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BOARD OF COUNTY COMMISSIONERS

March 6, 2018

Agenda

- 10:00 A.M. INVOCATION AND PLEDGE OF ALLEGIANCE
CALL TO ORDER, *President Terry L. Baker*
APPROVAL OF MINUTES – FEBRUARY 27, 2018
- 10:05 A.M. COMMISSIONERS' REPORTS AND COMMENTS
- 10:10 A.M. REPORTS FROM COUNTY STAFF
- 10:15 A.M. CITIZENS PARTICIPATION
- 10:20 A.M. URBAN IMPROVEMENT PROJECT – UNIVERSITY SYSTEM OF MARYLAND AT HAGERSTOWN WALNUT STREET HEALTH SCIENCES CENTER – *Mark Halsey, Executive Director, USMH; Howard Bowen, Chairman, Ewing Oil & Chair of USMH Campaign Committee; James Holzapfel, Managing Director, Holzapfel Investment Group of Wells Fargo Advisors and Vice Chair of USMH Campaign Committee*
- 10:30 A.M. PRESENTATION OF THE 2019 – 2028 CAPITAL BUDGET, DRAFT 2 – *Sara Greaves, Chief Financial Officer, Budget and Finance*
- 10:40 A.M. DECISION FOR ZONING ORDINANCE TEXT AMENDMENT RZ-16-005 – *Jill Baker, Chief Planner, Planning and Zoning Department*
- 10:45 A.M. LEITERSBURG RURITAN CLUB, INC. REQUEST TO RELEASE CONDITIONS AND REVERSIONARY PROVISION – *Susan Small, Real Property Administrator, Division of Engineering*
- 10:50 A.M. BID AWARD (PUR-1374) LABORATORY SERVICES FOR WATER/WASTEWATER TESTING FOR THE DEPARTMENT OF WATER QUALITY – *Brandi Naugle, Buyer, Purchasing Department and Sherry Alidoosti, Chief of Laboratory Testing, Department of Water Quality*
- 10:55 A.M. DEPART FOR TOUR – WASHINGTON COUNTY CAPITAL IMPROVEMENT – SOUTHERN BOULEVARD
- 11:30 A.M. RECESS

12:40 P.M. RECONVENE IN 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 consult with staff, consultants, or other individuals about pending or potential litigation; and to consult with counsel to obtain legal advice on a legal matter.)

02:50 P.M. ADJOURNMENT



Agenda Report Form

Open Session Item

SUBJECT: Urban Improvement Project – University System of Maryland at Hagerstown(USMH)
Walnut Street Health Sciences Center

PRESENTATION DATE: Tuesday, March 6, 2018

PRESENTATION BY: Mark Halsey, Executive Director, USMH, Howard “Blackie” Bowen, Chairman, Ewing Oil; Chair of USMH Campaign Committee and James Holzapfel, Managing Director, Holzapfel Investment Group of Wells Fargo Advisors; Vice Chair of USMH Campaign Committee

RECOMMENDED MOTION: Grant \$250,000 to USMH for renovation of space in the Walnut Street clinic that would be named for Washington County, and/or a named scholarship fund for local residents in the new Advanced Practice programs (Physician Assistant and Nurse Practitioner).

REPORT-IN-BRIEF:

DISCUSSION: The representatives of USMH and our Campaign Committee will be making a request for support of its Health Sciences Center (broadly speaking, a part of the Urban Improvement Project), including assistance with physical renovations and scholarships to local residents admitted into the Physician Assistant and Nurse Practitioner graduate programs. This support comes with naming opportunities for rooms or scholarships, or both.

These programs, and this facility, promises to produce an important economic impact for Hagerstown, including construction expenditures; new faculty and staff salaries, their housing and consumer spending; new students’ consumer spending; housing expenditures by new students moving to Hagerstown for one of these programs; and operating expenditures of the program and for the facility.

FISCAL IMPACT: \$250,000, which could be in the FY19 fiscal year, or pledged over more than one year.

CONCURRENCES:

ALTERNATIVES:

ATTACHMENTS:

AUDIO/VISUAL NEEDS: None



Agenda Report Form

Open Session Item

SUBJECT: Follow up presentation of the 2019-2028 Capital Budget

PRESENTATION DATE: March 6, 2018

PRESENTATION BY: Sara Greaves, Chief Financial Officer; Kim Edlund, Director of Budget & Finance

RECOMMENDED MOTION: The presentation is for informational purpose.

REPORT-IN-BRIEF: Changes to Draft 1 and status update on Operating Budget.

DISCUSSION: Discussion provided by CFO on any changes from Draft 1 of the 2019-2028 Capital Improvement Plan. CFO and Director will answer any questions or concerns related to Draft 1. An update will also be provided on the status of the operating budget.

FISCAL IMPACT: Not Applicable

CONCURRENCES: Not applicable

ALTERNATIVES: Not applicable

ATTACHMENTS: None

AUDIO/VISUAL NEEDS: Not applicable



Agenda Report Form

Open Session Item

SUBJECT: Decision – for Zoning Ordinance Text Amendment – RZ-16-005

PRESENTATION DATE: March 6, 2018

PRESENTATION BY: Jill Baker, Chief Planner, Washington County Department of Planning and Zoning

RECOMMENDED MOTION: Motion to approve the proposed text amendments for rezoning case RZ-16-005 as revised and attached.

REPORT-IN-BRIEF: Application was made to amend several sections of the Zoning Ordinance by updating, correcting, and clarifying language pertaining to various aspects of zoning regulation including mobile home replacements, accessory building setbacks, and convenience stores.

DISCUSSION: The Planning Commission held a public input meeting on October 17, 2016. No public input was received during the public rezoning meeting. A public hearing was held on February 28, 2017 and public testimony was received regarding several sections of the amendments. County Commissioners discussed the proposed amendments after the public hearing held on February 28, 2017 and provided questions and directions for Staff to follow up on the application. Staff presented the Commissioners with additional information at their regular meeting on October 31, 2017 and resolved the issues and questions that came up at the previous meeting. The final form of the proposed text amendments contains revisions to address those questions and concerns. Note that the amendments regarding convenience stores have been removed from the text presented for adoption. Staff has recommended further study.

FISCAL IMPACT: N/A

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: Revised amendment text per BOCC October 31, 2017 comments
Staff Report and Analysis October 3, 2016

AUDIO/VISUAL NEEDS: N/A

RZ-16-005
 PROPOSED TEXT AMENDMENTS FOR PUBLIC HEARING
 CLEAN-UP AMENDMENTS

(1) ARTICLE 3 – DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES; LAND USE REGULATIONS (RURAL AREA USES) is amended as follows:

Section 3.3 (1) Table of Land Use Regulations

A(R)-Agriculture (Rural)
 EC-Environmental Conservation
 P-Preservation
 RV-Rural Village RB-Rural Business IM-Industrial Mineral

Table No. 3.3(1)
 TABLE OF LAND USE REGULATIONS
 (RURAL AREA USES)

LAND USES	A(R)	EC	P	RV	RB	IM
J. Housing						
Mobile/ Manufactured Homes	P	P	P	N	N	N
K. Manufacturing						
Brewery, Commercial with a valid Class 5 manufacturing license	SE	SE	SE	SE	P	N
Brewery, Farm with a valid Class 8 manufacturing license	P	P	P	P	P	N
Brewery, Limited Commercial (micro-brewery) with a valid Class 7 manufacturing license	SE	SE	SE	SE	P	N
Brewery, Pub with a valid Class 6 manufacturing license provided the pub is located within, or immediately adjacent to, the restaurant where the brewed beverage is to be sold to the public.	N	N	N	N	P	N
Distillery, Limited Commercial with a valid Class 9 manufacturing	SE	SE	SE	SE	P	N
Wineries, Farm with a valid Class 4 manufacturing license	P	P	P	P	P	N
Wineries, Commercial with a valid Class 3 manufacturing license	SE	SE	SE	SE	P	N
Wineries, Limited Commercial with a Class 4 manufacturing license	SE	SE	SE	SE	P	N
L. Mining						
Mineral extraction, mineral processing, mineral related uses, and mineral based manufacturing	N	N	N	N	N	P
Mineral extractive operations, Low volume; subject to the performance standards in Section 4.12. A grading plan containing the information required in Section 15.3(a)-(h) showing the existing and proposed surface contours and providing for the revegetation of the property shall be submitted to the County for approval.	P	P	P	N	P	P
Mineral extractive operations, Moderate volume; subject to the performance standards in Section 4.12 and the requirements of Sections 15.4, 15.5 and 25.6. A grading plan containing the information required in section 15.3(a)-(h) showing the existing and proposed surface contours and providing for the revegetation of the property shall be submitted to the County for approval.	SE	SE	SE	N	P	P
Mineral extractive operations, High volume; subject to the performance standards in Section 4.12 and regulations in Article 15.	N	N	N	N	N	P
P. Retail and Wholesale Trade						
Auto Sales and Services	N	N	N	N	P	N
Automotive Service Station	N	N	N	N	P	N
Garage, Service	N	N	N	N	P	N

P-Permitted
SE-Special Exception
A-Accessory
N-Not Permitted

(2) ARTICLE 4 – GENERAL PROVISIONS is amended as follows:

Section 4.10 Accessory Structures

(b) Use limitations.

~~5. In all districts wherein single family and two family dwellings are permitted, accessory structures shall not be located closer to public or private road right-of-way or rear lot line than the side yard requirements for a single family or two family dwelling in that district, except as provided in Section 23.5(b).~~

Section 4.26 Solar Energy Generating Systems

The purpose of this section is to establish regulations to facilitate the installation and construction of Solar Energy Generating Systems as defined in Section 28A (hereinafter “SEGS”) for landowners, subject to reasonable restrictions which will preserve the public health and safety.

SEGS shall be permitted as a land use as specified in Section 3.3 and 21.~~32-42~~ of this ordinance. However, SEGS shall be prohibited as a use in defined Priority Preservation Areas, Rural Legacy Areas, and Antietam Overlay zones.

(3) ARTICLE 11 “BL” BUSINESS, LOCAL DISTRICT is amended as follows:

Section 11.1 Principal Permitted Uses

(a) Local retail goods sales and service shops, including:

Automobile accessory sales
Automotive Service Station
Automotive Sales
Car Wash
Dairy products store
Food and Grocery stores

(j) Distillery, Limited Commercial with a valid Class 9 manufacturing license.

(k) Brewery, Limited Commercial with a valid Class 7 manufacturing license.

(l) Brewery, Pub with a valid Class 6 manufacturing license provided the pub is located within, or immediately adjacent to, the restaurant where the brewed beverage is to be sold to the public.

(m) Winery, Limited Commercial with a valid Class 4 manufacturing license.

~~(j)(n)~~ When it can be determined that an unlisted use is functionally similar to a listed principal permitted use by inclusion in the same 6 digit North American Industry Classification System (NAICS), the use may also be permitted in the Business, Local District as if it were listed as a principal permitted use herein.

If a proposed use is not listed and cannot be determined to be functionally similar in character to a listed use by reference to its 6 digit NAICS Code, the use is not permitted in the Business, Local District except when approved by the Board of Appeals as a special exception as stated in Section 11.3.

~~(k)(o)~~ Structures and uses existing prior to assignment of the current Business, Local District that are not listed as principal permitted uses are considered non-conforming uses and are permitted subject to the guidelines governing such uses in Section 4.3.

(4) ARTICLE 12 “BG” BUSINESS, GENERAL DISTRICT is amended as follows:

Section 12.1 Principle Permitted Uses

(a) Retail trades, businesses and services, including but not limited to the following and any use permitted in the BL District, subject to the use regulations specified in that district.

Automotive Service Station
Garage, Service

(5) ARTICLE 14 “IG” INDUSTRIAL, GENERAL DISTRICT is amended as follows:

Section 14.1 Principle Permitted Uses

(a) Uses of a general industrial nature, but not limited to the following:

Manufacture and bottling of alcoholic beverage- including commercial breweries, distilleries, and wineries.

(6) ARTICLE 22 SPECIAL PROVISIONS; DIVISION V – MOBILE HOME PARKS, TRAVEL TRAILER PARKS AND MOBILE HOMES NOT IN MOBILE HOME PARKS OR TRAVEL TRAILER PARKS is amended as follows:

Section 22.54 Mobile Homes

(c) Replacement:

~~(2) Except in the A(R), EC, and P Districts, the replacing mobile home must be set on the same site as the replaced mobile home. Except as provided in Section 22.51, a replacement mobile home that increases the overall square footage of the original unit by greater than 10% shall be placed so as to meet the building setbacks of the district in which it will reside. If the replacement mobile home square footage (1) decreases, (2) remains equal, or (3) increases by 10% or less than the original unit, the replacement unit may use the existing non-conforming setbacks in place at the time of replacement. Under no circumstances may a replacement unit be located closer to the property boundaries than exists at the time of replacement. The existing mobile home shall be -with the latter being~~

removed from the property no later than thirty (30) days from the zoning permit issuance date of the replacement unit.

(7) **ARTICLE 28A DEFINITIONS** is amended as follows:

Automotive Service Station:

A ~~building, lot, or both,~~facility where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail prices, and where automobile servicing, detailing, and minor repairs are provided. Uses at a service station do not include major mechanical and body work, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in such stations. A service station is not a repair and service garage or a body shop.

Brewery, ~~Commercial~~:

An establishment with facilities for manufacturing, storage, and bottling malt beverages for sale on-site or through wholesale or retail outlets. Breweries shall be further defined as follows: -in accordance with a valid Class 5 manufacturing license from the State of Maryland. A commercial brewery is a brewery that does not meet the definition of a Farm Brewery. Accessory uses may include beer tasting rooms at which beer tasting occurs, accessory food sales related to the beer tasting, and the sale of beer produced on site. The area for beer tasting, accessory food sales related to the beer tasting, and sales of beer produced on-site shall not exceed 25 percent of the area of the structures located on-site and being used for manufacturing and bottling.

A. Commercial Brewery: An establishment authorized by the State of Maryland through a valid Class 5 Manufacturers License. Such establishments may conduct tours of the licensed premises and have tasting areas not to exceed 25 percent of the area of the structures located on-site and being used for manufacturing and bottling.

B. Brewery, Farm Brewery: An establishment authorized by the State of Maryland through a valid Class 8 manufacturing license. Such establishments shall be located on a farm with a producing hopfield or similar growing area which may have facilities for brewing, processing, bottling, packaging, and storage of beer on the premises where the owner or lessee manufactures beer, -in accordance with a valid Class 8 manufacturing license from the State of Maryland. If the Farm Brewery produces beer on site, at a minimum, Farm Breweries must produce at least 2 acres of the agricultural products used in processing the beer on-site at the Farm Brewery. Accessory uses at the Farm Brewery may include tasting rooms at which beer tasting occurs, accessory food sales related to the beer tasting, sales of novelty and gift items related to the beer and processing facility, sales of beers produced on-site, occasional promotional events, and guided tours. The area for beer tasting, accessory food sales related to the beer tasting, and sales of novelty and gift items related to the beer and processing facility shall not exceed 25 percent of the area of the structures located at the farm and being used for the Farm Brewery. A Farm Brewery and its accessory uses shall be considered a bona fide and normal agricultural activity and an agricultural land management activity. A Zoning Permit and Site Plan approval is

not required for a Farm Brewery that includes a tasting room, accessory food sales related to the beer tasting, sales of novelty and gift items related to the beer. Notwithstanding the foregoing, a Farm Brewery with a tasting room shall be required to file with the County Division of Plan Review and Permitting, evidence that the vehicular access to the Farm Brewery used by patrons satisfies the County sight distance requirements set forth in the County's "Policy for Determining Adequacy of Existing Highways" if such vehicular access is onto a County public road.

C. Limited Commercial Brewery (aka Micro-brewery) - An establishment authorized by the State of Maryland through a valid Class 7 manufacturing license. Such establishments may conduct tours of the licensed premises and have tasting areas. Other accessory uses may include accessory food sales related to the tasting and the sale of beers produced on site. The area for tasting, accessory food sales related to the tasting, and sales of beer produced on-site shall not exceed 25 percent of the area of the structures located on-site and being used for manufacturing and bottling.

D. Pub Brewery – An establishment authorized by the State of Maryland through a valid Class 6 manufacturing license. Such establishments are permitted with the express intent to service restaurants or other dining establishments. Therefore, the pub brewery must be located within, or immediately adjacent to the restaurant or other dining establishment where the brewed beverage is to be sold to the public.

Distillery:

An establishment with facilities for distilling, rectifying, storage, and bottling of brandy, rum, whiskey, alcohol, and neutral spirits for sale on-site or through wholesale or retail outlets. Distilleries shall be further defined as follows:

A. Commercial Distillery: An establishment authorized by the State of Maryland through a valid Class 1 or Class 2 Manufacturers License. Such establishments may conduct tours of the licensed premises and have tasting areas not to exceed 25 percent of the area of the structures located on-site and being used for manufacturing and bottling.

B. Limited Commercial Distillery: An establishment authorized by the State of Maryland through a valid Class 9 manufacturing license. Such establishments may conduct tours of the licensed premises and have tasting areas. Other accessory uses may include accessory food sales related to the tasting and the sale of spirits produced on site. The area for tasting, accessory food sales related to the tasting, and sales of spirits produced on-site shall not exceed 25 percent of the area of the structures located on-site and being used for manufacturing and bottling.

Essential Utility Equipment:

This term comprises underground or overhead electrical, gas, communications, water or sewerage systems, including electrical poles, towers or pole structures, wires, lines, mains, drains, sewers, sewerage pumping stations (including above ground

~~stations), conduits, cables, fire alarm boxes, public telephone stations, police call boxes, traffic signals, hydrants, regulating and measuring devices, and the structures in which they are housed, and other similar equipment and accessories in connection therewith. It does not include Commercial Communications Towers, nor does it include buildings, yards, stations used for storage, repair, or processing of equipment material, and does not include building yards, stations, or substations for transforming, boosting, or switching, or pumping purposes, where such facilities are constructed on the ground.~~

Garage:

~~Garage, Service: A garage, other than a residential garage, where motor vehicles, trailers, or other types of equipment are stored, equipped for operation, repaired, or kept for remuneration, hire or sale serviced for minor and major repair including auto body repair. Uses at a service garage do not include storage of automobiles not in operating condition or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in such facilities.~~

Grocery Stores/Supermarkets:

~~A retail establishment primarily engaged in the sale of a general line of food products such as canned and frozen foods, fresh produce, and prepared meats, fish, and/or poultry. Such establishments may also sell gasoline at retail prices.~~

Mobile/Manufactured Home:

~~A detached structure with the following characteristics:~~

~~It is designed for long term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems, and;~~

~~It is designed for transportation after fabrication on streets or highways on its own wheels, or on flatbeds or other trailers, or detachable wheels, and;~~

~~It arrives at the site where it is to be occupied complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities and the like.~~

~~A travel trailer is not a mobile home. See "Travel Trailer".~~

~~A prefabricated home built entirely in a factory under a federal building code administered by the US Department of Housing and Urban Development (HUD Code) that is attached to a permanent chassis to assure the initial and continued transportability of the home. These prefabricated homes may be single or multi-sectional and are transported to the site and installed. This definition does not include travel trailers (See "Travel Trailer"). For clarification the terms "mobile home" and "manufactured home" are synonymous and may be used interchangeably.~~

Winery, ~~Commercial~~:

An establishment with facilities for manufacturing, storage, and bottling wine for sale on- site or through wholesale or retail outlets. Wineries shall be further defined as follows: in accordance with a valid Class 3 manufacturing license from the State of Maryland. A commercial winery is a winery that does not meet the definition of a Farm Winery. Accessory uses may include wine tasting rooms at which wine tasting occurs, accessory food sales related to wine tasting, and the sale of wine produced on-site. The area for wine tasting, accessory food sales related to the wine tasting, and sales wine produced on-site shall not exceed 25 percent of the area of the structures located at the and being used for manufacturing and bottling.

A. Commercial Winery – An establishment authorized by the State of Maryland through a valid Class 3 manufacturing license. Such establishments may conduct tours of the licensed premises and have tasting areas not to exceed 25 percent of the structures located on-site and being used for manufacturing and bottling.

B. Winery, Farm Winery - An establishment authorized by the State of Maryland through a valid Class 4 manufacturing license. Such establishments shall be located on a farm with a producing vineyard, orchard, or similar growing area which may have facilities for fermenting, processing, bottling, packaging, and storage of wine, sparkling wine and/or juice on the premises where the owner or lessee manufactures wine and/or sparkling wine, in accordance with a valid Class 4 manufacturing license from the State of Maryland. If the Farm Winery produces wine, sparkling wine and/or juice on the premises, the Farm Winery must produce at least 2 acres of the agricultural products used in processing the wine, sparkling wine and/or juice on-site at the Farm Winery. Accessory uses at the Farm Winery may include tasting rooms at which wine tasting occurs, accessory food sales related to the wine tasting, sales of novelty and gift items related to the wine and the vineyard, sales of wines produced on-site, occasional promotional events related to the wine and the vineyard, and guided tours. The area for wine tasting, accessory food sales related to the wine tasting, and sales of novelty and gift items related to the wine and the vineyard shall not exceed 25 percent of the area of the structures located at the farm and being used for the Farm Winery. A Farm Winery and its accessory uses shall be considered a bona fide and normal agricultural activity and an agricultural land management activity. A Zoning Permit and Site Plan approval is not required for a Farm Winery that includes a tasting room, accessory food sales related to the wine tasting, sales of novelty and gift items related to the wine and the vineyard, sales of wines produced on-site. Notwithstanding the foregoing, a Farm Winery with a tasting room shall be required to file with the County Division of Plan Review and Permitting evidence that the vehicular access to the Farm Winery used by patrons satisfies the County sight distance requirements set forth in the County's "Policy for Determining Adequacy of Existing Highways" if such vehicular access is onto a County public road.

A-C. Limited Commercial Winery – An establishment authorized by the State of Maryland through a valid Class 4 manufacturing license. Such establishments may conduct tours of the licensed premises and have tasting areas. Other accessory uses may include accessory food sales related to the tasting and the

sale of spirits produced on site. The area for tasting, accessory food sales related to the tasting, and sales of spirits produced on-site shall not exceed 25 percent of the area of the structures located on-site and being used for manufacturing and bottling.



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

RZ-16-005

October 3, 2016

WASHINGTON COUNTY ZONING ORDINANCE
STAFF REPORT AND ANALYSIS

ARTICLES 3, 4, 11, 12, 14, 22, 28A

Proposal: Application is being made to amend several sections of the Zoning Ordinance by updating, correcting, and clarifying language pertaining to various aspects of zoning regulation.

Staff Report: It is every jurisdiction's goal to provide a clearly defined ordinance that limits inconsistencies and interpretation. The purpose of these amendments is to clarify various sections of our Zoning Ordinance to reduce observed errors, ambiguous language, and regulations conflicting internally within the Ordinance as well as in other Ordinances.

Analysis: Several amendments are being proposed as part of this application. A brief outline of each amendment is listed below.

- A) The first amendment proposed as part of this application relates to alcohol production uses including breweries, wineries, and distilleries. Currently, the Zoning Ordinance provides direction on farm breweries and wineries as well as limited commercial breweries and wineries. This amendment seeks to build upon these uses and address new regulations approved by the State related to the licensing of such facilities.

Several new manufacturing license types have been approved by the State over the last few legislative sessions. First, two new types of breweries, pub-breweries and micro-breweries have been included as types of manufacturing facilities. Both are considered limited commercial manufacturing and are primarily associated with complementing retail uses such as restaurants and retail liquor stores. The amendments relating to these uses include:

- Adding new definitions for limited commercial brewery (aka micro-brewery) and pub brewery;
- Inclusion of micro-breweries as a permitted use in the Business Local (and thereby also permitted in the Business General 'BG', Planned Business 'PB', and Highway Interchange 'HI' zoning districts) and Rural Business 'RB' districts;
- Inclusion of micro-breweries as special exception uses in the rural area districts of Agriculture (Rural) 'AR', Environmental Conservation 'EC', Preservation 'P', and Rural Village 'RV'; and

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- Inclusion of pub breweries as permitted uses in the BL (and thereby also permitted in the BG, PB, and HI zoning districts) and RB districts.

The State has also added a new manufacturing license for limited commercial distilleries. This new classification strictly limits the amount and distribution of the manufactured product. The amendments relating to this topic include:

- Adding a new definition limited commercial distillery;
- Adding a new definition of commercial distillery to better clarify the difference between uses;
- Inclusion of limited commercial distilleries as a permitted use in the BL (and thereby also permitted in the BG, PB, and HI zoning districts) and RB districts; and
- Inclusion of limited commercial distilleries as special exception uses in the rural area districts of A(R), EC, P, and RV.

Finally, in an effort to streamline all of the different types of alcohol manufacturing license as uses in the Zoning Ordinance, minor adjustments have been made to the definitions section to align them with State regulations.

- B) The next proposed amendment seeks to resolve an oversight in the application and implementation of mineral extractive operations in the rural areas of the County. Prior to the Rural Area rezoning in 2005, mineral extractive operations were categorized in terms of their size and intensity. The classifications were defined as low, moderate, and high volume operations. When the Rural Area rezoning was adopted the definitions of these operations remained; however, the uses were not explicitly included in the Table of Land Use Regulations. Instead they were consolidated into one level of intensity and only permitted in the Industrial, Mineral 'IM' overlay district.

Recent changes in Maryland Department of the Environment definition and licensing of smaller extractive operations has prompted the County to review its current handling of these uses in the Zoning Ordinance. The amendments proposed as part of this application seek to restore the original delineation of separate levels of extractive operation and reinstate the uses as they were permitted prior to the Rural Area Rezoning. The amendments include allowing low volume operations to be permitted uses in the AR, EC, P, RB, and IM overlay districts, moderate volume operations to be special exception uses in the AR, EC, P, RB, and IM overlay districts, and high volume operations to only be permitted with an IM overlay district.

- C) The next set of amendments proposed as part of this application corresponds to uses that relate to automotive sales, service, and repair. There are currently multiple references to different aspects of automotive care that are redundant or conflicting. The purpose of these amendments is to identify the different automotive care uses and include them in the appropriate zoning category.

The primary complaints received relating to automotive care is regarding noise and fumes emanating from the facilities. To reduce the amount of friction between uses, it is important to consider what types of work can be done near incompatible uses such as residential areas. Typically, auto body repair and larger mechanical work such as transmission repair can cause elevated levels of noise. For this reason the focus of these amendments is to limit the types of repair work in commercial zoning districts that are intended for less intense uses. To achieve this balance the following amendments are recommended:

- Revise the definition of Automotive Service Station to include less intense automotive care work such as detailing;
 - Revise the Service Garage definition to include service for both minor and major repairs including auto body work;
 - Include Automotive Service Station as a permitted use in the BL (and thereby also permitted in the BG, PB, and HI zoning districts) and RB districts; and
 - Include Service Garage as a permitted use in the BG (and thereby also permitted in the PB and HI zoning districts) and RB districts.
- D) Accessory structures are the topic of the next amendment; specifically, the placement of accessory structures. Currently, Section 4.10(b).5 allows setbacks of accessory structures from roadways to be at least the same as the side yard setback in the district. This has inadvertently caused issues with neighbors who don't wish to see accessory structures such as pools, sheds, etc. in front yards. This also has the potential to create issues with highway right-of-way dedications and future road widening. To rectify this issue we are recommending deletion of this section in its entirety.
- E) The next amendment listed on the attachment is a simple correction to rectify a referencing error. In Section 4.26 there is a referral made to Section 21.32 of the Ordinance. This section does not exist and the correct reference should be to Section 21.42.
- F) Occasionally it is brought to our attention that there are some uses that are not included within the Zoning Ordinance that perhaps should be included. Car wash facilities have recently been pointed out as not being specifically listed in the Ordinance as a use. In the past car wash facilities have been most associated with other automotive care facilities and were therefore interpreted to be part of the overall care of the vehicle. As additional stand-alone facilities are being developed it has been determined that there is a need for a specific line item for car wash facilities. It is recommended that they be permitted in the BL (and thereby also permitted in the BG, PB, and HI zoning districts).
- G) As part of a recent development proposal, Commissioners were presented with a request from the developer to revisit the definition of convenience stores. Currently convenience stores are permitted in the BL (and thereby also permitted in the PB and HI zoning

districts) district and are limited to a gross floor area of 5,000 square feet that is to include the area used for gasoline sales. At the time the developer wished to build a larger convenience store but the definition puts strict limits on the size with no mitigation if the developer wished to have a larger store. To create more flexibility in the size of these types of uses, staff is proposing to amend the definition of a convenience store to eliminate the size restriction. Alternatively, to adhere to the purpose statements of the BL district to restrict commercial development where “services are needed by a neighborhood population”, the size restriction of 5,000 square feet or less gross floor area has been added as a caveat to the use. In the more intensive BG district, the convenience store use has been added without caveat thereby removing a size limit.

To further clarify the difference between a convenience store and grocery store, Staff has proposed adding a new definition for Grocery Store/Supermarket. The intent is to define a different intensity level between the two uses.

- H) Another area of the Zoning Ordinance that has been identified as needing revision is related to placement and location of mobile/manufactured homes. First, the Ordinance currently includes a rather archaic definition of mobile home. The current definition was derived from initial Federal legislation enacting the permitting of this type of housing. Just as any other use in the ordinance, these uses have evolved and changed over time. These units are now larger and can be multi-sectional. In order to better serve these residents, it is recommended to update the definition to include the new term ‘manufactured home’ and reference the changes that have occurred in the industry.

The new larger dimensions and multi-sectional nature of these uses also conflict with replacement regulations outlined in the Ordinance. When the Ordinance was first enacted in 1973, the only form of mobile home built was what is referred to as a ‘single wide’ unit generally measuring 10 to 12 feet wide and 50 to 60 feet long. Currently manufactured homes can be built in single or multiple sections typically spanning up to 1200 square feet or more of living space. Currently, Section 22.54 states that replacement units must be installed on the same site as the existing unit. It is becoming more and more difficult for residents to replace existing units that are smaller with newer units. Therefore, it is recommended to revise this section of the Ordinance to be more flexible and allow for replacement homes to be placed similarly to any other type of housing.

- I) The final amendment proposed as part of this application relates to the definition of an essential utility. More specifically the treatment of sewerage pumping stations. As part of the current definition of essential utility equipment, above ground pumping stations are specifically excluded from the list of items deemed “essential”. This has prompted the County and other water quality agencies to make application to the Board of Zoning Appeals to seek a special exception to install an above ground pumping station. As part of one of the latest BZA hearing opinions, the members agreed that pumping stations, regardless of their location above or below ground, should be considered ‘essential’ and

not put through the special exception process. Likewise, Staff at the Department of Water Quality has expressed concern over the definition not included pumping stations as essential utility equipment. Based on the BZA opinion and Staff comments it is recommended that the definition of essential utility equipment be amended to include pumping stations.

Staff Recommendation: Based upon feedback and comments from other government agencies, developers, property owners, and the general public, Staff recommends approval of these amendments in order to provide consistent implementation of our land use policies and regulations.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jill L. Baker". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jill L. Baker
Chief Planner



Agenda Report Form

Open Session Item

SUBJECT: Leitersburg Ruritan Club, Inc. requests to release conditions and reversionary provision

PRESENTATION DATE: Tuesday, March 6, 2018

PRESENTATION BY: Susan Small, Real Property Administrator, Division of Engineering

RECOMMENDED MOTION: Move to approve the release of the conditions and reversionary provision in the deed from the Board of County Commissioners of Washington County to the Leitersburg Ruritan Club, Inc. and to authorize the execution of the necessary documentation.

REPORT-IN-BRIEF: On May 4th, 1976 the Board transferred the property located at 21427 Leiter St, Hagerstown, MD 21742 to the Leitersburg Ruritan Club, Inc. (Deed Liber 617, folio 620). The Leitersburg Ruritan Club, Inc. has asked the Board to release the conditions and reversionary provision giving them full right to the property in perpetuity.

DISCUSSION: The deed of transfer is subject to four (4) conditions which would, upon the happening of any, result in the title to the property reverting automatically to the County. Recently, the Leitersburg Ruritan Club, Inc. has expressed interest in making improvements to the property, such as constructing a community building to serve the area. In doing so, it will need to use borrowed funds. The lender(s) will not loan funds if the conditions and reversionary provision remain in the deed, as the Ruritan Club does not have unrestricted rights in and to the property. Upon the Board's approval, county staff would record a Release of Conditions and Reversionary Provision in the Land Records for Washington County, Maryland, thereby terminating the conditions and releasing and relinquishing any reverter provision contained in the aforesaid deed.

FISCAL IMPACT: N/A

CONCURRENCES: County Attorney's Office

ALTERNATIVES: N/A

ATTACHMENTS: Aerial Map, Letter of Request and Deed (Liber 617 Folio 620)

AUDIO/VISUAL NEEDS: N/A



LEITERSBURG RURITAN CLUB, Inc.

MEETS 1st MONDAY OF EACH MONTH

January 25, 2018

To: Washington County Commissioners

The Leitersburg Ruritan Club has been serving the Leitersburg area for over 57 years. The main mission of Ruritan is providing community service , (IE Boy Scouts, Girl Scouts, fire victims, street lights, food baskets for the needy, scholarships, and etc.).

As the years passed, the need for community services continues to grow. In order to fill this need the Leitersburg Ruritan Club wants to construct a community building to serve this area.

Financing this project may involve getting loans. In order to get these loans we must have "a clear deed". The existing deed has some restrictions which would prevent a loan process to be considered.

The Leitersburg Ruritan Club is asking the Washington County Commissioners to remove the restrictions. The Ruritan Club will be happy to pay for any cost to accomplish this.

Please find attached a copy of the deed. The underlined restrictions is what we would like to have removed. Also please find a newspaper article whereas the Rohersville Ruritan Club had their restrictions removed from their deed by the Washington County Commissioners.

Please advise me when we could discuss this matter. Thanking you in advance for you consideration, we remain

Yours Truly,

George Souders
Leitersburg Ruritan Club President
20931 Leitersburg Pike
Hagerstown, MD 21742
301 739-6699

COMMUNITY SERVICE . . . FELLOWSHIP - GOODWILL

Del. to Samuel Brar 7/26/76

Received for Record 6-30-76
at 3:11 o'clock P M

Liber # 617
1976

THIS DEED, Made this 4th day of May
by the Board of County Commissioners of Washington County, a public
body corporate of the State of Maryland, witnesseth,

WHEREAS, having determined that it is unable to provide the
community, civic and recreational activities for the Village of
Leitersburg which have been supplied by the Grantee herein and
which it will continue to supply on the premises hereinafter described
and having determined that said property is no longer needed for
the purposes of a school or for the Grantor's other public purposes,
the said Board of County Commissioners is desirous of conveying
said property to the Grantee herein without consideration as set
forth in an advertisement heretofore duly published by it according
to Law,

NOW THEREFORE, THIS DEED WITNESSETH, that for and in con-
sideration of the premises and the sum of One (\$1.00) Dollar,
receipt whereof is hereby acknowledged, the Board of County Com-
missioners of Washington County hereby grants and conveys, subject
to the provisions for reverter hereinafter contained, unto Leiters-
burg Ruritan Club, Inc., all those tracts or parcels of land to-
gether with any improvements thereon and all of the rights, ways,
privileges and appurtenances thereunto belonging, situate in the
Village of Leitersburg, in Election District No. 9, Washington County,
Maryland, and being more particularly described as follows:

PARCEL NO. 1 - Lot No. 15 on the plat of Zeigler's Addition
to Leitersburg heretofore filed or intended to be filed in the Land
Records of Washington County, being the 5th lot northeast from Cul-
vert's lot and next to the end lot along the Hagerstown-Waynesboro
Highway and more particularly described as follows: Beginning at
an iron pipe in the South marginal line of the aforesaid State High-
way, said pipe being North 60 degrees 10 minutes East 540 feet from
an iron pipe on the Northeast corner of a proposed 30 foot street,
and running thence along the South marginal line of said Highway,
North 60 degrees 10 minutes East 60 feet to an iron pipe, thence
leaving said highway and running back therefrom at right angles,
South 29 degrees 50 minutes East 240 feet to a stake in the North
margin of a proposed alley, thence binding on said alley South 60
degrees 10 minutes West 60 feet to a stake, thence parallel with the
second line of this conveyance North 29 degrees 50 minutes West 240
feet to the place of beginning, containing .33 acres of land, more
or less. Lot No. 16 on the plat of Zeigler's Addition to Leitersburg
heretofore filed or intended to be filed in the Land Records of Wash-
ington County, and being more particularly described as follows:
Beginning at an iron pipe in the South marginal line of the aforesaid
State Highway, said pipe being North 60 degrees 10 minutes East 600
feet from an iron pipe on the Northeast corner of a proposed 30 foot
street, and running thence along the South marginal line of said
highway, North 60 degrees 10 minutes East 74.8 feet to an iron pipe
in the second or South 11 degrees 15 minutes East 25.7 perch line of
the deed from Daniel S. Wolfinger to Laura K. Zeigler dated November
23, 1892 and recorded in Liber 99, folio 441, one of the Land Records
of Washington County, thence with a portion of said second line in
a Southeastwardly direction for a distance of 253 feet, more or less,
to a stake, thence leaving said second line and running along the
North margin of a proposed alley, South 60 degrees 10 minutes West
8.5 feet to a stake, thence North 29 degrees 10 minutes West 240
feet to the place of beginning, containing .23 acres of land, more
or less. SAVING AND EXCEPTING therefrom all that 0.28 acre portion
thereof heretofore conveyed by the Grantor herein to Franklin C.
Barnes and wife by deed dated the 18th day of November, 1975 and re-
corded in Liber 605, folio 805, another of said Land Records.

PARCEL NO. 2 - All that tract or parcel of land in Election

District No. 9, Washington County, Maryland, situate 254 feet South-east of the State Highway between Hagerstown and Ringgold in the Village of Leitersburg, along the East side of the public alley East of Church Street and along the Southeast side of the alley in the rear of Lots Nos. 1 to 16 inclusive indicated on the Plat of Zeigler's Addition to Leitersburg, and more particularly described as follows: Beginning at a stake in the Northeast margin of the aforesaid public alley East of Church Street, said stake being at or near the end of 22.97 perches in the fifth or North 36½ degrees West 24 perch line of the deed from Daniel S. Wolfinger to Laura K. Zeigler dated November 23, 1892 and recorded in Liber 99, folio 44, one of the Land Records of Washington County, Maryland, and running thence North 52 degrees 48 minutes East 105.7 feet to a stake in the Southeast margin of the aforementioned alley in the rear of the lots of Zeigler's Addition, thence along said alley North 60 degrees 10 minutes East 875 feet to a stake, thence with the present fences South 13 degrees 30 minutes East 138 feet, thence South 25 degrees 45 minutes West 810 feet to a post at the corner of the present Leitersburg School grounds, thence binding on said School Grounds North 77 degrees 9 minutes West 298.5 feet to a post, thence along the Northeast margin of the aforesaid public alley East of Church Street North 37 degrees 52 minutes West 379 feet to the place of beginning, containing 8.29 acres of land, more or less.

PARCEL NO. 3 - All that tract of land situated in Washington County, Maryland and being more particularly described as follows: Beginning for the same at a stone at the Northeast corner of John Lowman's land and running South 38 3/4 degrees West 26.8 perches, thence to the land of Frederick Bell North 36 degrees West 19 perches to the middle of the Street, thence North 5½ degrees West 2 1/10 perches, thence with the alley North 52½ degrees East 13.3 perches to a stone, thence South 75 degrees East 18 perches to the place of beginning, containing 2 acres, 49½ perches of land, more or less.

BEING all of the same land and property, except for said off-conveyance, which was conveyed to the Grantor herein by the Board of Education by deed dated February 11, 1975 and recorded in Liber 598, folio 717, one of the Land Records of said Washington County, Maryland.

AND THE GRANTEE HEREIN accepts this conveyance subject to the following conditions, on the happening of any of which the title to said property shall revert to the Grantor herein without the necessity of a reconveyance of the same:

1. If said property is not used as a community, civic or recreational center for the residents of the Village of Leitersburg.
2. If the Grantee herein transfers or attempts to transfer said property, either by deed, mortgage or otherwise, without first having obtained the prior written approval of Grantor.
3. If the Grantee herein takes any action itself, or if any action is taken against it, the result of which may be to have the Grantee declared insolvent or a bankrupt.
4. If the Grantee herein takes any action itself, or if any action is taken against it, which may result in a final dissolution of Grantee as a corporate entity.

The above described property is hereby conveyed subject to all easements, rights of way, conditions and restrictions of record which the Grantee by the acceptance of this deed covenants to abide by and perform.

IN WITNESS WHEREOF the said Board of County Commissioners of Washington County has caused these presents to be executed and its

Seal hereunto affixed the day and year first above mentioned.

BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY

WITNESS as to signature
ATTEST as to seal

Ronald S. Charles
Clerk

By *Martin L. Snook*
President

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

I HEREBY CERTIFY, that on this 4th day of May, 1976 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Martin L. Snook who acknowledged himself to be President of the Board of County Commissioners of Washington County, and, being authorized so to do, acknowledged the foregoing Deed to be the act and deed of the Board of County Commissioners of Washington County.

WITNESS my hand and Official Notarial Seal.



Richard P. Short
Notary Public

My Comm. Expires:
July 1, 1978

Monday, October 16, 2017

Rohrersville Ruritan looks to convert school building

By JULIE E. GREENE
julieg@herald-mail.com

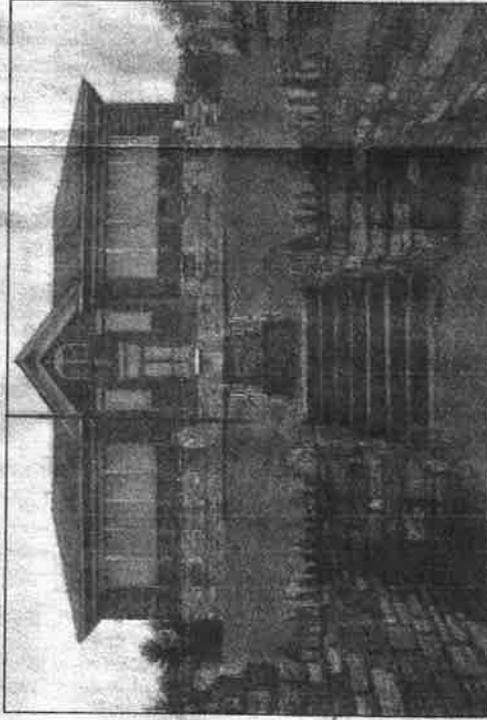
ROHRERSVILLE — The Rohrersville Ruritan wants to demolish the old Rohrersville Elementary School so it can construct a building to host events.

The club would use revenue from events such as banquets and weddings to further its charitable giving in the community, President J.R. Smith said. Among other things, the club provides scholarships and loans hospital equipment for free in the county.

Demolition of the building, which dates to 1910-20, is not imminent because the club still needs to determine how much it would cost, and has to raise funds and develop plans for a new building.

If money is available, the two-story brick building could be razed in the next five years, Smith said.

Rohrersville Elementary School closed in June 1978 and the club acquired it the follow-



By Joe Crocetta/Staff Photographer

The Rohrersville Ruritan wants to demolish the old Rohrersville Elementary School, shown here, so it can construct a building to host events such as banquets and weddings.

ing September, according to the club's website.

The Washington County Board of Commissioners voted unanimously Tuesday to release deed conditions and give the club full rights to the property.

The club requested that move because lenders wouldn't let it borrow money if the conditions remained, conditions that, if violated, would revert the property back to the county.

Those conditions included if

the property wasn't used for the public, or civic or recreational purposes of Rohrersville-area residents.

The school is on the Maryland Inventory of Historic Properties, according to the Maryland Historical Trust's website.

Smith said Thursday that he didn't know the building was part of the historic inventory.

The building is not on the National Register of Historic Places. The inventory document doesn't say whether the structure is on the state register of historic properties.

The Historic District Commission would review a demolition permit application for a building on the historic inventory.

If the panel opposes razing it, the permit would be referred to the planning commission for comment, according to an email from county Planning Director Stephen Goodrich.

The permit could be issued regardless of the comments from the two groups, he said.

The colonial revival-style

structure was improved in the 1940s.

The inventory lists architecture as an area of significance for the building.

Smith said the club has used the old school for storage. It was used as a polling place until several years ago. From 1978 until about 2012, the school hosted the club's annual turkey, ham and oyster dinner fundraiser. That fundraiser was discontinued because of high oyster prices.

The building has been burglarized and vandalized numerous times over the years, including three times this year.

Before this year's strawberry festival, someone stole the copper electrical wiring and plumbing parts, Smith said. About a month and a half ago, vandals broke in, leaving graffiti on the walls, spraying fire extinguishers around and breaking items.

The club meets at various churches and used to meet at the school, Smith said. Members stopped meeting there because of the vandalism and theft.

Leitersburg Ruritan Club Property





Open Session Item

SUBJECT: Bid Award (PUR-1374) Laboratory Services for Water/Wastewater Testing for the Department of Water Quality

PRESENTATION DATE: March 6, 2018

PRESENTATION BY: Brandi Naugle, CPPB, Buyer - Purchasing Department, Sherry Alidoosti, Chief of Laboratory Testing – Department of Water Quality

RECOMMENDED MOTION: Move to award the bid for Laboratory Services for Water/Wastewater Testing for the Department of Water Quality to the responsible, responsive bidder **ALS Group USA, Corporation dba ALS Environmental** of Middletown, PA who submitted the lowest (annual) Total Bid Sum in the amount of **\$47,997.50**.

REPORT-IN-BRIEF: The scope of services to be provided by the contractor includes pick-up, preserve and transport of samples (which could be water, wastewater and/or solids) from the Department of Water Quality's Laboratory twice per week. All analyses are to be completed and reported within fourteen (14) consecutive calendar days after the contractor receives the sample. This contract is for a period of one (1) year, with an option by the County to renew for up to two (2) additional consecutive one (1) year periods tentatively to commence May 1, 2018. The quantities stated in the bid document are estimated annual quantities. This is a requirements contract, utilized on an as-needed basis with no guarantee of minimum or maximum number of units of services.

The bid was advertised on the State's "*eMaryland Marketplace*" website and the County's website, and published in the local newspaper. Twenty-two (22) persons/companies registered/downloaded the bid document on-line, and two (2) firms were represented at the pre-bid conference. Three (3) bids were received on Wednesday, February 7, 2018 as indicated on the attached bid tabulation matrix.

DISCUSSION: N/A

FISCAL IMPACT: Funding for these services are included in the Department of Water Quality's operating budget; \$22,000 remaining funds for FY'18 and \$59,000 proposed budget for FY'19.

CONCURRENCES: Daniel Divito – Deputy Director of Operations – Department of Water Quality

ALTERNATIVES: N/A

ATTACHMENTS: Bid Tabulation Matrix

AUDIO/VISUAL NEEDS: N/A

PUR-1374

Laboratory Services for Water/WasteWater Testing

				ALS Group USA Corp dba ALS Environmental Middletown, PA		Fredericktowne Labs Inc. Myersville, MD		Martel Laboratories JDS Inc. Baltimore, MD	
Item No.	Item Descriptions	Unit	No. Samples	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Indicate the percentage premium your firm will add to each of the test costs below in the event of an accelerated test result requirement:				20%		* 50%		10%	
1	TKN	EA	100	\$19.00	\$1,900.00	\$45.00	\$4,500.00	\$17.50	\$1,750.00
2	Ammonia (NH3-N)	EA	100	\$6.00	\$600.00	\$35.00	\$3,500.00	\$17.50	\$1,750.00
3	Cyanide	EA	100	\$19.00	\$1,900.00	\$45.00	\$4,500.00	\$28.00	\$2,800.00
4	VOCs (Test Method 524, 524.2)	EA	30	\$44.00	\$1,320.00	\$150.00	\$4,500.00	\$140.00	\$4,200.00
5	VOCs (Test Method 624)	EA	30	\$44.00	\$1,320.00	\$150.00	\$4,500.00	\$140.00	\$4,200.00
6	Semi-volatiles (Test Method 525)	EA	25	\$109.00	\$2,725.00	\$270.00	\$6,750.00	\$400.00	\$10,000.00
7	Semi-volatiles (Test Method 625)	EA	25	\$109.00	\$2,725.00	\$270.00	\$6,750.00	\$280.00	\$7,000.00
8	Pesticides & PCB's (Method 508)	EA	30	\$69.00	\$2,070.00	\$180.00	\$5,400.00	\$165.00	\$4,950.00
9	Pesticides & PCBs (Test Method 608)	EA	40	\$69.00	\$2,760.00	\$180.00	\$7,200.00	\$115.50	\$4,620.00
10	Pesticides & PCB's (Method 505)	EA	10	\$69.00	\$690.00	\$180.00	\$1,800.00	\$200.00	\$2,000.00
11	BTEX, MTBE & TPH	EA	5	\$39.00	\$195.00	\$290.00	\$1,450.00	\$87.50	\$437.50
12	BTEX (Test Method 602)	EA	5	\$28.00	\$140.00	\$135.00	\$675.00	\$100.00	\$500.00
13	MTBE (Test Method 602)	EA	5	\$28.00	\$140.00	\$135.00	\$675.00	\$100.00	\$500.00
14	TPH (Test Method 602)	EA	20	\$29.00	\$580.00	\$150.00	\$3,000.00	\$45.50	\$910.00
15	Herbicides	EA	20	\$70.00	\$1,400.00	\$225.00	\$4,500.00	\$175.00	\$3,500.00
16	TCLP Metals	EA	10	\$55.00	\$550.00	\$225.00	\$2,250.00	\$171.50	\$1,715.00
17	TCLP Organic	EA	10	\$228.00	\$2,280.00	\$765.00	\$7,650.00	\$875.00	\$8,750.00
18	Flash Point	EA	40	\$10.00	\$400.00	\$65.00	\$2,600.00	\$42.00	\$1,680.00

PUR-1374
Laboratory Services for Water/WasteWater Testing

Item No.	Item Descriptions	Unit	No. Samples	ALS Group USA Corp dba ALS Environmental Middletown, PA		Fredericktowne Labs Inc. Myersville, MD		Martel Laboratories JDS Inc. Baltimore, MD	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
19	Mercury	EA	40	\$12.00	\$480.00	\$35.00	\$1,400.00	\$28.00	\$1,120.00
20	Total Phosphorus	EA	50	\$12.00	\$600.00	\$35.00	\$1,750.00	\$17.50	\$875.00
21	Individual Metal Analyses	EA	60	\$2.40	\$144.00	\$506.00	\$30,360.00	\$17.50	\$1,050.00
22	Color	EA	20	\$5.00	\$100.00	\$22.00	\$440.00	\$17.50	\$350.00
23	Phenol	EA	10	\$12.00	\$120.00	\$210.00	\$2,100.00	\$28.00	\$280.00
24	Surfactants	EA	10	\$20.00	\$200.00	\$70.00	\$700.00	\$52.50	\$525.00
25	Odor	EA	10	\$5.00	\$50.00	\$20.00	\$200.00	\$35.00	\$350.00
26	TOC's	EA	80	\$16.00	\$1,280.00	\$40.00	\$3,200.00	\$50.00	\$4,000.00
27	Hexavalent Chromium	EA	20	\$9.00	\$180.00	\$35.00	\$700.00	\$21.00	\$420.00
28	Nitrate/Nitrite	EA	50	\$7.00	\$350.00	\$45.00	\$2,250.00	\$17.50	\$875.00
29	Atrazine	EA	10	\$69.00	\$690.00	\$270.00	\$2,700.00	\$400.00	\$4,000.00
30	Oil & Grease	EA	30	\$27.00	\$810.00	\$60.00	\$1,800.00	\$35.00	\$1,050.00
31	Formaldehyde	EA	10	\$75.00	\$750.00	\$175.00	\$1,750.00	\$70.00	\$700.00
32	Trihalomethanes TTHM (method 524.2)	EA	100	\$30.00	\$3,000.00	\$90.00	\$9,000.00	\$140.00	\$14,000.00
33	Sludge Analyses	EA	20	\$132.00	\$2,640.00	\$745.00	\$14,900.00	\$266.00	\$5,320.00
34	Dioxin	EA	5	\$220.00	\$1,100.00	\$450.00	\$2,250.00	\$412.50	\$2,062.50
35	Asbestos	EA	5	\$120.00	\$600.00	\$200.00	\$1,000.00	\$150.00	\$750.00
36	Haloacetic Acids	EA	50	\$65.00	\$3,250.00	\$200.00	\$10,000.00	\$140.00	\$7,000.00
37	Calcium Carbonate Equivalent	EA	10	\$10.00	\$100.00	\$100.00	\$1,000.00	\$21.00	\$210.00
38	PCB's for sludge	EA	20	\$45.00	\$900.00	\$200.00	\$4,000.00	\$52.50	\$1,050.00

PUR-1374

Laboratory Services for Water/WasteWater Testing

Item No.	Item Descriptions	Unit	No. Samples	ALS Group USA Corp dba ALS Environmental Middletown, PA		Fredericktowne Labs Inc. Myersville, MD		Martel Laboratories JDS Inc. Baltimore, MD	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
39	GRO	EA	4	\$29.00	\$116.00	\$75.00	\$300.00	\$100.00	\$400.00
40	DRO	EA	4	\$30.00	\$120.00	\$75.00	\$300.00	\$87.50	\$350.00
41	Percent Solids	EA	20	\$5.00	\$100.00	\$20.00	\$400.00	\$10.50	\$210.00
42	Heterotrophic Plate Count	EA	10	\$15.00	\$150.00	\$30.00	\$300.00	\$21.00	\$210.00
43	Sulfate	EA	15	\$7.00	\$105.00	\$23.00	\$345.00	\$21.00	\$315.00
44	COD	EA	10	\$7.00	\$70.00	\$35.00	\$350.00	\$17.50	\$175.00
45	ITHM and HAAS for drinking water	EA	20	\$95.00	\$1,900.00	\$290.00	\$5,800.00	\$280.00	\$5,600.00
46	Sulfide	EA	10	\$15.00	\$150.00	\$35.00	\$350.00	\$24.50	\$245.00
47	Sulfite	EA	10	\$15.00	\$150.00	\$50.00	\$500.00	\$17.50	\$175.00
48	EPA 8260	EA	10	\$44.00	\$440.00	\$150.00	\$1,500.00	\$140.00	\$1,400.00
49	Chloride	EA	5	\$7.00	\$35.00	\$23.00	\$115.00	\$17.50	\$87.50
50	Ortho-Phosporous	EA	75	\$8.00	\$600.00	\$23.00	\$1,725.00	\$17.50	\$1,312.50
51	Bromide (br)	EA	30	\$7.00	\$210.00	\$23.00	\$690.00	\$30.00	\$900.00
52	Cryptosporidium	EA	5	\$281.25	\$1,406.25	\$550.00	\$2,750.00	\$600.00	\$3,000.00
53	Giardia	EA	5	\$281.25	\$1,406.25	\$550.00	\$2,750.00	\$600.00	\$3,000.00
TOTAL BID SUM ITEMS 1 TROUGH 53					\$47,997.50		\$181,875.00		\$124,630.00

PUR-1374

Laboratory Services for Water/WasteWater Testing

				ALS Group USA Corp dba ALS Environmental Middletown, PA		Fredericktowne Labs Inc. Myersville, MD		Martel Laboratories JDS Inc. Baltimore, MD	
Item No.	Item Descriptions	Unit	No. Samples	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price

Remarks / Exceptions:

Fredericktowne Labs, Inc.

* 5 working days

Item #11 - GPA 8260 & 8015-GRO-DRO

Item #12 (Test Method-~~602~~) 8260

Item #13 (Test Method-~~602~~) 8260

Item #14 (Test Method ~~602~~) 8260 GRO & DRO

Item #15 - EPA 515

Item #16 - RCRA8

Item #21 - 23e#22

Item #23 - EPA8270 NPW

Item #29 - EPA 525

Item #31 - 8315 NPW

Item #35 - EPA 100.2 Fibers >10 microns

Item #39 - 8015

Item #40 - 8015

Item #42 Sm Plate

Item #47 - 8M4500

Item #52 - Filtered Sample - Not whole volume

Item #53 - Filtered Sample - Not whole volume