	0	0	0	0	0	0	0	0	0	0	0
Local Funding 2021 Original	113,298,000		8,047,000	5,786,000	9,781,000	12,501,000	11,633,000	11,749,000	11,536,000	14,199,000	17,606,000	10,460,000
Local Funding 2021 Draft 1	40,000,000		4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Change in Local Funding	-73,298,000	0	-4,047,000	-1,786,000	-5,781,000	-8,501,000	(7,633,000)	(7,749,000)	(7,536,000)	(10,199,000)	-13,606,000	-6,460,000
Other Funding 2021 Original	199,505,000		12,821,000	9,066,000	18,925,000	22,579,000	22,311,000	21,019,000	20,974,000	20,283,000	30,265,000	21,262,000
Other Funding 2021 Draft 1	272,803,000		16,868,000	10,852,000	24,706,000	31,080,000	29,944,000	28,768,000	28,510,000	30,482,000	43,871,000	27,722,000
Change in Other Funding	73,298,000	0	4,047,000	1,786,000	5,781,000	8,501,000	7,633,000	7,749,000	7,536,000	10,199,000	13,606,000	6,460,000

Washington County, Maryland
Capital Improvement 10yr Detail - Airport Fund
Fiscal Year 2021 - 2030
Draft 1

<u>Funding Sources</u>	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
General Fund	2,201,516	635,016	148,000	167,000	298,500	315,000	363,000	59,000	120,000	12,000	66,000	18,000
	1,924,016	635,016	204,000	111,000	299,000	315,000	85,000	59,000	120,000	12,000	66,000	18,000
	(277,500)	0	56,000	(56,000)	500	0	(278,000)	0	0	0	0	0
Airport Fund	1,160,169	372,169	15,000	73,000	98,000	94,000	115,000	125,000	51,000	77,000	102,000	38,000
	1,205,169	372,169	35,000	73,000	98,000	94,000	115,000	125,000	51,000	77,000	102,000	63,000
	45,000	0	20,000	0	0	0	0	0	0	0	0	25,000
Tax-Supported Bond	0	0	0	0	0	0	0	0	0	0	0	0
	278,000	0	0	0	0	0	278,000	0	0	0	0	0
	278,000	0	0	0	0	0	278,000	0	0	0	0	0
Capital Reserve - General	100,000	100,000	0	0	0	0	0	0	0	0	0	0
	100,000	100,000	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Federal Grant	35,077,077	6,634,077	3,202,000	3,000,000	5,369,000	5,670,000	6,530,000	1,062,000	1,890,000	220,000	1,181,000	319,000
	35,077,077	6,634,077	4,202,000	2,000,000	5,369,000	5,670,000	6,530,000	1,062,000	1,890,000	220,000	1,181,000	319,000
	0	0	1,000,000	(1,000,000)	0	0	0	0	0	0	0	0
State Grant	2,162,815	530,315	229,000	167,000	298,500	315,000	363,000	59,000	105,000	12,000	66,000	18,000
	2,162,315	530,315	285,000	111,000	298,000	315,000	363,000	59,000	105,000	12,000	66,000	18,000
	(500)	0	56,000	(56,000)	(500)	0	0	0	0	0	0	0
TOTAL	40,701,577	8,271,577	3,594,000	3,407,000	6,064,000	6,394,000	7,371,000	1,305,000	2,166,000	321,000	1,415,000	393,000
	40,746,577	8,271,577	4,726,000	2,295,000	6,064,000	6,394,000	7,371,000	1,305,000	2,166,000	321,000	1,415,000	418,000
	45,000	0	1,132,000	(1,112,000)	0	0	0	0	0	0	0	25,000
10 yr total												
Total Project Cost 2021 Original	32,430,000		3,594,000	3,407,000	6,064,000	6,394,000	7,371,000	1,305,000	2,166,000	321,000	1,415,000	393,000
Total Project Cost 2021 Draft 1	32,475,000		4,726,000	2,295,000	6,064,000	6,394,000	7,371,000	1,305,000	2,166,000	321,000	1,415,000	418,000
	45,000		1,132,000	(1,112,000)	0	0	0	0	0	0	0	25,000
Local Funding 2021 Original	2,354,500		163,000	240,000	396,500	409,000	478,000	184,000	171,000	89,000	168,000	56,000
Local Funding 2021 Draft 1	2,400,000		239,000	184,000	397,000	409,000	478,000	184,000	171,000	89,000	168,000	81,000
	45,500		76,000	(56,000)	500	0	0	0	0	0	0	25,000
Other Funding 2021 Original	30,075,500		3,431,000	3,167,000	5,667,500	5,985,000	6,893,000	1,121,000	1,995,000	232,000	1,247,000	337,000
Other Funding 2021 Draft 1	30,075,000		4,487,000	2,111,000	5,667,000	5,985,000	6,893,000	1,121,000	1,995,000	232,000	1,247,000	337,000
	(500)		1,056,000	(1,056,000)	(500)	0	0	0	0	0	0	0

Adjustment Comments:

- 1 Tenth year funding added.
- 2 The Runway 9/27 Rehab project was originally programmed to use FY21 entitlement of \$1M. Since there has been approval to fund project with discretionary grant, the \$1M entitlement has become available for use on the Passenger Boarding Bridge.
- 3 Operating funds available to use toward CIP projects.

Washington County, Maryland
Capital Improvement 10yr Detail - Bridges
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Hoffman's Inn Road Culvert 05/06	313,000	0	0	0	0	0	0	165,000	148,000	0	0	0
	313,000	0	0	0	0	0	0	165,000	148,000	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Kretzinger Road Culvert 14/01	316,000	0	0	31,000	285,000	0	0	0	0	0	0	0
	316,000	0	0	31,000	285,000	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Lanes Road Culvert 15/12	317,000	0	0	32,000	285,000	0	0	0	0	0	0	0
	317,000	0	0	32,000	285,000	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Long Hollow Road Culvert 05/07	316,000	0	0	0	0	0	66,000	250,000	0	0	0	0
	316,000	0	0	0	0	0	66,000	250,000	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Mercersburg Road Culvert 04/16	384,000	0	0	0	0	0	0	0	0	16,000	368,000	0
	384,000	0	0	0	0	0	0	0	0	16,000	368,000	0
	0	0	0	0	0	0	0	0	0	0	0	0
	1	0	0	0	0	0	0	0	0	(16,000)	(352,000)	368,000
Mooresville Road Culvert 15/21	355,000	0	0	0	0	0	0	0	0	355,000	0	0
	355,000	0	0	0	0	0	0	0	0	355,000	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Poplar Grove Road Bridge W2432	100,000	0	0	0	0	0	0	0	0	0	0	100,000
	0	0	0	0	0	0	0	0	0	0	0	0
	2	(100,000)	0	0	0	0	0	0	0	0	0	(100,000)
Remsburg Road Culvert	287,000	0	0	0	0	189,000	98,000	0	0	0	0	0
	287,000	0	0	0	0	189,000	98,000	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Rinehart Road Culvert 14/03	332,000	0	0	31,000	301,000	0	0	0	0	0	0	0
	332,000	0	0	31,000	301,000	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Stone Masonry Bridge Repairs	270,000	0	0	0	0	0	0	0	0	270,000	0	0
	270,000	0	0	0	0	0	0	0	0	270,000	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Taylors Landing Road Bridge W7101	1,179,000	0	0	0	0	0	0	0	35,000	510,000	634,000	0
	0	0	0	0	0	0	0	0	0	0	0	0
	2	(1,179,000)	0	0	0	0	0	0	(35,000)	(510,000)	(634,000)	0
Willow Road Culvert 05/10	323,000	0	0	0	0	0	0	0	151,000	172,000	0	0
	323,000	0	0	0	0	0	0	0	151,000	172,000	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Yarrowsburg Road Bridge W6191	1,478,000	0	0	0	0	0	0	0	0	0	124,000	1,354,000
	1,478,000	0	0	0	0	0	0	0	0	0	124,000	1,354,000
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	16,367,684	466,684	1,419,000	1,579,000	2,782,000	507,000	887,000	740,000	1,035,000	2,007,000	1,577,000	3,368,000
	14,204,684	466,684	1,830,000	1,193,000	2,782,000	507,000	887,000	740,000	1,000,000	1,038,000	1,416,000	2,345,000
	(2,163,000)	0	411,000	(386,000)	0	0	0	0	(35,000)	(969,000)	(161,000)	(1,023,000)

Washington County, Maryland
Capital Improvement 10yr Detail - Bridges
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Funding Sources												
General Fund	12,209,684	121,684	598,000	875,000	1,502,000	507,000	887,000	740,000	1,035,000	2,007,000	1,577,000	2,360,000
	1,285,684	121,684	0	22,000	0	171,000	0	256,000	0	445,000	0	270,000
	(10,924,000)	0	(598,000)	(853,000)	(1,502,000)	(336,000)	(887,000)	(484,000)	(1,035,000)	(1,562,000)	(1,577,000)	(2,090,000)
Tax-Supported Bond	170,000	170,000	0	0	0	0	0	0	0	0	0	0
	8,931,000	170,000	1,009,000	467,000	1,502,000	336,000	887,000	484,000	1,000,000	593,000	1,416,000	1,067,000
	8,761,000	0	1,009,000	467,000	1,502,000	336,000	887,000	484,000	1,000,000	593,000	1,416,000	1,067,000
Capital Reserve - General	175,000	175,000	0	0	0	0	0	0	0	0	0	0
	175,000	175,000	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Federal Grant	3,813,000	0	821,000	704,000	1,280,000	0	0	0	0	0	0	1,008,000
	3,813,000	0	821,000	704,000	1,280,000	0	0	0	0	0	0	1,008,000
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	16,367,684	466,684	1,419,000	1,579,000	2,782,000	507,000	887,000	740,000	1,035,000	2,007,000	1,577,000	3,368,000
	14,204,684	466,684	1,830,000	1,193,000	2,782,000	507,000	887,000	740,000	1,000,000	1,038,000	1,416,000	2,345,000
	(2,163,000)	0	411,000	(386,000)	0	0	0	0	(35,000)	(969,000)	(161,000)	(1,023,000)
10 yr total												
Total Project Cost 2021 Original	15,901,000		1,419,000	1,579,000	2,782,000	507,000	887,000	740,000	1,035,000	2,007,000	1,577,000	3,368,000
Total Project Cost 2021 Draft 1	13,738,000		1,830,000	1,193,000	2,782,000	507,000	887,000	740,000	1,000,000	1,038,000	1,416,000	2,345,000
	(2,163,000)		411,000	(386,000)	0	0	0	0	(35,000)	(969,000)	(161,000)	(1,023,000)
Local Funding 2021 Original	12,088,000		598,000	875,000	1,502,000	507,000	887,000	740,000	1,035,000	2,007,000	1,577,000	2,360,000
Local Funding 2021 Draft 1	9,925,000		1,009,000	489,000	1,502,000	507,000	887,000	740,000	1,000,000	1,038,000	1,416,000	1,337,000
	(2,163,000)		411,000	(386,000)	0	0	0	0	(35,000)	(969,000)	(161,000)	(1,023,000)
Other Funding 2021 Original	3,813,000		821,000	704,000	1,280,000	0	0	0	0	0	0	1,008,000
Other Funding 2021 Draft 1	3,813,000		821,000	704,000	1,280,000	0	0	0	0	0	0	1,008,000
	0		0	0	0	0	0	0	0	0	0	0

Adjustment Comments:

- 1 Funding shifted between years based on available funding.
- 2 Projects pushed out beyond the current 10 year plan based on available funding.
- 3 Funding brought forward based on need and funding availability.
- 4 Funding increased based on need and funding availability.

Washington County, Maryland
Capital Improvement 10yr Detail - Drainage
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	10 yr total											
Total Project Cost 2021 Original	13,452,000		1,012,000	1,543,000	1,321,000	1,621,000	1,313,000	1,321,000	1,493,000	1,088,000	1,390,000	1,350,000
Total Project Cost 2021 Draft 1	13,527,000		1,012,000	1,543,000	1,321,000	1,621,000	1,313,000	1,321,000	1,493,000	1,088,000	1,390,000	1,425,000
	75,000		0	0	0	0	0	0	0	0	0	75,000
Local Funding 2021 Original	13,202,000		762,000	1,543,000	1,321,000	1,621,000	1,313,000	1,321,000	1,493,000	1,088,000	1,390,000	1,350,000
Local Funding 2021 Draft 1	13,277,000		762,000	1,543,000	1,321,000	1,621,000	1,313,000	1,321,000	1,493,000	1,088,000	1,390,000	1,425,000
	75,000		0	0	0	0	0	0	0	0	0	75,000
Other Funding 2021 Original	250,000		250,000	0	0	0	0	0	0	0	0	0
Other Funding 2021 Draft 1	250,000		250,000	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0

Adjustment Comments:
 1 Tenth year funding added.

Washington County, Maryland
 Capital Improvement 10yr Detail - Board of Education
 Fiscal Year 2021 - 2030
 Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
10 yr total												
Total Project Cost 2021 Original	312,803,000		20,868,000	14,852,000	28,706,000	35,080,000	33,944,000	32,768,000	32,510,000	34,482,000	47,871,000	31,722,000
Total Project Cost 2021 Draft 1	312,803,000		20,868,000	14,852,000	28,706,000	35,080,000	33,944,000	32,768,000	32,510,000	34,482,000	47,871,000	31,722,000
	0		0	0	0	0	0	0	0	0	0	0
Local Funding 2021 Original	113,298,000		8,047,000	5,786,000	9,781,000	12,501,000	11,633,000	11,749,000	11,536,000	14,199,000	17,606,000	10,460,000
Local Funding 2021 Draft 1	40,000,000		4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
	(73,298,000)		(4,047,000)	(1,786,000)	(5,781,000)	(8,501,000)	(7,633,000)	(7,749,000)	(7,536,000)	(10,199,000)	(13,606,000)	(6,460,000)
Other Funding 2021 Original	199,505,000		12,821,000	9,066,000	18,925,000	22,579,000	22,311,000	21,019,000	20,974,000	20,283,000	30,265,000	21,262,000
Other Funding 2021 Draft 1	272,803,000		16,868,000	10,852,000	24,706,000	31,080,000	29,944,000	28,768,000	28,510,000	30,482,000	43,871,000	27,722,000
	73,298,000		4,047,000	1,786,000	5,781,000	8,501,000	7,633,000	7,749,000	7,536,000	10,199,000	13,606,000	6,460,000

Adjustment Comments:

1 County funding was adjusted to \$4M per year. In order to maintain and fund the BOE Capital Plan as submitted, contributions from the BOE would be required in the amounts shown (highlighted in yellow).

Washington County, Maryland
 Capital Improvement 10yr Detail - Hagerstown Community College
 Fiscal Year 2021 - 2030
 Draft 1

Page	Project Costs	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Center for Business and Entrepreneurial Studies	8,291,000	6,281,000	1,510,000	500,000	0	0	0	0	0	0	0	0
		8,291,000	6,281,000	2,010,000	0	0	0	0	0	0	0	0	0
1		0	0	500,000	(500,000)	0	0	0	0	0	0	0	0
	ARCC Air Conditioning	1,100,000	0	1,100,000	0	0	0	0	0	0	0	0	0
		1,100,000	0	1,100,000	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	ATC Operations Building	5,400,000	0	0	0	0	0	378,000	5,022,000	0	0	0	0
		5,400,000	0	0	0	0	0	958,000	1,690,000	2,752,000	0	0	0
1		0	0	0	0	0	0	580,000	(3,332,000)	2,752,000	0	0	0
	Campus Road & Parking Lot Overlays	3,780,000	0	0	0	400,000	0	0	0	3,380,000	0	0	0
		3,780,000	0	0	0	400,000	0	0	0	0	175,000	3,205,000	0
1		0	0	0	0	0	0	0	0	(3,380,000)	175,000	3,205,000	0
	Career Programs Roof Replacement	1,562,000	0	0	0	0	0	0	0	0	1,562,000	0	0
		1,562,000	0	0	0	0	0	0	0	0	1,562,000	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	CVT Instructional Facility Acquisition	2,000,000	1,400,000	0	0	600,000	0	0	0	0	0	0	0
		2,000,000	1,400,000	0	0	600,000	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	CVT Renovation/Construction Project	2,500,000	0	0	0	2,500,000	0	0	0	0	0	0	0
		2,500,000	0	0	0	0	1,759,000	741,000	0	0	0	0	0
1		0	0	0	0	(2,500,000)	1,759,000	741,000	0	0	0	0	0
	LRC Exterior Metal Panel System and Roof Replacement	1,746,000	0	0	1,746,000	0	0	0	0	0	0	0	0
		1,746,000	0	0	1,746,000	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	Second Entrance Drive Widening Project	2,000,000	0	0	0	0	2,000,000	0	0	0	0	0	0
		2,000,000	0	0	0	0	0	0	0	0	0	0	2,000,000
1		0	0	0	0	0	(2,000,000)	0	0	0	0	0	2,000,000
	Solar Carport	4,800,000	0	720,000	4,080,000	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
2		(4,800,000)	0	(720,000)	(4,080,000)	0	0	0	0	0	0	0	0
	TOTAL	33,179,000	7,681,000	3,330,000	6,326,000	3,500,000	2,000,000	378,000	5,022,000	3,380,000	1,562,000	0	0
		28,379,000	7,681,000	3,110,000	1,746,000	1,000,000	1,759,000	1,699,000	1,690,000	2,752,000	1,737,000	3,205,000	2,000,000
		(4,800,000)	0	(220,000)	(4,580,000)	(2,500,000)	(241,000)	1,321,000	(3,332,000)	(628,000)	175,000	3,205,000	2,000,000
	Funding Sources												
	General Fund	9,335,000	0	759,000	2,578,000	1,463,000	690,000	131,000	1,733,000	1,443,000	538,000	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
		(9,335,000)	0	(759,000)	(2,578,000)	(1,463,000)	(690,000)	(131,000)	(1,733,000)	(1,443,000)	(538,000)	0	0
	Tax-Supported Bond	100,000	100,000	0	0	0	0	0	0	0	0	0	0
		6,598,000	100,000	1,000,000	608,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	690,000
		6,498,000	0	1,000,000	608,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	690,000
	Federal Grant	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	State Grant	19,493,000	4,108,000	1,793,000	3,748,000	2,037,000	1,310,000	247,000	3,289,000	1,937,000	1,024,000	0	0
		16,422,000	4,108,000	1,332,000	1,138,000	400,000	1,159,000	1,099,000	1,090,000	1,825,000	1,137,000	1,824,000	1,310,000
		(3,071,000)	0	(461,000)	(2,610,000)	(1,637,000)	(151,000)	852,000	(2,199,000)	(112,000)	113,000	1,824,000	1,310,000
	Contributions	4,251,000	3,473,000	778,000	0	0	0	0	0	0	0	0	0
		5,359,000	3,473,000	778,000	0	0	0	0	0	327,000	0	781,000	0
3		1,108,000	0	0	0	0	0	0	0	327,000	0	781,000	0
	TOTAL	33,179,000	7,681,000	3,330,000	6,326,000	3,500,000	2,000,000	378,000	5,022,000	3,380,000	1,562,000	0	0
		28,379,000	7,681,000	3,110,000	1,746,000	1,000,000	1,759,000	1,699,000	1,690,000	2,752,000	1,737,000	3,205,000	2,000,000
		(4,800,000)	0	(220,000)	(4,580,000)	(2,500,000)	(241,000)	1,321,000	(3,332,000)	(628,000)	175,000	3,205,000	2,000,000

Washington County, Maryland
 Capital Improvement 10yr Detail - Hagerstown Community College
 Fiscal Year 2021 - 2030
 Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
10 yr total												
Total Project Cost 2021 Original	25,498,000		3,330,000	6,326,000	3,500,000	2,000,000	378,000	5,022,000	3,380,000	1,562,000	0	0
Total Project Cost 2021 Draft 1	20,698,000		3,110,000	1,746,000	1,000,000	1,759,000	1,699,000	1,690,000	2,752,000	1,737,000	3,205,000	2,000,000
	(4,800,000)		(220,000)	(4,580,000)	(2,500,000)	(241,000)	1,321,000	(3,332,000)	(628,000)	175,000	3,205,000	2,000,000
Local Funding 2021 Original	9,335,000		759,000	2,578,000	1,463,000	690,000	131,000	1,733,000	1,443,000	538,000	0	0
Local Funding 2021 Draft 1	6,498,000		1,000,000	608,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	690,000
	(2,837,000)		241,000	(1,970,000)	(863,000)	(90,000)	469,000	(1,133,000)	(843,000)	62,000	600,000	690,000
Other Funding 2021 Original	16,163,000		2,571,000	3,748,000	2,037,000	1,310,000	247,000	3,289,000	1,937,000	1,024,000	0	0
Other Funding 2021 Draft 1	14,200,000		2,110,000	1,138,000	400,000	1,159,000	1,099,000	1,090,000	2,152,000	1,137,000	2,605,000	1,310,000
	(1,963,000)		(461,000)	(2,610,000)	(1,637,000)	(151,000)	852,000	(2,199,000)	215,000	113,000	2,605,000	1,310,000

Adjustment Comments:

- 1 Projects were moved up/pushed back to allow for a level annual contribution of about \$600K.
- 2 The Solar Carport project was removed due to funding limitations.

3 In years 2027 and 2029, there were costs requested above the \$600K County allocation that would be the responsibility of HCC. Amounts shown as Contributions (highlighted in yellow).

Washington County, Maryland
Capital Improvement 10yr Detail - Libraries
Fiscal Year 2021 - 2030
Draft 1

Page	Project Costs	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Systemic Projects - Library	141,492	41,492	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
		141,492	41,492	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
		0	0	0	0	0	0	0	0	0	0	0	0
	Hancock Public Library Replacement	2,826,000	132,000	10,000	2,684,000	0	0	0	0	0	0	0	0
		2,825,000	132,000	10,000	2,683,000	0	0	0	0	0	0	0	0
		(1,000)	0	0	(1,000)	0	0	0	0	0	0	0	0
	TOTAL	2,967,492	173,492	20,000	2,694,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
		2,966,492	173,492	20,000	2,693,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
		(1,000)	0	0	(1,000)	0	0	0	0	0	0	0	0

Funding Sources

General Fund	1,078,592	109,592	20,000	869,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	129,592	109,592	10,000	10,000	0	0	0	0	0	0	0	0	0
	(949,000)	0	(10,000)	(859,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Tax-Supported Bond	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfer Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
	848,000	0	0	848,000	0	0	0	0	0	0	0	0	0
	848,000	0	0	848,000	0	0	0	0	0	0	0	0	0
Excise Tax - Library	63,900	63,900	0	0	0	0	0	0	0	0	0	0	0
	163,900	63,900	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	100,000	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Capital Reserve - General	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
State Grant	1,285,000	0	0	1,285,000	0	0	0	0	0	0	0	0	0
	1,285,000	0	0	1,285,000	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
Contributions	540,000	0	0	540,000	0	0	0	0	0	0	0	0	0
	540,000	0	0	540,000	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2,967,492	173,492	20,000	2,694,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	2,966,492	173,492	20,000	2,693,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	(1,000)	0	0	(1,000)	0	0	0	0	0	0	0	0	0

10 yr total

Total Project Cost 2021 Original	2,794,000		20,000	2,694,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total Project Cost 2021 Draft 1	2,793,000		20,000	2,693,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	(1,000)		0	(1,000)	0	0	0	0	0	0	0	0	0
Local Funding 2021 Original	969,000		20,000	869,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Local Funding 2021 Draft 1	968,000		20,000	868,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	(1,000)		0	(1,000)	0	0	0	0	0	0	0	0	0
Other Funding 2021 Original	1,825,000		0	1,825,000	0	0	0	0	0	0	0	0	0
Other Funding 2021 Draft 1	1,825,000		0	1,825,000	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0

Adjustment Comments:

1 Hancock Library project was reduced \$1000 so that the County portion did not exceed \$1M.

Washington County, Maryland
Capital Improvement 10yr Detail - General Government
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	10 yr total											
Total Project Cost 2021 Original	10,430,000		993,000	995,000	991,000	990,000	1,067,000	1,180,000	1,058,000	1,057,000	1,036,000	1,063,000
Total Project Cost 2021 Draft 1	10,805,000	1,068,000	1,070,000	1,070,000	1,041,000	1,040,000	1,092,000	1,205,000	1,083,000	1,082,000	1,061,000	1,063,000
	375,000	75,000	75,000	75,000	50,000	50,000	25,000	25,000	25,000	25,000	25,000	0
Local Funding 2021 Original	10,430,000		993,000	995,000	991,000	990,000	1,067,000	1,180,000	1,058,000	1,057,000	1,036,000	1,063,000
Local Funding 2021 Draft 1	10,805,000	1,068,000	1,070,000	1,070,000	1,041,000	1,040,000	1,092,000	1,205,000	1,083,000	1,082,000	1,061,000	1,063,000
	375,000	75,000	75,000	75,000	50,000	50,000	25,000	25,000	25,000	25,000	25,000	0
Other Funding 2021 Original	0	0	0	0	0	0	0	0	0	0	0	0
Other Funding 2021 Draft 1	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0

Adjustment Comments:

1 Increased Contingency to a more appropriate funding level.

Washington County, Maryland
Capital Improvement 10yr Detail - Parks and Recreation
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
North Central County Park	4,046,000	0	0	0	100,000	0	500,000	500,000	500,000	561,000	562,000	1,323,000
	3,286,000	0	0	0	100,000	0	500,000	500,000	500,000	561,000	562,000	563,000
	(760,000)	0	0	0	0	0	0	0	0	0	0	(760,000)
3 Recreational Field Bleachers	75,000	0	0	0	0	75,000	0	0	0	0	0	0
	75,000	0	0	0	0	75,000	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Regional Park Dog Park	75,000	0	0	0	0	75,000	0	0	0	0	0	0
	75,000	0	0	0	0	75,000	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Regional Park Walking/Hiking Trail	200,000	0	0	200,000	0	0	0	0	0	0	0	0
	200,000	0	0	200,000	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Roof Replacements Various Locations	200,000	0	0	0	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	200,000	0	0	0	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	0	0	0	0	0	0	0	0	0	0	0	0
Woodland Way Sidewalks and Pathways	40,000	0	40,000	0	0	0	0	0	0	0	0	0
	40,000	0	40,000	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	9,564,708	594,708	604,000	820,000	540,000	1,110,000	860,000	815,000	815,000	881,000	882,000	1,643,000
	8,804,708	594,708	604,000	820,000	690,000	960,000	860,000	815,000	815,000	881,000	882,000	883,000
	(760,000)	0	0	0	150,000	(150,000)	0	0	0	0	0	(760,000)

Funding Sources

General Fund	2,640,618	71,618	142,000	194,000	102,000	311,000	170,000	340,000	140,000	206,000	207,000	757,000
	2,260,618	71,618	142,000	194,000	252,000	161,000	170,000	340,000	140,000	206,000	207,000	377,000
	(380,000)	0	0	0	150,000	(150,000)	0	0	0	0	0	(380,000)
Capital Reserve - General	30,000	30,000	0	0	0	0	0	0	0	0	0	0
	30,000	30,000	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Federal Grant	760,000	0	0	120,000	0	150,000	240,000	250,000	0	0	0	0
	760,000	0	0	120,000	0	150,000	240,000	250,000	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
State Grant	6,134,090	493,090	462,000	506,000	438,000	649,000	450,000	225,000	675,000	675,000	675,000	886,000
	5,754,090	493,090	462,000	506,000	438,000	649,000	450,000	225,000	675,000	675,000	675,000	506,000
	(380,000)	0	0	0	0	0	0	0	0	0	0	(380,000)
TOTAL	9,564,708	594,708	604,000	820,000	540,000	1,110,000	860,000	815,000	815,000	881,000	882,000	1,643,000
	8,804,708	594,708	604,000	820,000	690,000	960,000	860,000	815,000	815,000	881,000	882,000	883,000
	(760,000)	0	0	0	150,000	(150,000)	0	0	0	0	0	(760,000)

10 yr total

Total Project Cost 2021 Original	8,970,000		604,000	820,000	540,000	1,110,000	860,000	815,000	815,000	881,000	882,000	1,643,000
Total Project Cost 2021 Draft 1	8,210,000		604,000	820,000	690,000	960,000	860,000	815,000	815,000	881,000	882,000	883,000
	(760,000)		0	0	150,000	(150,000)	0	0	0	0	0	(760,000)
Local Funding 2021 Original	2,569,000		142,000	194,000	102,000	311,000	170,000	340,000	140,000	206,000	207,000	757,000
Local Funding 2021 Draft 1	2,189,000		142,000	194,000	252,000	161,000	170,000	340,000	140,000	206,000	207,000	377,000
	(380,000)		0	0	150,000	(150,000)	0	0	0	0	0	(380,000)
Other Funding 2021 Original	6,401,000		462,000	626,000	438,000	799,000	690,000	475,000	675,000	675,000	675,000	886,000
Other Funding 2021 Draft 1	6,021,000		462,000	626,000	438,000	799,000	690,000	475,000	675,000	675,000	675,000	506,000
	(380,000)		0	0	0	0	0	0	0	0	0	(380,000)

Adjustment Comments:

- 1 Partial funding brought forward based on available funding.
- 2 The three Antietam Water Trail projects were combined into one.
- 3 Realigned the funding in FY30 with preceding years per the suggestion of the CIP Committee. Specifics have not yet been identified to support the \$1.3M request.

Washington County, Maryland
Capital Improvement 10yr Detail - Public Safety
Fiscal Year 2021 - 2030
Draft 1

Page	Project Costs	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Detention Center - Systemic Projects	3,249,323	582,323	220,000	170,000	100,000	700,000	500,000	20,000	250,000	250,000	200,000	257,000
		3,249,323	582,323	220,000	450,000	450,000	300,000	270,000	20,000	250,000	250,000	200,000	257,000
5		0	0	0	280,000	350,000	(400,000)	(230,000)	0	0	0	0	0
	Police & EMS Training Facility	12,000,000	7,300,000	1,400,000	1,400,000	1,400,000	500,000	0	0	0	0	0	0
		12,000,000	7,300,000	1,900,000	1,400,000	1,400,000	0	0	0	0	0	0	0
4		0	0	500,000	0	0	(500,000)	0	0	0	0	0	0
	Communication Tower(s) Various	642,526	178,526	0	110,000	0	114,000	0	118,000	0	122,000	0	0
		642,526	178,526	0	110,000	0	114,000	0	118,000	0	122,000	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	Motorola Portable Radio Replacement Program	1,146,821	106,821	108,000	110,000	112,000	114,000	116,000	118,000	120,000	120,000	122,000	0
		1,268,821	106,821	108,000	110,000	112,000	114,000	116,000	118,000	120,000	120,000	122,000	122,000
		122,000	0	0	0	0	0	0	0	0	0	0	122,000
	Law Enforcement - Vehicle & Equipment Replacement Prog	8,404,715	449,715	655,000	700,000	750,000	800,000	850,000	900,000	950,000	1,000,000	675,000	675,000
		7,629,715	449,715	655,000	700,000	700,000	700,000	725,000	725,000	725,000	750,000	750,000	750,000
1		(775,000)	0	0	0	(50,000)	(100,000)	(125,000)	(175,000)	(225,000)	(250,000)	75,000	75,000
	Emergency Services Equipment & Vehicle Program	2,547,183	622,183	150,000	175,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
		2,547,183	622,183	150,000	175,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
		0	0	0	0	0	0	0	0	0	0	0	0
	911 Center Building Expansion	1,800,000	0	0	0	0	0	250,000	600,000	950,000	0	0	0
		1,800,000	0	0	0	0	0	250,000	1,200,000	350,000	0	0	0
5		0	0	0	0	0	0	0	600,000	(600,000)	0	0	0
	Class A Burn Building - HFD Training Center	500,000	0	500,000	0	0	0	0	0	0	0	0	0
		500,000	0	500,000	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	P25 UHF Public Safety Radio Communications System Upgrade	7,000,000	0	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000
		6,500,000	0	200,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000
3		(500,000)	0	(500,000)	0	0	0	0	0	0	0	0	0
	Patrol Services Relocation Renovation	5,657,000	0	0	0	0	0	0	0	3,107,000	2,550,000	0	0
		5,180,000	0	0	0	0	500,000	500,000	500,000	500,000	500,000	800,000	1,880,000
2		(477,000)	0	0	0	0	500,000	500,000	500,000	(2,607,000)	(2,050,000)	800,000	1,880,000
	TOTAL	42,947,568	9,239,568	3,733,000	3,365,000	3,262,000	3,128,000	2,616,000	2,656,000	6,277,000	4,942,000	1,897,000	1,832,000
		41,317,568	9,239,568	3,733,000	3,645,000	3,562,000	2,628,000	2,761,000	3,581,000	2,845,000	2,642,000	2,772,000	3,909,000
		(1,630,000)	0	0	280,000	300,000	(500,000)	145,000	925,000	(3,432,000)	(2,300,000)	875,000	2,077,000

Washington County, Maryland
Capital Improvement 10yr Detail - Public Safety
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Funding Sources												
General Fund	38,670,245	5,312,245	3,733,000	3,365,000	3,262,000	3,128,000	2,616,000	2,656,000	5,927,000	4,942,000	1,897,000	1,832,000
	29,740,245	5,312,245	2,513,000	2,495,000	2,312,000	2,328,000	2,511,000	2,381,000	2,245,000	2,642,000	2,472,000	2,529,000
	(8,930,000)	0	(1,220,000)	(870,000)	(950,000)	(800,000)	(105,000)	(275,000)	(3,682,000)	(2,300,000)	575,000	697,000
Tax-Supported Bond	3,379,752	3,379,752	0	0	0	0	0	0	0	0	0	0
	8,009,752	3,379,752	0	700,000	800,000	0	250,000	1,200,000	0	0	300,000	1,380,000
	4,630,000	0	0	700,000	800,000	0	250,000	1,200,000	0	0	300,000	1,380,000
Transfer Tax	90,571	90,571	0	0	0	0	0	0	0	0	0	0
	1,760,571	90,571	220,000	450,000	450,000	300,000	0	0	250,000	0	0	0
	1,670,000	0	220,000	450,000	450,000	300,000	0	0	250,000	0	0	0
Capital Reserve - General	456,000	456,000	0	0	0	0	0	0	0	0	0	0
	456,000	456,000	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
State Grant	350,000	0	0	0	0	0	0	0	350,000	0	0	0
	1,350,000	0	1,000,000	0	0	0	0	0	350,000	0	0	0
	4	1,000,000	0	1,000,000	0	0	0	0	0	0	0	0
Contributions	1,000	1,000	0	0	0	0	0	0	0	0	0	0
	1,000	1,000	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	42,947,568	9,239,568	3,733,000	3,365,000	3,262,000	3,128,000	2,616,000	2,656,000	6,277,000	4,942,000	1,897,000	1,832,000
	41,317,568	9,239,568	3,733,000	3,645,000	3,562,000	2,628,000	2,761,000	3,581,000	2,845,000	2,642,000	2,772,000	3,909,000
	(1,630,000)	0	0	280,000	300,000	(500,000)	145,000	925,000	(3,432,000)	(2,300,000)	875,000	2,077,000
10 yr total												
Total Project Cost 2021 Original	33,708,000		3,733,000	3,365,000	3,262,000	3,128,000	2,616,000	2,656,000	6,277,000	4,942,000	1,897,000	1,832,000
Total Project Cost 2021 Draft 1	32,078,000		3,733,000	3,645,000	3,562,000	2,628,000	2,761,000	3,581,000	2,845,000	2,642,000	2,772,000	3,909,000
	(1,630,000)		0	280,000	300,000	(500,000)	145,000	925,000	(3,432,000)	(2,300,000)	875,000	2,077,000
Local Funding 2021 Original	33,358,000		3,733,000	3,365,000	3,262,000	3,128,000	2,616,000	2,656,000	5,927,000	4,942,000	1,897,000	1,832,000
Local Funding 2021 Draft 1	30,728,000		2,733,000	3,645,000	3,562,000	2,628,000	2,761,000	3,581,000	2,495,000	2,642,000	2,772,000	3,909,000
	(2,630,000)		(1,000,000)	280,000	300,000	(500,000)	145,000	925,000	(3,432,000)	(2,300,000)	875,000	2,077,000
Other Funding 2021 Original	350,000		0	0	0	0	0	0	350,000	0	0	0
Other Funding 2021 Draft 1	1,350,000		1,000,000	0	0	0	0	0	350,000	0	0	0
	1,000,000		1,000,000	0	0	0	0	0	0	0	0	0

Adjustment Comments:

- 1 Reduced project due to funding limitations
- 2 Patrol Relocation project was adjusted to use Speed Camera revenue to build up funding for project construction.
- 3 Reduced first year funding to only the amount needed for consulting. Current system is supported through 2023.
- 4 Funding brought forward to better match construction schedule. Grant monies added to FY21; \$500K for FY20 Governor's grant that was awarded and another \$500K for Governor's grant being applied for in FY21.
- 5 Funding shifted between years based on available funding.

Washington County, Maryland
 Capital Improvement 10yr Detail - Railroad
 Fiscal Year 2021 - 2030
 Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Page <u>Project Costs</u>												
Railroad Study & Improvements	2,044,837	669,837	0	295,000	0	0	348,000	0	360,000	0	372,000	0
	2,044,837	669,837	0	295,000	0	0	348,000	0	360,000	0	372,000	0
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2,044,837	669,837	0	295,000	0	0	348,000	0	360,000	0	372,000	0
	2,044,837	669,837	0	295,000	0	0	348,000	0	360,000	0	372,000	0
	0	0	0	0	0	0	0	0	0	0	0	0
<u>Funding Sources</u>												
General Fund	2,044,837	669,837	0	295,000	0	0	348,000	0	360,000	0	372,000	0
	2,044,837	669,837	0	295,000	0	0	348,000	0	360,000	0	372,000	0
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2,044,837	669,837	0	295,000	0	0	348,000	0	360,000	0	372,000	0
	2,044,837	669,837	0	295,000	0	0	348,000	0	360,000	0	372,000	0
	0	0	0	0	0	0	0	0	0	0	0	0
10 yr total												
Total Project Cost 2021 Original	1,375,000		0	295,000	0	0	348,000	0	360,000	0	372,000	0
Total Project Cost 2021 Draft 1	1,375,000		0	295,000	0	0	348,000	0	360,000	0	372,000	0
	0		0	0	0	0	0	0	0	0	0	0
Local Funding 2021 Original	1,375,000		0	295,000	0	0	348,000	0	360,000	0	372,000	0
Local Funding 2021 Draft 1	1,375,000		0	295,000	0	0	348,000	0	360,000	0	372,000	0
	0		0	0	0	0	0	0	0	0	0	0
Other Funding 2021 Original	0		0	0	0	0	0	0	0	0	0	0
Other Funding 2021 Draft 1	0		0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0

Adjustment Comments:

Washington County, Maryland
Capital Improvement 10yr Detail - Road Improvement
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
APFO Fees - Roads	300,000	300,000	0	0	0	0	0	0	0	0	0	0
	300,000	300,000	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Federal Grant	6,155,680	3,155,680	2,000,000	1,000,000	0	0	0	0	0	0	0	0
	6,155,680	3,155,680	2,000,000	1,000,000	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
State Grant	1,200,000	1,200,000	0	0	0	0	0	0	0	0	0	0
	1,200,000	1,200,000	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Contributions	250,000	0	0	250,000	0	0	0	0	0	0	0	0
	250,000	0	0	250,000	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	131,367,859	21,377,859	10,752,000	9,559,000	7,743,000	8,243,000	9,345,000	8,884,000	11,501,000	10,755,000	9,715,000	23,493,000
	118,041,859	21,377,859	12,233,000	8,950,000	8,142,000	9,922,000	9,495,000	9,184,000	10,002,000	10,592,000	9,605,000	8,539,000
	(13,326,000)	0	1,481,000	(609,000)	399,000	1,679,000	150,000	300,000	(1,499,000)	(163,000)	(110,000)	(14,954,000)
10 yr total												
Total Project Cost 2021 Original	109,990,000		10,752,000	9,559,000	7,743,000	8,243,000	9,345,000	8,884,000	11,501,000	10,755,000	9,715,000	23,493,000
Total Project Cost 2021 Draft 1	96,664,000		12,233,000	8,950,000	8,142,000	9,922,000	9,495,000	9,184,000	10,002,000	10,592,000	9,605,000	8,539,000
	(13,326,000)		1,481,000	(609,000)	399,000	1,679,000	150,000	300,000	(1,499,000)	(163,000)	(110,000)	(14,954,000)
Local Funding 2021 Original	106,740,000		8,752,000	8,309,000	7,743,000	8,243,000	9,345,000	8,884,000	11,501,000	10,755,000	9,715,000	23,493,000
Local Funding 2021 Draft 1	93,414,000		10,233,000	7,700,000	8,142,000	9,922,000	9,495,000	9,184,000	10,002,000	10,592,000	9,605,000	8,539,000
	(13,326,000)		1,481,000	(609,000)	399,000	1,679,000	150,000	300,000	(1,499,000)	(163,000)	(110,000)	(14,954,000)
Other Funding 2021 Original	3,250,000		2,000,000	1,250,000	0	0	0	0	0	0	0	0
Other Funding 2021 Draft 1	3,250,000		2,000,000	1,250,000	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0

Adjustment Comments:

- 1 Project increased based on need and available funding.
- 2 Project funding shifted between years based on available funding.
- 3 Project pushed out 1 year based on available funding.
- 4 Projects pushed out beyond current 10 year plan based on available funding.
- 5 Increased tenth year funding based on project cost trend.
- 6 Reduced amount of Highway Fund contribution based on operating constraints.

Washington County, Maryland
Capital Improvement 10yr Detail - Solid Waste Fund
Fiscal Year 2021 - 2030
Draft 1

Page	Project Costs	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Contingency - Solid Waste	458,000	83,000	0	0	30,000	30,000	35,000	35,000	60,000	60,000	62,000	63,000
		458,000	83,000	0	0	30,000	30,000	35,000	35,000	60,000	60,000	62,000	63,000
		0	0	0	0	0	0	0	0	0	0	0	0
	Close Out Cap - Rubblefill	2,092,000	0	191,000	1,901,000	0	0	0	0	0	0	0	0
		2,091,000	0	190,000	1,901,000	0	0	0	0	0	0	0	0
		1	(1,000)	0	(1,000)	0	0	0	0	0	0	0	0
	SW Equip/Vehicle Replacement	576,698	285,698	27,000	28,000	28,000	29,000	29,000	30,000	30,000	30,000	30,000	30,000
		576,698	285,698	27,000	28,000	28,000	29,000	29,000	30,000	30,000	30,000	30,000	30,000
		0	0	0	0	0	0	0	0	0	0	0	0
	40 West Landfill - Cell 5 Construction	4,083,000	0	0	0	0	440,000	3,472,000	171,000	0	0	0	0
		4,083,000	0	0	0	0	440,000	3,472,000	171,000	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	40 West Security Upgrades	60,000	0	0	60,000	0	0	0	0	0	0	0	0
		60,000	0	0	60,000	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	City/County Groundwater Investigation	156,000	0	156,000	0	0	0	0	0	0	0	0	0
		156,000	0	156,000	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL	7,425,698	368,698	374,000	1,989,000	58,000	499,000	3,536,000	236,000	90,000	90,000	92,000	93,000
		7,424,698	368,698	373,000	1,989,000	58,000	499,000	3,536,000	236,000	90,000	90,000	92,000	93,000
		(1,000)	0	(1,000)	0	0	0	0	0	0	0	0	0
	Funding Sources												
	Solid Waste Fund	1,250,698	368,698	183,000	88,000	58,000	59,000	64,000	65,000	90,000	90,000	92,000	93,000
		1,250,698	368,698	183,000	88,000	58,000	59,000	64,000	65,000	90,000	90,000	92,000	93,000
		0	0	0	0	0	0	0	0	0	0	0	0
	Self-Supported Bond	5,310,000	0	191,000	1,036,000	0	440,000	3,472,000	171,000	0	0	0	0
		5,309,000	0	190,000	1,036,000	0	440,000	3,472,000	171,000	0	0	0	0
		(1,000)	0	(1,000)	0	0	0	0	0	0	0	0	0
	State Grant	865,000	0	0	865,000	0	0	0	0	0	0	0	0
		865,000	0	0	865,000	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL	7,425,698	368,698	374,000	1,989,000	58,000	499,000	3,536,000	236,000	90,000	90,000	92,000	93,000
		7,424,698	368,698	373,000	1,989,000	58,000	499,000	3,536,000	236,000	90,000	90,000	92,000	93,000
		(1,000)	0	(1,000)	0	0	0	0	0	0	0	0	0
	10 yr total												
	Total Project Cost 2021 Original	7,057,000		374,000	1,989,000	58,000	499,000	3,536,000	236,000	90,000	90,000	92,000	93,000
	Total Project Cost 2021 Draft 1	7,056,000		373,000	1,989,000	58,000	499,000	3,536,000	236,000	90,000	90,000	92,000	93,000
		(1,000)		(1,000)	0	0	0	0	0	0	0	0	0
	Local Funding 2021 Original	6,192,000		374,000	1,124,000	58,000	499,000	3,536,000	236,000	90,000	90,000	92,000	93,000
	Local Funding 2021 Draft 1	6,191,000		373,000	1,124,000	58,000	499,000	3,536,000	236,000	90,000	90,000	92,000	93,000
		(1,000)		(1,000)	0	0	0	0	0	0	0	0	0
	Other Funding 2021 Original	865,000		0	865,000	0	0	0	0	0	0	0	0
	Other Funding 2021 Draft 1	865,000		0	865,000	0	0	0	0	0	0	0	0
		0		0	0	0	0	0	0	0	0	0	0

Adjustment Comments:

1 Project was reduced \$1000 because bonds are issued in \$5000 increments.

Washington County, Maryland
Capital Improvement 10yr Detail - Transit Fund
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Page <u>Project Costs</u>												
Vehicle Preventive Maintenance	4,234,230	484,230	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
	4,234,230	484,230	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
	0	0	0	0	0	0	0	0	0	0	0	0
Fixed Route Bus Replacement Program	6,580,000	3,972,000	0	652,000	0	0	0	0	0	0	0	1,956,000
	6,580,000	3,972,000	0	652,000	0	0	0	0	0	0	0	1,956,000
	0	0	0	0	0	0	0	0	0	0	0	0
ADA Bus Replacement	540,000	0	90,000	0	90,000	90,000	0	90,000	0	90,000	90,000	0
	540,000	0	90,000	0	90,000	90,000	0	90,000	0	90,000	90,000	0
	0	0	0	0	0	0	0	0	0	0	0	0
Transportation Development Plan	192,000	92,000	0	0	0	0	0	0	100,000	0	0	0
	192,000	92,000	0	0	0	0	0	0	100,000	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Support Vehicles	80,000	0	80,000	0	0	0	0	0	0	0	0	0
	80,000	0	80,000	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	11,626,230	4,548,230	545,000	1,027,000	465,000	465,000	375,000	465,000	475,000	465,000	465,000	2,331,000
	11,626,230	4,548,230	545,000	1,027,000	465,000	465,000	375,000	465,000	475,000	465,000	465,000	2,331,000
	0	0	0	0	0	0	0	0	0	0	0	0

Funding Sources

General Fund	1,022,923	320,923	54,000	102,000	46,000	46,000	37,000	46,000	47,000	46,000	46,000	232,000
	1,022,923	320,923	54,000	102,000	46,000	46,000	37,000	46,000	47,000	46,000	46,000	232,000
	0	0	0	0	0	0	0	0	0	0	0	0
Capital Reserve - General	135,000	135,000	0	0	0	0	0	0	0	0	0	0
	135,000	135,000	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Federal Grant	9,299,384	3,636,384	436,000	822,000	372,000	372,000	300,000	372,000	380,000	372,000	372,000	1,865,000
	9,299,384	3,636,384	436,000	822,000	372,000	372,000	300,000	372,000	380,000	372,000	372,000	1,865,000
	0	0	0	0	0	0	0	0	0	0	0	0
State Grant	1,168,923	455,923	55,000	103,000	47,000	47,000	38,000	47,000	48,000	47,000	47,000	234,000
	1,168,923	455,923	55,000	103,000	47,000	47,000	38,000	47,000	48,000	47,000	47,000	234,000
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	11,626,230	4,548,230	545,000	1,027,000	465,000	465,000	375,000	465,000	475,000	465,000	465,000	2,331,000
	11,626,230	4,548,230	545,000	1,027,000	465,000	465,000	375,000	465,000	475,000	465,000	465,000	2,331,000
	0	0	0	0	0	0	0	0	0	0	0	0

10 yr total

Total Project Cost 2021 Original	7,078,000		545,000	1,027,000	465,000	465,000	375,000	465,000	475,000	465,000	465,000	2,331,000
Total Project Cost 2021 Draft 1	7,078,000		545,000	1,027,000	465,000	465,000	375,000	465,000	475,000	465,000	465,000	2,331,000
	0		0	0	0	0	0	0	0	0	0	0
Local Funding 2021 Original	702,000		54,000	102,000	46,000	46,000	37,000	46,000	47,000	46,000	46,000	232,000
Local Funding 2021 Draft 1	702,000		54,000	102,000	46,000	46,000	37,000	46,000	47,000	46,000	46,000	232,000
	0		0	0	0	0	0	0	0	0	0	0
Other Funding 2021 Original	6,376,000		491,000	925,000	419,000	419,000	338,000	419,000	428,000	419,000	419,000	2,099,000
Other Funding 2021 Draft 1	6,376,000		491,000	925,000	419,000	419,000	338,000	419,000	428,000	419,000	419,000	2,099,000
	0		0	0	0	0	0	0	0	0	0	0

Adjustment Comments:

Washington County, Maryland
Capital Improvement 10yr Detail - Utility Fund
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Page <u>Project Costs</u>												
Contingency - Utility Admin	166,677	135,677	0	0	0	0	0	0	0	0	0	31,000
	166,677	135,677	0	0	0	0	0	0	0	0	0	31,000
	0	0	0	0	0	0	0	0	0	0	0	0
General Building Improvements	964,000	0	0	0	0	370,000	594,000	0	0	0	0	0
	964,000	0	0	0	0	370,000	594,000	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Lab Equipment Replacement	354,117	30,117	105,000	25,000	25,000	23,000	23,000	24,000	24,000	25,000	25,000	25,000
	354,117	30,117	105,000	25,000	25,000	23,000	23,000	24,000	24,000	25,000	25,000	25,000
	0	0	0	0	0	0	0	0	0	0	0	0
WQ Equip/Vehicle Replacement Program	1,107,320	252,320	75,000	80,000	80,000	80,000	85,000	85,000	90,000	90,000	95,000	95,000
	1,107,320	252,320	75,000	80,000	80,000	80,000	85,000	85,000	90,000	90,000	95,000	95,000
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2,592,114	418,114	180,000	105,000	105,000	473,000	702,000	109,000	114,000	115,000	120,000	151,000
	2,592,114	418,114	180,000	105,000	105,000	473,000	702,000	109,000	114,000	115,000	120,000	151,000
	0	0	0	0	0	0	0	0	0	0	0	0
Funding Sources												
General Fund	29,400	29,400	0	0	0	0	0	0	0	0	0	0
	29,400	29,400	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Utility Admin Fund	1,598,714	388,714	180,000	105,000	105,000	103,000	108,000	109,000	114,000	115,000	120,000	151,000
	1,598,714	388,714	180,000	105,000	105,000	103,000	108,000	109,000	114,000	115,000	120,000	151,000
	0	0	0	0	0	0	0	0	0	0	0	0
Self-Supported Bond	964,000	0	0	0	0	370,000	594,000	0	0	0	0	0
	964,000	0	0	0	0	370,000	594,000	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2,592,114	418,114	180,000	105,000	105,000	473,000	702,000	109,000	114,000	115,000	120,000	151,000
	2,592,114	418,114	180,000	105,000	105,000	473,000	702,000	109,000	114,000	115,000	120,000	151,000
	0	0	0	0	0	0	0	0	0	0	0	0
10 yr total												
Total Project Cost 2021 Original	2,174,000		180,000	105,000	105,000	473,000	702,000	109,000	114,000	115,000	120,000	151,000
Total Project Cost 2021 Draft 1	2,174,000		180,000	105,000	105,000	473,000	702,000	109,000	114,000	115,000	120,000	151,000
	0		0	0	0	0	0	0	0	0	0	0
Local Funding 2021 Original	2,174,000		180,000	105,000	105,000	473,000	702,000	109,000	114,000	115,000	120,000	151,000
Local Funding 2021 Draft 1	2,174,000		180,000	105,000	105,000	473,000	702,000	109,000	114,000	115,000	120,000	151,000
	0		0	0	0	0	0	0	0	0	0	0
Other Funding 2021 Original	0		0	0	0	0	0	0	0	0	0	0
Other Funding 2021 Draft 1	0		0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0

Adjustment Comments:

Washington County, Maryland
Capital Improvement 10yr Detail - Sewer Fund
Fiscal Year 2021 - 2030
Draft 1

	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	10 yr total											
Total Project Cost 2021 Original	25,345,000		9,909,000	734,000	577,000	365,000	1,285,000	1,260,000	1,325,000	2,575,000	880,000	6,435,000
Total Project Cost 2021 Draft 1	25,345,000		9,909,000	734,000	577,000	365,000	1,285,000	1,260,000	1,325,000	2,575,000	880,000	6,435,000
	0		0	0	0	0	0	0	0	0	0	0
Local Funding 2021 Original	22,670,000		9,909,000	634,000	577,000	365,000	985,000	1,260,000	1,010,000	875,000	620,000	6,435,000
Local Funding 2021 Draft 1	22,670,000		9,909,000	634,000	577,000	365,000	985,000	1,260,000	1,010,000	875,000	620,000	6,435,000
	0		0	0	0	0	0	0	0	0	0	0
Other Funding 2021 Original	2,675,000		0	100,000	0	0	300,000	0	315,000	1,700,000	260,000	0
Other Funding 2021 Draft 1	2,675,000		0	100,000	0	0	300,000	0	315,000	1,700,000	260,000	0
	0		0	0	0	0	0	0	0	0	0	0

Adjustment Comments:

Washington County, Maryland
Capital Improvement 10yr Detail - Water Fund
Fiscal Year 2021 - 2030
Draft 1

<u>Funding Sources</u>	Total	Prior Appr.	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
General Fund	350,000	0	0	175,000	175,000	0	0	0	0	0	0	0
	525,000	0	175,000	175,000	175,000	0	0	0	0	0	0	0
	175,000	0	175,000	0	0	0	0	0	0	0	0	0
Cascade Fund	13,000	13,000	0	0	0	0	0	0	0	0	0	0
	13,000	13,000	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Water Fund	412,139	137,139	140,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
	287,139	137,139	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
	(125,000)	0	(125,000)	0	0	0	0	0	0	0	0	0
Self-Supported Bond	4,289,298	346,298	80,000	25,000	1,332,000	390,000	75,000	590,000	290,000	75,000	0	1,086,000
	4,239,298	346,298	105,000	0	1,307,000	365,000	75,000	590,000	290,000	75,000	0	1,086,000
	(50,000)	0	25,000	(25,000)	(25,000)	(25,000)	0	0	0	0	0	0
Capital Reserve - Water	125,000	125,000	0	0	0	0	0	0	0	0	0	0
	125,000	125,000	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
State Grant	600,000	150,000	125,000	75,000	175,000	25,000	25,000	0	0	25,000	0	0
	600,000	150,000	125,000	75,000	175,000	25,000	25,000	0	0	25,000	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	5,789,437	771,437	345,000	290,000	1,697,000	430,000	115,000	605,000	305,000	115,000	15,000	1,101,000
	5,789,437	771,437	420,000	265,000	1,672,000	405,000	115,000	605,000	305,000	115,000	15,000	1,101,000
	0	0	75,000	(25,000)	(25,000)	(25,000)	0	0	0	0	0	0

10 yr total

Total Project Cost 2021 Original	5,018,000		345,000	290,000	1,697,000	430,000	115,000	605,000	305,000	115,000	15,000	1,101,000
Total Project Cost 2021 Draft 1	5,018,000		420,000	265,000	1,672,000	405,000	115,000	605,000	305,000	115,000	15,000	1,101,000
	0		75,000	(25,000)	(25,000)	(25,000)	0	0	0	0	0	0
Local Funding 2021 Original	4,568,000		220,000	215,000	1,522,000	405,000	90,000	605,000	305,000	90,000	15,000	1,101,000
Local Funding 2021 Draft 1	4,568,000		295,000	190,000	1,497,000	380,000	90,000	605,000	305,000	90,000	15,000	1,101,000
	0		75,000	(25,000)	(25,000)	(25,000)	0	0	0	0	0	0
Other Funding 2021 Original	450,000		125,000	75,000	175,000	25,000	25,000	0	0	25,000	0	0
Other Funding 2021 Draft 1	450,000		125,000	75,000	175,000	25,000	25,000	0	0	25,000	0	0
	0		0	0	0	0	0	0	0	0	0	0

Adjustment Comments:

1 Shifted funding for this project into 1 year and replaced \$50K of bond funding with General Fund.

JOINT MEETING DOCUMENTS




CITY OF HAGERSTOWN, MARYLAND

Planning and Code Administration Department

MEMORANDUM

TO: Scott Nicewarner, City Administrator

FROM: Kathleen A. Maher, Director of Planning and Code Administration 

DATE: February 6, 2020

SUBJECT: Update on MRGA Discussions

Staff will be present at the February 11 meeting to provide an update to the Mayor and City Council and County Commissioners on discussions held with County staff on potential modifications to the Medium Range Growth Area (MRGA) boundary to better reflect County goals for economic development while respecting capacity constraints and City goals for growth.

Properties located within the MRGA are planned for City utilities service. Properties outside the MRGA are not planned for service unless an exception is granted via the City's Water & Wastewater Policy.

In our boundary discussions, commercial and industrial economic development areas around the airport and the Greencastle Pike are what have been proposed for inclusion in an expansion. The pending water requests on the west side of the Greencastle Pike are included in that area. Discussions are ongoing on the appropriate boundary retractions to offset the expansions. The expansions and retractions must balance so there is no increase in demand for City utilities service from raw land in the MRGA.

To aid discussion, attached is a status update on capacity of the City Water Plant and demand from existing and projected development, a map from the Comprehensive Plan referenced in this status update, a map of the existing MRGA boundary and pre-annexation agreements, and a summary of meetings to date.

Once City and County staff finalize a recommendation on MRGA boundary adjustments, presentation will be made to the elected bodies. The next step would be for the City to proceed with the process to amend the City Comprehensive Plan to modify the boundary and update capacity and growth data in the Water Resources Element.

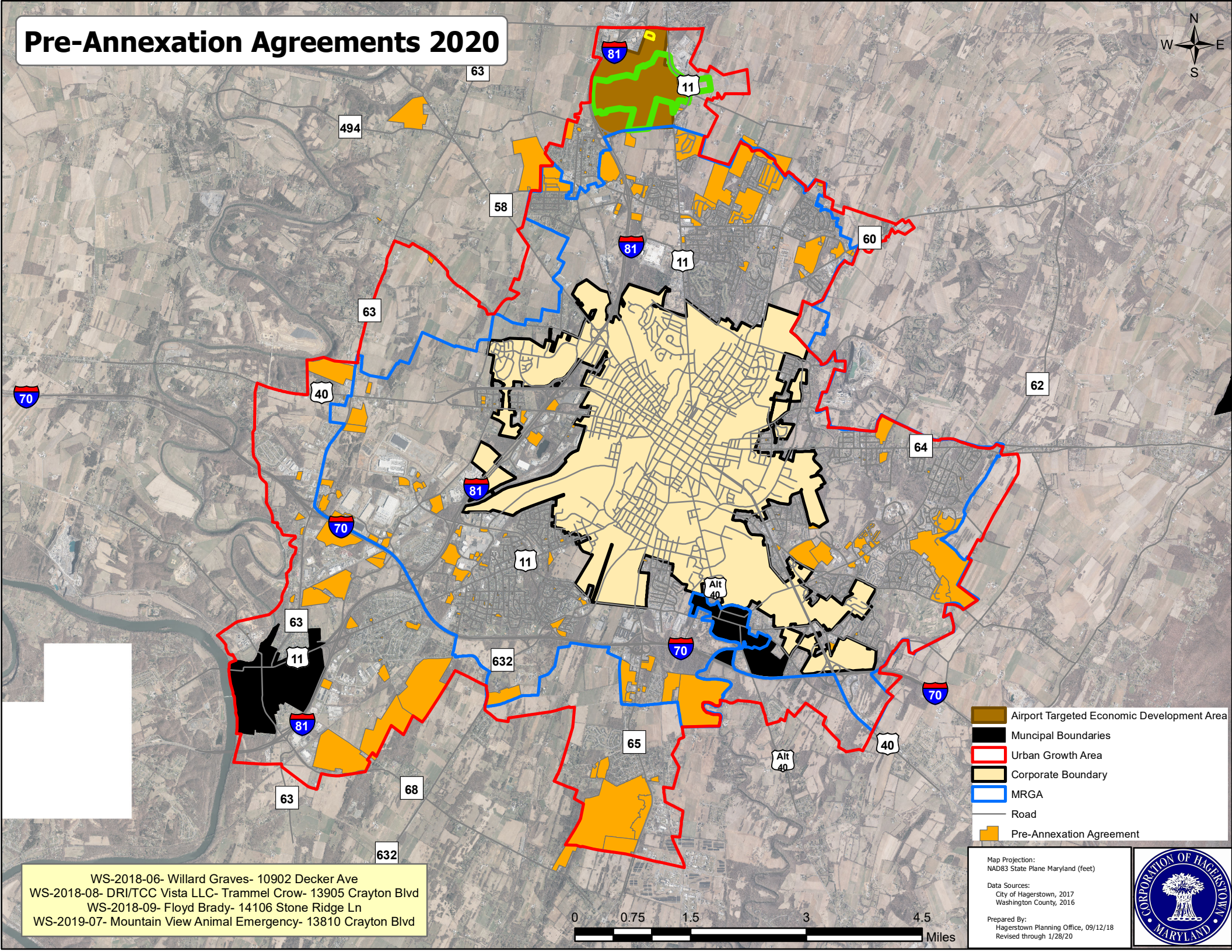
Given the fact it will take at least 6 months to update the Comp Plan, if the Mayor and City Council are comfortable that the amendment is pending, staff could bring forward the pending water requests outside the MRGA for Mayor and City Council consideration of an economic development exception via the City's Water & Wastewater Policy.

Attachments

C: Jill Thompson, Director, DCED
Doug Reaser, Business Dev. Spec.
Megan Flick, Planner
Nancy Hausrath, Director, Utilities
Matt Mohler, Utilities Engineer
Sarah Trescott, County Health Dept.

Susan Small, County Business Development Director
Jonathan Horowitz, County Business Development
Jill Baker, County Planning Director
Jeremy Mose, County Environmental Management Director
Mark Bradshaw, County Environmental Management

Pre-Annexation Agreements 2020



- Airport Targeted Economic Development Area
- Municipal Boundaries
- Urban Growth Area
- Corporate Boundary
- MRGA
- Road
- Pre-Annexation Agreement

WS-2018-06- Willard Graves- 10902 Decker Ave
 WS-2018-08- DRI/TCC Vista LLC- Trammel Crow- 13905 Crayton Blvd
 WS-2018-09- Floyd Brady- 14106 Stone Ridge Ln
 WS-2019-07- Mountain View Animal Emergency- 13810 Crayton Blvd

Map Projection:
 NAD83 State Plane Maryland (feet)
 Data Sources:
 City of Hagerstown, 2017
 Washington County, 2016
 Prepared By:
 Hagerstown Planning Office, 09/12/18
 Revised through 1/28/20



Water & Sewer and MRGA Discussions/Actions in 2019 and Early 2020

Mayor and City Council Review of Water Requests Outside MRGA and Discussion of Implications

- **March 12, 2019** – discussion of implications of continued exemption requests and potential impact on ability to serve MRGA; suggested that MRGA boundary should be adjusted if the airport area is a priority.
- **May 21, 2019** – Health Department indication that if water line is present, the tract should be connected; CC suggested conversation needed between M&CC and County Commissioners; suggested by staff that City and County staff should meet to consider boundary adjustments.
- **June 11, 2019** – consensus for City and County staff to meet and look at ways to facilitate growth; acknowledgement that boundary would need to retract if it expands in other areas.
- **June 18, 2019** – approval of amendment to City Water & Wastewater Policy to revise economic development exemption and create a deadline for action after approval of exemption; approval of update to City Annexation Policy.
- **August 27, 2019** – joint Mayor and City Council and County Commissioners meeting.
- **February 11, 2020** – ***NEXT MEETING*** – joint Mayor and City Council and County Commissioners meeting ***OR*** Mayor and City Council work session.

City & County Staff Discussions of MRGA Capacity/Demand Issues

- **July 17, 2019** – discussion of City capacity challenges, growth demands, and Health Department refusal to approve wells inside UGA even if outside MRGA.
- **August 7, 2019** – discussion of challenges with Health Department review of well requests – will approve where no water line exists, but refusal if water line is present even if outside MRGA; require expensive testing before approval of well, but why not just require the treatment system?; staff agreement City should make formal request to amend County W&S Plan to reflect City Comp Plan MRGA goals and strategies for growth and utility service and the fact outside the MRGA is not planned for service by the City.

Update to County Water & Sewer Plan

- **August 14, 2019** – City application requesting amendment to include City Comp Plan growth and utility service goals and strategies.
- **October 7, 2019** – County Planning Commission public hearing.
- **October 18, 2019** – County Health Department response requests inclusion in any planning meetings and indicates need for service to be provided for GWUDI areas.
- **November 4, 2019** – County Planning Commission made some tweaks and recommended approval.
- **December 10, 2019** – County Commissioners public hearing and decision to approve.
- ***Pending*** – County Commissioners approval of resolution to amend plan.

City & County Staff Discussions of MRGA Priority Areas and Capacity/Demand Issues

- **September 6, 2019** – identification of County EDC staff recommendations on priorities for growth.
- **October 24, 2019** – review of City analysis of capacity demand to accommodate EDC priorities and capacity demand in areas of possible retraction from MRGA to accommodate expansion.
- **November 20, 2019** – County Planning staff recommendations on priorities for growth and MRGA boundary adjustments.
- **January 22, 2020** – review of County analysis of capacity impacts for expansion and retraction of the boundaries as discussed on November 20, 2019.

Water & Sewer and MRGA Discussions/Actions in 2019 and Early 2020

- **February 2020 – NEXT MEETING** – review County economic development staff’s input on County planning staff’s proposal for MRGA boundary adjustments.

County Health Department Environmental Health Meetings

- **November 26, 2019 – *large meeting convened by Health Department*** – included County and State elected officials, an MDE rep, Health Dept staff, City and County staff, and a Meritus rep – need to address problem areas identified in 2009 W&S Plan; direction – joint letter of support from County Commissioners/M&CC/Health Department, form a work group to outline issues of concern related to County W&S Plan/wells and septics/public water and sewer systems, work group to meet with MDE on several issues, work group prepare a briefing report to County and City Administrators for delivery to elected bodies.
- **December 16, 2019 – *first work group meeting*** – discussion of problem areas identified in 2009 W&S Plan, desirability of update of 1980 R.E. Wright Report, capacity and infrastructure constraints, differing water quality expectations for private wells and public water plants; Health Dept goals for the work group include setting health priorities, gaining an overview of core infrastructure, and creating a regulatory changes wish list; future meeting to review conflicting regs affecting water and wastewater; County GIS will provide Health Dept with their GIS layer of failing wells and septics with data from last 11 years; Health Dept will provide copy of R.E. Wright Report; all agencies identify potential limitations, priority service areas, and public health issues.
- **January 21, 2020** – Health Department presentation to Mayor and City Council with Jill Baker and Kathy Maher in attendance; Health Department seeking support for update to 1980 R.E. Wright Report.
- **February 2020 – NEXT MEETING**

visionHagerstown 2035
Comprehensive Plan

Map 2-3: Planned and
Future Development

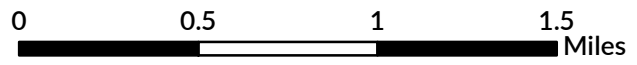


- Major Road
- Street
- Corporate Boundary
- Medium-Range Growth Area
- Vacant Land
- Underutilized Property
- Pipeline: Approved Plat or Plan
- Future Planned Development: No Approved Plat or Plan
- Potential Annexation: Annexation Discussed

Vacant Land refers to parcels that have no development and are over 2.5 acres in size

Underutilized Land refers to parcels that are less than 50% occupied and are over 2.5 acres in size

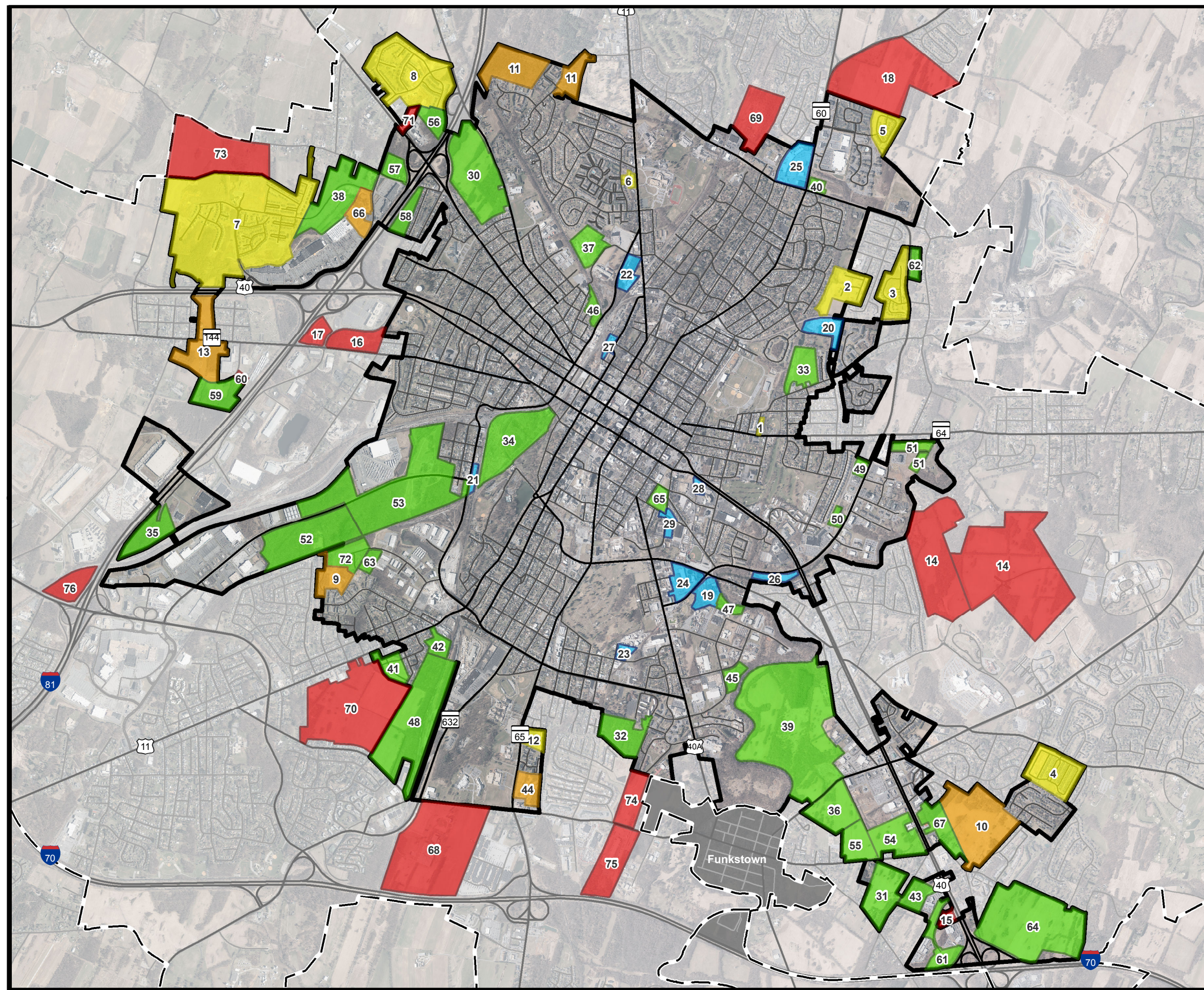
Map IDs are described in Figure 2-3:
Planned & Future Development



Map Projection: NAD83 State Plan Maryland FIPS (feet)

Data Sources:
City of Hagerstown, 2017; State of MD Imagery, 2014
Washington County, 2016

Prepared By: Hagerstown Planning & Code Admin Dept, 01/27/17



Water Demand Based on Growth Projections - 2019 Status Update

Projected Growth between 2015 and 2035 and Capacity (all in EDU's)

	15 MGD at Potomac	Potomac (15 MGD) & Edgemont	18 MGD at Potomac
1 Total Water Supply - Potomac is 15 MGD and Edgemont is 0.7 MGD	75,000	78,500	90,000
2 Existing peak water demand (peak demand in summer months in FY 2019)	61,050	61,050	61,050
3 Available Capacity in the System for New Development [1-2]	13,950	17,450	28,950
4 New residential demand from Map 2-3	4,837	4,837	4,837
5 New non-residential demand from Map 2-3 (assumes 25% of total demand)	1,612	1,612	1,612
6 Increased water permit requests by Towns (unused allocation plus increase of 1,700 by Smithsburg)	2,858	2,858	2,858
7 Water demand from LRGA properties with pre-annexation agreements (total is 998 in 2019)	499	499	499
8 Sub-Total of Projected Demand	9,806	9,806	9,806
9 Capacity Available for Other MRGA growth [line 3 minus line 8]	4,144	7,644	19,144

Ultimate Demand if Built Out and Capacity (all in EDU's)

1 Available Water Supplies at Hagerstown WTP	75,000	78,500	90,000
2 Existing Water Demand (peak demand in summer months in FY 2019)	61,050	61,050	61,050
3 Available Capacity in the System for New Development [1-2]	13,950	17,450	28,950
4 Potential new water demand from City and annexable areas (Map 2-3)	6,449	6,449	6,449
5 Potential new demand from Towns (2,858) and Prior Annexation Policy approvals outside MRGA (998 in 2019)	3,856	3,856	3,856
6 Potential demand from residential raw land in MRGA (2019)	6,716	6,716	6,716
7 Potential demand from non-residential raw land in MRGA (2019)	2,474	2,474	2,474
8 Demand from residential pre-annexation agreements in MRGA (2019)	2,222	2,222	2,222
9 Demand from non-residential pre-annexation agreements in MRGA (2019)	158	158	158
10 Total Ultimate Potential New Water Demand in City and MRGA [4+5+6+7+8+9]	21,875	21,875	21,875
11 Capacity Deficit (line 3 minus line 10)	-7,925	-4,425	7,075

Updated data from Figures 4-6, 4-7, and 4-8 in Comp Plan, with below caveats:

1. Used FY 2019 peak demand. Average daily demand was 10.25 MGD in FY 2019.
2. Because of changing MDE requirements and funding, Edgemont is no longer viable for capacity planning.
3. When reach 80% capacity of plant (12 MGD or 60,000 EDU), the City can request an increase in our permit for Potomac up to 18 MGD total. This increase would require hydrolic upgrade and addressing system pressure issues with transmission mains.
4. New estimate for raw land and pre-annexation agreements based on developers, Google map aeriels, or Comp Plan land yield formula.