



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

May 20, 2025

OPEN SESSION AGENDA

- 8:00 AM INVOCATION AND PLEDGE OF ALLEGIANCE
CALL TO ORDER, *President John F. Barr*
- 8:00 AM CITIZEN PARTICIPATION - (*Citizen participation is scheduled for a minimum of 30 minutes and each citizens' comment will be limited to 3 minutes. This time limit will be strictly enforced by the President. Please see the County's website at [WASHCO-MD.NET](http://WWW.WASHCO-MD.NET) for complete Meeting Conduct and Meeting Sequence Rules.*)
- 8:30 AM RECESS
- 9:00 AM INVOCATION AND PLEDGE OF ALLEGIANCE
CALL TO ORDER, *President John F. Barr*
APPROVAL OF MINUTES: *May 6, 2025*
- 9:05 AM COMMISSIONERS' REPORTS AND COMMENTS
- 9:20 AM STAFF COMMENTS
- 9:30 AM 1. PRESENTATION OF JUROR APPRECIATION PROCLAMATION
Board of County Commissioners of Washington County to The Honorable Brett R. Wilson, Administrative Judge; Kristin Grossnickle, Court Administrator, Kevin Tucker, Clerk of the Circuit Court; Kristy Burgan, Jury Clerk, Circuit Court for Washington County, Maryland
- 9:35 AM 2. PRESENTATION OF MS AWARENESS WEEK PROCLAMATION
Board of County Commissioners of Washington County to Michael Tomlin, Member, National Multiple Sclerosis Society – Greater DC-Maryland Chapter
- 9:40 AM 3. PRESENTATION OF ALZHEIMER'S AND BRAIN AWARENESS MONTH PROCLAMATION
Rebekah Blum, Dementia Friendly America Washington County

- 9:45 AM 4. PRESENTATION OF EMERGENCY MEDICAL SERVICES WEEK PROCLAMATION
Board of County Commissioners of Washington County to David Hays, Director, Emergency Services; David Chisholm, Assistant Director- Emergency Medical Services, Emergency Services; Eric Jacobs, Assistant Director – Field Operations, Emergency Services, Melanie Higgins, Captain- Quality Assurance, Emergency Services
- 9:50 AM 5. COUNTY SUPPORT FOR MARYLAND STATE CAPITAL GRANT APPLICATION RE: WILLIAMSPORT LIBRARY PROJECT
Kathleen O’Connell, Director of Public Services; Jennifer Keysor, Director of Operations, Washington County Free Library
- 10:00 AM 6. PUBLIC HEARING – APPLICATION FOR ZONING MAP AMENDMENT RZ-25-001
Travis Allen, Senior Planner, Planning and Zoning
- 10:45 AM 7. APPROVAL OF TRI PARTY MOU FOR THE CHASE SIX BOULEVARD & CAMPUS AVENUE REALIGNMENT PROJECT
Mayor Howard Long, Town of Boonsboro; Rachel Souders, Town Manager, Town of Boonsboro
- 11:00 AM 8. FY2026 PROGRAM OPEN SPACE ANNUAL PROGRAM
Andrew Eshleman, Director, Public Works
- 11:05 AM 9. FY2026 OPERATING AND CAPITAL BUDGETS
Kelcee Mace, Chief Operating Officer; Kimberly Edlund, Director, Budget and Finance
- 11:20 AM 10. QUOTE AWARD (Q-25-797) BOTTLED WATER AND DISPENSER RENTALS FOR VARIOUS COUNTY DEPARTMENTS AND LOCATIONS
Aaron Weisner, Procurement Specialist, Purchasing; Brandi Kentner, Director, Purchasing
- 11:25 AM 11. REQUEST FOR APPROVAL OF MEMORANDUM OF AGREEMENT (LEASE) WITH FEDERAL AVIATION ADMINISTRATION (FAA) FOR NAVIGATIONAL AID FACILITIES LOCATED AT THE HAGERSTOWN REGIONAL AIRPORT
Neil Doran, Director, Hagerstown Regional Airport
- 11:30 AM 12. KRETSINGER ROAD PROPERTY ACQUISITION
Todd Moser, Real Property Administrator, Engineering

11:35 AM 13. HOPEWELL ROAD PROPERTY ACQUISITION
Todd Moser, Real Property Administrator, Engineering

11:40 AM 14. SEX OFFENDER COMPLIANCE AND ENFORCEMENT MARYLAND
GRANT – APPROVAL TO ACCEPT AWARDED FUNDING
*Lt. Daniel Monn, Quartermaster/Grants Manager, Washington County Sheriff's
Office; Carsten Ahrens, Senior Grant Manager, Grant Management*

11:45 AM 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 (1). Personnel matters are confidential,
precluding discussion in open session.*

- *Discussion of advertisement and hiring for position in Division of Environmental
Management*
- *Discussion of Membership of Salary Study Commission*

*To consult with counsel to obtain legal advice on a legal matter (7). Open session discussion would
breach attorney/client privilege.*

- *Consultation with outside counsel to discuss matter concerning County
infrastructure.*
- *Update from County Attorney on County-involved legal matters.*

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

- *Open session discussion would disadvantage County's bargaining position in the
course of union negotiations.)*

1:30 PM RECONVENE IN OPEN SESSION

ADJOURNMENT

Citizens' comments regarding the items on this Agenda or any other item of County business may be directed to the contactcommissioners@washco-md.net.

You may also contact each Commissioner individually at:

John F. Barr, President: jbarr@washco-md.net or (240) 313-2205;

Jeffrey A. Cline, Vice President: jcline@washco-md.net or (240) 313-2208;

Derek Harvey, Commissioner: dkharvey@washco-md.net or (240) 313-2206

Randy Leatherman, Commissioner: rlleatherman@washco-md.net or (240) 313-2209;

Randall E. Wagner, Commissioner: rwagner@washco-md.net or (240) 313-2207.

Additionally, you may contact Michelle Gordon, County Administrator at mgordon@washco-md.net or (240) 313-2202.



Agenda Report Form

Open Session Item

SUBJECT: Presentation of Juror Appreciation Month Proclamation

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Board of County Commissioners of Washington County to The Honorable Brett R. Wilson, Administrative Judge; Kristin Grossnickle, Court Administrator, Kevin Tucker, Clerk of the Circuit Court; Kristy Burgan, Jury Clerk, Circuit Court for Washington County, Maryland

REPORT-IN-BRIEF:

WHEREAS, the right to a trial by jury is one of the core values of American citizenship and the obligation and privilege to serve as a juror are fundamental to our democracy; and

WHEREAS, our courts depend upon citizens to serve as jurors. Service by citizens as jurors is indispensable to the judicial system and all citizens should be encouraged to respond when summoned for jury service; and

WHEREAS, a goal for the court and the broader community is to ensure that jury selection and jury service are fair, effective, and not unduly burdensome on anyone; and

WHEREAS, the Circuit Court for Washington County is committed to the following goals: applauding the efforts of jurors who fulfill their civic duty; ensuring that the responsibility of jury service is shared fairly by supporting employees who are called upon to serve as jurors; ensuring that the responsibility of jury service is shared fairly among citizens and that a fair cross section of the community is called for jury service; ensuring that all jurors are treated with respect and that their service is not unduly burdensome; and providing jurors with tools that will assist their decision making.

NOW THEREFORE, We, the Board of County Commissioners of Washington County, Maryland, do hereby proclaim the month of May 2025 as “Jury Appreciation Month” in Washington County in appreciation of every citizen who has been summoned and served jury duty in Washington County.



Agenda Report Form

Open Session Item

SUBJECT: Presentation of MS Awareness Week Proclamation

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Board of County Commissioner of Washington County to Michael Tomlin, Member, National Multiple Sclerosis Society – Greater DC-Maryland Chapter

RECOMMENDED MOTION: N/A

REPORT-IN-BRIEF: Proclamation Presentation

WHEREAS, multiple sclerosis (MS) is a neurological disease of the central nervous system affecting nearly one million people, between the ages of 20 through 50, in the United States; and

WHEREAS, the National Multiple Sclerosis Society has been committed for 79 years to a world free of MS, heightening public knowledge of the disease and being a driving force of MS research, relentlessly pursuing treatments and striving to find a cure investing more than \$1 billion in groundbreaking research with stopping MS in its tracks and restoring what has been lost being the mission of the Society and one that all Americans and residents of Washington County should support; and

WHEREAS, Washington County, Maryland recognizes the importance of raising awareness of MS to ensure timely treatment while striving to find the cause of and cure for this disease. The County expresses its appreciation for the dedication of the National Multiple Sclerosis Society – Greater DC-Maryland Chapter, whose new campaign, "MS Ends With Us," embodies a powerful and aspirational message. Washington County proudly stands with this vision and the Society's mission to create a world free of MS.

NOW THEREFORE, we, the Board of County Commissioners of Washington County, Maryland, hereby recognize May 25 – 31, 2025 as MS Awareness Week, and encourage all citizens to learn more about multiple sclerosis and what they can do to support individuals with MS and their families.



Agenda Report Form

Open Session Item

SUBJECT: Presentation of Alzheimer's and Brain Awareness Month Proclamation

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Rebekah Blum, Dementia Friendly America Washington County

RECOMMENDED MOTION: N/A

REPORT-IN-BRIEF: Proclamation Presentation

WHEREAS, worldwide, more than 55 million people are living with Alzheimer's or other types of dementia. Dementia is a term given to a group of symptoms from certain diseases which affect the brain. Alzheimer's disease is the most common cause of dementia; and

WHEREAS, a diagnosis of Alzheimer's is often devastating to the person concerned. The symptoms are progressive and on an unknown time scale, which can be hard for people with Alzheimer's to accept. Advanced symptoms usually mean that a person is unable to look after themselves without assistance; and

WHEREAS, raising awareness can encourage early diagnosis, advance medical research, and improve the quality of life for those living with the condition. This month serves as an opportunity to educate the public on available resources and to recognize the efforts of organizations, caregivers, and professionals dedicated to Alzheimer's care and advocacy.

NOW THEREFORE, we, the Board of County Commissioners of Washington County, Maryland, hereby recognize June as "Alzheimer's and Brain Awareness Month", and encourage all citizens to learn more about Alzheimer's and what they can do to support individuals with Alzheimer's and their families.



Agenda Report Form

Open Session Item

SUBJECT: Presentation of Emergency Medical Services Week Proclamation

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Board of County Commissioners of Washington County to David Hays, Director, Emergency Services; David Chisholm, Assistant Director- Emergency Medical Services, Emergency Services; Eric Jacobs, Assistant Director – Field Operations, Emergency Services, Melanie Higgins, Captain- Quality Assurance, Emergency Services

REPORT-IN-BRIEF:

WHEREAS, emergency medical services are a vital public service and the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury. Emergency medical services fill healthcare gaps by providing important, out-of-hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services consist of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills and it is appropriate to recognize the value and accomplishments of emergency medical services providers by designating the Emergency Medical Services Week.

NOW THEREFORE, We, the Board of County Commissioners of Washington County, Maryland, do hereby proclaim the week of May 18-24, 2025 as Emergency Medical Services Week and encourage all citizens to observe this week with the appropriate programs, ceremonies, and activities to honor the EMS profession and the essential service it provides.



Agenda Report Form

Open Session Item

SUBJECT: County Support for Maryland State Capital Grant application re: Williamsport Library project

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Kathleen O'Connell, Director of Public Services and Jennifer Keysor, Director of Operations, Washington County Free Library

RECOMMENDED MOTION: Washington County Commissioner's to provide written support to Washington County Free Library for the Maryland State Capital Grant (FY27) for Libraries, which is due in FY25.

REPORT-IN-BRIEF: The Library is seeking a written commitment from the Commissioner's for \$392,500.80 in FY 27, which is thirty percent of the design total, \$1,308,336.00, as well as a commitment to at least \$5,485,512.00 for all phases of the project, which is 30% of the total cost of \$18,285,040.

DISCUSSION: Following through with the FY26-31 Capital Improvement Plan.

FISCAL IMPACT: \$392,500.80 in FY27

CONCURRENCES: N/A

ATTACHMENTS: N/A

May 20, 2025

Ms. Morgan Miller
Maryland State Librarian
Maryland State Library
25 S. Charles Street, Suite 1310
Baltimore, MD 21201

Re: Williamsport Library

Dear Ms. Miller:

Washington County Board of County Commissioner's hereby confirms our FY27 commitment of at least \$392,500.80 for the design of the new Williamsport Library. The County funds will be used for design, as well as drafting the Project Development and Construction Schedules.

The total project estimate sits at \$18,285,040. Additionally, the County intends to provide a total of at least \$5,485,512.00 for all phases of this project.

We thank you for your agency's support in this endeavor, and look forward to a new Williamsport Library for our community members to enjoy.

Sincerely,

John Barr
President
Washington County Board of County Commissioners



Agenda Report Form

Open Session Item

SUBJECT: PUBLIC HEARING - Application for Zoning Map Amendment RZ-25-001

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Travis Allen, Senior Planner, 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 reach a consensus 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 is being made to apply the Rural Business floating zone over a 1.68-acre portion of a property through a rezoning map amendment.

DISCUSSION: The applicants Myron and Hazel Horst seek a map amendment for a property at 6821 Sharpsburg Pike ¼ mile north of Antietam Battlefield. The applicant wishes to establish a tire repair shop that would not be permitted under its current zoning designation.

The factors to be considered in a request for the creation of a new RB zoning district are listed in Article 5E of the Washington County Zoning Ordinance. RB districts must designate a specific type of land use they wish to pursue at the location in their application materials and demonstrate that the proposed use will be compatible with the existing neighborhood which surrounds it. The purpose of the RB zoning district is to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to establish locations for businesses and facilities not otherwise permitted in the rural areas of the County.

This item was presented to the Washington County Planning Commission at a Public Information Meeting held during their regular meeting on April 7, 2025. Members unanimously recommended in favor of the proposed map amendment at that same meeting.

Thus far, one public comment in favor of the proposal was received during the Public Information Meeting. Concerns centered around signage were also noted by a neighboring property owner at the meeting.

FISCAL IMPACT: N/A

CONCURRENCES: Washington County Planning Commission

ALTERNATIVES: N/A

ATTACHMENTS: Application, staff report, Planning Commission recommendation, approved Planning Commission minutes and written public comments

AUDIO/VISUAL NEEDS: none



Washington County

M A R Y L A N D

DEPARTMENT OF PLANNING & ZONING

PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

April 22, 2025

RZ-25-001

**APPLICATION FOR MAP AMENDMENT
PLANNING COMMISSION RECOMMENDATION**

Property Owner(s)	:	Myron and Hazel Horst
Applicant(s)	:	Myron and Hazel Horst
Location	:	6821 Sharpsburg Pike
Election District :		#12 - Fairplay
Comprehensive Plan		
Designation	:	Preservation
Zoning Map	:	72
Parcel(s)	:	168
Acreage	:	10.7 acres (1.68 ac. within RB overlay)
Existing Zoning	:	Preservation (P) with Antietam Overlay 2 (AO-2) District
Requested Zoning	:	Preservation (P) with Antietam Overlay 2 (AO-2) District and Rural Business (RB) overlay
Date of Meeting :		April 7, 2025

RECOMMENDATION

The Washington County Planning Commission held a rezoning public input meeting on April 7, 2025 for the purpose of considering a map amendment for 1.68 acres of land located at 6821 Sharpsburg Pike. The applicant is requesting the application of the Rural Business floating zone on his property to establish a tire repair shop.

The Planning Commission considered the application and supporting documents, oral testimony from the applicant and his consultant, public comment, and the Staff Report and Analysis. The Planning Commission then took action to recommend, to the Board of County Commissioners, approval of the map amendment (RZ-25-001).

Copies of the application packet, Staff Report and Analysis, and draft, unapproved minutes of the April 7, 2025 public rezoning input meeting are attached.

Respectfully submitted,

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

JLB/TMA/dse

Attachments

cc: Zachary Kieffer
Noel Manolo, Offit Kurman P.A.



Washington County MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. BZ-25-001
Date Filed: 1-30-25

RECEIVED

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT APPLICATION

JAN 30 2025

Myron & Hazel Horst

Applicant

6821 Sharpsburg Pike, Sharpsburg, MD 21782

Address

Noel S. Manalo, Esq.

Primary Contact

Offit Kurman P.A., 30 West Patrick St., Suite 300, Frederick, MD 21701

Address

☒ Property Owner ☐ Contract Purchaser
☐ Attorney ☐ Consultant
☐ Other: _____

(240) 772-5108

Phone Number

noel.manalo@offitkurman.com

E-mail Address

Property Location: **6821 Sharpsburg Pike - at Taylors Landing Rd & Sharpsburg Pke**

Tax Map: **0072** Grid: **0008** Parcel No.: **0168** Acreage: **10.7 entire parcel**

Tax Account ID: **12-000421**

Current Zoning: **P & Antietam 2 Overlay** Requested Zoning: **RB (1.68 acre requested)**

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.



Myron J. Horst
Applicant's Signature

Subscribed and sworn before me this 14 day of January, 20 25

My commission expires on 9/15/2028

Nikki S. Eichelberger
Notary Public

FOR PLANNING COMMISSION USE ONLY

- ☒ Application Form
- ☒ Fee Worksheet
- ☐ Application Fee
- ☐ Ownership Verification
- ☒ Boundary Plat (Including Metes & Bounds)

- ☒ Names and Addresses of all Adjoining & Confronting Property Owners
- ☐ Vicinity Map
- ☒ Justification Statement
- ☐ 30 copies of complete Application Package



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: Myron & Hazel Horst Date: January 14, 2025

Zoning Ordinance Map Amendment \$ 2,000.00
Number of Acres * 1.68 x \$20.00 [1 acre minimum]
per acre \$ 33.60

Engineering Review Fee \$ 150.00

Technology Fee \$ 15.00

TOTAL FEES DUE – MAP AMENDMENT \$ 2,198.60

*Minimum charge of \$20.00 [if less than one acre]

Text Amendment \$ 2,000.00
Choose One: ☐ Adequate Public Facilities Ordinance
☐ Forest Conservation Ordinance
☐ Solid Waste Plan
☐ Subdivision Ordinance
☐ Zoning Ordinance
☐ Other: _____
Technology Fee \$ 15.00

TOTAL FEES DUE – TEXT AMENDMENT \$ 2,015.00

Water and Sewer Plan Amendment \$ 2,000.00
Technology Fee \$ 15.00

TOTAL FEES DUE – WATER AND SEWER PLAN 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".

Robinson & Robinson
 File No. 22-299
 Tax ID # 12-000421
 Underwriter: The Security Title Guarantee Corporation of Baltimore

Taxes Paid \$2,367.44
 Robert M. Breeding, Treasurer
 TY 02-23-2023

Washington Cty Cir Crt
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$2,375.00

CTY REC TAX \$3,610.00
 TOTAL \$6,045.00
 KRT RZ 08:36 am
 Feb 23, 2023

This Deed, made this 25th day of October, 2022 by and between Kenneth A. Barnhart and Tracey L. Barnhart, a married couple, parties of the first part, Grantors; and Myron Horst and Hazel Horst, a married couple, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$475,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Myron Horst and Hazel Horst, a married couple, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All that lot or parcel of land situate along the East side of the Hagerstown-Sharpsburg Highway, approximately 1000 feet Southward from its intersection with the Bakersville-Keedysville Road, in Election District No. 12, Washington County, Maryland and being more particularly described as follows :

BEGINNING at a post in the East marginal line of said Highway said post being at or near the end of the first line of the deed from Clarence W. Easterday and others to Price Farms, Inc., dated April 9, 1963, and recorded in Liber No. 392, folio 75, one of the Land Records of Washington County, and running thence along the East marginal line of said Highway by a curve to the right having a radius of 28,607.9 feet for a distance of 733.70 feet, the chord being North 11 degrees 58 minutes 21 seconds East 733.68 feet to a point, and North 12 degrees 42 minutes 26 seconds East 1075.08 feet to a white oak tree, thence leaving the Highway and running back therefrom South 76 degrees 38 minutes East 282.86 feet to a stake, thence South 9 degrees 33 minutes West 364.96 feet to a post, thence South 6 degrees 02 minutes West 345.0 feet to a post, thence South 2 degrees 37 minutes West 312.0 feet to a post, thence South 7 degrees 28 minutes West 462.95 feet to a point on a rock, thence South 2 degrees 12 minutes East 239.48 feet to a post in the first line of the aforementioned deed, thence with a portion of said line North 88 degrees 39 minutes West 501.64 feet to the place of beginning; containing 15.03 acres of land, more or less.

Being further defined as all of the land indicated on the plat of land as approved by the Washington County Planning & Zoning Commission, recorded with the deed at Liber 560, folio 185, said land being conveyed subject to the restrictions and conditions indicated thereon; subject also to the right of way and easements heretofore granted the State Roads Commission of Maryland as shown on their plat record in the Office of the Clerk of the Circuit Court for Washington County.

SAVING AND EXCEPTING THEREFROM all of that property contained in the deed recorded among the Land Records of Washington County, Maryland, at Liber 1266, folio 1069.

BEING the same property conveyed to Kenneth A. Barnhart and Tracey L. Barnhart, husband and wife, from Kenneth A. Barnhart by deed dated November 24, 2020, and recorded January 19, 2021, among the Land Records of Washington County, Maryland, in Book 6488, Page 1.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Myron Horst and Hazel Horst, a married couple, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS

Kenneth A. Barnhart

(SEAL)

Tracey L. Barnhart

(SEAL)

STATE OF MARYLAND
COUNTY OF WASHINGTON, to wit:

I hereby certify that on the 26th day of October, 2022, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Kenneth A. Barnhart and Tracey L. Barnhart, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Signature of Notary Public

My Commission Expires:

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

(SEAL)

Russ Robinson, III, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Robinson & Robinson
182 West Washington Street
Hagerstown, MD 21740

AGRICULTURE TAX Letter of Intent
ACRES 10.7
CLERK Gina Sharpe

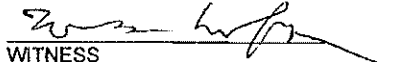
RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Washington County

Gina Sharpe 10/26/2022
By Date

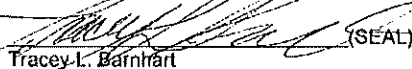
Deed - Individual

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.


WITNESS

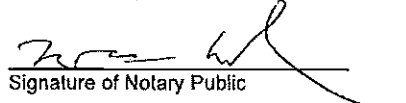
 (SEAL)
Kenneth A. Barnhart

 (SEAL)
Tracey L. Barnhart

STATE OF MARYLAND
COUNTY OF WASHINGTON, to wit:

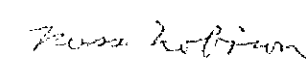
I hereby certify that on the 25th day of October, 2022, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Kenneth A. Barnhart and Tracey L. Barnhart, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.


Signature of Notary Public

My Commission Expires:

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

 (SEAL)

Russ Robinson, III, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Robinson & Robinson
152 West Washington Street
Hagerstown, MD 21740

**MARYLAND
FORM
WH-AR**
**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**
2022

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 Kenneth A. Barnhart

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

6821 Sharpsburg Pike, Sharpsburg, MD 21782

3. Reasons for Exemption**Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



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

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

Kenneth A. Barnhart

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

01/22

**MARYLAND
FORM
WH-AR**

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

2022

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 Tracey L. Barnhart

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

6821 Sharpsburg Pike, Sharpsburg, MD 21782

3. Reasons for Exemption

Resident Status



As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



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



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

Tracey L. Barnhart

Name

10-25-2022

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: **Washington**
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only - All Copies Must Be Legible)

Letter of Intent

Specs Reserved for County Validation

1	Type(s) of Instrument	<input type="checkbox"/> Check Box if addendum Intake Form is Attached																																								
	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other																																						
	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/>	<input type="checkbox"/>																																						
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length (1)	<input type="checkbox"/> Unimproved Sale Arms-Length (2)	<input type="checkbox"/> Multiple Accounts Arms-Length (3)	<input type="checkbox"/> Not an Arms-Length Sale (9)																																					
3	Tax Exemptions (if applicable)	Recordation																																								
	State Transfer																																									
	County Transfer																																									
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ 475,000.00 Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value: \$		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount = \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$																																						
5	Fees	Amount of Fees Recording Charge \$ 60.00 Surcharge \$ State Recordation Tax \$ 3,610.00 State Transfer Tax \$ 2,375.00 County Transfer Tax \$ 0.00 Other \$ Other \$		Doc. 1 Doc. 2 Agct: Tax GR: C.B. Credit: Ag. Tax/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 12-000421 Property Tax ID No. (1) Subdivision Name Lot (2a) Block (2b) Sec/AR (2c) Plat Ref. 4918 Sq/Ft/Acreage (4) 10.7000 AC	Grantor/Libet/Volte 6488 Map 72 Parcel No. 168 Ver. LOG (d)	Location/Address of Property Being Conveyed (2) 6821 Sharpburg Pike, Sharpburg, MD 21782 Other Property Identifiers (if applicable) Water Meter Account No. Residential <input checked="" type="checkbox"/> Or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount \$ Partial Conveyance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of Sq/Ft/Acreage Transferred: If Partial Conveyance, List Improvements																																						
7	Transferred From	Doc. 1 - Grantor(s) Name(s) Kenneth A. Barnhart and Tracey L. Barnhart Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Grantor(s) Name(s) Doc. 2 Owner(s) of Record, if Different from Grantor(s)																																						
8	Transferred To	Doc. 1 - Grantee(s) Name(s) Myron Horst and Hazel Horst New Owner's (Grantee) Mailing Address 7318 Sharpburg Pike, Sharpburg, MD 21782		Doc. 2 - Grantee(s) Name(s) Doc. 2 - Additional Names to be Indexed (Optional)																																						
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 Name: Lisa Ramsey Firm: Robinson & Robinson Address: 152 West Washington Street Hagerstown, MD 21740 Phone: (301) 797-0100		<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided																																						
11	IMPORTANT! BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information Will the property being conveyed be the grantee's principal residence? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does the transfer include personal property? If yes, identify: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required). Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																								
Assessment use only - Do Not Write Below This Line <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Terminal Verification</td> <td>Agricultural Verification</td> <td>Whole</td> <td>Part</td> <td colspan="2">Trans. Process Verification</td> </tr> <tr> <td>Transfer Number</td> <td>Date Received:</td> <td colspan="2">Deed Reference:</td> <td colspan="2">Assigned Property No.:</td> </tr> <tr> <td>Year 20</td> <td>29</td> <td>Geo.</td> <td>Map</td> <td>Sub</td> <td>Block</td> </tr> <tr> <td>Land</td> <td></td> <td>Zoning</td> <td>Grid</td> <td>Plat</td> <td>Lot</td> </tr> <tr> <td>Buildings</td> <td></td> <td>Use</td> <td>Parcel</td> <td>Section</td> <td>Occ. Cd.</td> </tr> <tr> <td>Total</td> <td></td> <td>Town Cd.</td> <td>Ex. St.</td> <td>Ex. Cd.</td> <td></td> </tr> </table>							Terminal Verification	Agricultural Verification	Whole	Part	Trans. Process Verification		Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:		Year 20	29	Geo.	Map	Sub	Block	Land		Zoning	Grid	Plat	Lot	Buildings		Use	Parcel	Section	Occ. Cd.	Total		Town Cd.	Ex. St.	Ex. Cd.	
Terminal Verification	Agricultural Verification	Whole	Part	Trans. Process Verification																																						
Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:																																						
Year 20	29	Geo.	Map	Sub	Block																																					
Land		Zoning	Grid	Plat	Lot																																					
Buildings		Use	Parcel	Section	Occ. Cd.																																					
Total		Town Cd.	Ex. St.	Ex. Cd.																																						
REMARKS:																																										

Specs Reserved for County Validation

Maryland: White Clerk's Office
 Pink Office of Finance
 Yellow: SDAT
 Hologram: Preparer
 AIN 417-0002-1001
 01/31/2025

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Washington

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only - All Copies Must Be Legible)

1	Type(s) of Instruments	<input type="checkbox"/> 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 of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/>			
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]		
3	Tax Exemptions (if applicable)	<input type="checkbox"/> Recordation <input type="checkbox"/> State Transfer <input type="checkbox"/> County Transfer					
	Cite or Explain Authority						
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ 475,000.00 Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value: \$		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount - \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$			
5	Fees	Amount of Fees Recording Charge \$ 60.00 Surcharge \$ State Recordation Tax \$ 3,610.00 State Transfer Tax \$ 2,375.00 County Transfer Tax \$ 0.00 Other \$ Other \$		Doc. 1 Doc. 2 Agent: Tax Bill: C.B. Credit: Ag. Tax/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
			12-000421	6488 1	72	168	(5)
		Subdivision Name		Lot (3a)	Block (3b)	Sec/AR (3c)	Plat Ref.
							SqFu/Acreage (4)
							4918 10.7000 AC
		Location/Address of Property Being Conveyed (2)					
		6821 Sharpsburg Pike, Sharpsburg, MD 21782					
		Other Property Identifiers (if applicable)					
		Water Meter Account No.					
		Residential <input checked="" type="checkbox"/> Or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: \$ Partial Conveyance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFu/Acreage Transferred:					
		If Partial Conveyance, List Improvements					
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
		Kenneth A. Barnhart and Tracey L. Barnhart					
		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)		
		Myron Horst and Hazel Horst					
		New Owner's (Grantee) Mailing Address					
		7318 Sharpsburg Pike, Sharpsburg, MD 21782					
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 checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
		Name: Lisa Ramsey					
		Firm Robinson & Robinson					
		Address: 152 West Washington Street					
		Hagerstown, MD 21740 Phone: (301) 797-0100					
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Will the property being conveyed be the grantee's principal residence? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does the transfer include personal property? If yes, identify: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required). Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
		Assessment use only - Do Not Write Below This Line					
		Terminal Verification		Agricultural Verification		Whole Part	
		Transfer Number		Date Received:		Assigned Property No.:	
		Year	20	20		Geo.	Map
		Land				Zoning	Grid
		Buildings				Use	Parcel
		Total				Town Cd.	Ex. St.
						Sub	Block
						Plat	Lot
						Section	Occ. Cd.
		REMARKS:					

Distribution: White - Clerk's Office
Pink - Office of Finance

Canary - SDAT
Goldendred - Preparer

AOC-CG-10003-2007.

Frederick Seibert & Associates, Inc.



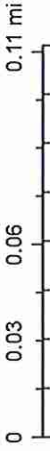
1/14/2025, 7:29:36 AM

World Transportation

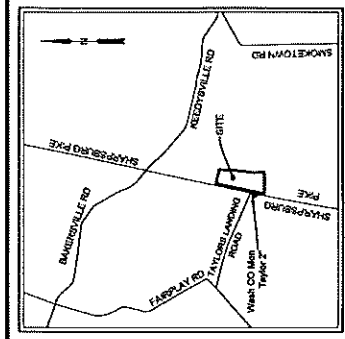
Parcels Washington County

MD_SixInchImagery

1:4,514



Esri Community Maps Contributors, WashCo MD, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METU



Land Surveyor's Certification:
I, the undersigned, being duly sworn, depose and say that the plat of the land shown on the foregoing map was prepared by me or under my direct supervision and that I am a duly licensed and qualified land surveyor in the State of Maryland. I further depose and say that the plat was prepared in accordance with the provisions of the Land Surveyor's Act of 1900, as amended, and that the same is a true and correct representation of the land shown thereon.

Jan 14, 2025
[Signature]
Professional Land Surveyor under the laws of the State of Maryland, License No. 14071, Expired on January 14, 2025.

Seal of the State of Maryland, Department of the General Land Office, Professional Land Surveyor.

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE VACATED
- PROPERTY CORNER
- RIGHT-OF-WAY
- RIGHT-OF-WAY BOUNDARY
- RIGHT-OF-WAY OVERLAY

ZONING DATA

EXISTING ZONING DISTRICT: P (PRESERVATION) WITH AGO OVERLAY
PROPOSED ZONING DISTRICT: SAME AS ABOVE WITH PARTIAL 1.00 AC RB OVERLAY
MAX. BUILDING HEIGHT: 40 FT.
MINIMUM BUILDING SETBACKS FROM PROPERTY LINES:
FRONT: 40 FT.
SIDE: 30 FT.
REAR: 30 FT.

PROPOSED USE: TIRE REPAIR / REPLACEMENT SERVICE (PERMITTED BY RIGHT)

SITE DATA

TAX MAP - GRID - PARCEL: 72-06-188
LIBER / FOLIO: 71804135
AREA SUMMARY: 10.33 AC.
BUILDING SUMMARY: 20 FT.
HOURS OF OPERATION: 9 AM-5 PM MON-FRI, SAT & 12
SERVICES PROVIDED: PRIVATE SEPTIC (EXISTING)
WATER & SEWER USAGE: SEWER PROVIDED
SEWER PROVIDED: PRIVATE SEPTIC (EXISTING)
SITE LIGHTING: EXISTING
SITE SIGNAGE: PROPOSED
SITE SIGNAGE: TO BE ON BUILDING
TRASH COLLECTION: ON SITE DUMPSTER

PARKING DATA

TOTAL REQUIRED SPACES: 2 SPACES PER SERVICE BAY + 1 SPACE PER EMPLOYEE
2 BAYS * 2 = 4 EMPLOYEES * 1 = 4 SPACES
6 SPACES

TOTAL PROVIDED PARKING SPACES: 6 SPACES

FSA
FREDERICK SEBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

301.777.1313
301.777.1314
301.777.1315
301.777.1316
301.777.1317
301.777.1318
301.777.1319
301.777.1320
301.777.1321
301.777.1322
301.777.1323
301.777.1324
301.777.1325
301.777.1326
301.777.1327
301.777.1328
301.777.1329
301.777.1330
301.777.1331
301.777.1332
301.777.1333
301.777.1334
301.777.1335
301.777.1336
301.777.1337
301.777.1338
301.777.1339
301.777.1340
301.777.1341
301.777.1342
301.777.1343
301.777.1344
301.777.1345
301.777.1346
301.777.1347
301.777.1348
301.777.1349
301.777.1350
301.777.1351
301.777.1352
301.777.1353
301.777.1354
301.777.1355
301.777.1356
301.777.1357
301.777.1358
301.777.1359
301.777.1360
301.777.1361
301.777.1362
301.777.1363
301.777.1364
301.777.1365
301.777.1366
301.777.1367
301.777.1368
301.777.1369
301.777.1370
301.777.1371
301.777.1372
301.777.1373
301.777.1374
301.777.1375
301.777.1376
301.777.1377
301.777.1378
301.777.1379
301.777.1380
301.777.1381
301.777.1382
301.777.1383
301.777.1384
301.777.1385
301.777.1386
301.777.1387
301.777.1388
301.777.1389
301.777.1390
301.777.1391
301.777.1392
301.777.1393
301.777.1394
301.777.1395
301.777.1396
301.777.1397
301.777.1398
301.777.1399
301.777.1400
301.777.1401
301.777.1402
301.777.1403
301.777.1404
301.777.1405
301.777.1406
301.777.1407
301.777.1408
301.777.1409
301.777.1410
301.777.1411
301.777.1412
301.777.1413
301.777.1414
301.777.1415
301.777.1416
301.777.1417
301.777.1418
301.777.1419
301.777.1420
301.777.1421
301.777.1422
301.777.1423
301.777.1424
301.777.1425
301.777.1426
301.777.1427
301.777.1428
301.777.1429
301.777.1430
301.777.1431
301.777.1432
301.777.1433
301.777.1434
301.777.1435
301.777.1436
301.777.1437
301.777.1438
301.777.1439
301.777.1440
301.777.1441
301.777.1442
301.777.1443
301.777.1444
301.777.1445
301.777.1446
301.777.1447
301.777.1448
301.777.1449
301.777.1450
301.777.1451
301.777.1452
301.777.1453
301.777.1454
301.777.1455
301.777.1456
301.777.1457
301.777.1458
301.777.1459
301.777.1460
301.777.1461
301.777.1462
301.777.1463
301.777.1464
301.777.1465
301.777.1466
301.777.1467
301.777.1468
301.777.1469
301.777.1470
301.777.1471
301.777.1472
301.777.1473
301.777.1474
301.777.1475
301.777.1476
301.777.1477
301.777.1478
301.777.1479
301.777.1480
301.777.1481
301.777.1482
301.777.1483
301.777.1484
301.777.1485
301.777.1486
301.777.1487
301.777.1488
301.777.1489
301.777.1490
301.777.1491
301.777.1492
301.777.1493
301.777.1494
301.777.1495
301.777.1496
301.777.1497
301.777.1498
301.777.1499
301.777.1500
301.777.1501
301.777.1502
301.777.1503
301.777.1504
301.777.1505
301.777.1506
301.777.1507
301.777.1508
301.777.1509
301.777.1510
301.777.1511
301.777.1512
301.777.1513
301.777.1514
301.777.1515
301.777.1516
301.777.1517
301.777.1518
301.777.1519
301.777.1520
301.777.1521
301.777.1522
301.777.1523
301.777.1524
301.777.1525
301.777.1526
301.777.1527
301.777.1528
301.777.1529
301.777.1530
301.777.1531
301.777.1532
301.777.1533
301.777.1534
301.777.1535
301.777.1536
301.777.1537
301.777.1538
301.777.1539
301.777.1540
301.777.1541
301.777.1542
301.777.1543
301.777.1544
301.777.1545
301.777.1546
301.777.1547
301.777.1548
301.777.1549
301.777.1550
301.777.1551
301.777.1552
301.777.1553
301.777.1554
301.777.1555
301.777.1556
301.777.1557
301.777.1558
301.777.1559
301.777.1560
301.777.1561
301.777.1562
301.777.1563
301.777.1564
301.777.1565
301.777.1566
301.777.1567
301.777.1568
301.777.1569
301.777.1570
301.777.1571
301.777.1572
301.777.1573
301.777.1574
301.777.1575
301.777.1576
301.777.1577
301.777.1578
301.777.1579
301.777.1580
301.777.1581
301.777.1582
301.777.1583
301.777.1584
301.777.1585
301.777.1586
301.777.1587
301.777.1588
301.777.1589
301.777.1590
301.777.1591
301.777.1592
301.777.1593
301.777.1594
301.777.1595
301.777.1596
301.777.1597
301.777.1598
301.777.1599
301.777.1600
301.777.1601
301.777.1602
301.777.1603
301.777.1604
301.777.1605
301.777.1606
301.777.1607
301.777.1608
301.777.1609
301.777.1610
301.777.1611
301.777.1612
301.777.1613
301.777.1614
301.777.1615
301.777.1616
301.777.1617
301.777.1618
301.777.1619
301.777.1620
301.777.1621
301.777.1622
301.777.1623
301.777.1624
301.777.1625
301.777.1626
301.777.1627
301.777.1628
301.777.1629
301.777.1630
301.777.1631
301.777.1632
301.777.1633
301.777.1634
301.777.1635
301.777.1636
301.777.1637
301.777.1638
301.777.1639
301.777.1640
301.777.1641
301.777.1642
301.777.1643
301.777.1644
301.777.1645
301.777.1646
301.777.1647
301.777.1648
301.777.1649
301.777.1650
301.777.1651
301.777.1652
301.777.1653
301.777.1654
301.777.1655
301.777.1656
301.777.1657
301.777.1658
301.777.1659
301.777.1660
301.777.1661
301.777.1662
301.777.1663
301.777.1664
301.777.1665
301.777.1666
301.777.1667
301.777.1668
301.777.1669
301.777.1670
301.777.1671
301.777.1672
301.777.1673
301.777.1674
301.777.1675
301.777.1676
301.777.1677
301.777.1678
301.777.1679
301.777.1680
301.777.1681
301.777.1682
301.777.1683
301.777.1684
301.777.1685
301.777.1686
301.777.1687
301.777.1688
301.777.1689
301.777.1690
301.777.1691
301.777.1692
301.777.1693
301.777.1694
301.777.1695
301.777.1696
301.777.1697
301.777.1698
301.777.1699
301.777.1700
301.777.1701
301.777.1702
301.777.1703
301.777.1704
301.777.1705
301.777.1706
301.777.1707
301.777.1708
301.777.1709
301.777.1710
301.777.1711
301.777.1712
301.777.1713
301.777.1714
301.777.1715
301.777.1716
301.777.1717
301.777.1718
301.777.1719
301.777.1720
301.777.1721
301.777.1722
301.777.1723
301.777.1724
301.777.1725
301.777.1726
301.777.1727
301.777.1728
301.777.1729
301.777.1730
301.777.1731
301.777.1732
301.777.1733
301.777.1734
301.777.1735
301.777.1736
301.777.1737
301.777.1738
301.777.1739
301.777.1740
301.777.1741
301.777.1742
301.777.1743
301.777.1744
301.777.1745
301.777.1746
301.777.1747
301.777.1748
301.777.1749
301.777.1750
301.777.1751
301.777.1752
301.777.1753
301.777.1754
301.777.1755
301.777.1756
301.777.1757
301.777.1758
301.777.1759
301.777.1760
301.777.1761
301.777.1762
301.777.1763
301.777.1764
301.777.1765
301.777.1766
301.777.1767
301.777.1768
301.777.1769
301.777.1770
301.777.1771
301.777.1772
301.777.1773
301.777.1774
301.777.1775
301.777.1776
301.777.1777
301.777.1778
301.777.1779
301.777.1780
301.777.1781
301.777.1782
301.777.1783
301.777.1784
301.777.1785
301.777.1786
301.777.1787
301.777.1788
301.777.1789
301.777.1790
301.777.1791
301.777.1792
301.777.1793
301.777.1794
301.777.1795
301.777.1796
301.777.1797
301.777.1798
301.777.1799
301.777.1800
301.777.1801
301.777.1802
301.777.1803
301.777.1804
301.777.1805
301.777.1806
301.777.1807
301.777.1808
301.777.1809
301.777.1810
301.777.1811
301.777.1812
301.777.1813
301.777.1814
301.777.1815
301.777.1816
301.777.1817
301.777.1818
301.777.1819
301.777.1820
301.777.1821
301.777.1822
301.777.1823
301.777.1824
301.777.1825
301.777.1826
301.777.1827
301.777.1828
301.777.1829
301.777.1830
301.777.1831
301.777.1832
301.777.1833
301.777.1834
301.777.1835
301.777.1836
301.777.1837
301.777.1838
301.777.1839
301.777.1840
301.777.1841
301.777.1842
301.777.1843
301.777.1844
301.777.1845
301.777.1846
301.777.1847
301.777.1848
301.777.1849
301.777.1850
301.777.1851
301.777.1852
301.777.1853
301.777.1854
301.777.1855
301.777.1856
301.777.1857
301.777.1858
301.777.1859
301.777.1860
301.777.1861
301.777.1862
301.777.1863
301.777.1864
301.777.1865
301.777.1866
301.777.1867
301.777.1868
301.777.1869
301.777.1870
301.777.1871
301.777.1872
301.777.1873
301.777.1874
301.777.1875
301.777.1876
301.777.1877
301.777.1878
301.777.1879
301.777.1880
301.777.1881
301.777.1882
301.777.1883
301.777.1884
301.777.1885
301.777.1886
301.777.1887
301.777.1888
301.777.1889
301.777.1890
301.777.1891
301.777.1892
301.777.1893
301.777.1894
301.777.1895
301.777.1896
301.777.1897
301.777.1898
301.777.1899
301.777.1900
301.777.1901
301.777.1902
301.777.1903
301.777.1904
301.777.1905
301.777.1906
301.777.1907
301.777.1908
301.777.1909
301.777.1910
301.777.1911
301.777.1912
301.777.1913
301.777.1914
301.777.1915
301.777.1916
301.777.1917
301.777.1918
301.777.1919
301.777.1920
301.777.1921
301.777.1922
301.777.1923
301.777.1924
301.777.1925
301.777.1926
301.777.1927
301.777.1928
301.777.1929
301.777.1930
301.777.1931
301.777.1932
301.777.1933
301.777.1934
301.777.1935
301.777.1936
301.777.1937
301.777.1938
301.777.1939
301.777.1940
301.777.1941
301.777.1942
301.777.1943
301.777.1944
301.777.1945
301.777.1946
301.777.1947
301.777.1948
301.777.1949
301.777.1950
301.777.1951
301.777.1952
301.777.1953
301.777.1954
301.777.1955
301.777.1956
301.777.1957
301.777.1958
301.777.1959
301.777.1960
301.777.1961
301.777.1962
301.777.1963
301.777.1964
301.777.1965
301.777.1966
301.777.1967
301.777.1968
301.777.1969
301.777.1970
301.777.1971
301.777.1972
301.777.1973
301.777.1974
301.777.1975
301.777.1976
301.777.1977
301.777.1978
301.777.1979
301.777.1980
301.777.1981
301.777.1982
301.777.1983
301.777.1984
301.777.1985
301.777.1986
301.777.1987
301.777.1988
301.777.1989
301.777.1990
301.777.1991
301.777.1992
301.777.1993
301.777.1994
301.777.1995
301.777.1996
301.777.1997
301.777.1998
301.777.1999
301.777.2000
301.777.2001
301.777.2002
301.777.2003
301.777.2004
301.777.2005
301.777.2006
301.777.2007
301.777.2008
301.777.2009
301.777.2010
301.777.2011
301.777.2012
301.777.2013
301.777.2014
301.777.2015
301.777.2016
301.777.2017
301.777.2018
301.777.2019
301.777.2020
301.777.2021
301.777.2022
301.777.2023
301.777.2024
301.777.2025
301.777.2026
301.777.2027
301.777.2028
301.777.2029
301.777.2030
301.777.2031
301.777.2032
301.777.2033
301.777.2034
301.777.2035
301.777.2036
301.777.2037
301.777.2038
301.777.2039
301.777.2040
301.777.2041
301.777.2042
301.777.2043
301.777.2044
301.777.2045
301.777.2046
301.777.2047
301.777.2048
301.777.2049
301.777.2050
301.777.2051
301.777.2052
301.777.2053
301.777.2054
301.777.2055
301.777.2056
301.777.2057
301.777.2058
301.777.2059
301.777.2060
301.777.2061
301.777.2062
301.777.2063
301.777.2064
301.777.2065
301.777.2066
301.777.2067
301.777.2068
301.777.2069
301.777.2070
301.777.2071
301.777.2072
301.777.2073
301.777.2074
301.777.2075
301.777.2076
301.777.2077
301.777.2078
301.777.2079
301.777.2080
301.777.2081
301.777.2082
301.777.2083
301.777.2084
301.777.2085
301.777.2086
301.777.2087
301.777.2088
301.777.2089
301.777.2090
301.777.2091
301.777.2092
301.777.2093
301.777.2094
301.777.2095
301.777.2096
301.777.2097
301.777.2098
301.777.2099
301.777.2100
301.777.2101
301.777.2102
301.777.2103
301.777.2104
301.777.2105
301.777.2106
301.777.2107
301.777.2108
301.777.2109
301.777.2110
301.777.2111
301.777.2112
301.777.2113
301.777.2114
301.777.2115
301.777.2116
301.777.2117
301.777.2118
301.777.2119
301.777.2120
301.777.2121
301.777.2122
301.777.2123
301.777.2124
301.777.2125
301.777.2126
301.777.212

Zoning Ordinance Map Amendment

6821 Sharpsburg Pike, Sharpsburg MD

Applicant: Myron & Hazel Horst

Adjoining Property Owners

Tax Account Number: 12-006039

Tax Map 72, Parcel 19

Property Address: 18025 Keedysville Road, Boonsboro, MD

Owner(s): Dale & Wendy Price

Mailing Address:

18039 Keedysville Road

Boonsboro, MD 21713

Tax Account Number: 12-012314

Tax Map 72 , Parcel 222

Property Address: 6943 Sharpsburg Pike, Boonsboro, MD

Owner(s): Mary Ann & James Kelly Frey

Mailing Address:

6943 Sharpsburg Pike

Boonsboro, MD 21713

Tax Account Number: 12-004796

Tax Map 72 , Parcel 166

Property Address: 6918 Sharpsburg Pike, Boonsboro, MD

Owner(s): Travis Gardner

Mailing Address:

6918 Sharpsburg Pike

Boonsboro, MD 21713

Tax Account Number: 12-003404

Tax Map 72 , Parcel 180

Property Address: Sharpsburg Pike, Keedysville, MD 21756

Owner(s): Stephen Hubbard

Mailing Address:

PO Box 1

Fairplay, MD 21733

Tax Account Number: 12-001525

Tax Map 72 , Parcel 166

Property Address: 17824 Taylors Landing Road, Sharpsburg MD

Owner(s): Donald & Dinah Stevens

Mailing Address:

17824 Taylors Landing Road

Sharpsburg, MD 21782

Tax Account Number: 12-001924

Tax Map 72 , Parcel 111

Property Address: 6741 Sharpsburg Pike, Sharpsburg, MD

Owner(s): Erin & Jessie Planck

Mailing Address:

6741 Sharpsburg Pike

Sharpsburg, MD 21782

Tax Account Number: 12-003194

Tax Map 72, Parcel 170

Property Address: Sharpsburg Pike, Sharpsburg

Owner(s): Erin & Jessie Planck

Mailing Address:

6741 Sharpsburg Pike

Sharpsburg, MD 21782

Tax Account Number: 12-001983

Tax Map 72, Parcel 106

Property Address: 17809 Taylors Landing Road, Sharpsburg, MD

Owner(s): Robert & Naia Bonnet

Mailing Address:

17809 Taylors Landing Road

Sharpsburg, MD 21782

January 31, 2025

Board of County Commissioners
Planning Commission
Washington County, Maryland
100 West Washington Street
Hagerstown, Maryland 21740

Re: Map Amendment Application for 6821 Sharpsburg Pike
Request for Rural Business District (RB) Floating Zone

Honorable County Commissioners and Planning Commission:

On behalf of Myron & Hazel Horst (collectively "Applicant"), owners of the +/- 10.72 acres located at 6821 Sharpsburg Pike, Sharpsburg, Maryland 21742, Tax Map 0072, Grid 0008, Parcel 0168, Tax ID #12-000421 (the "Property"), we offer the following justification statement in support of our request for application of the Rural Business District (RB) Floating Zone to a +/- 1.68 acre portion of the Property.

The Property is currently zoned Preservation with Antietam Overlay 2 and improved with a residence, barn and garage. The primary use is currently residential with related agricultural/livestock uses. The Applicant intends to conduct a tire repair service at the Property. Granting of the RB Floating Zone would permit the tire repair use. The Applicant would conduct the business with no additional employees in the foreseeable future. The plan of business is Applicant would pick up tires or customers would drop them off, and the Applicant would conduct the repairs on site; there would be no vehicle storage associated with the repair use. The customer base would be farm and agricultural property owners and their vehicle needs. There would be no signage or significant marketing beyond neighbors and existing acquaintances of the Applicant, as the Applicant foresees viable and ample business just from that group.

Repair work and all related equipment would be done indoors. There would be very limited outdoor storage of a temporary basis, and it would be appropriately screened.

Granting the request would allow the Applicant to provide a desired and needed service to neighboring agricultural properties in the proximate Rural Village area. There would be no discernable impacts related to noise, traffic, dust or fumes that would not otherwise be typical for agricultural properties in the Preservation zone in this location. As specified in the Purpose Statement of the RB District, the requested zoning and allowance of the tire repair use would *"support the agricultural industry and farming community"* and would help establish a location for *"businesses and facilities not otherwise permitted in rural areas of the County."*

Below in bold typeface are the relevant provisions from the Washington County Zoning Ordinance with responses following each provision:

ARTICLE 5E - "RB" RURAL BUSINESS DISTRICT

Section 5E.4 Criteria

(b) The RB Floating Zone District may be newly established at a particular location if the following criteria are met.

1. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;

RESPONSE: The Property is not within any designated growth area identified in the Washington County Comprehensive Plan.

2. The proposed RB District has safe and usable road access on a road that meets the standards under the "Policy for Determining Adequacy of Existing Roads." In addition a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic;

RESPONSE: The Property has safe and usable road access on Sharpsburg Pike/MD Route 65. The Applicant anticipates meeting the standards of the referenced Policy document. The intended use will not generate more than fifteen (15) peak hour trips.

3. Onsite issues relating to sewage disposal, water supply, stormwater management, flood plains, etc. can be adequately addressed; and

RESPONSE: The intended use will not create any sewage disposal, water supply, stormwater or other issues that are not above and beyond impacts already accounted for by the current residential use onsite.

4. The location of an RB District would not be incompatible with existing land uses, cultural or historic resources, or agricultural preservation efforts in the vicinity of the proposed district.

RESPONSE: The intended use would not create any impacts discernable beyond the current residential use. Vehicle movements would be consistent with the existing residential and agricultural uses. The auto tire repair work would be conducted completely within the existing garage structure. Therefore, the intended use would not create any incompatibilities with any of the above elements that may be in the vicinity. The Property is directly adjacent to an existing RB District -- 6741 Sharpsburg Pike (Tax ID # 12-001924) -- the location of an auction business.

Section 27.3 Factors to be considered in a request for a map amendment.

In order for an amendment, modification, repeal, or reclassification of such district as herein provided, the local legislative body shall make findings of fact in each specific case including, but not limited to, the following matters:

(a) The report and recommendation of the Planning Commission.

RESPONSE: Acknowledged.

(b) Population change in the area of the proposed change.

RESPONSE: According to census.gov, April 1, 2010 population for Washington County was 147,430 and estimate for July 1, 2022 was 155,590.

(c) Availability of public facilities in the area.

RESPONSE: Property is served by County roads and by well and septic.

(d) Present and future transportation patterns in the area.

RESPONSE: Sharpsburg Pike, and existing Minor Arterial Road already serves residential and agricultural property owners/operations; this pattern is not likely to change in the future.

(e) Compatibility with existing and proposed development of the area including indication of neighboring sites identified by the Washington County Historic Sites Survey and subsequent revisions or updates.

RESPONSE: The proposed use would be practically indistinguishable from the current residential and agricultural uses at the Property and therefore maintain compatibility. The Property is within the Antietam Overlay 2.

(f) The relationship of the proposed change to the Adopted Plan for the County, Development Analysis Plan Map and Policies.

RESPONSE: The proposed use would be consistent with the Adopted Plan maps and policies, as the RB Zoning District is specifically meant for rural areas of the County.

(g) Whether there was a substantial change in the character of the neighborhood where the property is located.

RESPONSE: Not applicable, as the RB Zoning District is a floating zone.

(h) Whether there was a mistake in the existing zoning classification.

RESPONSE: Not applicable, as the RB Zoning District is a floating zone.

For the foregoing reasons, and as supported by the accompanying application materials, the Applicant submits that the requested zoning meets the necessary requirements, and we respectfully request your approval of the application. The Applicant will provide additional information, submissions and testimony as may be required.

Sincerely,

A handwritten signature in black ink, reading "Noel Manalo". The signature is written in a cursive, flowing style with a horizontal line at the end.

NOEL S. MANALO

cc: Mr. Myron Horst
Frederick, Seibert & Associates, Inc.

4921-3545-2430, v. 2



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

April 7, 2025

Case #: RZ-25-001

Application for Map Amendment Staff Report and Analysis

Property Owner(s)	:	Myron & Hazel Horst
Applicant(s)	:	Myron & Hazel Horst
Location	:	6821 Sharpsburg Pike
Election District	:	#12 – Fairplay
Comprehensive Plan	:	
Designation	:	Preservation
Zoning Map	:	72
Parcel(s)	:	P. 168
Acreage	:	10.7 acres (1.68 within RB Overlay)
Existing Zoning	:	Preservation (P) with Antietam Overlay 2 District (AO-2)
Requested Zoning	:	Preservation (P) with Antietam Overlay 2 District (AO-2) and Rural Business (RB) overlay
Date of Hearing	:	April 7, 2025

I. Background Information

a. Location and Description of Subject Properties



The subject parcel is located at on the east side of Sharpsburg Pike (MD-65) at its intersection with Taylors Landing Road. The property subject to this rezoning encompasses 10.7 acres of agricultural land, 1.68 acres of which would be encumbered with the Rural Business (RB) floating zone.

The property contains a single-family dwelling, barn and a recently constructed garage/office building. The garage/office building was originally permitted as an agricultural support building for various farm related purposes in 2020.

In addition to the Preservation (P) base zoning which is applied to the property, the parcel also falls within the Antietam Overlay-2

Zoning District (AO-2). The AO-2 District extends 1,000 feet east/west from the road centerline along this stretch of MD-65, encumbering multiple properties south of Bakersville Rd & Keedysville Rd for approximately 1 mile south of this intersection. It defines an approach buffer to Antietam National Battlefield which is designed to regulate the exterior appearance of all commercial and non-residential uses, excluding farm structures, to preserve the historic character of the road corridor on the approach to the Battlefield. The AO-2 is also applied to many other properties along three other road segments on MD-65 and MD-34 (Shepherdstown Pike), in or immediately around the Towns of Sharpsburg and Keedysville.

There are no known sensitive environmental areas on the property.

b. Rural Business Floating Zone Purpose and Criteria

The Rural Business Zoning District is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to establish locations for businesses and facilities not otherwise permitted in the rural areas of the County. It is established as a “floating zone” which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District. A floating zone is a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land.

Section 5E.4 of the Rural Business Zoning District describes the criteria that must be met for the establishment of a new Rural Business Zoning District. These criteria include:

1. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;
2. The proposed RB District has safe and usable road access on a road that meets the standards under the “Policy of Determining Adequacy of Existing Roads.” In addition, a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic;
3. Onsite issues relating to sewage disposal, water supply, stormwater management, floodplains, etc. can be adequately addressed; and
4. The location of an RB District would not be incompatible with existing land uses, cultural or historic resources, or agricultural preservation efforts in the vicinity of the proposed district.

Section 5E.6c further expands upon the above noted criteria in describing the basis for which the Planning Commission should base its recommendation to the Board of County Commissioners upon after the Public Information Meeting including:

1. The proposed district will accomplish the purpose of the RB District;
2. The proposed site development meets criteria identified in Section 5E.4 of this Article;
3. The roads providing access to the site are appropriate for serving the business-related traffic generated by the proposed RB land use;
4. Adequate sight distance along roads can be provided at proposed points of access;
5. The proposed landscaped areas can provide adequate buffering of the proposed RB land use from existing land uses in the vicinity;
6. The proposed land use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures.

To be established, RB districts must also meet bulk requirements outlined in Article 5E.5. A preliminary site plan which addresses the elements noted above and other criteria in 5E.6.a(3) in greater detail is also a required part of the application process. Finally, approval of the application to create an RB District shall only be for the use identified on the application and preliminary site plan (PSP). An approved RB District covers only the portion of the parcel or lot identified in the application. Changes to the use, intensity or area covered by an approved RB District shall be reviewed by the Planning Commission. A new public hearing may be required to approve the changed use.

II. Staff Analysis

The staff analysis of the proposed rezoning will utilize the criteria outlined in the previous section of this report to determine the suitability of applying a newly created RB floating zone in the designated location.

1. The proposed district will accomplish the purpose of the RB District;

As defined above, one purpose of the floating zone is to “*establish locations for businesses and facilities not otherwise permitted in the rural areas of the County.*” “Auto Sales and Services” are listed together as a single principal permitted use within an RB Zoning District in the Table of Land Use Regulations for Rural Areas in Article 3 of the Zoning Ordinance. Under the current P zoning, the proposed use would not be permitted.

The applicant’s Justification Statement also contends that the proposed tire repair shop would “*support the agricultural industry and farming community,*” fulfilling one of the other stated purposes of the RB Zoning District.

2. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;

The proposed site of this rezoning is located outside of the County's current Urban Growth Area boundary. This status is not proposed to change in the forthcoming Comprehensive Plan update.

3. Road and Traffic Considerations

a. Traffic Generation

Traffic counts on County and State roads in the vicinity of the rezoning site provide limited insight on traffic flow or congestion that might be impacted an expanded business at this location. Single day traffic counts were collected for one 24-hour period in 2016 at three local road intersections with Sharpsburg Pike in the immediate vicinity of the subject site. The counts for these three locations are noted below:

- Taylors Landing Rd at Sharpsburg Pike (300 feet west): 388 vehicles
- Bakersville Rd at Sharpsburg Pike (.50 miles northwest): 722 vehicles
- Keedysville Rd at Sharpsburg Pike (.50 miles northeast): 934 vehicles

Until 2020, the Maryland State Highway Administration (SHA) maintained a traffic counter approximately 2 miles north of the site, near the intersection of MD-65 and MD-63 (Spielman Rd). Perhaps due to COVID-19, the counter at this location was discontinued in that year, making 2019 the last year in which traffic was counted along MD-65 in relative proximity to the rezoning site. Accordingly, a twenty-year survey of traffic counts at this location is detailed below from 1999-2019.

These counts indicate an increase in traffic traveling north/south on MD-65 during the last twenty years. A high of 9,363 vehicles was counted in 2019 after traffic remained largely steady at around 8,500 AADT. The 2019 figure represents a 20.4% increase in the last twenty years (or 1% annually). The traffic volume data shown in the table below is expressed in annual average daily traffic volumes (AADT).

Year	Sharpsburg Pike @ Spielman Rd
2019	9,363
2014	8,671
2009	8,462
2004	8,575
1999	7,775

As noted previously, the requirements of the RB District require a traffic study when the proposed business, activity or facility generates "25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic." The applicant's justification statement asserts that "*The intended use will not generate more than 15 peak hour trips.*"

b. Road and Site Circulation Improvements

The site is located directly on Sharpsburg Pike. The road is classified as an Other Principal Arterial (Non-Interstate) in the Functional Road Classification portion of the Transportation Element in the County's 2002 Comprehensive Plan. This classification accounts for mobility and access characteristics of the roadway in its categorization. Non-Interstate Arterial roads are designed to carry greater than 5,000 Average Daily Traffic in rural areas. The County's road classification system is based upon the Federal Highway Functional Classification System, but modified to reflect local road conditions.

A review of the County's 10-Year CIP and the State Highway Administration's Consolidated Transportation Plan did not note any road improvements in the vicinity of this proposed rezoning that would affect road capacity or traffic flow.

The Highways Plan in the 2002 Comprehensive Plan and in the current draft of the Comprehensive Plan update also do not propose notable road projects for this portion of MD-65. Much of the current attention for that roadway in transportation planning documents focuses on improvements to the MD-65/I-70 interchange, or widening of the state highway from that point to Lappans Rd.

The Hagerstown/Eastern Panhandle Metropolitan Planning Organization's current Long Range Transportation Plan does call for long-term widening of MD-65 all the way to the Town of Sharpsburg. This is however a long-term project, not slated for implementation prior to 2036.

The Applicant's preliminary site plan (Exhibit C) does not anticipate any access changes from the property to MD-65.

SHA and the Washington County Department of Engineering had no comment when routed the application for review.

Site Planning Considerations

a. Water

The proposed rezoning site is designated as W-7 in the 2009 Water and Sewer Plan with no planned connection to public water. An existing well on the property is depicted on Washington County Plat 4918, which subdivided the subject lot in 1996. The preliminary site plan in this application also locates the well. Well locations are approved by the Washington County Health Department. The Health Department is also responsible for monitoring wells for water quality issues.

b. Sewer

The proposed rezoning site is designated as S-7 in the 2009 Water and Sewer Plan with no planned connection to public sewer. An approximate location of the existing septic system is depicted on the recorded plat noted above and on the PSP. The Applicant's justification statement asserts that *"The intended use will not create any sewage disposal, water supply, stormwater or other issues that are not above and beyond impacts already accounted for by the current residential use onsite."*

The Washington County Health Department is responsible for approving the location and method of sewage disposal on individual properties in the County. A copy of this rezoning application was routed for the Health Department for their review. They offered no substantive comment.

c. Stormwater Management (SWM)

The applicant's Justification Statement comment regarding development related effects on stormwater was noted above. SWM facilities are not shown on the preliminary site plan included with the application.

The Washington County Department of Engineering had no comment when routed the application for review.

d. Floodplain

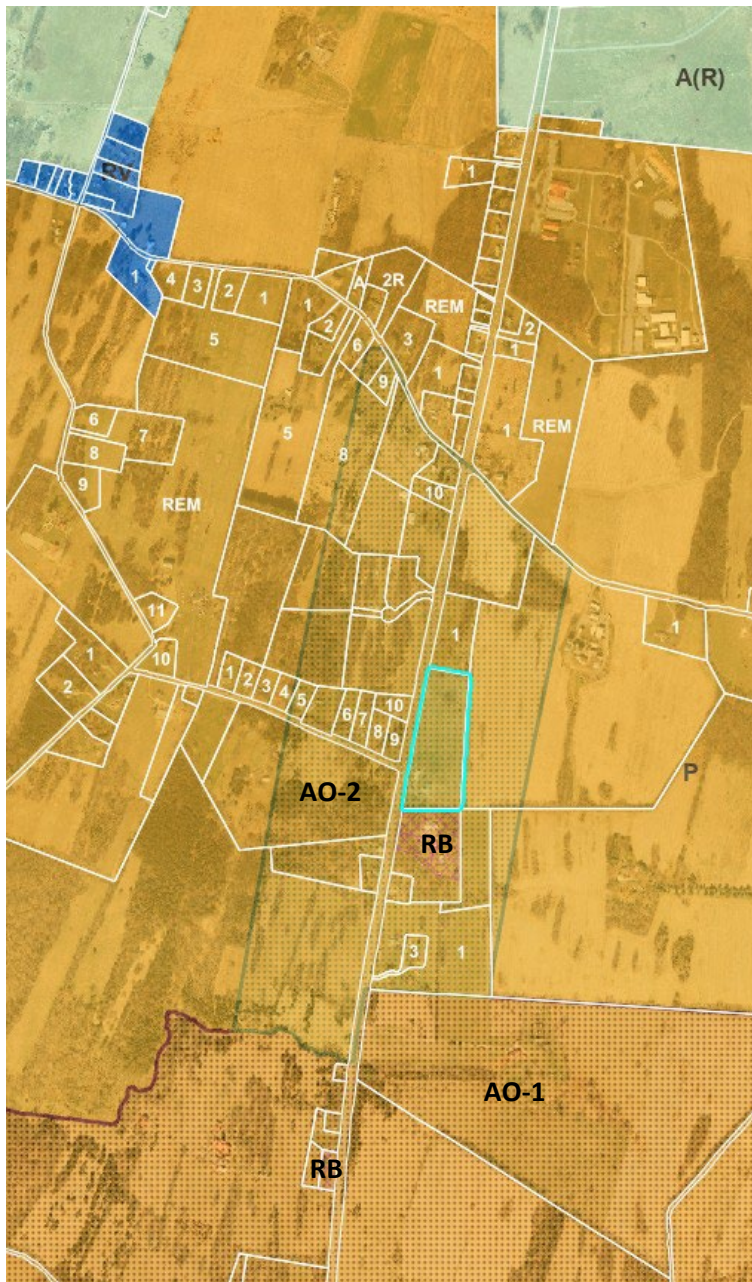
The proposed rezoning site does not contain floodplain area.

e. Bulk Regulations

Zoning setbacks are shown on the applicant's PSP and on the recorded plat for this lot previously discussed.

4. Compatibility with Adjacent Land Uses

a. Land Use in the Vicinity



The surrounding lands contain a mixture of rural zoning classifications and accompanying land uses as seen in the image at left. As noted previously, most properties in the immediate area are zoned Preservation (P). These properties include a mix of minor residential subdivisions along major roads, and larger agricultural parcels further away from MD-65.

The Antietam Overlay-2 zone (Battlefield Approach) encompasses the area previously described in the report introduction from Bakersville Rd & Keedysville Rd south along MD-65.

The Antietam Overlay-1 (Battlefield Buffer) follows to the south of the AO-2 corridor and encompasses the lands of Antietam National Battlefield.

The Historic Rural Village of Bakersville is found in the Rural Village Zoning District to the northwest of the subject property.

Larger agricultural parcels are then found in the Agricultural Rural (AR) lands to the north.

There are also two other existing RB Zoning Districts in the immediate vicinity providing prior precedent for commercial uses along this stretch of

MD-65. These adjacent rural businesses include:

- Stoney Hollow Gifts at (adjacent parcel to south) - originally permitted as an antique shop, noted in Applicant's Justification Statement as being an auction house.
- 6508 Sharpsburg Pike – former Clara Bee Gift Shop with Antietam battlefield diorama, currently used as an apartment building.

b. Historic Resources

As the property is in close proximity to Antietam National Battlefield, there are numerous existing historic sites within ½ mile or less of this proposed rezoning site that should be considered in evaluating its compatibility. As previously discussed, the site lies within the AO-2 zoning overlay which encompasses the approach to Battlefield. The northern boundary of the Battlefield is roughly .25 miles south of the subject property.

Beyond the numerous historic resources pertaining to the Battlefield, there are 11 sites are described in the Maryland Historic Trust Inventory of State Historic Sites as follows:

➤ Offsite Historic Properties within ½ mile of property

- WA-II-303: “Remsburg Farm” (400’ southwest)

Early 20th farm complex with 2-story frame house, bank barn and several outbuildings.

- WA-II-318: “Brick Church Building” (550’ southwest)

Late 19th brick building, formerly a Brethren Church that may have served as a temporary hospital after the Battle of Antietam, now converted to a dwelling.

- WA-II-1144: “Ritchie Property” (.5 miles southwest)

Mid-19th century farm complex with roughly a dozen contributing structures (2-story stone dwelling, 2-story frame house, stone log house, stone bridge, family cemetery, variety of domestic outbuildings of frame, log and stone construction). These contributing structures encompass what were formerly multiple farmsteads including those listed under the following MHT listings:

- WA-II-1121: “Spring Wood Farm”
- WA-II-1136: “Jacob Coffman House and Cemetery”
- WA-II-359: “A. Hammond House/Sharon L. Hall Property” (.25 miles southeast)

Mid-19th century farm complex with 2 story brick farmhouse, frame barn and outbuildings.

- WA-II-358: “Late 19th Century Farmstead” (.5 miles northeast)

Late 19th century farm complex with 2 story brick farmhouse and bank barn and outbuildings.

- WA-II-453: “Mid-19th Century Brick Farm Complex” (.5 miles west)

Mid-19th Century farm complex including 2 story brick farmhouse and frame barn.

- WA-II-325: “Eakle-Poffenberger House” (.33 miles north)

Early 20th century 2 story frame farmhouse and outbuildings.

- WA-II-329: “Mid-19th Century Brick Farmhouse” (.4 miles north)

Mid-19th century 2 story brick farmhouse with smoke house and bank barn.

➤ **Historic Reviewing Agency Comments**

Meghan Jenkins, who acts as the liaison between the Department of Planning and Zoning and the Historic District Commission (HDC), offered the following comments on behalf of the HDC when outed a copy of the rezoning application:

The property at 6821 Sharpsburg Pike (Tax ID 12000421) is fully encompassed by the portion of Antietam Overlay 2 (AO2) which is a 1000’ buffer of Sharpsburg Pike. The Antietam Overlay “1) preserves the existing quality of the viewshed of the Antietam Battlefield, and 2) ensures that development of certain lands adjacent to the major roads which provide public access to the Antietam Battlefield (i.e., Maryland Routes 34 and 65) is compatible with the agricultural and historic character of the area” (Section 20A.0 Purpose). The HDC reviews applications in the AO1 and AO2 in accordance with the provisions of Article 20, Historic Preservation District, and Section 20.6.

The HDC reviewed this rezoning application at its March 5, 2025 meeting. The rezoning application included a deed for the property which had no mention of the existing Maryland Environmental Trust (MET) easement on the property. The HDC recommends that the applicant cleans up the title information for this property by recording a deed which properly reflects the restrictions and conditions of the property. The purpose of the MET easement is very similar to that of the AO2 stating that “conserving the dominant scenic, cultural, rural, historical, archaeological, agricultural, woodland and wetland character of the Property...preventing the use or development of the Property for any purpose or in any manner that would conflict with the maintenance of the Property in its open-space condition and in protecting the viewshed and landscape surrounding the Antietam Battlefield” (L1363, F1042). The easement also restricts commercial activities other than farming except those that can be performed in existing buildings (L1363 F1043). The Historic District Commission does not typically comment on the proposed use of property, only the impact of the proposed use on the Antietam Overlay’s purpose. In this case the HDC did want to point out that the proposed use does not appear consistent with the language of the MET easement. The HDC does believe that as long as the use is restricted to the pole building and the minimal parcel area defined on the rezoning application, the proposed use will not be in conflict with the purpose of the AO2.

The HDC noted that the building proposed for the RB Overlay use was recently constructed as an Agricultural Building. The AO2 specifically exempts agricultural buildings from the provisions of Article 20, Historic Preservation District, and Section 20.6 of the Zoning Ordinance. However, if this commercial use is approved for the RB Overlay, the site will be subject to these review criteria for any future plans or permits including signage. The HDC has Design Guidelines for Historic Structures which include guidance on signage and other site development that should be followed for any future applications on this property.

The application included responses to Section 5E.4 Criteria for Rural Business. The HDC respectfully disagrees with the response to #4 regarding incompatibility with existing land uses, cultural or historic resources, or agricultural preservation efforts due to the response neglecting to account for the purpose of the AO2 or the MET easement in any form, both of which are in place on this property with the intent to protect the viewshed entering the Antietam Battlefield. The response also mentions an adjacent property and its existing RB overlay. The HDC looked at both properties and found that there is a significant difference in the view from the roadway for these properties. The RB Overlay at 6741 Sharpsburg Pike has 150' of mixed forest buffering the view of the commercial use on the property and is minimally visible from the roadway. The RB overlay application has proposed an area for the overlay which starts approximately 130' back from the road and the HDC emphasizes this overlay should maintain that minimum in addition to requiring a mixed forest native vegetative buffer similar to those in place nearby to minimize visibility of the commercial use should this be approved. The HDC also noted that all storage of equipment and supplies should be to the rear of the building as indicated by the proposed rezoning area. The application includes a response to Section 27.3.(e) which requires the consideration of the application's compatibility with existing and proposed development with properties that include resources on the Washington County Historic Sites Inventory. Again, in this response, there is little substance in regard to the analysis of the AO2 purpose and no mention of the property's MET easement which support the Washington County Historic Sites Survey for the Antietam Battlefield (WA-II-477).

Finally, the HDC discussed the placement of a floating zone (RB) in conjunction with an overlay zone such as the AO2. Many of the existing businesses were in existence when these various zoning mechanisms were implemented. The HDC understands the need for Rural Businesses, however, they are concerned that there is no expiration to the Rural Business once applied to a property and if another business is functionally similar, the RB persists with property transfer. Their preference would be to minimize areas where floating zones interact with overlays, perhaps with an expiration of floating zones where they overlap with overlays upon transfer of property. The concern of the HDC is that there is inadequate understanding of information and impacts for the buyer of these properties with multiple zoning Sections in effect. This can cause confusion for property owners regarding the use of the property. It also causes inadvertent expansion of the RB over time in areas where resource protection should be a priority as indicated by the purpose statements of the overlay.

Summary of Recommendations:

- 1. Consider correcting the title information for this property by recording a deed which properly reflects the restrictions and conditions of the property.*
- 2. The proposed RB overlay should maintain the 130' buffer from Sharpsburg Pike and a minimal coverage of the parcel as indicated on the application.*
- 3. The site will be subject to the provisions of Article 20, Historic Preservation District, and Section 20.6 of the Zoning Ordinance for any future plans or permits including signage. The HDC has Design Guidelines for Historic Structures which include guidance on signage and other site development that should be followed for any future applications on this property.*

4. *Require mixed forest native vegetative buffers similar to those in place nearby to minimize visibility of the commercial use.*

5. *All storage of equipment and supplies should be to the rear of the building as indicated by the proposed rezoning area.*

6. *Minimize areas where floating zones interact with overlays, perhaps with an expiration of floating zones where they overlap with overlays upon transfer of property.*

c. Agricultural Land Preservation



The proposed rezoning site is located within the heart of the County's designated Rural Legacy Area (RL). The program was created to focus on some of Maryland's best natural, agricultural, historical and cultural areas and Maryland's most significant rural landscapes. The Program encourages local governments and

Rural Legacy Easements



Other Permanent Easements



Agricultural Preservation



Districts

private land trusts to identify Rural Legacy Areas and to competitively apply for funds to complement existing lands preservation efforts or to develop new ones. Easements are sought from willing landowners in order to protect areas vulnerable to sprawl

development that can weaken an area's natural resources, thereby jeopardizing the economic value of farming, forestry, recreation and tourism. The RL is heavily concentrated in this area of southern Washington County in the lands around Antietam Battlefield. RL easements that have been purchased are shown in light red on the map.

Parcels in light green on the image have enrolled in the County's Agricultural District program. This program is intended to be a precursor for lands to eventually establish a permanent agricultural land preservation easement through various means.

In service of the above objectives, the property itself is encumbered with an easement from the Maryland Environmental Trust (MET). MET works with the Maryland Department of Natural Resources to engage landowners who are willing to donate a conservation easement for tax deductions, tax credits and land protection purposes. The purpose of the MET easement is, according to language contained in the deed of easement is for:

"... conserving the dominant scenic, cultural, rural, historical, archaeological, agricultural, woodland and wetland character of the Property...preventing the use or development of the

Property for any purpose or in any manner that would conflict with the maintenance of the Property in its open-space condition and in protecting the viewshed and landscape surrounding the Antietam Battlefield.”

➤ **Agricultural Land Preservation Reviewing Agency Comments**

MET offered the following response in an email exchange with Washington County Land Preservation Planner Chris Boggs after being sent the rezoning application for review:

“Article II.A.(1) of the Horsts’ Conservation Easement gives the owner the ability to operate a tire repair business out of the existing garage as long as they do not alter the external structure or appearance and if they ensure all materials would be stored out of sight due to the scenic value. They would not be allowed to expand or build a new structure for the purpose of having a commercial tire business.

We don’t necessarily want to prevent the rezoning if they need it to operate within the existing garage, but we also don’t want it to be easier for someone to build a commercial business unrelated to agriculture in the future.”

5. Additional Considerations

a. Emergency Services

The Fairplay Community Volunteer Fire Company of District 12 is the nearest emergency services provider to this site, located approximately 2 miles northwest. The Division of Emergency Services had no comment when routed a copy of the application.

b. Comprehensive Plan Designation

The 2002 Comprehensive Plan designated this site as falling within the Preservation Policy Area in its Land Use Plan. This Policy Area is the focus of rural land preservation area efforts. It includes the County’s designated Rural Legacy Area, federal lands, state parks, state wildlife management areas, county parks, Edgemont Watershed and most of the mountaintops as well the Potomac River. Purchase of development easements to support preservation efforts in this area is encourage. Limited development to support the goals and objectives of preserving the resources of this area is a priority.

c. Business Operations (Hours of Operation, Employees, etc.)

According to the preliminary site plan provided by the applicant, the anticipated hours of operation for the various proposed businesses are Monday through Friday, 8 am to 5 pm, Saturday 8-12 pm. The number of employees would be two for the business. The applicant’s justification statement indicates that:

“The applicant would conduct the business with no additional employees in the foreseeable future. The plan of business is the Applicant would pick up tires or customers would drop them off, and the Applicant would conduct the repairs on site; there would be no vehicle storage

associated with the repair use. The customer base would be farm and agricultural property owners and their vehicle needs. There would be no signage or significant marketing beyond neighbors and existing acquaintances of the Applicant, as the Applicant foresees viable and ample business just from that group. Repair work and all related equipment would be done indoors. There would be very limited outdoor storage on a temporary basis, and it would be appropriately screened.”

III. Recommendation

The criteria outlined in Article 5E of the Zoning Ordinance details the conditions which must be met for a new RB floating zoned to be applied to a prospective property through the rezoning process. The analysis in this staff report has uncovered the central nature of two criteria which principally affect the appropriateness of establishing a new RB District in this specific location - compatibility with existing land uses and cultural or historic resources. Compatibility with the surrounding character of the “neighborhood” forms the central concern for decision makers to analyze in their review of this rezoning application.

To this end, the applicant looks to establish a new commercial use on lands immediately surrounding the nationally significant Antietam Battlefield, in the AO-2 Zoning District which buffers the approach to the Battlefield. The commercial use would also be pursued within an existing MET easement which was designed to further regulate the character of development in this approach zone to conserve the scenic and historic character of lands in this corridor.

On the other hand, the intended use as a tire repair business would be conducted inside an existing accessory building with minimal visual or operational impact to the surrounding area. As noted earlier in this report however, that existing accessory structure was permitted originally as an agricultural structure (which was therefore not reviewed by the HDC due to the exclusion in the Zoning Ordinance for agricultural structures), not as a commercial building. This building also did not exist at the time the MET easement was established (1997 – see L1363, F1054), leading one to question whether pursuing a commercial use in the structure is in keeping with the stated intent of the permanent easement, despite the ambiguous response from MET on whether commercial activities are permitted in the new structure.

Therefore, the Planning Commission and Board of County Commissioners should carefully consider these compatibility concerns in balance with the other criteria outlined in Section 5E of the Zoning Ordinance to determine the appropriateness of establishing a new RB Zoning District at this property in the vicinity of Antietam Battlefield.

Respectfully submitted,



Travis Allen
Senior Planner

From: [Mary Frey](#)
To: [Planning Email](#)
Subject: Support for case No. RZ-25-001
Date: Thursday, April 3, 2025 4:03:49 PM

You don't often get email from freymary0@gmail.com. [Learn why this is important](#)

WARNING!! This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Any claims of being a County official or employee should be disregarded.

Dear Washington County Planning Commission,

We, James and Mary Frey, own the adjoining property to the left side of Myron and Hazel Horst. We support the rezoning of 1.68 acres to Rural Business. Please let us know if there's any thing we can do to help.

Thank you,
James and Mary Frey

WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC INPUT MEETING AND REGULAR MEETING
April 7, 2025

The Washington County Planning Commission held a rezoning public input meeting and its regular monthly meeting on Monday, April 7, 2025 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

The Chairman called the rezoning public input meeting to order at 6:00 p.m.

Planning Commission members present were: David Kline, Jeff Semler, Denny Reeder, Jay Miller, Terrie Shank (arrived at 6:25 p.m.), and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill, Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Kyla Shingleton, Comprehensive Planner; Scott Stotelmyer, Planner; and Debra Eckard, Office Manager.

REZONING PUBLIC INPUT MEETING

Myron and Hazel Horst [RZ-25-001]

Staff Presentation

Mr. Allen presented a piecemeal rezoning map amendment application for property located at 6821 Sharpsburg Pike. The applicant is requesting the application of the Rural Business (RB) floating zone to 1.68 acres of a 10.7 acre parcel. The parcel is currently zoned Preservation (P) with the Antietam Overlay 2 (AO-2) zone over top. The property contains a single-family dwelling, a barn, and an accessory structure currently being used as a garage/office building. The accessory structure was originally permitted in 2020 as an agricultural support building for farm operation purposes. The applicant now wants to use the structure as a tire repair shop. The property is encumbered with a permanent easement from the Maryland Environmental Trust (MET) established in 1997. Mr. Allen explained the purpose of the Rural Business zoning district and the criteria that must be met in order to apply this zone to land as it is stated in the County's Zoning Ordinance.

In addition to the rezoning application, a preliminary site plan will be required outlining the uses proposed on the property. If the RB zoning is approved, only the specified use is permitted and applies only to the portion of the lot specified on the application (1.68 acres). Any changes to the use, intensity or area would need to be reviewed by the Planning Commission and could possibly require a new public hearing. If the property is sold, the RB floating zone would convey with the property in perpetuity until the property owner requests its removal.

Mr. Allen noted that the subject parcel is located within ¼ mile of the Antietam Battlefield and lies within the AO-2 zoning district, which is an approach buffer to the Battlefield. The AO-2 zone is designed to regulate the exterior appearance of all commercial/non-residential uses (excluding farm structures) to preserve the historic character of the road corridor on the approach to the Battlefield. The zone extends 1000 feet on each side of road's centerline.

Mr. Allen explained that the MET easement is to preserve the scenic, cultural, rural, historical, archaeological, agricultural, wetland and woodland character of the property. It is designed to prevent the use or development of the property for any purpose that would conflict with the maintenance of its open space condition and protecting the landscape and viewshed of the Antietam Battlefield. The easement restricts commercial uses except those that can be performed in existing buildings. The property deed does not reference the MET easement.

This request was distributed to various agencies with the Historic District Commission (HDC) providing the following comments. The HDC did not review the permit application for the agricultural structure in 2020 because the building was constructed as a farm structure. There is another active RB use located at 6741 Sharpsburg Pike, which is minimally visible from the road and is buffered by significant forest cover, where the subject property has none. The HDC believes that the proposed use does not appear consistent with the language of the MET easement. The HDC also believes that if the use is restricted to the building and the minimal parcel area defined in the application, the proposed use would not be in conflict with the AO-2 overlay zone. The HDC's preference would be to minimize areas where floating zones (RB for instance) interact with overlays (such as the AO-2) in areas where resource protection should be a priority.

MET was contacted regarding this application and its appropriateness of the proposed use. MET stated that because the deed does not explicitly indicate that commercial uses are limited to buildings that existed at the time the easement was established, the use would be allowed in the existing structure as

long as the exterior appearance is not changed and materials are stored out of sight. It would be MET's preference that commercial uses unrelated to agriculture are not established on the property; however, zoning is not within their jurisdiction.

Staff recommends that the Commission considers the compatibility of the proposed use in the context of its location in immediate proximity to the Battlefield alongside the specific nature of the use. The proposed use is low intensity and would likely have a minimal impact on the surrounding neighborhood. The property is however in the AO-2 zone which is meant to protect the scenic character of the area approaching the Battlefield. And lastly, the structure in which the proposed use would be located was approved as an agricultural structure and not for a commercial use.

Mr. Allen noted that one written comment was received in support of this request.

Applicant's Presentation

Mr. Noel Manolo of Offit Kurman (legal counsel) and Mr. Myron Horst (the applicant) were present at the meeting. Mr. Manolo explained that the proposed use would support agricultural operations and agricultural users. Services would be rendered inside the building; there would be no outdoor operations. The applicant is not proposing any signage to advertise the business.

Mr. Manolo stated that all of the structures were existing when Mr. Horst purchased the property and the MET easement was established by the previous owner. While the MET easement does restrict industrial or commercial activities other than farming, silviculture and horticulture with the exception of activities that can be conducted in existing structures without alteration of the exterior appearance, Mr. Manolo believes that MET wants property owners to have viable use of their property. He also believes that the proposed use is in service of and related to agricultural activities.

Mr. Manolo noted that Mr. Horst previously appeared before the Planning Commission for a change of use application on the RB zoned property located at 6741 Sharpsburg Pike (just south of the subject property). The use at that property was a truck repair and excavating business. On May 3, 2021, the Planning Commission determined that the proposed use (a tire repair facility) would be a minor change. Unfortunately, negotiations were not successful and the property was sold to someone else.

Citizen Participation

- Erin Planck, 6741 Sharpsburg Pike, Hagerstown, MD – Ms. Planck stated they are not opposed to the proposed rezoning. However, because there is no signage for the business and a new driveway has been constructed, there has been a lot of traffic and confusion with people coming to their property looking for the tire repair business. Ms. Planck asked if a directional sign for the tire shop could be installed.

Ms. Baker stated that the County cannot require signage to be installed; however, if they choose to put up a sign, it would need to be shown on the site plan and meet all setback requirements specified in the Zoning Ordinance. Mr. Allen noted that the Historic District Commission would have review authority of the sign because the property is located within the AO-2 overlay.

Applicant's Rebuttal

Mr. Manolo introduced Mr. Fred Frederick of Frederick, Seibert & Associates, the consultant. Mr. Manolo believes Mr. Horst would be willing to install a directional sign in accordance with all County regulations, in order to keep customers and delivery drivers from going to the Planck's property.

Mr. Frederick stated that MET wrote a letter on August 3, 2022 allowing this use with guidance on signage. A copy of the letter was submitted for the record and distributed to all Commission members. MET stated that signs may be 4-feet by 4-feet (maximum) and preferably be located on the structure used for the business. However, the business is located a measurable distance from the roadway and would not be seen from the road. When the driveway was relocated, a new address was not obtained from the County. Mr. Frederick stated he would work with the County to correct this issue and to get a directional sign installed.

Recommendation

Motion and Vote: Mr. Semler made a motion to recommend approval of the request to the Board of County Commissioners. The motion was seconded by Mr. Miller and unanimously approved with Ms. Shank and Commissioner Wagner abstaining from the vote.

Halfway Houses and Group Homes Text Amendment [RZ-25-002]

Ms. Shingleton presented a proposed text amendment regarding halfway houses and group homes. Halfway houses are typically established as transitional homes for individuals leaving institutions, such as correctional and mental institutions as well as in-patient substance treatment centers. Halfway houses help individuals to transition back into normal life through various programs. Group homes are similar but they provide a more permanent home for individuals with disabilities that need daily assistance. Group homes provide various programs and job assistance similar to halfway houses. In 2015, Maryland adopted zoning regulations that allow halfway houses and group homes to be established in single-family and multi-family zoning districts depending on their size. A small group home may accommodate 4 to 9 adults while a large group home may accommodate 10 to 16 adults. A small halfway house may accommodate 4 to 8 adults while a large halfway house may accommodate 9 to 16 adults. Small group homes and small halfway house would be permitted in areas zoned for single-family homes which include the RT, RS, RU, RM and SED zoning districts. Large halfway houses and large group homes will be permitted in the RM and SED zoning districts. In the rural areas, all group homes and halfway houses will be permitted in the A(R), EC, P and RV zoning districts, but they will not be permitted in the RB or IM zoning districts.

The County's Zoning Ordinance does not currently include language for halfway houses; however, there is language for a transitional care facility. Staff is proposing to remove the transitional care facility definition and add halfway houses and group homes in the definitions section of the Ordinance. State legislation states that halfway houses and group homes are not subject to any special exceptions or conditional uses or any difference in zoning or setbacks.

Discussion and Comments: Ms. Shank asked if the State has provided definitions for a halfway house and group homes. Ms. Shingleton explained that the State only provided the definition for a halfway house. Ms. Baker stated we are using examples of group home definitions from around the State. Ms. Shank would like the definition to be clearer to include both adults and juveniles, with or without disabilities.

Non-conforming Uses Text Amendment [RZ-25-003]

Ms. Shingleton presented an application to amend Section 4.3 of the Washington County Zoning Ordinance regarding non-conforming uses. Staff is proposing to add a section to the Ordinance relative to the abandonment of a non-conforming use. Ms. Shingleton noted that a non-conforming use is considered abandoned when the use has ceased for a period of six months. In order to disprove the abandonment, tangible evidence that the property was not abandoned would be required. For example, if the business maintained its valid liquor license during this time, this shows clear intent of the owner to reopen the business.

Ms. Baker explained that a non-conforming use is not a permitted use in the zoning district in which it is located. Currently, there is no definition of cessation in the Zoning Ordinance. Ms. Baker explained that case law has been brought to staff's attention that a property keeps its non-conforming use until such time as the owner shows intent to abandon the use. She briefly explained the difference between tangible and subjective intent.

Motion and Vote: Ms. Shank made a motion to recommend approval of the text amendment to the Board of County Commissioners as presented. The motion was seconded by Mr. Miller and unanimously approved with Commissioner Wagner abstaining from the vote.

Manufactured/Modular Homes Text Amendment [RZ-25-004]

Ms. Shingleton presented a proposed text amendment regarding manufactured/modular homes. She explained that staff is proposing to update the definition of modular homes in the Zoning Ordinance. She further explained that the definition of manufactured homes is replacing the definition of mobile homes. Therefore, any mention of mobile homes in the Zoning Ordinance will be replaced with manufactured homes. State House Bill 538, which became effective January 1, 2025, provides for affordable housing in any zoning district where a single-family home is permitted. The Real Property Article of the State of Maryland requires manufactured homes to be converted to real property; therefore, they must be affixed to a permanent foundation and must be titled to the landowner.

Motion and Vote: Mr. Semler made a motion to recommend approval of the text amendment to the Board of County Commissioners as presented. The motion was seconded by Mr. Reeder and unanimously approved with Commissioner Wagner abstaining from the vote.

Accessory Dwelling Units Text Amendment [RZ-25-005]

Mr. Allen presented a proposed text amendment to amend several sections of the Zoning Ordinance to allow a new housing type: accessory dwelling units (ADUs). An accessory dwelling unit is a broad term that refers to a smaller, self-contained residential dwelling that is located on the same parcel as a primary, larger residential dwelling (typically a single-family home). An ADU may be attached, detached, new

construction, conversion of an existing building, etc. The purpose of this amendment is to address the need for more affordable housing within the County. Staff is proposing to add a new section to Article 4 of the Zoning Ordinance. Section 4.27 would permit, by right, the creation of one ADU per lot in conjunction with the principal permitted use on the property. ADUs would be permitted in both urban and rural zoning districts and would include: A(R), EC, P, RB, RV, RT, RS, RU, RM, BL, BG and HI districts. ADUs would be permitted in commercial zoning districts in order to accommodate mixed use opportunities in selected areas of the County as recommended in the County's draft Comprehensive Plan.

Mr. Allen explained that staff is proposing to allow both attached and detached ADUs on single-family homes; two-family or duplex dwellings would only be allowed to have a detached ADU; semi-detached, townhouse or multi-family dwellings you could have either an attached or detached ADU; and commercial zoning districts would be permitted to have only attached ADUs. One additional parking space would be required for the ADU; however, if legal street parking is available or if the property is located within ½ mile of a transit facility, the parking requirement could be waived.

Staff is proposing that the ADU is no more than 75% of the gross floor area of the primary dwelling unit or 1,000 square feet of gross floor area, whichever is less. Garage conversions may be handled differently. Bulk requirements should meet the standards set forth for the zoning district in which the property is located. The ADUs will not be included in residential density calculations. ADUs may not be subdivided from the principal dwelling unit; they must remain in common ownership. Short-term rentals and travel trailers would be prohibited.

Mr. Allen discussed the proposed definitions for accessory dwelling units and the two-family and duplex dwelling units. Without a legal pathway to create these housing types, there is the possibility that property owners will create these units without permits, thereby constructing additional dwelling units that do not meet building code and risk public health and safety. The State is proposing legislation that will most likely require the allowance of ADUs.

Discussion and Comments: There was a brief discussion regarding addressing for the ADUs. Ms. Kinzer stated that a separate, detached structure will be required to have a separate address. A determination will be made on each attached dwelling unit moving forward depending upon the circumstances.

There was a brief discussion regarding the maximum square footage requirement. Mr. Miller expressed his concern regarding the 1,000 sq. ft. maximum requirement. Ms. Baker explained the rationale staff used to arrive at that decision. The ADU is supposed to be "subordinate to" the primary structure and, more importantly, we are trying to achieve affordable housing. Mr. Travis also noted that because ADUs will be permitted in commercial districts where the size of the principal unit can be much larger than a single-family home there should be a maximum square footage requirement. He suggested that any proposed ADU that exceeds the 75% gross floor area requirement could request a special exception through the Board of Zoning Appeals. Commission members liked that suggestion and asked staff to draft new language to include the special exception. Ms. Baker still believes there should be a mechanism to temper the square footage maximum in the residential districts.

Public Comment: Mr. Gordon Poffenberger, 981 Mt. Aetna Road, Hagerstown stated that he agrees with the size limitations because this is to be an accessory structure, not another primary residence. He asked if the ADUs will be exempt from APFO fees. Staff is proposing that these units be exempt from APFO fees and excise tax.

This amendment will be brought back at the May meeting with changes as discussed.

Motion: Mr. Reeder made a motion to adjourn the rezoning public input meeting at 7:47 p.m. The motion was seconded by Ms. Shank and so ordered by the Chairman. The Chairman then called the regular meeting of the Washington County Planning Commission to order.

NEW BUSINESS

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the March 3, 2025 Planning Commission regular meeting as presented. The motion was seconded by Mr. Semler and unanimously approved.

Motion and Vote: Ms. Shank made a motion to approve the minutes of the March 17, 2025 Planning Commission workshop meeting as presented. The motion was seconded by Mr. Miller and unanimously approved.

ORDINANCE MODIFICATIONS

Daniel C. Davison [OM-25-003]

Ms. Kinzer, on behalf of Ms. Wagner-Grillo, presented an ordinance modification request for property located at 14000 Heavenly Acres Ridge which is currently zoned EC (Environmental Conservation). The request is to reduce the 50-foot side yard setback to 15 feet on the north side lot and to 40-feet on the south side lot. The current setbacks in the EC zoning district are 40-feet in the front yard, 15-feet on the side yard, and 50-feet on the rear yard. The proposed setbacks are not below the residential setbacks in a normal EC zone; however, this property has an agricultural assessment.

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

SUBDIVISIONS

Elmwood Farm Revised Section 5D [PP-24-002]

Mr. Stotelmeyer presented a preliminary plat for Section 5D of Elmwood Farms located at parcel 1081 off of Lappans Road in Williamsport. The property is currently zoned RS (Residential Suburban). The site will be accessed from Lappans Road as well as Kendle Road. Public water will be provided by the City of Hagerstown and public sewer will be provided by Washington County. Forest Conservation requirements were previously addressed. All agency approvals have been received.

Motion and Vote: Mr. Semler made a motion to approve the preliminary plat as presented. The motion was seconded by Mr. Reeder and unanimously approved.

The Village at Valentia Ridge Lots 1 - 150 [PP-23-001]

Mr. Stotelmeyer presented a request for a one-year extension for the preliminary plat of The Village at Valentia Ridge Lots 1 – 150. The property is located along the south side of Poffenberger Road and is currently zoned RU (Residential Urban). Justification for this request was provided by the developer. This extension would be good until March 7, 2026.

Motion and Vote: Mr. Reeder made a motion to approve the extension request with a new expiration date of March 7, 2026. The motion was seconded by Ms. Shank and unanimously approved.

FOREST CONSERVATION

Martin Property – Lot 1 [S-23-058]

Mr. Allen presented a request to use the payment-in-lieu option to meet a portion of the forest mitigation requirements for property located at 12440 Burkholder Lane. The property is currently zoned PI (Planned Industrial). There is a 2.8-acre total planting requirement resulting from the subdivision of a 123.41-acre parcel. Article 10 of the Forest Conservation Ordinance lists the preferred sequence of mitigation ranging from the most preferred method of mitigation which is on-site retention to the least preferred which is the payment-in-lieu of planting. The intent of the Ordinance is to accomplish as much mitigation on-site as possible. If the developer is deviating from the preferred sequence, justification is required from a qualified professional. As part of their mitigation efforts, the developer is proposing to put 16 acres of forest under easement on-site; the PIL is only being requested for the remainder of the total mitigation required.

Motion and Vote: Mr. Reeder made a motion to approve the request as presented. The motion was seconded by Mr. Semler and unanimously approved.

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of February including four site plans.

UPCOMING MEETINGS

1. May 5, 2025, 6:00 p.m. – Washington County Planning Commission regular meeting

ADJOURNMENT

Mr. Semler made a motion to adjourn the meeting at 8:10 p.m. The motion was seconded by Mr. Reeder and so ordered by the Chairman.

Respectfully submitted,

David Kline, Chairman



Agenda Report Form

Open Session Item

SUBJECT: Approval of Tri Party MOU for the Chase Six Boulevard & Campus Avenue Realignment Project

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Mayor Howard Long & Rachel Souders, Town Manager for the Town of Boonsboro

RECOMMENDED MOTION: Move to approve entering into the Memorandum of Understanding for the Chase Six Boulevard & Campus Avenue Realignment Project with the Washington County Board of Education and Town of Boonsboro.

REPORT-IN-BRIEF: The subject Project will extend Chase Six Blvd across Mapleville Road and connect it to a realigned Campus Avenue, complete with a traffic signal and crosswalks, which will create a much safer intersection for both vehicular and foot traffic to the Boonsboro School Campus.

DISCUSSION: In order to realign Campus Avenue for the planned intersection, a “property swap” must take place between the Washington County Board of Education (BOE), Washington County Board of County Commissioners (BOCC), and the Mayor and Council of the Town of Boonsboro (Town). A Tri Party MOU has been drafted by the BOE’s Legal Department and approved by the Town. It is presented today to the BOCC for their approval.

FISCAL IMPACT: N/A. The County serves as a pass-through entity in this agreement.

CONCURRENCES: Jeffrey Proulx, Chief Operating Officer, Washington County Public Schools

ATTACHMENTS: Tri Party MOU Boonsboro_BOE_BOCC & Exhibit A

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("MOU"), executed and made effective this ____ day of _____, 2025, by and between Board of Education of Washington County, Washington County Maryland, a body corporate and politic of the State of Maryland, hereinafter called "BOE," and Board of County Commissioners of Washington County, Washington County Maryland, a body corporate and politic of the State of Maryland, hereinafter called "County," and the Mayor and Council of the Town of Boonsboro, a municipal corporation of the State of Maryland, hereinafter called "Town." Together, hereinafter called the "parties."

WHEREAS, the parties believe that a realignment of Campus Avenue in Boonsboro will be in the best interests of the community and will promote public health, safety and welfare; and

WHEREAS, the BOE is the owner of a certain parcel of real properties along Maple Avenue and Campus Avenue identified as Parcels E and Y, Outlot X and Lot 1 on the attached "Exhibit A," Boonsboro, Maryland (Tax Map 0600, Parcel 1381, Tax Id. No. 06-023274); and

WHEREAS, the BOE has determined that Parcels E and Y, Outlot X and Lot 1 as depicted on Exhibit A are not suitable for future school construction and, subject to approval by the State of Maryland, intends to and shall deem Parcels E and Y, Outlot X and Lot 1 of Exhibit A as surplus property; and

WHEREAS, upon receiving State of Maryland approval and deeming Parcels E and Y, Outlot X and Lot 1 surplus, the BOE intends to and shall transfer Parcels E and Y, Outlot X and Lot 1 to the County for no consideration subject to a condition that the County will immediately transfer Parcels E and Y, Outlot X and Lot 1 to the Town for no consideration; and

WHEREAS Parcels E and Y, Outlot X and Lot 1 hereinafter jointly will be referred to as "Proposed Surplus Property"; and

WHEREAS, the town is the owner of certain parcels of real properties identified as Parcels B and D on Exhibit A, Boonsboro, Maryland (Tax Map 0600, Parcel 1381, Tax Id. No. 06-023274), and

WHEREAS, the Town intends to and shall transfer Parcels B and D for no consideration to the BOE; and

WHEREAS, the parties wish to confirm and document their agreement as to the steps to be taken to effect the ultimate transfer to the Town and the realignment of Campus Avenue.

NOW, THEREFORE, that for and in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and adequacy whereof is hereby acknowledged, the parties have agreed as follows:

1. The parties understand and acknowledge that the County's sole purpose and intent in accepting the transfer of the Proposed Surplus Property is to act as a pass-through intermediary entity to facilitate transfer of Proposed Surplus Property to the Town. The County has no and shall not retain any interest in Proposed Surplus Property other than to effect their transfer to Town in accordance with this MOU.

2. The BOE agrees to take the following actions to facilitate the transfer of Proposed Surplus Property as provided herein:
 - a. By formal Board action, approve and designate Proposed Surplus Property surplus property subject to approval by the State of Maryland; and
 - b. By formal Board action, approve the transfer of Proposed Surplus Property for no consideration to the County in fee simple.
3. The County agrees to take the following actions to facilitate the transfer of Proposed Surplus Property as provided herein:
 - a. Draft a special warranty deed for the transfer of Proposed Surplus Property, in fee simple, from the BOE to the County (the “Deed”);
 - b. After receiving and recording the executed deed granting Proposed Surplus Property from BOE to the County, County will execute the Deed, transferring the Proposed Surplus Property, in fee simple, from the County to the Town;
 - c. Record deeds mentioned in paragraph 3.b, above, and provide notice to the Town of such recordation; and
 - d. Provide to the Town a copy of the recorded Deed.
4. The Town agrees to take the following actions to facilitate the transfer of Proposed Surplus Property as provided herein:
 - a. Complete a survey of Proposed Surplus Property based on final road construction plans including a legal description with all exact metes and bounds for each respective parcel within Proposed Surplus Property; and
 - b. Comply with all requirements of local statutes and ordinances with respect to the real estate transaction.
5. The Town agrees to the following actions to facilitate the realignment of Campus Avenue:
 - a. That per Town ordinance, screening will be required along the Lot 1 property lines that are adjacent to and abut BOE property to the North and East;
 - b. Town and other entities as identified by the Town will be financially responsible to provide all necessary funding to pay for the construction of the relocated Campus Avenue and all necessary improvements; and
 - c. Prior to the project being bid and the commencement of construction, the BOE will be allowed to review, offer comments, and approve all plans for the relocated Campus Avenue. The BOE will also be allowed to review and offer comment for improvements to Maple Avenue and the new intersection with Chase Six Boulevard. Appropriate sidewalks, signage and pedestrian signals are to be included as part of the project to ensure and encourage safe pedestrian routes to and from the school campus.
 - d. Draft a deed and execute for the transfer of Parcels B and D, in fee simple, from the Town to the BOE (the “Town Deed”);
6. Town shall, to the limits of applicable law and subject to available appropriations, indemnify and hold harmless the County, its directors, employers, agents and servants from and against any and all claims, losses, costs, damages, demands and suits of any kind arising out of or resulting from the County’s temporary ownership of Proposed Surplus Property.
7. Town understands, acknowledges, and agrees that the County makes no representation or warranty as to the condition of Proposed Surplus Property upon transfer to Town and that the County shall not be responsible for any damage, injury or loss occurring to or on Proposed

Surplus Land during the County's temporary ownership thereof. Town agrees to accept Proposed Surplus Property in "as-is" condition.

8. The laws of the State of Maryland shall govern the interpretation and enforcement of this MOU.
9. Neither the failure of the Parties to exercise any rights under this MOU, nor any delay in the exercise of any such rights, shall operate as a waiver thereof; nor shall any single or partial exercise of any such right preclude the Parties from further exercising that or any other right. The remedies provided under this MOU are cumulative and not exclusive of any remedies provided by law.
10. This MOU and any terms and conditions expressly incorporated by reference herein embodies the whole agreement of the parties. There are no promises, terms, conditions or obligations referring to the subject matter, other than those contained herein or incorporated by reference.
11. This MOU may not be assigned by the parties.
12. If any provision hereof shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions hereof, and this MOU shall be construed and enforced as if such invalid and unenforceable provision had not been contained herein.
13. This MOU may only be amended by written agreement duly authorized and executed by authorized representatives of the respective parties.
14. All notices and correspondence required hereunder shall be in writing and shall be deemed to have been duly given if: (A) hand delivered, (B) sent via first class U.S. mail, certified mail, or overnight courier service, (C) sent via electronic mail and confirmed orally, in writing or by return receipt, or (D) sent via facsimile, and shall be addressed as follows:

BOE: Dr. David T. Sovine, Superintendent
10435 Downsville Pike
Hagerstown, Maryland 21740

County: Ms. Michelle Gordon, County Administrator
100 West Washington Street, Ste. 1101
Hagerstown, Maryland 21740

Town: Ms. Rachel Souders, Town Manager
21 North Main Street
Boonsboro, Maryland 21713

15. This MOU may be executed in one or more counterparts and shall be deemed valid if delivered electronically, each of which will be considered an original instrument, but all of which will be considered one and the same MOU and will become binding when one or more counterparts have been signed by each of the parties hereto and delivered to the other.

WITNESS the signature of the authorized officials of the parties herein as of the day and date written above.

BOARD OF EDUCATION OF WASHINGTON
COUNTY, MARYLAND

Dr. April Zentmeyer, President

Witness

BOARD OF COUNTY COMMISSIONERS OF
WASHINGTON COUNTY, MARYLAND

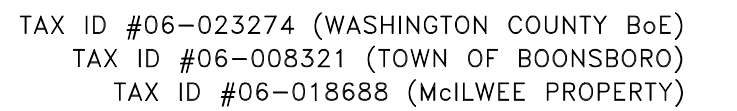
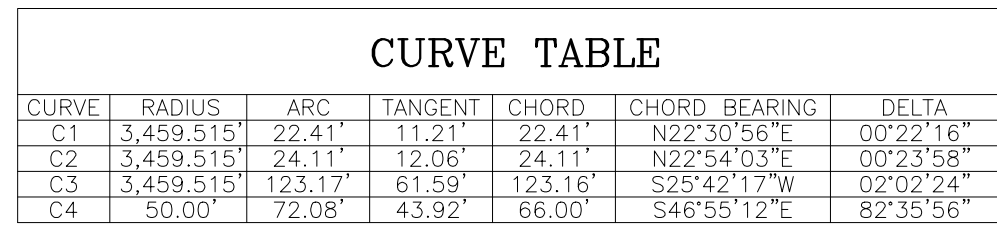
John F. Barr, President

Witness

TOWN OF BOONSBORO

Howard W. Long, Mayor

Witness



ADDITION PLAT

THE TOWN OF BOONSBORO
LIBER XXXX FOLIO XXX

(PARCEL 'A')

ADDITION TO

THE TOWN OF BOONSBORO
LIBER 793 FOLIO 420, PARCEL 1

AND

THE TOWN OF BOONSBORO
LIBER XXXXX FOLIO XXXX

(PARCEL 'B')

ADDITION TO

WASHINGTON COUNTY
BOARD OF EDUCATION
LIBER 354 FOLIO 413

AND

THE TOWN OF BOONSBORO
LIBER 793 FOLIO 420, PARCEL 1

(PARCEL 'D')

ADDITION TO

WASHINGTON COUNTY
BOARD OF EDUCATION
LIBER 354 FOLIO 413

AND

WASHINGTON COUNTY
BOARD OF EDUCATION
LIBER 354 FOLIO 413

(PARCEL 'E')

ADDITION TO

TOWN OF BOONSBORO
LIBER 793 FOLIO 420, PARCEL 1

FINAL PLAT

LOT 1 & OUTLOT 'X', SECTION ONE
WASHINGTON COUNTY
BOARD OF EDUCATION
PROPERTY

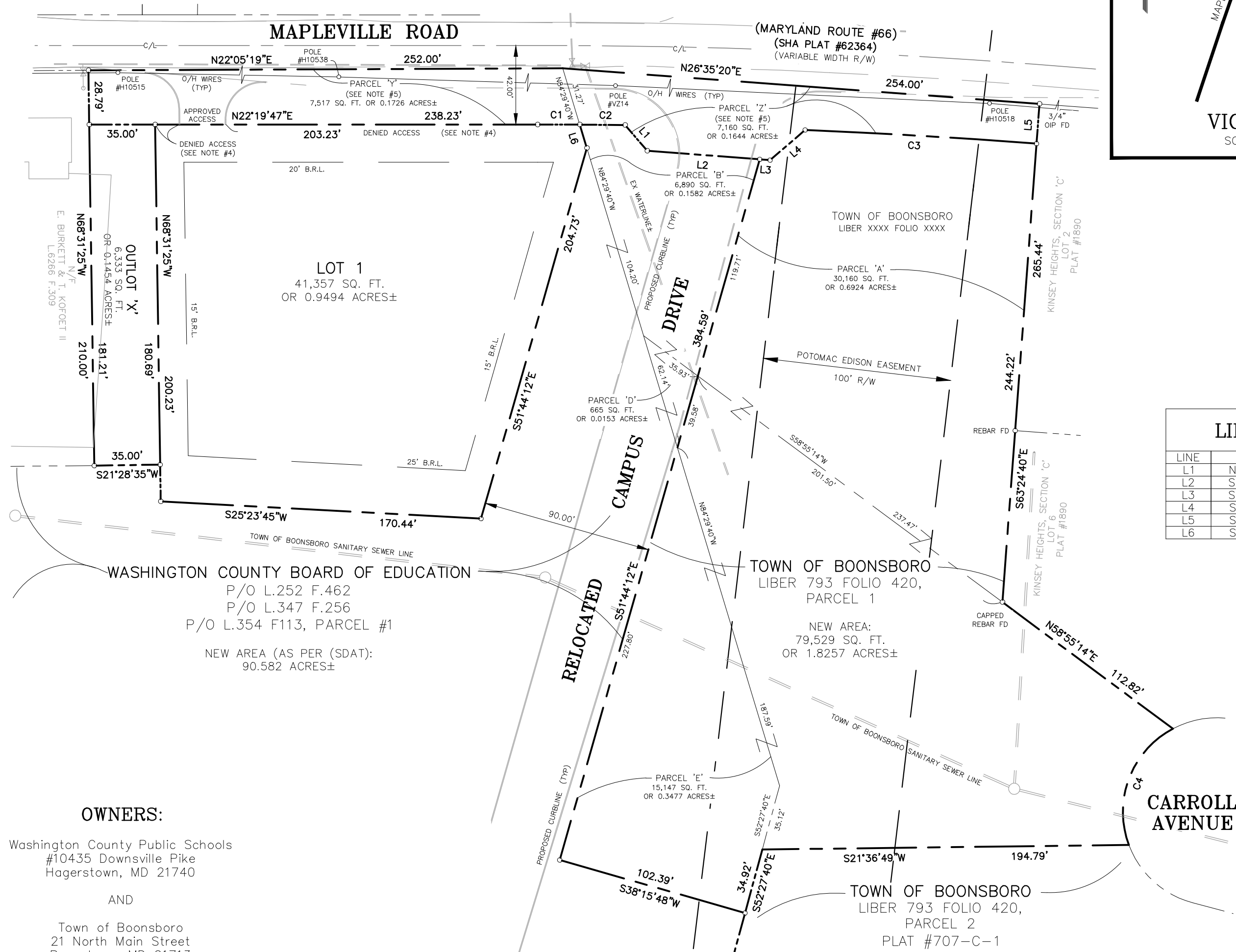
SITUATED ON MAPLEVILLE ROAD (MARYLAND ROUTE #66)
TOWN OF BOONSBORO
BOONSBORO ELECTION DISTRICT #6
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 50'

APRIL 2025

JOB No. 00-081

RECORDED PLAT NUMBER



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°41'11"E	17.96'
L2	S26°41'10"W	59.98'
L3	S26°41'10"W	5.50'
L4	S18°18'50"E	24.56'
L5	S63°24'40"E	21.22'
L6	S84°29'40"E	12.94'

SHEET 1 OF 2
SEE PAGE 2 FOR AREA TABULATIONS,
CERTIFICATIONS & SIGNATURES

MINIMUM BUILDING
RESTRICTION LINES
(TR1)

FRONT: AS SHOWN

SIDE: 15'

REAR: 25'

© B&RDG, 2025

 **B & R**
DESIGN GROUP
CIVIL ENGINEERS ▼ PLANNERS ▼ SURVEYORS
300 West Patrick Street Frederick, Maryland 21701
Phone: 301-668-0505

NOTES:

1. Current zoning: Town Residential 1 (subject to SR use requirements).
2. A 10' wide drainage and utility easement is hereby reserved along all lot lines unless otherwise noted.
3. Public water and sewer are available.
4. Access is denied to Mapleville Road, except as noted.
5. Parcels 'Y' & 'Z' are to be conveyed to the State Highway Administration as per SHA Plat #62364. SHA will prepare the deeds once the required title information has been provided to them from the current owners.
6. Outlot 'X' is to be transferred to the Town in fee simple.

TOWN OF BOONSBORO, MARYLAND

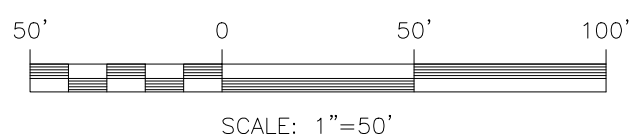
DATE _____ MAYOR _____

TOWN OF BOONSBORO, MARYLAND

DATE	PLANNING CHAIR
------	----------------

TOWN OF BOONSBORO, MARYLAND

DATE	BMUC	CHAIR
------	------	-------



SURVEYOR’S CERTIFICATION

I hereby certify to the best of my professional knowledge and belief that the plat shown hereon is correct; that it is part the lands conveyed by Charles G. K. Harris and Ruth N. Harris, his wife, and May Hagan Bentz, unto The Board of Education of Washington County, by deed dated December 21, 1959 and recorded in Liber 354 Folio 113, Parcel 1; also being being part the lands conveyed by Herschel C. Dean and Rachel E. Dean, his wife, unto The Board of Education of Washington County, by deed dated May 14, 1959 and recorded in Liber 347 Folio 256; also being being part the lands conveyed by Webster Stottlemyer, widower, unto The Board of Education of Washington County, a body corporate, by deed dated July 1, 1949 and recorded in Liber 252 Folio 462; also being being all the lands conveyed by Scott B. McIlwee and Theresa M. McIlwee, as tenants by the entirety, unto The Mayor and Council of Boonsboro, a Body Politic and Coporate of the State of Maryland, by deed dated XXXXXX, 2025 and recorded in Liber XXXXX Folio XXXX; also being being part of the lands conveyed by Michael G. Day, Trustee, unto Mayor and Council of Boonsboro, Maryland, by deed dated September 10, 1985 and recorded in Liber 793 Folio 420; all being among the Land Records of Washington County, Maryland, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3–108, 1974 Edition, and the requirements of the Town of Boonsboro Subdivision Ordinance as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

I hereby certify that I personally prepared, or was in responsible charge, over the preparation of this plat and the survey work reflected in it and it is in compliance with COMAR, Section 09.13.06.03 of the Minimum Standards of Practice as adopted by the Maryland Board of Professional Land Surveyors.

Date

For B&R Design Group, Inc.
Carl F. Thomas
Property Line Surveyor
MD Reg. #411
License Expires: 11/16/2026

AREA TABULATIONS

Original area L.XXXXX F.XXXX	44,212 S.F.	or	1.0150 Acres±
– Parcel 'A'	30,160 S.F.	or	0.6924 Acres±
– Parcel 'B'	6,890 S.F.	or	0.1582 Acres±
– Parcel 'Z' (See Note #5)	7,160 S.F.	or	0.1644 Acres±
New area L.XXXXX F.XXXX	000 S.F.	or	0.0000 Acres±
Original area Town of Boonsboro	34,887 S.F.	or	0.8009 Acres±
+ Parcel 'A'	30,160 S.F.	or	0.6924 Acres±
+ Parcel 'E'	15,147 S.F.	or	0.3477 Acres±
– Parcel 'D'	665 S.F.	or	0.0153 Acres±
New area Town of Boonsboro	79,529 S.F.	or	1.8257 Acres±
Original area Board of Education	(by SDAT)		92.025 Acres±
+ Parcel 'B'	6,890 S.F.	or	0.1582 Acres±
+ Parcel 'D'	665 S.F.	or	0.0153 Acres±
– Parcel 'E'	15,147 S.F.	or	0.3477 Acres±
– Lot 1	41,402 S.F.	or	0.9505 Acres±
– Outlot 'X'	6,333 S.F.	or	0.1454 Acres±
– Parcel 'Y' (See Note #5)	7,517 S.F.	or	0.1726 Acres±
New area Board of Education	(by SDAT)		90.582 Acres±

AREA TABULATION

Area of dedication (See Note #5)	14,677 S.F.	or	0.3369 Acres±
Area of additions	52,862 S.F.	or	1.2135 Acres±
Area of lot	41,357 S.F.	or	0.9494 Acres±
Area of outlot	6,333 S.F.	or	0.1454 Acres±
Total area of plat	115,274 S.F.	or	2.6463 Acres±

OWNER’S CERTIFICATION AND DEDICATION

We, Washington County Public Schools, a body corporate, do hereby certify, for ourselves and our personal representatives, heirs, and assigns, that we are the legal and true owners of the property shown and described on this plat and that we hereby adopt this plat of subdivision shown hereon, hereby dedicate to public use all utility and drainage easement areas and all alley, street, and road rights-of-way, if any, designated on these plats, hereby agree to keep open all spaces and shall not impose any responsibility on the Mayor and Council of Boonsboro regarding the subjects of such dedications until legal title to the land underlying said easements, rights-of-way, open spaces and recreation areas, and with regard to said easements and rights-ofway, hereby agree to convey the same to said Board for the use of said Mayor and Council, without consideration, upon the legal acceptance of said easements and/or rights-of-way by said Mayor and Council.

This deed and agreement of dedication shall be binding upon our grantees, assigns, successors, heirs and personal representatives.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plat of subdivision, unless otherwise noted hereon.

We also certify that the community water and/or community sewerage system proposed for this subdivision will be available to this lot offered for sale. We also certify that plans for the community water supply and/or community sewerage system facilities, including any necessary point of discharge, have been approved by the Department of Health and Mental Hygiene.

And all parties having an interest therein have hereunto affixed their signatures indicating their assent to this plan of subdivision.

We do hereby assent to this plan of subdivision.

Witness our hands and seals this ____day of _____, 2025

Date

Dr. David T. Sovine, Superintendent of Schools
Washington County Public Schools

The owner has sworn and subscribed before me, in my presence, this ____day of _____, 2025. A notary public in and for the State of Maryland.

_____, Notary Public

My commission expires _____

OWNER’S CERTIFICATION AND DEDICATION

We, The Mayor and Council of Boonsboro, a Body Politic and Corporate of the State of Maryland, do hereby certify, for ourselves and our personal representatives, heirs, and assigns, that we are the legal and true owners of the property shown and described on this plat and that we hereby adopt this plat of subdivision shown hereon, hereby dedicate to public use all utility and drainage easement areas and all alley, street, and road rights-of-way, if any, designated on these plats, hereby agree to keep open all spaces and shall not impose any responsibility on the Mayor and Council of Boonsboro regarding the subjects of such dedications until legal title to the land underlying said easements, rights-of-way, open spaces and recreation areas, and with regard to said easements and rights-ofway, hereby agree to convey the same to said Board for the use of said Mayor and Council, without consideration, upon the legal acceptance of said easements and/or rights-of-way by said Mayor and Council.

This deed and agreement of dedication shall be binding upon our grantees, assigns, successors, heirs and personal representatives.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plat of subdivision, unless otherwise noted hereon.

We also certify that the community water and/or community sewerage system proposed for this subdivision will be available to this lot offered for sale. We also certify that plans for the community water supply and/or community sewerage system facilities, including any necessary point of discharge, have been approved by the Department of Health and Mental Hygiene.

And all parties having an interest therein have hereunto affixed their signatures indicating their assent to this plan of subdivision.

We do hereby assent to this plan of subdivision.

Witness our hands and seals this ____day of _____, 2025

Date

Mayor
Mayor and Council of Boonsboro,
a Body Politic and Corporate of the State of Maryland

The owners have sworn and subscribed before me, in my presence, this ____day of _____, 2025. A notary public in and for the State of Maryland.

_____, Notary Public

My commission expires _____

© B&RDG, 2025

TAX ID #06-023274 (WASHINGTON COUNTY BoE)
TAX ID #06-008321 (TOWN OF BOONSBORO)
TAX ID #06-018688 (TOWN OF BOONSBORO)

SHEET 2 OF 2



ADDITION PLAT

THE TOWN OF BOONSBORO
LIBER XXXX FOLIO XXX

(PARCEL 'A')

ADDITION TO

THE TOWN OF BOONSBORO
LIBER 793 FOLIO 420, PARCEL 1

AND

THE TOWN OF BOONSBORO
LIBER XXXXX FOLIO XXXX

(PARCEL 'B')

ADDITION TO

WASHINGTON COUNTY
BOARD OF EDUCATION
LIBER 354 FOLIO 413

AND

THE TOWN OF BOONSBORO
LIBER 793 FOLIO 420, PARCEL 1

(PARCEL 'D')

ADDITION TO

WASHINGTON COUNTY
BOARD OF EDUCATION
LIBER 354 FOLIO 413

AND

WASHINGTON COUNTY
BOARD OF EDUCATION
LIBER 354 FOLIO 413

(PARCEL 'E')

ADDITION TO

TOWN OF BOONSBORO
LIBER 793 FOLIO 420, PARCEL 1

FINAL PLAT

LOT 1 & OUTLOT 'X', SECTION ONE
WASHINGTON COUNTY
BOARD OF EDUCATION
PROPERTY

SITUATED ON MAPLEVILLE ROAD (MARYLAND ROUTE #66)
TOWN OF BOONSBORO
BOONSBORO ELECTION DISTRICT #6
WASHINGTON COUNTY, MARYLAND

APRIL 2025

JOB No. 00-081

RECORDED _____ PLAT NUMBER _____



Agenda Report Form

Open Session Item

SUBJECT: FY 2026 Program Open Space Annual Program

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Andrew Eshleman, Director of Public Works

RECOMMENDED MOTION: Move to approve the Annual FY 2026 Program Open Space (POS) project list as presented and recommended by the Washington County Recreation and Parks Advisory Board.

REPORT-IN-BRIEF: As per POS guidelines, each year the Board of County Commissioners is required to adopt the annual POS Program.

DISCUSSION: The various municipalities, Board of Education, Hagerstown Community College as well as the County submit projects for consideration for inclusion in the annual POS Program. Based upon anticipated available funds a program is developed considering County parks and recreation priorities, community benefit, and the priority ranking of the project sponsor. The Recreation and Parks Advisory Board voted at its 5/1 meeting to recommend the proposed schedule to the Board of County Commissioners for adoption including the Ag Center POS funds reallocation project list. After adoption by the Board of County Commissioners, notification is provided to the sponsors as to which projects have been included in the program along with approval letters. This then allows the sponsors to apply for funding to Maryland Department of Natural Resources after July 1.

FISCAL IMPACT: Washington County will receive \$544,413 in FY26 Program Open Space Funds. Washington County has met its local acquisition goal in the current approved Land Preservation, Parks, and Recreation Plan, and therefore, due to the recently passed House Bill 717, after October 1st, 2025 Washington County may use up to 100% of its apportionment for development projects. Parkland acquisition projects are eligible for 100% POS reimbursement, while development projects require a minimum 10% local funding match.

CONCURRENCES: Washington County Recreation and Parks Advisory Board

ALTERNATIVES: Adopt different projects than those recommended by the Washington County Recreation and Parks Advisory Board.

ATTACHMENTS: FY26 Annual POS Program and Overview Map

AUDIO/VISUAL NEEDS:

WASHINGTON COUNTY
FY 2026 POS PROGRAM SCHEDULE
PROPOSED FOR ADOPTION BY BOCC

SPONSOR	PROJECT	TOTAL PROJECT	LOCAL SHARE POS FUNDS	LOCAL POS FUNDS	POS REQUESTED FUNDS	POS ACQUISITION FUNDS RECOMMENDED	POS DEV FUNDS RECOMMENDED	APPLICANT'S PRIORITY	PROJECT AND MAP NUMBER	PERCENT OF FUNDS	NOTES
FUNKSTOWN	Jerusalem Park	\$ 150,000.00	\$ 15,000.00	10.0%	\$ 135,000.00	\$ -	\$ 110,000.00	1	1	18.8%	Town received a \$275k CPP grant. POS grant to fund non redundant scope items.
		\$ 150,000.00	\$ 15,000.00		\$ 135,000.00	\$ -	\$ 110,000.00				
HAGERSTOWN	Hamilton Run Golf Course - Hole 5 reconstruction	\$ 125,000.00	\$ 12,500.00	10.0%	\$ 112,500.00	\$ -	\$ 112,500.00	1	2		Additional planning work needs to occur on Pickleball Court. Cost makes project difficult to fund in FY26. Water Trail easement acquisition can be funded from unencumbered prior year acquisition funds. Will not need funds prior to July 1st.
	Fairgrounds Park - Pickleball Court	\$ 200,000.00	\$ 20,000.00	10.0%	\$ 180,000.00		\$ -	2			
	City Park - Train Museum	\$ 15,000.00	\$ 1,500.00	10.0%	\$ 13,500.00		\$ 13,500.00	3	3		
	Antietam Creek Water Trail - Easement	\$ 40,000.00	\$ -	0.0%	\$ 40,000.00	\$ 40,000.00		mid cycle request	4		
		\$ 380,000.00	\$ 34,000.00		\$ 346,000.00	\$ 40,000.00	\$ 126,000.00			28.3%	
WASHINGTON COUNTY	Woodland Way - Playground Replacement	\$ 200,000.00	\$ 20,000.00	10.0%	\$ 180,000.00		\$ 180,000.00	1	5		Woodland Way park is a top priority. Include fallen Oak tree into the plan. Pen Mar and Pleasant Valley covered by Ag Center fund reallocation. Marty Snook Playground #2 provide \$40k from FY26 and remainder from Ag Center reallocation. Other projects listed on fund reallocation sheet.
	Pen Mar Interpretive Museum and Vending Machine Kiosk	\$ 40,000.00	\$ 4,000.00	10.0%	\$ 36,000.00		Ag Center reallocation	2	6		
	Pleasant Valley - Playground Replacement	\$ 175,000.00	\$ 17,500.00	10.0%	\$ 157,500.00		Ag Center reallocation	3	7		
	Marty Snook Park - Playground #2	\$ 1,000,000.00	\$ 100,000.00	10.0%	\$ 900,000.00		\$ 40,000.00	4	8		
	Marty Snook Park - Pool Renovation	\$ 1,200,000.00	\$ 975,000.00	81.3%			Ag Center reallocation		9		
	Regional Park - Walking and Hiking Trail	\$ 1,051,100.00	\$ 211,100.00	20.1%			Ag Center reallocation		10		
	Mt. Briar Wetland - Trails and Conservation Area	\$ 150,000.00	\$ 15,000.00	10.0%			Ag Center reallocation		11		
		\$ 3,816,100.00	\$ 1,342,600.00		\$ 1,273,500.00	\$ -	\$ 220,000.00			37.5%	
WCPS	Clear Spring Elementary - Playground Improvements	\$ 100,000.00	\$ 10,000.00	10.0%	\$ 90,000.00	\$ -	\$ 90,000.00	1	12	15.4%	Project request not funded in FY25
		\$ 100,000.00	\$ 10,000.00	10.0%	\$ 90,000.00	\$ -	\$ 90,000.00				
WILLIAMSPORT	Byron Memorial Park - Pavilion #4 construction	\$ 241,000.00	\$ 24,100.00	10.0%	\$ 216,900.00		\$ -	1		0.0%	Projects funded in FY25, FY24. Received FY26 CPP \$229k grant for Byron playground equip.
		\$ 241,000.00	\$ 24,100.00	10.0%	\$ 216,900.00	\$ -	\$ -				
TOTAL		\$ 4,687,100.00	\$ 1,425,700.00		\$ 2,061,400.00	\$ 40,000.00	\$ 546,000.00			100.0%	

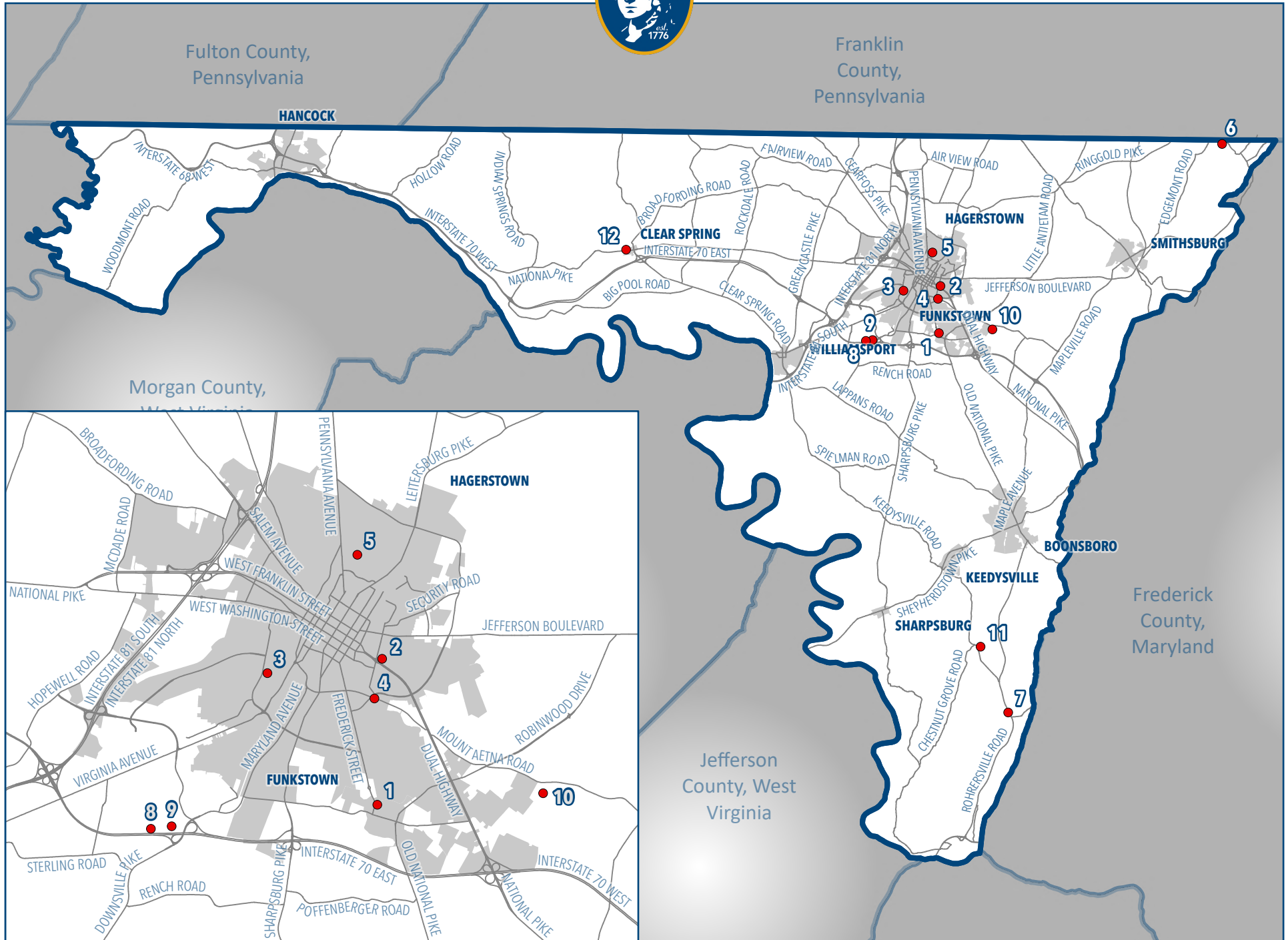
POS Program FY26 Allocation	\$ 544,413	
POS Development	\$ 546,000	
Difference	\$ (1,587)	Covered from unencumbered balance
POS Program FY26 Acquisition	\$ 40,000	Covered from unencumbered balance of acquisition funds

Parks and Recreation Capital Improvement Projects

Funding reallocated in Ag Center 3/4/25 budget adjustment. Project list is the reallocation of prior year Program Open Space funds. Reallocation will be included in FY26 POS Schedule .

POS Funds from Ag Center	\$1,314,000	
POS Funds from MLK Center	\$181,000	(funding swap to remove state funds from project)
Total POS Funds	\$1,495,000	

Project	POS Fund Reallocation	Notes
Pen Mar Interpretive Center and Vending Maching Kiosk State POS	\$36,000	FY26 CIP funded project.
REC037 Park Equipment/Surfacing Pleasant Valley Park - Playground Replacement State POS Marty Snook Park - Playground #2 Replacement State POS	\$158,000 \$791,000	Allows future CIP funded project to be funded in FY26. Funding to support replacement of 2 playgrounds with an inclusive playground with poured in place surfacing. Previous state funding grants for replacement have been unsuccessful. Parks and Rec Board supports this large investment and initiative to raise community awareness and provide amenities for the disabled community.
REC057 Marty Snook Park Pool Renovation State POS	\$225,000	Previously shown as a FY27 POS funded project. With State POS reductions, possible project would not receive funding. Fund now with reallocation funds.
REC052 Regional Park Walking & Hiking Trail State POS	\$150,000	Is a prior funded CIP Project under design for construction in 2026. Additional funding needed to cover estimated construction costs.
Mt. Briar Wetland Preserve Trails and Conservation Area State POS	\$135,000	Previously shown as a FY27 POS funded project. With State POS reductions, possible project would not receive funding. Fund now with reallocation funds.
POS funds reallocated	\$1,495,000	
Amount to Balance (check)	\$0	



FY 2026 Program Project Descriptions

The Program Open Space (POS) projects support the County's Land Preservation, Parks and Recreation Plan (LPPRP) through Public Investment, Resource Protection, Social Integration, and promoting Health and Wellness. Project priorities support Maryland's growth management polices and the 1992 Planning Act eight visions. Project requests were reviewed relative to the County's 2022 Land Preservation, Parks and Recreation Plan priorities and goals including maximizing general public access and use. Some projects requests were cut or reduced due to limited available funding and prioritizing projects that aligned with the County's LPPRP priorities and goals.

Development

Funkstown

Project #1

Jerusalem Park – Park Development
20 West Poplar Street
Funkstown, MD 21740

The park site contains 2.34 acres of land along the Antietam Creek and is under development. In FY23, \$202,500 in development funds were provided for park construction including the 40' round octagon pavilion. Additional funds are required to complete the park's construction which include ADA paved parking, kayak/canoe access, picnic tables and grills. The Town was also successful in receiving a \$275,000 FY26 Community Parks and Playground Grant from the State for the park development, and therefore, the recommended POS award was reduced to account for the redundant electrical work in both grant applications.

The project supports the County's goal of providing facilities that support the holistic health and wellbeing of the community.

Hagerstown

Project #2

Greens at Hamilton Run – Hole 5 Reconstruction
2 South Cleveland Avenue
Hagerstown, MD 21740

The Greens at Hamilton Run is a public 9-hole golf course located at the intersection of Dual Highway. The City recently completed a stormwater stream restoration project on Hole No. 2 that restored the flow of Hamilton Run across the fairway. As part of that design effort, the City planned to rebuild Hole No. 5 on the east side of the course. The green is built on inadequate materials that makes it a challenge to keep grass established. The material is not conducive to providing the proper soil nutrients needed to keep a proper greens surface. The hole is also too far east and a design has been completed to relocate the entire hole further to the west with suitable soils to improve maintenance and quality of the hole.

The project supports the County's goal of maintaining the existing park infrastructure in a manner that considers future user needs and service upgrades.

Project #3

City Park – Train Museum Roof Replacement
501 Virginia Avenue
Hagerstown, MD 21740

The Train Hub is located in the southwest corner of the 65-acre City Park. The Train Hub includes the Train Museum, a pavilion, playground equipment, restrooms and Steam Locomotive Engine 202. The Train Museum includes numerous train artifacts used to educate visitors on Hagerstown's train history. Artifacts include tools, equipment, photos, and other displays. The building was originally used for storage but was converted in the early 2000's into a museum. The roof is currently covered with asphalt shingles that are deteriorating and need to be replaced. The Train Hub's pavilion and restrooms currently have metal roofs. A metal roof would be installed on the Train Museum to protect the museum's artifacts, provide a long-term useful life and match the aesthetics of the surrounding facilities.

The project supports the County's goal of maintaining the existing park infrastructure in a manner that considers future user needs and service upgrades.

Acquisition

Hagerstown

Project #4

Antietam Creek Water Trail – Creek Access Perpetual Access Easement
703-705 Mt Aetna Road
Hagerstown, MD 21740

The Antietam Creek Water Trail site at Mt. Aetna Road includes two phases. Phase I includes creating a 3-vehicle parking lot on the upstream side of the Mt. Aetna Road bridge with a paved, asphalt trail to the Antietam Creek. Phase II will continue the trail/portage downstream around the existing weir. This portage will allow boaters access to the creek and around the weir. Prior Program Open Space funds were provided in FY19 and FY24. The Phase II portion of the project involves the purchase of a perpetual access easement to accommodate the trail/portage. The work includes soil testing, easement acquisition cost, survey, and closing costs.

This project supports the County's goal of equitably locating recreation facilities for the convenience and benefit of the greatest number of people and providing facilities that support the holistic health and wellbeing of the community.

Development

Washington County

Project #5

Woodland Way – Playground Equipment Replacement
108 Belview Avenue
Hagerstown, MD 21740

Woodland Way is a 4.4-acre park located in a residential neighborhood in north Hagerstown. This project consists of replacing existing playground equipment that is 20+ years old. The playground equipment is outdated, and replacement parts are unavailable. The metal deck surfacing, stairs, and equipment edges

are worn and coating cracking. Additional improvements include seating, connecting pathways and landscaping.

This project specifically supports Washington County's goals of providing facilities that support the holistic health and wellbeing of the community and maintaining the existing park infrastructure in a manner that considers future user needs and service upgrades.

Project #6

Pen Mar Park Interpretive Museum and Vending Machine Kiosk
14600 Pen Mar High Rock Road
Cascade, MD 21719

Pen Mar Park is a 38.7-acre park formerly established as a popular amusement park and resort on South Mountain near the Mason-Dixon line by the Western Maryland Railroad in 1877 to encourage train travel to the area. The Appalachian Trail crosses through the park. The County owns an interpretive museum showcasing the area's history and artifacts. The project consists of renovating the existing interpretive museum building to provide HVAC, lighting, and building signage. The proposed work will provide a conditioned space for the interpretive center. The existing building is located along the primary paved pathway and signage will be added to improve the identification and to draw patrons into the building.

The existing concession building is no longer used as Sunday Concert series attendance and user preferences have changed towards the flexibility of providing services through food trucks and mobile vendors. There still exists a demand for services outside of events for park users and Appalachian thru hikers. The existing concession building will be modified to a vending machine kiosk shelter.

This project specifically supports Washington County's goals of maintaining the existing park infrastructure in a manner that considers future user needs and service upgrades and protecting and enhancing natural and cultural resources.

Project #7

Pleasant Valley Park – Playground Equipment Replacement
3199 Gapland Road
Rohrersville, MD 21779

Pleasant Valley Park consists of 8.14 acres and is located in the rural village of Gapland. This project consists of replacing existing playground equipment that is 20+ years old. The playground equipment is outdated, and replacement parts are unavailable. The metal deck surface, stairs, and equipment edges are starting to wear and crack. Additional improvements include lighting and improving the ADA accessible pathways to the equipment.

This project specifically supports Washington County's goals of providing facilities that support the holistic health and wellbeing of the community and maintaining the existing park infrastructure in a manner that considers future user needs and service upgrades.

Project #8

Marty Snook Park – Playground #2 Equipment Replacement
17901 Halfway Blvd
Hagerstown, MD 21740

This park consists of 72 acres and is the County's busiest regional park. The project scope includes replacing existing playground equipment in Marty Snook Park that is 20+ years old.

The new equipment would replace the two existing playground structures near pavilion #2. The wheelchair accessible structure does not meet current ADA standards for slope and fall protection. The poured in place rubber surfacing is failing. The red, white, and blue tower structure is worn, and outdated and replacement parts are unavailable. Previously, broken plastic parts were replaced with salvaged parts when old equipment was replaced.

The proposed design would create an inclusive play area for all children as well as designated areas for children ages 2-5 and 5-15. The new facility would provide ADA compliant facilities and pathways to restrooms. Additional amenities include seating, covered picnic and viewing area and an enclosed surround to contain children who are flight risks. The playground would have a bonded rubber surface for fall protection and accessibility standards.

This project specifically supports Washington County's goals of providing facilities that support the holistic health and wellbeing of the community and maintaining the existing park infrastructure in a manner that considers future user needs and service upgrades.

Project #9

Marty Snook Park – Pool Renovation
17901 Halfway Blvd
Hagerstown, MD 21740

This park consists of 72 acres and is the County's busiest regional park. The project scope includes renovating the pool and supporting facilities. Marty Snook Park pool is over 35 years old and in need of a facility renovation and an amenity update. The kid pool is underutilized, the bathrooms, concessions and staff/check-in buildings are outdated, and the buildings and pool equipment need to be updated.

The pool white coating was replaced in 2025. Improvements include bathroom renovations, roof replacements, mechanical systems and equipment, installation of splash park equipment in the kid pool, expanding the pool side fenced in area, providing additional shaded areas and awnings.

This project specifically supports Washington County's goal of maintaining the existing park infrastructure in a manner that considers future user needs and service upgrades.

Project #10

Regional Park – Walking and Hiking Trail
20025 Mt. Aetna Road
Hagerstown, MD 21742

This project consists of creating approximately two miles of multi-use trails for walking, hiking and biking at Washington County Regional Park and a new trailhead parking lot on Landis Road opening new access to the park. The trail network will cross varied terrain and habitat and offer vistas of South Mountain, farmland, established woodlands, emerging forests, and the golf course. The nearby

Robinwood and Mt. Aetna corridor is largely residential but lacks these facilities. The project will develop facilities on currently underutilized park land. The project received POS funds in FY22, and additional funds are anticipated to complete the project. The project has also received a Land and Water Conservation Fund Grant of \$458,000.

This project specifically supports Washington County's goal of providing facilities that support the holistic health and wellbeing of the community and designing parks and recreation facilities to preserve, protect and enhance natural and cultural resources.

Project #11

Mt. Briar Wetlands Preserve Trails and Conservation Area
19822 Millbrook Road
Keedysville, MD 21756

Mt. Briar Wetland Preserve is a 30.3-acre park in the Mt. Briar rural village and one of the few non-tidal wetlands of its size in Washington County. The park has an elevated boardwalk trail built over the wetland. There is, however, no vehicle parking or connecting walking/biking trails to the rural preserve and public access to the property is limited. There are approximately 3.5 acres of swampy former pasture field grass. The project would establish a small parking area and connect the existing boardwalk trail with an upland trail network on the remaining areas of the property. The existing monoculture grass pasture field would be converted with tree plantings and portions to a native species lowland meadow. Wayfinding and natural resource information signage would be provided throughout the park. The park is intended to remain as a natural resource conservation area and not a developed community park.

This project specifically supports Washington County's goal of designing parks and recreation facilities to preserve, protect and enhance natural and cultural resources and providing facilities that support the holistic health and wellbeing of the community.

Washington County Public Schools

Project #12

Clear Spring Elementary School – Playground Equipment Replacement
12627 Broadfording Road
Clear Spring, MD 21722

The project will replace outdated playground equipment at the elementary school. The playground equipment is outdated, in poor condition and replacement parts are unavailable. The school is in town and located within a walkable community and in proximity to the town library. The playground will be available for public use from sunrise to sunset during periods when not in use by the school's students.



Agenda Report Form

Open Session Item

SUBJECT: FY2026 Operating and Capital Budgets

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Kelcee Mace, Chief Financial Officer; Kimberly Edlund, Director of Budget & Finance

RECOMMENDED MOTION: The Commissioners may move to adopt the proposed FY2026 Operating and Capital Budgets as presented or provide further instruction on the budget.

REPORT-IN-BRIEF: Last Tuesday evening, the Board of County Commissioners held the public hearing for the FY26 Operating and Capital budgets. Staff are presenting the final draft of the budgets to allow the Commissioners to give any final direction or to adopt the budget as presented.

DISCUSSION: The overall General Fund budget is unchanged from what was presented at the budget hearing, except for the amount held in the general operations budget line for the wage scale decompression was allocated out to the proper departments. All other operating funds are unchanged from what was presented at the budget hearing.

The FY26 Capital budget was updated from what was presented at the budget hearing to include additional State funding based on the recommendations of the Washington County Recreation and Parks Advisory Board, increasing the total budget by \$1,102,000 to \$111,833,000.

FISCAL IMPACT: \$323,115,430 (General Fund); \$111,833,000 (Capital); \$71,120,830 (Other Funds); Total FY2026 budget \$506,069,260.

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: General Fund Revenue Summary, General Fund Expense Summary, CIP Ten Year Detail, Summary of All Funds

AUDIO/VISUAL NEEDS: N/A

Washington County, Maryland
General Fund Revenues - Proposed - Draft 5
FY 2026

Page Ref	Account Number	Funding Source	FY2026 Proposed Budget	\$ Change	% Change	FY2025 Original Budget
<u>General Revenues</u>						
<u>Property Tax</u>						
2-1	400000	Real Estate Tax	153,773,680	15,023,110	10.83%	138,750,570
2-1	400120	Corporate Personal Property - Current	16,154,320	0	0.00%	16,154,320
2-1	400140	State Administration Fees	(1,118,830)	(543,830)	94.58%	(575,000)
2-1	400200	Interest on Property Tax - Current Year	350,000	5,000	1.45%	345,000
2-1	400210	Interest - Prior Year	50,000	0	0.00%	50,000
2-1	400220	County Payment In Lieu of Tax	300,000	15,000	5.26%	285,000
2-1	400230	Enterprise Zone Tax Reimbursement	1,381,990	788,020	132.67%	593,970
2-1	400260	Property Tax Sales	100,000	25,000	33.33%	75,000
2-1	400300	Enterprise Zone Tax Credit	(2,763,980)	(1,576,050)	132.67%	(1,187,930)
2-1	400320	County Homeowners Tax Credit	(155,000)	0	0.00%	(155,000)
2-1	400330	Agricultural Tax Credit	(500,000)	(40,000)	8.70%	(460,000)
5-1	400340	Historical Tax Credit	(6,000)	(6,000)	100.00%	0
2-1	400345	Other Tax Credits	(2,430,000)	(1,780,000)	273.85%	(650,000)
2-1	400355	Disabled Veteran's Credit	(550,000)	(100,000)	22.22%	(450,000)
2-1	400400	Discount Allowed on Property Tax	(400,000)	(15,000)	3.90%	(385,000)
2-1	496020	Federal Payment in Lieu of Taxes	30,140	950	3.25%	29,190
			164,216,320	11,796,200	7.74%	152,420,120
<u>Local Tax</u>						
2-5	400500	Income Tax	130,049,610	8,661,260	7.14%	121,388,350
2-5	400510	Admissions & Amusements Tax	475,000	0	0.00%	475,000
2-5	400520	Recordation Tax	7,606,800	0	0.00%	7,606,800
2-5	400530	Trailer Tax	220,000	20,000	10.00%	200,000
			138,351,410	8,681,260	6.69%	129,670,150
<u>Interest</u>						
2-7	404400	Interest - Investments	4,000,000	0	0.00%	4,000,000
2-7	404410	Interest - Municipal Investment	750,000	0	0.00%	750,000
2-7	404420	Interest, Penalties & Fees	7,500	500	7.14%	7,000
			4,757,500	500	0.01%	4,757,000
		Total General Revenues	307,325,230	20,477,960	7.14%	286,847,270
<u>Program Revenues</u>						
Charges for Services - Other						
<u>Circuit Court</u>						
2-9	486070	Reimbursed Expenses - Circuit Court	8,280	0	0.00%	8,280
2-9	486075	Circuit Court - Jurors	160,000	10,000	6.67%	150,000
			168,280	10,000	6.32%	158,280
<u>State's Attorney</u>						
2-9	486000	Reimbursed Expenses - State's Attorney	81,000	16,600	25.78%	64,400
<u>Weed Control</u>						
2-9	403120	Weed Control Fees	360,980	3,680	1.03%	357,300

Washington County, Maryland
General Fund Revenues - Proposed - Draft 5
FY 2026

Page Ref	Account Number	Funding Source	FY2026 Proposed Budget	\$ Change	% Change	FY2025 Original Budget
<u>General</u>						
2-9	403135	Sheriff Auxiliary	90,200	0	0.00%	90,200
2-9	404,511	Lease Income	70,000	0	0.00%	70,000
2-9	485000	Reimburse Administrative	1,000	0	0.00%	1,000
2-9	490000	Miscellaneous	150,000	(45,700)	(23.35%)	195,700
2-9	490010	Gain or Loss on Sale of Asset	50,000	0	0.00%	50,000
2-9	490080	Bad Check Fee	1,500	500	50.00%	1,000
2-9	490200	Registration Fees	3,000	0	0.00%	3,000
2-9	490210	Sponsorships	5,000	0	0.00%	5,000
2-9	491900	In-Kind Sponsorships	4,280,100	0	0.00%	4,280,100
			4,650,800	(45,200)	(0.96%)	4,696,000
<u>Engineering</u>						
2-12	403045	Review Fees	125,000	0	0.00%	125,000
2-12	440110	Drawings/Blue Line Prints	0	(100)	(100.00%)	100
			125,000	(100)	(0.08%)	125,100
<u>Permits & Inspections</u>						
2-13	401070	Building Permits - Residential	135,000	0	0.00%	135,000
2-13	401080	Building Permits - Commercial	200,000	0	0.00%	200,000
2-13	401085	Municipal Fees	20,000	0	0.00%	20,000
2-13	401090	Electrical Licenses Fees	10,000	0	0.00%	10,000
2-13	401100	Electrical Permit - Residential	160,000	0	0.00%	160,000
2-13	401110	Electrical Permit - Commercial	117,000	0	0.00%	117,000
2-13	401115	HVAC Registration Fees	10,500	6,000	133.33%	4,500
2-13	401120	HVAC Permit - Residential	75,000	0	0.00%	75,000
2-13	401130	HVAC Permit - Commercial	35,000	0	0.00%	35,000
2-13	401140	Other Permit Fees	30,000	0	0.00%	30,000
2-13	401145	Temporary Occupancy Fee - Commercial	1,250	0	0.00%	1,250
2-13	401160	Plumbing Licenses Fees	18,000	11,500	176.92%	6,500
2-13	401170	Plumbing Permits - Residential	100,000	20,000	25.00%	80,000
2-13	401180	Plumbing Permits - Commercial	37,800	0	0.00%	37,800
2-13	402020	Fines & Forfeitures	3,500	(6,500)	(65.00%)	10,000
2-13	403035	Technology Fees	60,000	0	0.00%	60,000
2-13	403045	Review Fees	6,000	0	0.00%	6,000
2-13	440110	Drawings/Blue Line Prints	200	0	0.00%	200
2-13	490000	Miscellaneous	400,000	400,000	100.00%	0
			1,419,250	431,000	43.61%	988,250
<u>Planning and Zoning</u>						
2-16	401040	Miscellaneous Licenses	700	0	0.00%	700
2-16	401140	Other Permit Fees	4,500	1,500	50.00%	3,000
2-16	402020	Fines and Forfeitures	5,000	4,000	400.00%	1,000
2-16	403030	Zoning Appeals	18,000	0	0.00%	18,000
2-16	403035	Technology Fees	8,000	1,000	14.29%	7,000
2-16	403040	Rezoning	5,000	(2,000)	(28.57%)	7,000
2-16	403045	Review Fees	100,000	10,000	11.11%	90,000
2-16	403050	Development Fees	30,000	0	0.00%	30,000
2-16	403055	Other Planning Fees	400	0	0.00%	400
2-16	485000	Reimburse Administrative	0	(100)	(100.00%)	100
2-16	486045	Reimbursed Expense - Other	8,000	3,000	60.00%	5,000
			179,600	17,400	10.73%	162,200

Washington County, Maryland
General Fund Revenues - Proposed - Draft 5
FY 2026

Page Ref	Account Number	Funding Source	FY2026 Proposed Budget	\$ Change	% Change	FY2025 Original Budget
<u>Sheriff - Judicial</u>						
2-18	402010	Peace Order Service	4,000	(1,000)	(20.00%)	5,000
2-18	403010	Sheriff Fees - Judicial	70,000	30,000	75.00%	40,000
			74,000	29,000	64.44%	45,000
<u>Sheriff - Process Servers</u>						
2-18	402010	Peace Order Service	0	(140,000)	(100.00%)	140,000
2-18	402050	District Court Writs Service	140,000	140,000	100.00%	0
			140,000	0	0.00%	140,000
<u>Sheriff - Patrol</u>						
2-18	402000	Parking Violations	3,500	1,000	40.00%	2,500
2-18	402040	School Bus Camera Fines	0	0	0.00%	0
2-18	403000	Speed Cameras	1,031,760	(33,200)	(3.12%)	1,064,960
2-18	486020	Reimbursed Expenses - Patrol	65,000	5,000	8.33%	60,000
2-18	490020	Sale of Publications	6,500	0	0.00%	6,500
			1,106,760	(27,200)	(2.40%)	1,133,960
<u>Sheriff - Central Booking</u>						
2-18	404510	Rental - Building	0	0	0.00%	0
2-18	404511	Lease Income	15,720	0	0.00%	15,720
			15,720	0	0.00%	15,720
<u>Sheriff - Detention Center</u>						
2-18	403080	Housing Federal Prisoners	1,000	0	0.00%	1,000
2-18	403090	Housing State Prisoners	150,000	(25,000)	(14.29%)	175,000
2-18	403100	Home Detention Fees	0	(500)	(100.00%)	500
2-18	486050	Reimbursed Expenses - Detention	500	0	0.00%	500
2-18	486055	Alien Inmate Reimbursement	25,000	0	0.00%	25,000
2-18	486060	Social Security Income Reimbursement	14,690	4,690	46.90%	10,000
			191,190	(20,810)	(9.82%)	212,000
<u>Sheriff - Day Reporting Center</u>						
2-18	403075	Day Reporting Fees	5,000	0	0.00%	5,000
<u>Sheriff - Narcotics Task Force</u>						
2-18	486030	Reimbursed Expenses - NTF	235,180	20,180	9.39%	215,000
<u>Sheriff - Police Academy</u>						
2-18	403,015	Academy Fees	59,830	0	0.00%	59,830
<u>Emergency Services</u>						
2-19	403060	Alarm Termination Fee (False Alarm Fine)	32,000	12,000	60.00%	20,000
2-19	403115	Miscellaneous Fees	665,440	188,560	39.54%	476,880
2-19	486040	Reimbursed Expenses - Emergency Management	102,500	(100,500)	(49.51%)	203,000
			799,940	100,060	14.30%	699,880
<u>Wireless Communications</u>						
2-19	404511	Lease Income	53,600	2,800	5.51%	50,800
2-19	403070	EMCS Salary Reimbursement	15,600	0	0.00%	15,600
			69,200	2,800	4.22%	66,400
<u>Buildings, Grounds & Facilities</u>						
2-22	499420	Fuel	2,000	0	0.00%	2,000
<u>Martin L. Snook Pool</u>						

Washington County, Maryland
General Fund Revenues - Proposed - Draft 5
FY 2026

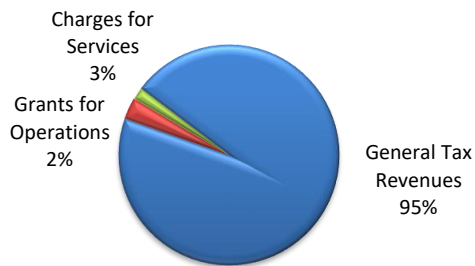
Page Ref	Account Number	Funding Source	FY2026 Proposed Budget	\$ Change	% Change	FY2025 Original Budget
2-22	404100	Swimming Pool Fees	40,000	5,000	14.29%	35,000
2-22	404110	Swimming Pool - Concession Fee	12,000	0	0.00%	12,000
			52,000	5,000	10.64%	47,000
		<u>Parks and Recreation</u>				
2-22	404000	Sale of Wood	0	(900)	(100.00)%	900
2-22	404010	Rental Fees	50,000	10,000	25.00%	40,000
2-22	404020	Ballfield Fees	8,000	0	0.00%	8,000
2-22	404030	Ballfield Lighting Fees	2,000	1,000	100.00%	1,000
2-22	404040	Concession Fees	2,500	0	0.00%	2,500
2-22	404300	Program Fees	350,000	0	0.00%	350,000
2-22	490060	Park Contributions from Residents	1,000	0	0.00%	1,000
			413,500	10,100	2.50%	403,400
		Total Charges for Services	10,149,230	552,510	5.76%	9,596,720
		<u>Grants</u>				
2-24	495000	Operating Grant - Law Enforcement	300,000	0	0.00%	300,000
2-24	496110	State Aid - Police Protection	1,100,000	(50,560)	(4.39)%	1,150,560
2-24	496115	SAFER	353,970	353,970	100.00%	0
2-24	496120	911 Fees	3,150,000	900,000	40.00%	2,250,000
2-24	400700	Cannabis State Sales Tax	90,000	(16,180)	(15.24)%	106,180
2-24	401190	Marriage Licenses	50,000	0	0.00%	50,000
2-24	401210	Trader's License	190,000	0	0.00%	190,000
2-24	402020	Fines & Forfeitures	5,000	0	0.00%	5,000
2-24	403130	Marriage Ceremony Fees	3,000	0	0.00%	3,000
2-24	491732	Oper Transfer - Hotel Rental	249,000	249,000	100.00%	0
2-24	496130	State Park Fees	150,000	0	0.00%	150,000
		Total Grants for Operations	5,640,970	1,436,230	34.16%	4,204,740
		Total Program Revenues	15,790,200	1,988,740	14.41%	13,801,460
		Total General Fund Proposed Revenue	323,115,430	22,466,700	7.47%	300,648,730

Washington County, Maryland
Proposed General Fund Revenue
FY 2026

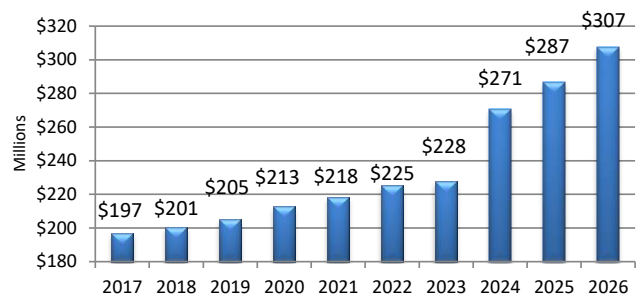
Summary of General Fund Revenue Categories

Cost Center	Ref	2024 Prior Year	2025 Prior Year	2026 Proposed	2026 \$ Change	2026 % Change
General Tax Revenues	1	270,621,960	286,847,270	307,325,230	20,477,960	7.14%
Charges for Services	2	5,155,200	9,596,720	10,149,230	552,510	5.76%
Grants for Operations	3	5,283,190	4,204,740	5,640,970	1,436,230	34.16%
General Fund Revenues		281,060,350	300,648,730	323,115,430	22,466,700	7.47%

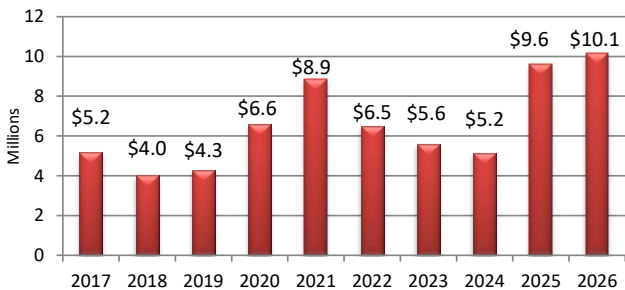
General Fund Revenue Sources



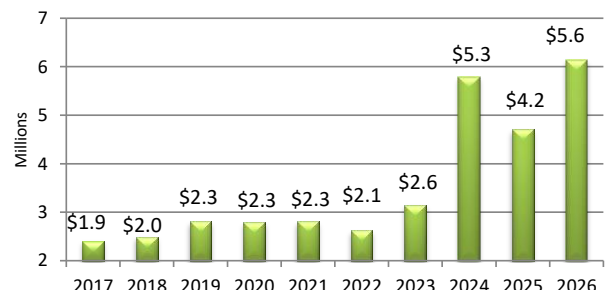
History of General Tax Revenues



History of Charges for Services



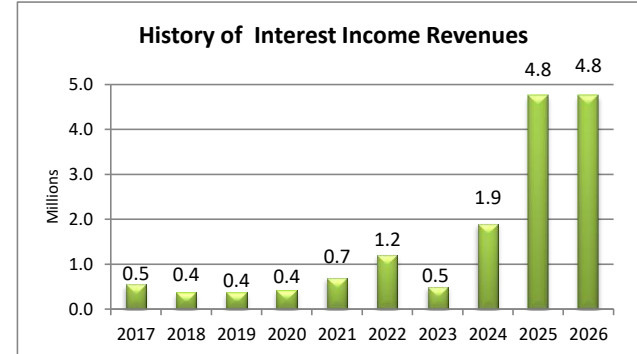
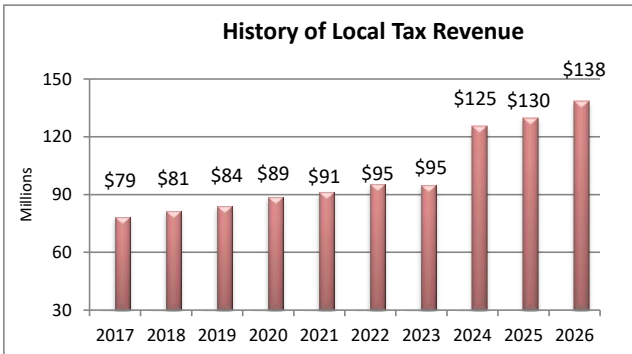
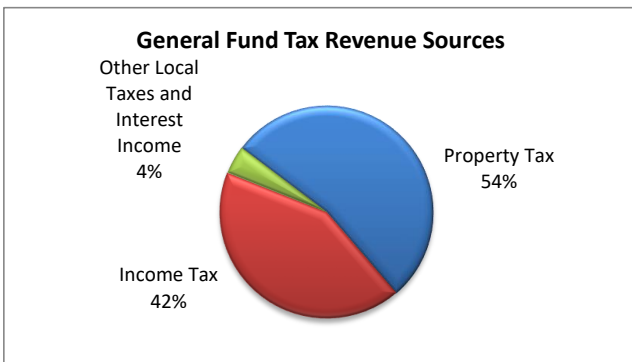
History of Grants for Operations



General Revenues	1	Net property tax increased by \$12,340,030 based on the assessable base increases. The property tax rate remains the same. The income tax revenue increased by \$11,661,260 and is based on the same rate of 2.95%, the disparity grant funding of \$2,507,250, and a 4.3% projected income growth for current withholdings.	\$ 20,477,960
Charges for Services	2	The majority of the increase in this category is related to the new Fire Inspection program which is expected to generate \$400,000 in fees. An increase in EMS billing revenue is expected based on merging additional companies in County operations.	\$ 552,510
Grants for Operations	3	The County will apply for the SAFER grant to fund 65% of salaries and benefits for the proposed additional firefighters. There were increases for raising the 911 fee from \$1.25 to \$1.75 and the transfer of \$249,000 from hotel rental tax to fund the County's 250th anniversary celebration.	\$ 1,436,230
Total			\$ 22,466,700

Washington County, Maryland
Proposed General Fund Revenue
FY 2026
General Tax Revenues

Cost Center	Ref	2024 Prior Year	2025 Prior Year	2026 Proposed	2026 \$ Change	2026 % Change
Net Property Tax	1	143,377,150	152,420,120	164,216,320	11,796,200	7.74%
Income Tax	2	116,692,810	121,388,350	130,049,610	8,661,260	7.14%
Admissions & Amusements Tax	3	0	475,000	475,000	0	0.00%
Recordation Tax	3	8,452,000	7,606,800	7,606,800	0	0.00%
Trailer Tax	3	200,000	200,000	220,000	20,000	10.00%
Interest - Investments	3	1,500,000	4,000,000	4,000,000	0	0.00%
Interest - Municipal Investment	3	400,000	750,000	750,000	0	0.00%
Interest, Penalties & Fees	3	0	7,000	7,500	500	7.14%
General Tax Revenues		270,621,960	286,847,270	307,325,230	20,477,960	7.14%

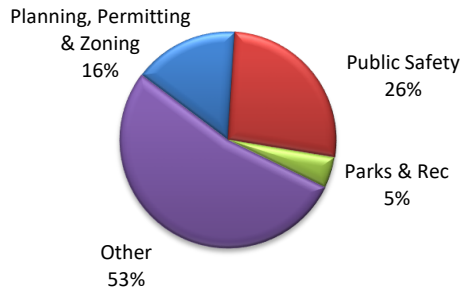


Cost Center	Ref	Summary Comments	Change
Net Property Tax	1	The real estate tax estimate is based on property assessments from the State of Maryland which include an increase in the assessable base. Corporate personal property tax remained flat based on information received from the State.	\$ 11,796,200
Income Tax	2	Based on the following assumptions: 2.95% income tax rate for the entire year; \$2,507,250 disparity grant; 4.3% income growth for current withholdings.	\$ 8,661,260
Other	3	The budget for trailer tax was increased based on history. There was a small increase budgeted for general interest income based on history. A change was made in the FY26 budget to allocate interest income to other funds. Based on this change, the budget for interest income on investments was held flat.	\$ 20,500
Total			\$ 20,477,960

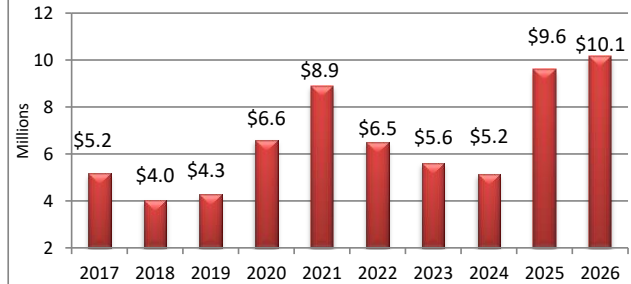
Washington County, Maryland
Proposed General Fund Revenue
FY 2026
Charges for Services

Cost Center	Ref	2024 Prior Year	2025 Prior Year	2026 Proposed	2026 \$ Change	2026 % Change
Circuit Court	1	136,080	158,280	168,280	10,000	6.32%
State's Attorney	1	60,000	64,400	81,000	16,600	25.78%
Engineering	3	102,000	125,100	125,000	(100)	(0.08%)
Permits & Inspections	3	1,055,450	988,250	1,419,250	431,000	43.61%
Weed Control	2	317,550	357,300	360,980	3,680	1.03%
General	2	404,250	4,696,000	4,650,800	(45,200)	(0.96%)
Planning and Zoning	3	102,200	162,200	179,600	17,400	10.73%
Sheriff - Judicial	1	43,000	45,000	74,000	29,000	64.44%
Sheriff - Process Servers	1	115,000	140,000	140,000	0	100.00%
Sheriff - Patrol	1	1,174,080	1,133,960	1,106,760	(27,200)	(2.40)%
Sheriff - Central Booking	1	15,720	15,720	15,720	0	0.00%
Sheriff - Detention Center	1	212,450	212,000	191,190	(20,810)	(9.82%)
Sheriff - Day Reporting	1	7,500	5,000	5,000	0	0.00%
Sheriff - Police Academy	1	59,840	59,830	59,830	0	0.00%
Sheriff - Narcotics Task Force	1	408,450	215,000	235,180	20,180	9.39%
Emergency Services	1	425,630	699,880	799,940	100,060	14.30%
Wireless Communications	1	63,600	66,400	69,200	2,800	0.00%
Buildings, Grounds & Facilities	2	2,000	2,000	2,000	0	0.00%
Martin L. Snook Pool	2	47,000	47,000	52,000	5,000	10.64%
Parks and Recreation	2	403,400	403,400	413,500	10,100	2.50%
Charges for Services		5,155,200	9,596,720	10,149,230	552,510	5.76%

Charges for Services Revenue Categories



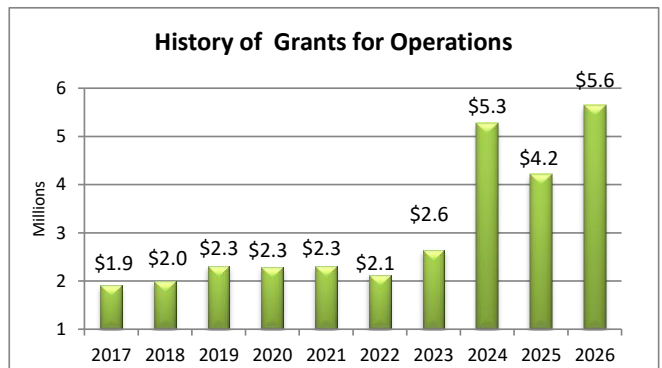
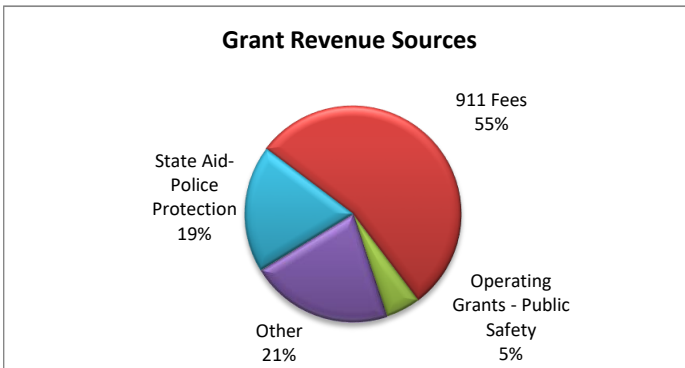
History of Charges for Services



Cost Center	Ref	Summary Comments	Change
Public Safety	1	Speed camera revenue has continued to decrease due to modification of driver's behavior. NTF reimbursed revenues increased due to the anticipated increase in reimbursable expenses. Emergency Services reimbursed revenues decreased due to MOU with the City of Hagerstown that is decreasing the amount the City is reimbursing the County for 911 salaries and benefits. Emergency Services miscellaneous fees increased because of the additional companies merging with the County and billing for those services. The estimated amount from the State for housing prisoners was decreased based on historical trends.	\$ 130,630
General	2	The majority of the decrease is related to budgeting less for miscellaneous revenues which has been trending down. There were small increases in revenues related to parks and recreation.	\$ (26,420)
Permitting & Inspections and Engineering	3	\$400,000 of this increase is related to the new fire inspection fees. The remainder of the increases are based on anticipated increases in construction activity.	\$ 448,300
Total			\$ 552,510

Washington County, Maryland
Proposed General Fund Revenue
FY 2026
Grants for Operations

Cost Center	Ref	2024 Prior Year	2025 Prior Year	2026 Proposed	2026 \$ Change	2026 % Change
Operating Grant - Public Safety	1	350,000	300,000	300,000	0	0.00%
State Aid - Police Protection	1	1,140,000	1,150,560	1,100,000	(50,560)	(4.39%)
SAFER	1	2,020,190	0	353,970	353,970	100.00%
911 Fees	1	1,350,000	2,250,000	3,150,000	900,000	40.00%
Cannabis State Sales Tax	2	0	106,180	90,000	(16,180)	(15.24%)
Marriage Licenses	2	50,000	50,000	50,000	0	0.00%
Trader's License	2	200,000	190,000	190,000	0	0.00%
Fines & Forfeitures	3	20,000	5,000	5,000	0	0.00%
Marriage Ceremony Fees	3	3,000	3,000	3,000	0	0.00%
Oper Transfer - Hotel Rental	3	0	0	249,000	249,000	0.00%
State Park Fees	3	150,000	150,000	150,000	0	0.00%
Grants for Operations		5,283,190	4,204,740	5,640,970	1,436,230	34.16%



Cost Center	Ref	Summary Comments	Change
Public Safety	1	The County plans to apply for the SAFER grant to fund 65% of salaries and benefits for the proposed additional firefighters. The County is proposing to raise 911 fees from \$1.25 to \$1.75 which is expected to increase revenues by \$900,000.	\$ 1,203,410
Licenses	2	The budgeted revenue for cannabis state sales tax was reduced based on history.	\$ (16,180)
Other	3	The \$249,000 budgeted in operating transfer - hotel rental fund is related to the County's 250th anniversary celebration.	\$ 249,000
Totals			\$ 1,436,230

Washington County, Maryland
General Fund Expenditures - Proposed - Draft 5
FY 2026

Page	Cost Center	Department/Agency	FY 2026 Requested Budget	Adjustment	FY 2026 Proposed Budget	\$ Change	% Change	FY 2025 Original Budget
------	-------------	-------------------	--------------------------	------------	-------------------------	-----------	----------	-------------------------

Education:

Direct Primary:

3-1	90000	Board of Education	118,473,490	4,366,030	122,839,520	12,666,680	11.50%	110,172,840
			118,473,490	4,366,030	122,839,520	12,666,680	11.50%	110,172,840

Secondary:

3-3	90040	Hagerstown Community College	10,543,380	165,140	10,708,520	472,230	4.61%	10,236,290
-----	-------	------------------------------	-------------------	----------------	-------------------	----------------	--------------	-------------------

Other:

3-5	93400	Free Library	4,924,540	(69,380)	4,855,160	0	0.00%	4,855,160
3-7	10990	Clear Spring Library Building	143,000	0	143,000	0	0.00%	143,000
3-9	10991	Smithsburg Library Building	150,750	0	150,750	0	0.00%	150,750
3-11	10992	Boonsboro Library Building	171,810	0	171,810	0	0.00%	171,810
3-13	10993	Hancock Library Building	141,700	0	141,700	0	0.00%	141,700
			5,531,800	(69,380)	5,462,420	0	0.00%	5,462,420

Total Education			134,548,670	4,461,790	139,010,460	13,138,910	10.44%	125,871,550
------------------------	--	--	--------------------	------------------	--------------------	-------------------	---------------	--------------------

Law Enforcement:

3-15	11300	Sheriff - Judicial	4,187,630	4,530	4,192,160	(4,360)	(0.10%)	4,196,520
3-21	11305	Sheriff - Process Servers	181,750	(680)	181,070	6,120	3.50%	174,950
3-24	11310	Sheriff - Patrol	18,046,870	146,330	18,193,200	1,281,440	7.58%	16,911,760
3-37	11311	Sheriff Auxiliary	90,200	0	90,200	0	0.00%	90,200
3-39	11315	Sheriff - Central Booking	1,522,050	46,720	1,568,770	97,170	6.60%	1,471,600
3-44	11320	Sheriff - Detention Center	24,870,210	229,200	25,099,410	852,470	3.52%	24,246,940
3-57	11321	Sheriff - Day Reporting Center	550,680	20,900	571,580	37,530	7.03%	534,050
3-63	11330	Sheriff - Narcotics Task Force	707,450	(54,550)	652,900	7,330	1.14%	645,570
3-68	11335	Sheriff - Police Academy	59,830	0	59,830	0	0.00%	59,830
			50,216,670	392,450	50,609,120	2,277,700	4.71%	48,331,420

Emergency Services:

3-71	11420	Air Unit	66,480	0	66,480	(29,410)	(30.67%)	95,890
3-76	11430	Special Operations	256,670	(53,060)	203,610	19,290	10.47%	184,320
3-83	11440	911 - Communications	7,271,740	(95,880)	7,175,860	120,320	1.71%	7,055,540
3-92	11520	EMS Operations	7,969,000	(198,920)	7,770,080	1,590,190	25.73%	6,179,890
3-103	11525	Fire Operations	10,699,030	(1,319,560)	9,379,470	2,391,390	34.22%	6,988,080
3-113	11535	Public Safety Training Center	1,422,090	(214,770)	1,207,320	6,890	0.57%	1,200,430
3-125	93110	Civil Air Patrol	4,400	0	4,400	400	10.00%	4,000
3-127	93130	Fire & Rescue Volunteer Services	12,415,540	(216,230)	12,199,310	331,580	2.79%	11,867,730
			40,104,950	(2,098,420)	38,006,530	4,430,650	13.20%	33,575,880

Other:

3-135	11530	Emergency Management	404,460	12,420	416,880	146,250	54.04%	270,630
3-142	93100	Animal Control - Humane Society	2,800,000	0	2,800,000	450,000	19.15%	2,350,000
			3,204,460	12,420	3,216,880	596,250	22.75%	2,620,630

Total Public Safety			93,526,080	(1,693,550)	91,832,530	7,304,600	8.64%	84,527,930
----------------------------	--	--	-------------------	--------------------	-------------------	------------------	--------------	-------------------

Washington County, Maryland
General Fund Expenditures - Proposed - Draft 5
FY 2026

Page	Cost Center	Department/Agency	FY 2026 Requested Budget	Adjustment	FY 2026 Proposed Budget	\$ Change	% Change	FY 2025 Original Budget
<u>Operating/Capital Transfer</u>								
<u>Operating:</u>								
3-144	91020	Highway	10,703,310	(232,830)	10,470,480	64,890	0.62%	10,405,590
3-146	91021	Solid Waste	487,170	(93,160)	394,010	(93,160)	(19.12%)	487,170
3-148	91023	Agricultural Education Center	255,760	(1,330)	254,430	(1,330)	(0.52%)	255,760
3-150	91024	Grant Management	538,470	10,130	548,600	26,090	4.99%	522,510
3-152	91028	Land Preservation	71,960	(6,600)	65,360	42,260	182.94%	23,100
3-154	91029	HEPMPO	6,970	(40)	6,930	160	2.36%	6,770
3-156	91040	Utility Administration	971,720	(11,000)	960,720	155,880	19.37%	804,840
3-158	91041	Water	176,480	(25,900)	150,580	(25,900)	(14.68%)	176,480
3-160	91044	Transit	608,490	(46,620)	561,870	(339,440)	(37.66%)	901,310
3-162	91046	Golf Course	158,000	(60,720)	97,280	(15,650)	(13.86%)	112,930
3-164	92010	Municipality in Lieu of Bank Shares	38,550	0	38,550	0	0.00%	38,550
			14,016,880	(468,070)	13,548,810	(186,200)	(1.36%)	13,735,010
<u>Capital:</u>								
3-166	91230	Capital Improvement Fund	11,490,000	(3,892,000)	7,598,000	(197,320)	(2.53%)	7,795,320
3-168	12700	Debt Service	16,268,190	0	16,268,190	58,110	0.36%	16,210,080
			27,758,190	(3,892,000)	23,866,190	(139,210)	(0.58%)	24,005,400
Total Operating/Capital Transfers			41,775,070	(4,360,070)	37,415,000	(325,410)	(0.86%)	37,740,410
<u>Other Government Programs:</u>								
<u>Courts:</u>								
3-170	10200	Circuit Court	2,799,250	(41,090)	2,758,160	35,200	1.29%	2,722,960
3-176	10210	Orphans Court	34,250	0	34,250	0	0.00%	34,250
3-178	10220	State's Attorney	6,097,290	(202,790)	5,894,500	496,360	9.20%	5,398,140
			8,930,790	(243,880)	8,686,910	531,560	6.52%	8,155,350
<u>State:</u>								
3-184	10400	Election Board	2,843,740	(111,890)	2,731,850	90,860	3.44%	2,640,990
3-189	12300	Soil Conservation	380,240	0	380,240	10,730	2.90%	369,510
3-191	12400	Weed Control	363,060	(2,080)	360,980	3,680	1.03%	357,300
3-196	12410	Environmental Pest Management	90,000	(30,000)	60,000	14,500	31.87%	45,500
3-198	94000	Health Department	3,183,620	0	3,183,620	0	0.00%	3,183,620
3-200	94010	Social Services	569,540	(12,580)	556,960	50,630	10.00%	506,330
3-202	94020	University of MD Extension	305,620	0	305,620	15,500	5.34%	290,120
3-204	94030	County Cooperative Extension	38,730	0	38,730	0	0.00%	38,730
			7,774,550	(156,550)	7,618,000	185,900	2.50%	7,432,100
<u>Community Funding:</u>								
3-206	93000	Community Funding	1,200,000	0	1,200,000	0	0.00%	1,200,000

Washington County, Maryland
General Fund Expenditures - Proposed - Draft 5
FY 2026

Page	Cost Center	Department/Agency	FY 2026 Requested Budget	Adjustment	FY 2026 Proposed Budget	\$ Change	% Change	FY 2025 Original Budget
------	-------------	-------------------	--------------------------	------------	-------------------------	-----------	----------	-------------------------

General Operations:

3-208	10300	County Administrator	478,160	7,790	485,950	24,290	5.26%	461,660
3-213	10310	Public Relations & Marketing	1,044,010	(131,770)	912,240	258,990	39.65%	653,250
3-221	12500	Business Development	1,175,230	(170)	1,175,060	131,780	12.63%	1,043,280
3-227	10100	County Commissioners	356,250	(8,040)	348,210	(4,670)	(1.32%)	352,880
3-230	10110	County Clerk	207,540	(490)	207,050	37,140	21.86%	169,910
3-235	10530	Treasurer	571,980	790	572,770	31,610	5.84%	541,160
3-239	10600	County Attorney	1,234,320	26,950	1,261,270	(510)	(0.04%)	1,261,780
3-244	10700	Human Resources	2,167,820	(435,060)	1,732,760	166,880	10.66%	1,565,880
3-250	11200	General Operations	6,917,110	(3,499,910)	3,417,200	(277,720)	(7.52%)	3,694,920
3-254	10500	Budget & Finance	2,650,220	48,310	2,698,530	131,370	5.12%	2,567,160
3-259	10510	Independent Accounting & Auditing	75,000	(5,000)	70,000	(5,000)	(6.67%)	75,000
3-261	10520	Purchasing	718,170	1,050	719,220	10,590	1.49%	708,630
3-266	11000	Information Technology	5,555,810	(898,520)	4,657,290	252,810	5.74%	4,404,480
3-271	11540	Wireless Communications	1,760,110	890	1,761,000	62,470	3.68%	1,698,530

24,911,730 (4,893,180) 20,018,550 820,030 4.27% 19,198,520

Other:

3-276	11100	Women's Commission	2,000	0	2,000	0	0.00%	2,000
3-278	11120	Veteran's Advisory Committee	2,000	0	2,000	0	0.00%	2,000
3-280	11140	Diversity and Inclusion Committee	2,000	0	2,000	0	0.00%	2,000
3-282	11150	Animal Control Board	7,200	0	7,200	0	0.00%	7,200
3-284	11550	Forensic Investigator	30,000	0	30,000	0	0.00%	30,000
3-286	93230	Commission on Aging	1,854,580	0	1,854,580	250,000	15.58%	1,604,580
3-288	93300	Museum of Fine Arts	142,000	0	142,000	2,000	1.43%	140,000

2,039,780 0 2,039,780 252,000 14.10% 1,787,780

Public Works:

3-290	11600	Public Works	451,470	(65,050)	386,420	28,890	8.08%	357,530
3-294	11910	Buildings Grounds and Facilities	2,953,980	(418,630)	2,535,350	(94,670)	(3.60%)	2,630,020

3,405,450 (483,680) 2,921,770 (65,780) (2.20%) 2,987,550

Engineering & Permits & Inspections:

3-305	11620	Engineering	3,210,930	59,430	3,270,360	94,650	2.98%	3,175,710
3-310	11630	Permits & Inspections	3,918,790	(144,910)	3,773,880	424,180	12.66%	3,349,700

7,129,720 (85,480) 7,044,240 518,830 7.95% 6,525,410

Planning and Zoning:

3-317	10800	Planning and Zoning	1,619,100	(1,300)	1,617,800	87,220	5.70%	1,530,580
3-322	10810	Board of Zoning Appeals	68,390	0	68,390	1,150	1.71%	67,240

1,687,490 (1,300) 1,686,190 88,370 5.53% 1,597,820

Washington County, Maryland
General Fund Expenditures - Proposed - Draft 5
FY 2026

Page	Cost Center	Department/Agency	FY 2026 Requested Budget	Adjustment	FY 2026 Proposed Budget	\$ Change	% Change	FY 2025 Original Budget
------	-------------	-------------------	--------------------------	------------	-------------------------	-----------	----------	-------------------------

Parks and Recreation:

3-324	12000	Martin L. Snook Pool	185,910	0	185,910	6,900	3.85%	179,010
3-327	12200	Parks and Recreation	1,922,990	(51,440)	1,871,550	54,770	3.01%	1,816,780
			2,108,900	(51,440)	2,057,460	61,670	3.09%	1,995,790

Facilities:

3-332	10900	Martin Luther King Building	101,210	0	101,210	(25,270)	(19.98%)	126,480
3-334	10910	Administration Building	335,910	(5,000)	330,910	(12,970)	(3.77%)	343,880
3-338	10920	520/540 Western MD Parkway Building	0	29,310	29,310	29,310	100.00%	0
3-340	10930	Court House	355,630	0	355,630	11,750	3.42%	343,880
3-343	10940	County Office Building	238,850	0	238,850	(18,950)	(7.35%)	257,800
3-346	10950	Administration Annex	156,180	0	156,180	5,580	3.71%	150,600
3-349	10960	Dwyer Center	29,310	(29,310)	0	(34,390)	(100.00%)	34,390
3-351	10965	Election Board Facility	117,270	(10,000)	107,270	(10,770)	(9.12%)	118,040
3-354	10970	Central Services	136,290	0	136,290	890	0.66%	135,400
3-356	10980	Properties	4,450	0	4,450	2,720	157.23%	1,730
3-358	10985	Senior Center Building	12,210	0	12,210	0	0.00%	12,210
3-360	11325	Public Facilities Annex	122,230	(10,000)	112,230	8,120	7.80%	104,110
			1,609,540	(25,000)	1,584,540	(43,980)	(2.70%)	1,628,520

Total Other Government Programs	60,797,950	(5,940,510)	54,857,440	2,348,600	4.47%	52,508,840
--	-------------------	--------------------	-------------------	------------------	--------------	-------------------

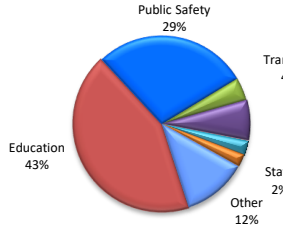
Total Proposed Expenditures	330,647,770	(7,532,340)	323,115,430	22,466,700	7.47%	300,648,730
------------------------------------	--------------------	--------------------	--------------------	-------------------	--------------	--------------------

Washington County, Maryland
Proposed General Fund Expenditures
FY 2026

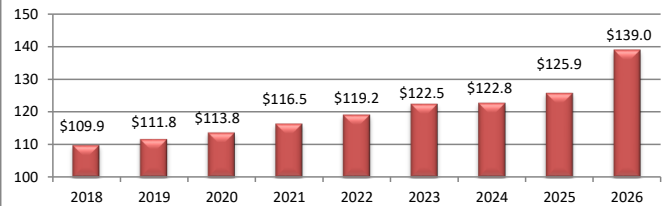
Summary Overview of General Fund Expenditures

Cost Center	ref	Current FY25 Budget	Requested Request	Requested \$ Change	% Change	Proposed	Proposed \$ Change	% Change
Education	1	125,871,550	134,548,670	8,677,120	6.89%	139,010,460	13,138,910	10.44%
Law Enforcement	2	50,681,420	53,016,670	2,335,250	4.61%	53,409,120	2,727,700	5.38%
Emergency Services	3	33,846,510	40,509,410	6,662,900	19.69%	38,423,410	4,576,900	13.52%
Operating Transfers	4	13,735,010	14,016,880	281,870	2.05%	13,548,810	(186,200)	(1.36%)
Capital	5	24,005,400	27,758,190	3,752,790	15.63%	23,866,190	(139,210)	(0.58%)
Courts	6	8,155,350	8,930,790	775,440	9.51%	8,686,910	531,560	6.52%
State Operations	7	7,432,100	7,774,550	342,450	4.61%	7,618,000	185,900	2.50%
Other	8	36,921,390	44,092,610	7,171,220	19.42%	38,552,530	1,631,140	4.42%
		300,648,730	330,647,770	29,999,040	9.98%	323,115,430	22,466,700	7.47%

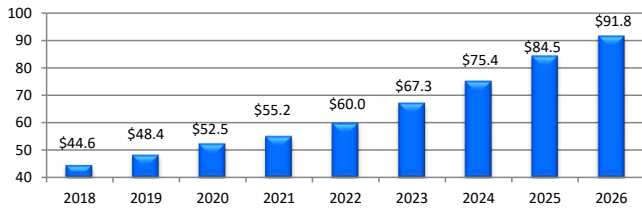
Allocation of General Fund Expenditures



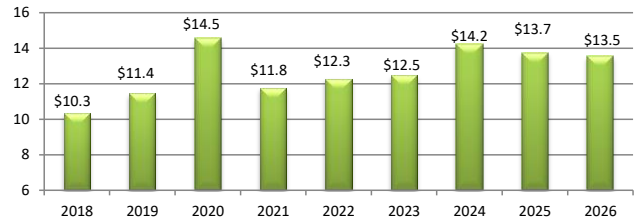
Education



Public Safety



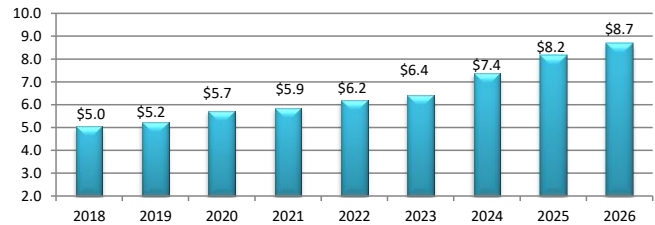
Transfers



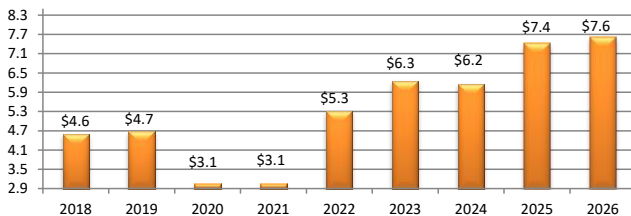
Capital & Debt



Courts



State



Other



Washington County, Maryland
Proposed General Fund Expenditures
FY 2026

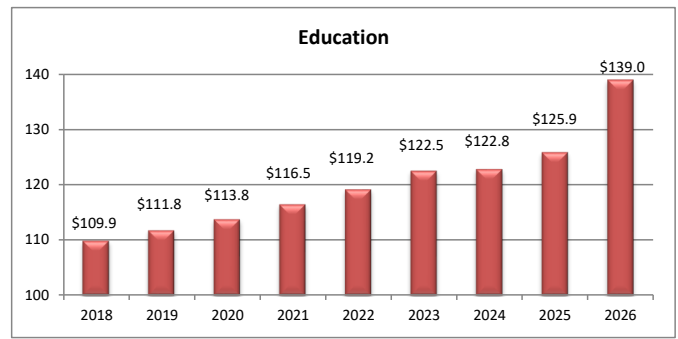
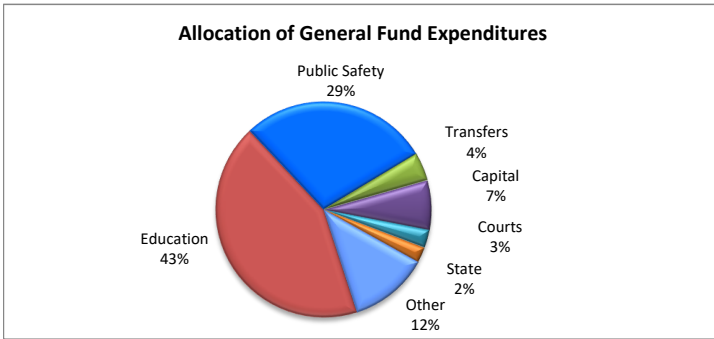
Summary Overview of General Fund Expenditures

Cost Center	ref	Current FY25 Budget	Request	Requested \$ Change	% Change	Proposed	Proposed \$ Change	% Change
Education	1	125,871,550	134,548,670	8,677,120	6.89%	139,010,460	13,138,910	10.44%
Law Enforcement	2	50,681,420	53,016,670	2,335,250	4.61%	53,409,120	2,727,700	5.38%
Emergency Services	3	33,846,510	40,509,410	6,662,900	19.69%	38,423,410	4,576,900	13.52%
Operating Transfers	4	13,735,010	14,016,880	281,870	2.05%	13,548,810	(186,200)	(1.36%)
Capital	5	24,005,400	27,758,190	3,752,790	15.63%	23,866,190	(139,210)	(0.58%)
Courts	6	8,155,350	8,930,790	775,440	9.51%	8,686,910	531,560	6.52%
State Operations	7	7,432,100	7,774,550	342,450	4.61%	7,618,000	185,900	2.50%
Other	8	36,921,390	44,092,610	7,171,220	19.42%	38,552,530	1,631,140	4.42%
		300,648,730	330,647,770	29,999,040	9.98%	323,115,430	22,466,700	7.47%

COST CENTER	SUMMARY EXPLANATIONS							CHANGE
Education	1	Provides an increase of \$10,433,920 to the Board of Education which is based on the local share of the Blueprint formula as well as \$2,232,760 for costs associated with State cost shifts related to teacher pensions. Also reflects additional funding for HCC in the amount of \$307,090 as well as \$165,140 for pension costs due to cost shifts from the State budget.						\$ 13,138,910
Law Enforcement	2	Wages and benefits increased due to the proposed step and COLA as well as the new scale negotiated by the union. Increases in operations are a result of increased costs for software contract costs, utilities, ammunition, food and supplies cost increase for inmate meals and increased cost of medical services for inmates.						\$ 2,727,700
Emergency Services	3	The largest increases are due to the proposed step and COLA, the new salary scale negotiated by the union, a request for new positions throughout the division and several reclassifications, and an increase in allocations to the volunteer companies.						\$ 4,576,900
Transfers	4	The decrease is mainly due to eliminating some originally proposed positions, as well as decreases to travel and controllable assets costs which reduced the need for General Fund support. These decreases were made in response to cost shifts to the County from the State budget.						\$ (186,200)
Capital	5	Capital appropriation decreased due to the cost shifts from the State. Debt expenses increased due to an increase in required payments.						\$ (139,210)
Courts	6	The increases are mainly related to increases in wages and benefits as well as request for new positions.						\$ 531,560
State	7	Increase is related to the addition of a fourth early voting site and the personnel required to staff it.						\$ 185,900
Other	8	The majority of the increases in these departments are due to the proposed step and COLA as well as the salary scale decompression. This was offset by decreases in travel and controllable assets.						\$ 1,631,140
Totals								\$ 22,466,700

Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
Educational Expenses

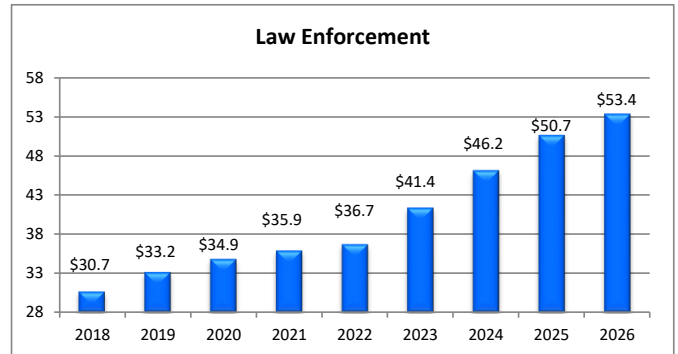
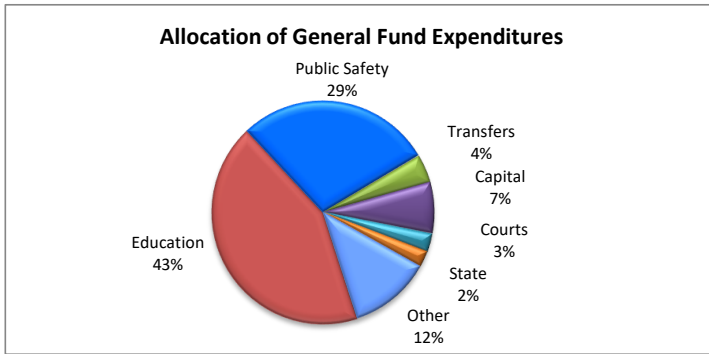
Education	ref	Current FY25	Requested			Proposed		
		Budget	Request	\$ Change	% Change	Proposed	\$ Change	% Change
Board of Education	1	110,172,840	118,473,490	8,300,650	7.53%	122,839,520	12,666,680	11.50%
Hagerstown Community College	2	10,236,290	10,543,380	307,090	3.00%	10,708,520	472,230	4.61%
Free Library	3	4,855,160	4,924,540	69,380	1.43%	4,855,160	0	0.00%
Clear Spring Library Building	4	143,000	143,000	0	0.00%	143,000	0	0.00%
Smithsburg Library Building	5	150,750	150,750	0	0.00%	150,750	0	0.00%
Boonsboro Library Building	6	171,810	171,810	0	0.00%	171,810	0	0.00%
Hancock Library Building	7	141,700	141,700	0	0.00%	141,700	0	0.00%
		125,871,550	134,548,670	8,677,120	6.89%	139,010,460	13,138,910	10.44%



COST CENTER	SUMMARY EXPLANATIONS	CIP	CHANGE
Board of Education	1 Change is due to budgeting for the local share of the Blueprint as well as the new requirement for the County to cover a portion of State costs related to pensions.	\$ -	\$ 12,666,680
HCC	2 A 3% increase for additional operational support as well as the new requirement for the County to cover a portion of the State costs related to pensions.	\$ -	\$ 472,230
Library	3 No change.	\$ -	\$ -
Clear Spring Library	4 No change.	\$ -	\$ -
Smithsburg Library	5 No change.	\$ -	\$ -
Boonsboro Library	6 No change.	\$ -	\$ -
Hancock Library	7 No change.	\$ -	\$ -
Totals		\$ -	\$ 13,138,910

Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
Law Enforcement

Law Enforcement	ref	Current FY25 Budget	Requested			Proposed		
			Request	\$ Change	% Change	Proposed	\$ Change	% Change
Sheriff - Judicial	1	4,196,520	4,187,630	(8,890)	-0.21%	4,192,160	(4,360)	(0.10%)
Sheriff - Process Servers	2	174,950	181,750	6,800	3.89%	181,070	6,120	3.50%
Sheriff - Patrol	3	16,911,760	18,046,870	1,135,110	6.71%	18,193,200	1,281,440	7.58%
Sheriff - Central Booking	4	1,471,600	1,522,050	50,450	3.43%	1,568,770	97,170	0.00%
Sheriff - Detention Center	5	24,246,940	24,870,210	623,270	2.57%	25,099,410	852,470	6.60%
Sheriff -Day Reporting	6	534,050	550,680	16,630	3.11%	571,580	37,530	3.52%
Sheriff - NTF	7	645,570	707,450	61,880	9.59%	652,900	7,330	7.03%
Sheriff - Police Academy	8	59,830	59,830	0	0.00%	59,830	0	1.14%
Animal Control	9	2,350,000	2,800,000	450,000	19.15%	2,800,000	450,000	0.00%
Sheriff - Auxiliary	10	90,200	90,200	0	100.00%	90,200	0	0.00%
		50,681,420	53,016,670	2,335,250	4.61%	53,409,120	2,727,700	5.38%



COST CENTER	SUMMARY EXPLANATIONS	CIP	CHANGE
Judicial	1 Wages and benefits increased due to the proposed step of 2.5% and COLA of 1% partially offset by savings from retirement and other turnover. Operating expenses decreased primarily due to budgeting \$2.80 per gallon for gasoline instead of \$3.50 per gallon which was what was used in FY25. There are no capital requests for FY26 which is a decrease over FY25.	-	\$ (4,360)
Process Servers	2 Wages and benefits increased due to the proposed step of 2.5% and COLA of 1%. Operating expenses decreased due to budgeting gasoline at \$2.80 per gallon instead of \$3.50 used in FY25.	-	\$ 6,120
Patrol	3 Wages and benefits increased due to the proposed step of 2.5% and 1% COLA as well as the increase in health insurance. Operating costs increased mainly due to increases in software, utilities and ammunition. One time requests of \$180,850 due to providing weapons, ammunition, body armor and portable radios for eight new positions approved in FY25 as well as for the replacement of ten computers and five E-tix scanners.	-	\$ 1,281,440
Central Booking	4 Wages and benefits increased due to the proposed step of 2.5% and 1% COLA. Operating expenses decreased due to a decrease in insurance and sufficient inventory of office supplies.	-	\$ 97,170
Detention Center	5 Wages and benefits increased due to the proposed 2.5% step and 1% COLA. Operating expenses increased due to inmate food, medical costs and utilities. \$8,010 is being requested in capital outlay for gas masks, tactical gloves and vests with carriers.	-	\$ 852,470

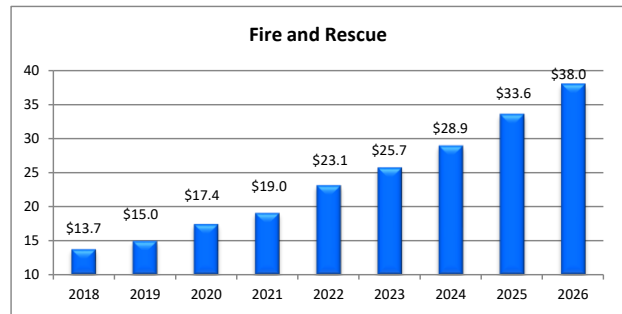
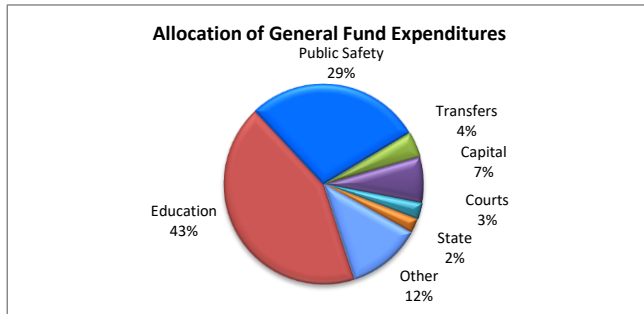
Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
Law Enforcement

Law Enforcement	ref	Current FY25 Budget	Requested			Proposed		
			Request	\$ Change	% Change	Proposed	\$ Change	% Change
Sheriff - Judicial	1	4,196,520	4,187,630	(8,890)	-0.21%	4,192,160	(4,360)	(0.10%)
Sheriff - Process Servers	2	174,950	181,750	6,800	3.89%	181,070	6,120	3.50%
Sheriff - Patrol	3	16,911,760	18,046,870	1,135,110	6.71%	18,193,200	1,281,440	7.58%
Sheriff - Central Booking	4	1,471,600	1,522,050	50,450	3.43%	1,568,770	97,170	0.00%
Sheriff - Detention Center	5	24,246,940	24,870,210	623,270	2.57%	25,099,410	852,470	6.60%
Sheriff -Day Reporting	6	534,050	550,680	16,630	3.11%	571,580	37,530	3.52%
Sheriff - NTF	7	645,570	707,450	61,880	9.59%	652,900	7,330	7.03%
Sheriff - Police Academy	8	59,830	59,830	0	0.00%	59,830	0	1.14%
Animal Control	9	2,350,000	2,800,000	450,000	19.15%	2,800,000	450,000	0.00%
Sheriff - Auxiliary	10	90,200	90,200	0	100.00%	90,200	0	0.00%
		50,681,420	53,016,670	2,335,250	4.61%	53,409,120	2,727,700	5.38%
Day Reporting	6	The wage and benefit increase related to the proposed step and COLA. Operating expenses had a slight increase due to increased contract costs and lease payments.					\$ -	\$ 37,530
NTF	7	Wages and benefits are increasing due to the 2.5% step and 1% COLA. Operating expenses increased mainly due to the estimated increase in salaries for laboratory staff.					\$ -	\$ 7,330
Police Academy	8	No change.					\$ -	0
Animal Control	9	Based on the existing executed contract.					\$ -	\$ 450,000
Sheriff Auxiliary	10	No change.					\$ -	\$ -
Totals							\$ -	\$ 2,727,700

Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
Emergency Services

Emergency Services	ref	Current FY25 Budget	Requested			Proposed		
			Request	\$ Change	% Change	Proposed	\$ Change	% Change
Civil Air Patrol	1	4,000	4,400	400	10.00%	4,400	400	10.00%
Air Unit	2	95,890	66,480	(29,410)	-30.67%	66,480	(29,410)	(30.67%)
Special Operations	3	184,320	256,670	72,350	39.25%	203,610	19,290	10.47%
F&R Volunteer Services	4	11,867,730	12,415,540	547,810	4.62%	12,199,310	331,580	2.79%
911 - Communications	5	7,055,540	7,271,740	216,200	3.06%	7,175,860	120,320	1.71%
EMS Operations	6	6,179,890	7,969,000	1,789,110	28.95%	7,770,080	1,590,190	25.73%
Fire Operations	7	6,988,080	10,699,030	3,710,950	53.10%	9,379,470	2,391,390	34.22%
Emergency Management	8	270,630	404,460	133,830	49.45%	416,880	146,250	54.04%
Public Safety Training Center	9	1,200,430	1,422,090	221,660	18.47%	1,207,320	6,890	0.57%

33,846,510	40,509,410	6,662,900	19.69%	38,423,410	4,576,900	13.52%
------------	------------	-----------	--------	------------	-----------	--------



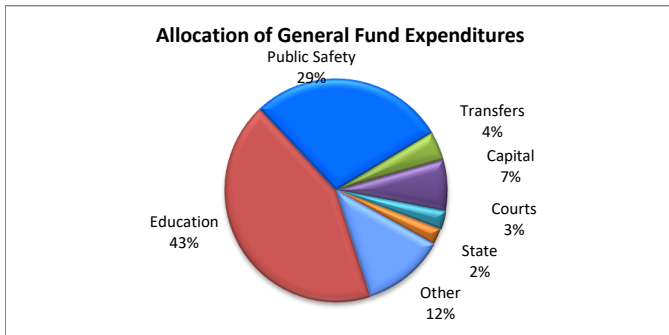
COST CENTER	SUMMARY EXPLANATIONS	CIP	CHANGE
Civil Air Patrol	1 Slight increase of \$400 in operating expenses due to increased hangar rent at the Airport.	-	\$ 400
Air Unit	2 Operating expenses are increasing \$21,690 due to a requested increase for compressor service and fill stations for Self Contained Breathing Apparatus (SCBA). Decrease in overall budget is due to no Capital Outlay being requested in FY26.	-	\$ (29,410)
Special Operations	3 Operating expenses are increasing \$16,370 due to additional training for Water Rescue Program. Increase of \$2,920 in capital outlay upgrade to the gate entry system and hazardous material suits, sonar, headsets and dry suit replacements.	-	\$ 19,290
F&R Volunteer	4 The majority of the increase is due to the following: increase in the appropriation due to increasing allocations by 3% and increases in insurances and incentives. Capital Outlay requests include Surface Pro's and miscellaneous equipment for fire police.	-	\$ 331,580
911	5 There is an increase of \$159,960 in wages primarily due to union negotiations which resulted in employees receiving holiday pay at 1.5 times their pay rate and due to the salary scale decompression. Operating expenses decreased by \$39,640 primarily due to a decrease in telephone expenses. No Capital Outlay is budgeted for FY26.	-	\$ 120,320
EMS Operations	6 Wages and benefits increased by \$2,494,550 due to the 2.5% step and a 8% COLA negotiated in the union contract, the consolidation of an additional rescue company into the County and the proposed addition of two new positions. The net decrease in operating expenses was \$1,003,870 which is primarily due to moving the \$1,000,000 placeholder for future EMS transitions from this departments budget into the General Operations department budget. \$99,510 is proposed for capital outlay for AED's and CPR devices.	-	\$ 1,590,190

Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
Emergency Services

Emergency Services	ref	Current FY25 Budget	Requested			Proposed		
			Request	\$ Change	% Change	Proposed	\$ Change	% Change
Civil Air Patrol	1	4,000	4,400	400	10.00%	4,400	400	10.00%
Air Unit	2	95,890	66,480	(29,410)	-30.67%	66,480	(29,410)	(30.67%)
Special Operations	3	184,320	256,670	72,350	39.25%	203,610	19,290	10.47%
F&R Volunteer Services	4	11,867,730	12,415,540	547,810	4.62%	12,199,310	331,580	2.79%
911 - Communications	5	7,055,540	7,271,740	216,200	3.06%	7,175,860	120,320	1.71%
EMS Operations	6	6,179,890	7,969,000	1,789,110	28.95%	7,770,080	1,590,190	25.73%
Fire Operations	7	6,988,080	10,699,030	3,710,950	53.10%	9,379,470	2,391,390	34.22%
Emergency Management	8	270,630	404,460	133,830	49.45%	416,880	146,250	54.04%
Public Safety Training Center	9	1,200,430	1,422,090	221,660	18.47%	1,207,320	6,890	0.57%
		33,846,510	40,509,410	6,662,900	19.69%	38,423,410	4,576,900	13.52%
Fire Operations	7	\$2,537,210 increase in wages and benefits is due to the proposed 2.5% step and 8% COLA as well as the addition of 11 new positions in FY25 and proposing nine new positions in FY26. Operating expenses increased by \$62,370 primarily related to the proposed nine new positions. \$132,540 is being proposed for capital outlay purchases of protective equipment and hoses and nozzles for reserve engines but there is an overall reduction of \$208,190 over the FY25 budget.					\$ -	\$ 2,391,390
Emergency Management	8	\$142,430 increase in wages due to proposed 2.5% step and 1% COLA as well as the salary scale decompression, a request for a new position, and an upgrade for the Director position. Operating expenses increased \$3,820 primarily due to an increase in insurance costs and slight increases in the cost of office supplies, training and gasoline. There is no Capital Outlay requested for FY2026.					\$ -	\$ 146,250
Public Safety Training Center	9	Wages and benefits increased by \$39,260 due to the proposed 2.5% step and 1% COLA and salary scale decompression as well as the reclassification of the Senior Office Associate position. Operating expenses decreased \$19,370 due to a decrease in utility costs, groundskeeping maintenance and supplies/materials maintenance. Capital expenses decreased \$13,000 due to no capital requests in FY26.					\$ -	\$ 6,890
Totals						\$	-	\$ 4,576,900

Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
Operating Transfers

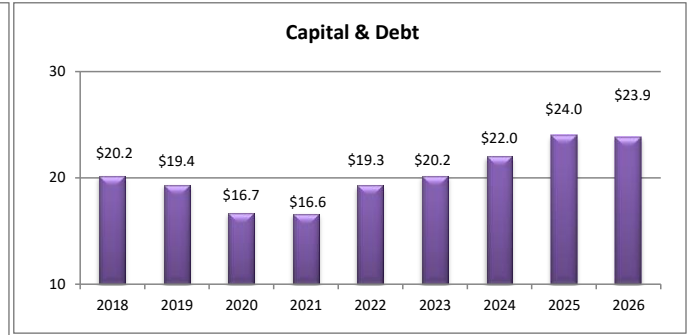
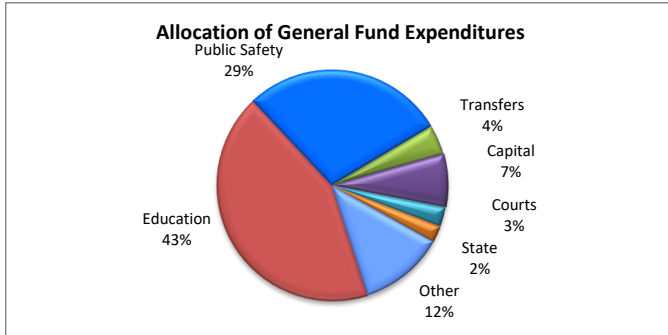
Operating Transfers	ref	Current FY25	Requested			Proposed		
		Budget	Request	\$ Change	% Change	Proposed	\$ Change	% Change
Highway	1	10,405,590	10,703,310	297,720	2.86%	10,470,480	64,890	0.62%
Solid Waste	2	487,170	487,170	0	0.00%	394,010	(93,160)	(19.12%)
Ag Center	3	255,760	255,760	0	0.00%	254,430	(1,330)	(0.52%)
Grant Management	4	522,510	538,470	15,960	3.05%	548,600	26,090	4.99%
Land Preservation	5	23,100	71,960	48,860	211.52%	65,360	42,260	182.94%
HEPMPO	6	6,770	6,970	200	2.95%	6,930	160	2.36%
Utility Administration	7	804,840	971,720	166,880	20.73%	960,720	155,880	19.37%
Water	8	176,480	176,480	0	0.00%	150,580	(25,900)	(14.68%)
Transit	9	901,310	608,490	(292,820)	(32.49%)	561,870	(339,440)	(37.66%)
Golf Course	10	112,930	158,000	45,070	39.91%	97,280	(15,650)	(13.86%)
Muni Shares		38,550	38,550	0	0.00%	38,550	0	0.00%
		13,735,010	14,016,880	281,870	2.05%	13,548,810	(186,200)	(1.36%)



COST CENTER	SUMMARY EXPLANATIONS	CIP	CHANGE
Highway	1 Increase is due to increase in wages and expenses.	\$ -	\$ 64,890
Solid Waste	2 Decrease due to pension percentage reduction from 26% to 24% and minor decreases in operating expenses resulted in less support needed from general fund.	-	\$ (93,160)
Ag Center	3 Decrease due to pension percentage reduction from 26% to 24% resulted in less support needed from general fund.	\$ -	\$ (1,330)
Grant Management	4 Increase is due to increase in wages and benefits.	\$ -	\$ 26,090
Land Preservation	5 Increase is to cover the portion of wages and benefits not covered by programs.	\$ -	\$ 42,260
HEPMPO	6 Due to increase in wages.	\$ -	\$ 160
Utility Admin	7 Increase due to increase in wages and benefits and contracted services.	\$ -	\$ 155,880
Water	8 Decrease due to pension percentage reduction from 26% to 24% resulted in less support needed from general fund.	\$ -	\$ (25,900)
Transit	9 Decrease in expenses due to the use of fund balance.	\$ -	\$ (339,440)
Golf Course	10 Decrease due to eliminating proposed new position due to funding constraints.	\$ -	\$ (15,650)
Totals		\$ -	\$ (186,200)

Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
Capital Related

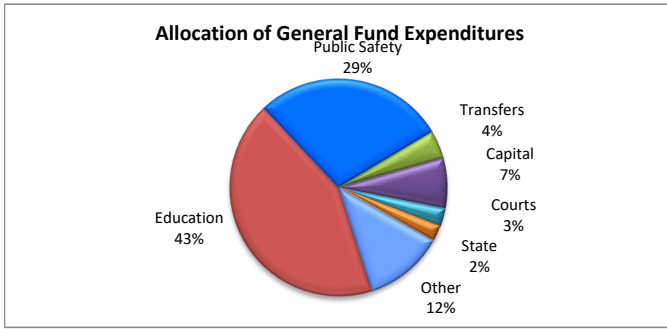
Capital Related	ref	Current FY25 Budget	Request	Requested \$ Change	% Change	Proposed	Proposed \$ Change	% Change
Capital Improvement Fund	1	7,795,320	11,490,000	3,694,680	47.40%	7,598,000	(197,320)	(2.53%)
Debt Service	2	16,210,080	16,268,190	58,110	0.36%	16,268,190	58,110	0.36%
		24,005,400	27,758,190	3,752,790	15.63%	23,866,190	(139,210)	(0.58%)



COST CENTER	SUMMARY EXPLANATIONS	CIP	CHANGE
Capital Improvement Fund	1 Decreased funding due to funding constraints caused by State budget cost shifts.	\$ -	\$ (197,320)
Debt Service	2 Based on amortization schedules.	\$ -	\$ 58,110
Totals		\$ -	\$ (139,210)

Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
Courts

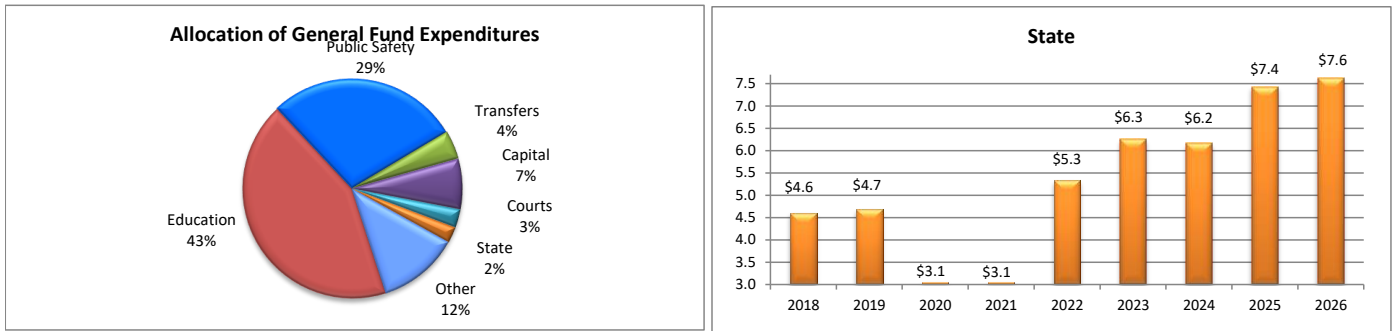
Courts	ref	Current FY25	Requested			Proposed		
		Budget	Request	\$ Change	% Change	Proposed	\$ Change	% Change
Circuit Court	1	2,722,960	2,799,250	76,290	2.80%	2,758,160	35,200	1.29%
Orphans Court	2	34,250	34,250	0	0.00%	34,250	0	0.00%
State's Attorney	3	5,398,140	6,097,290	699,150	12.95%	5,894,500	496,360	9.20%
		8,155,350	8,930,790	775,440	9.51%	8,686,910	531,560	6.52%



COST CENTER	SUMMARY EXPLANATIONS	CIP	CHANGE
Circuit Court	The majority of the \$9,850 increase in wages and benefits is due to the proposed 2.5% step and 1% COLA. Operating expenses increased by \$29,330 due to the increase in jury fees and software costs. Overall decrease of \$3,980 in capital outlay due to fewer requests in FY26 but a request to replace AV systems in the court rooms that were not replaced in FY25 remains in the budget.	\$ -	\$ 35,200
Orphans Court	2 No change.	\$ -	\$ -
State's Attorney	3 Increase of \$499,760 in wage and benefits due to the 2.5% step and 1% COLA, the salary scale decompression as well as two proposed new positions. Operating expenses decreased \$3,400 due to funding constraints caused by State budget cost shifts. There are no proposed capital outlay requests.	\$ -	\$ 496,360
Totals		\$ -	\$ 531,560

Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
State Operations

State Operations	ref	Current FY25 Budget	Request	Requested \$ Change	% Change	Proposed	Proposed \$ Change	% Change
Health Department	1	3,183,620	3,183,620	0	0.00%	3,183,620	0	0.00%
Social Services	2	506,330	569,540	63,210	12.48%	556,960	50,630	10.00%
University of MD Extension	3	290,120	305,620	15,500	5.34%	305,620	15,500	5.34%
Cooperative Extension	4	38,730	38,730	0	0.00%	38,730	0	0.00%
Election Board	5	2,640,990	2,843,740	202,750	7.68%	2,731,850	90,860	3.44%
Soil Conservation	6	369,510	380,240	10,730	2.90%	380,240	10,730	2.90%
Weed Control	7	357,300	363,060	5,760	1.61%	360,980	3,680	1.03%
Environmental Pest Management	8	45,500	90,000	44,500	97.80%	60,000	14,500	31.87%
		7,432,100	7,774,550	342,450	4.61%	7,618,000	185,900	2.50%

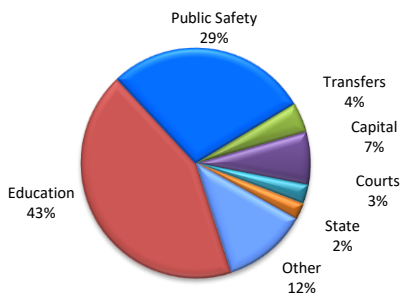


COST CENTER	SUMMARY EXPLANATIONS	CIP	CHANGE
Health Department	1 No change.	\$ -	\$ -
Social Services	2 Increase in appropriations related to alignment of staff compensation to the current State of Maryland pay scale as well as an increase in rent expense and utility costs.	\$ -	\$ 50,630
University of MD Extension	3 Increase in budget is due to the wages being increased by the State of MD.	\$ -	\$ 15,500
Cooperative Extension	4 No change.	\$ -	\$ -
Election Board	5 Increase related to costs associated with having a fourth early voting site.	\$ -	\$ 90,860
Soil Conservation	6 Increase reflects a small increase in wages.	\$ -	\$ 10,730
Weed Control	7 Slight increase related to wages and benefits due to proposed 2.5% step and 1% COLA as well as the salary scale adjustment.	\$ -	\$ 3,680
Environmental Pest Management	8 Increase to allow one additional treatment.	\$ -	\$ 14,500
Totals		\$ -	\$ 185,900

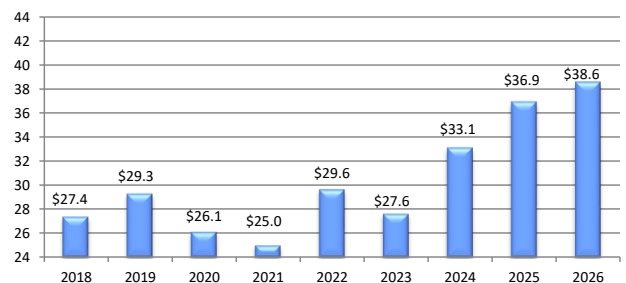
Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
Other

Other	Current FY25 Budget	Requested			Proposed		
		Request	\$ Change	% Change	Proposed	\$ Change	% Change
Community Funding	1,200,000	1,200,000	0	0.00%	1,200,000	0	0.00%
Commission on Aging	1,604,580	1,854,580	250,000	15.58%	1,854,580	250,000	15.58%
Museum of Fine Arts	140,000	142,000	2,000	1.43%	142,000	2,000	1.43%
County Administrator	461,660	478,160	16,500	3.57%	485,950	24,290	5.26%
Public Relations & Marketing	653,250	1,044,010	390,760	59.82%	912,240	258,990	39.65%
Business Development	1,043,280	1,175,230	131,950	12.65%	1,175,060	131,780	12.63%
County Commissioners	352,880	356,250	3,370	0.95%	348,210	(4,670)	(1.32%)
County Clerk	169,910	207,540	37,630	22.15%	207,050	37,140	21.86%
Treasurer	541,160	571,980	30,820	5.70%	572,770	31,610	5.84%
County Attorney	1,261,780	1,234,320	(27,460)	(2.18%)	1,261,270	(510)	(0.04%)
Human Resources	1,565,880	2,167,820	601,940	38.44%	1,732,760	166,880	10.66%
General Operations	3,694,920	6,917,110	3,222,190	87.21%	3,417,200	(277,720)	(7.52%)
Budget and Finance	2,567,160	2,650,220	83,060	3.24%	2,698,530	131,370	5.12%
Auditing & Accounting	75,000	75,000	0	0.00%	70,000	(5,000)	(6.67%)
Purchasing	708,630	718,170	9,540	1.35%	719,220	10,590	1.49%
Information Technology	4,404,480	5,555,810	1,151,330	26.14%	4,657,290	252,810	5.74%
Wireless Communications	1,698,530	1,760,110	61,580	3.63%	1,761,000	62,470	3.68%
Women's Commission	2,000	2,000	0	0.00%	2,000	0	0.00%
Veteran's Advisory Committee	2,000	2,000	0	100.00%	2,000	0	0.00%
Diversity & Inclusion	2,000	2,000	0	0.00%	2,000	0	0.00%
Animal Control Board	7,200	7,200	0	100.00%	7,200	0	0.00%
Forensic Investigator	30,000	30,000	0	0.00%	30,000	0	0.00%
Public Works	357,530	451,470	93,940	26.27%	386,420	28,890	8.08%
Buildings Grounds & Facilities	2,630,020	2,953,980	323,960	12.32%	2,535,350	(94,670)	(3.60%)
Engineering	3,175,710	3,210,930	35,220	1.11%	3,270,360	94,650	2.98%
Permits & Inspections	3,349,700	3,918,790	569,090	16.99%	3,773,880	424,180	12.66%
Planning & Zoning	1,530,580	1,619,100	88,520	5.78%	1,617,800	87,220	5.70%
Zoning Appeals	67,240	68,390	1,150	1.71%	68,390	1,150	1.71%
Martin L. Snook Pool	179,010	185,910	6,900	3.85%	185,910	6,900	3.85%
Parks & Recreation	1,816,780	1,922,990	106,210	5.85%	1,871,550	54,770	3.01%
Martin Luther King Building	126,480	101,210	(25,270)	(19.98%)	101,210	(25,270)	(19.98%)
Administration Building	343,880	335,910	(7,970)	(2.32%)	330,910	(12,970)	(3.77%)
Court House	343,880	355,630	11,750	3.42%	355,630	11,750	3.42%
County Office Building	257,800	238,850	(18,950)	(7.35%)	238,850	(18,950)	(7.35%)
Administration Annex	150,600	156,180	5,580	3.71%	156,180	5,580	3.71%
Dwyer Center	34,390	29,310	(5,080)	(14.77%)	0	(34,390)	(100.00%)
Election Board Facility	118,040	117,270	(770)	(0.65%)	107,270	(10,770)	(9.12%)
Central Services	135,400	136,290	890	0.66%	136,290	890	0.66%
Properties	1,730	4,450	2,720	157.23%	4,450	2,720	157.23%
Senior Center Building	12,210	12,210	0	0.00%	12,210	0	0.00%
Public Facilities Annex	104,110	122,230	18,120	17.40%	112,230	8,120	7.80%
	36,921,390	44,092,610	7,171,220	19.42%	38,552,530	1,631,140	4.42%

Allocation of General Fund Expenditures



Other



Washington County, Maryland
Proposed General Fund Expenditures
FY 2026
Other

Other	Current FY25 Budget	Request	Requested \$ Change	% Change	Proposed	Proposed \$ Change	% Change
Community Funding	1,200,000	1,200,000	0	0.00%	1,200,000	0	0.00%
Commission on Aging	1,604,580	1,854,580	250,000	15.58%	1,854,580	250,000	15.58%
Museum of Fine Arts	140,000	142,000	2,000	1.43%	142,000	2,000	1.43%
County Administrator	461,660	478,160	16,500	3.57%	485,950	24,290	5.26%
Public Relations & Marketing	653,250	1,044,010	390,760	59.82%	912,240	258,990	39.65%
Business Development	1,043,280	1,175,230	131,950	12.65%	1,175,060	131,780	12.63%
County Commissioners	352,880	356,250	3,370	0.95%	348,210	(4,670)	(1.32%)
County Clerk	169,910	207,540	37,630	22.15%	207,050	37,140	21.86%
Treasurer	541,160	571,980	30,820	5.70%	572,770	31,610	5.84%
County Attorney	1,261,780	1,234,320	(27,460)	(2.18%)	1,261,270	(510)	(0.04%)
Human Resources	1,565,880	2,167,820	601,940	38.44%	1,732,760	166,880	10.66%
General Operations	3,694,920	6,917,110	3,222,190	87.21%	3,417,200	(277,720)	(7.52%)
Budget and Finance	2,567,160	2,650,220	83,060	3.24%	2,698,530	131,370	5.12%
Auditing & Accounting	75,000	75,000	0	0.00%	70,000	(5,000)	(6.67%)
Purchasing	708,630	718,170	9,540	1.35%	719,220	10,590	1.49%
Information Technology	4,404,480	5,555,810	1,151,330	26.14%	4,657,290	252,810	5.74%
Wireless Communications	1,698,530	1,760,110	61,580	3.63%	1,761,000	62,470	3.68%
Women's Commission	2,000	2,000	0	0.00%	2,000	0	0.00%
Veteran's Advisory Committee	2,000	2,000	0	100.00%	2,000	0	0.00%
Diversity & Inclusion	2,000	2,000	0	0.00%	2,000	0	0.00%
Animal Control Board	7,200	7,200	0	100.00%	7,200	0	0.00%
Forensic Investigator	30,000	30,000	0	0.00%	30,000	0	0.00%
Public Works	357,530	451,470	93,940	26.27%	386,420	28,890	8.08%
Buildings Grounds & Facilities	2,630,020	2,953,980	323,960	12.32%	2,535,350	(94,670)	(3.60%)
Engineering	3,175,710	3,210,930	35,220	1.11%	3,270,360	94,650	2.98%
Permits & Inspections	3,349,700	3,918,790	569,090	16.99%	3,773,880	424,180	12.66%
Planning & Zoning	1,530,580	1,619,100	88,520	5.78%	1,617,800	87,220	5.70%
Zoning Appeals	67,240	68,390	1,150	1.71%	68,390	1,150	1.71%
Martin L. Snook Pool	179,010	185,910	6,900	3.85%	185,910	6,900	3.85%
Parks & Recreation	1,816,780	1,922,990	106,210	5.85%	1,871,550	54,770	3.01%
Martin Luther King Building	126,480	101,210	(25,270)	(19.98%)	101,210	(25,270)	(19.98%)
Administration Building	343,880	335,910	(7,970)	(2.32%)	330,910	(12,970)	(3.77%)
Court House	343,880	355,630	11,750	3.42%	355,630	11,750	3.42%
County Office Building	257,800	238,850	(18,950)	(7.35%)	238,850	(18,950)	(7.35%)
Administration Annex	150,600	156,180	5,580	3.71%	156,180	5,580	3.71%
Dwyer Center	34,390	29,310	(5,080)	(14.77%)	0	(34,390)	(100.00%)
Election Board Facility	118,040	117,270	(770)	(0.65%)	107,270	(10,770)	(9.12%)
Central Services	135,400	136,290	890	0.66%	136,290	890	0.66%
Properties	1,730	4,450	2,720	157.23%	4,450	2,720	157.23%
Senior Center Building	12,210	12,210	0	0.00%	12,210	0	0.00%
Public Facilities Annex	104,110	122,230	18,120	17.40%	112,230	8,120	7.80%

	36,921,390	44,092,610	7,171,220	19.42%	38,552,530	1,631,140	4.42%
--	------------	------------	-----------	--------	------------	-----------	-------

OVERALL	SUMMARY EXPLANATIONS (41 department areas)	CIP	CHANGE
Wages and Benefits	Wages and benefits increased due to proposed COLA of 1% and step as well as due to the salary scale decompression. There was an increase to General Operations department of \$1,000,000 due to transfer from EMS Operations budget. Additional increase related to requests for new positions.	\$ -	\$ 497,680
Operating	Increases are related to the continued increase in materials and equipment related to operating as well as the increased cost in utilities, insurance and contracted services.		\$ 1,235,370
Capital Outlay	Overall decrease is due to few capital outlay requests being proposed in FY26 as well as the transfer to other requests to be funded out of the CIP VEHO08 budget.		\$ (101,910)
Totals		\$ -	\$ 1,631,140

Washington County, Maryland
Capital Improvement 10yr Detail
Fiscal Year 2026 - 2035
Final Draft

	Total	Prior Appr.	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<u>Airport</u>												
Air Traffic Control Tower	13,000,000	778,000	12,222,000	0	0	0	0	0	0	0	0	0
Airport Systemic Improvement Projects	3,104,559	1,541,559	288,000	205,000	100,000	100,000	100,000	166,000	156,000	160,000	123,000	165,000
Terminal Building - East Expansion	7,803,000	722,000	7,081,000	0	0	0	0	0	0	0	0	0
Capital Equipment - Airport	6,986,620	1,016,620	634,000	40,000	3,717,000	261,000	55,000	300,000	145,000	18,000	800,000	0
Runway 2/20 Rehabilitation and Lighting	3,921,000	3,847,000	74,000	0	0	0	0	0	0	0	0	0
T-Hangar Taxi Lanes Rehabilitation	2,756,000	1,512,000	1,244,000	0	0	0	0	0	0	0	0	0
Taxiway A Rehabilitation	4,184,000	335,000	168,000	3,681,000	0	0	0	0	0	0	0	0
Taxiway H Rehabilitation	1,318,000	108,000	1,210,000	0	0	0	0	0	0	0	0	0
Land Acquisition-Airport	9,430,000	5,430,000	0	4,000,000	0	0	0	0	0	0	0	0
Terminal Parking Lot/Access Road Improvements	1,275,000	0	275,000	400,000	600,000	0	0	0	0	0	0	0
Fuel Farm Relocation/Replacement	5,000,000	0	0	500,000	4,500,000	0	0	0	0	0	0	0
Airport Master Plan Update	2,000,000	0	0	0	2,000,000	0	0	0	0	0	0	0
Runway 9 MALSR	1,800,000	0	0	0	180,000	1,620,000	0	0	0	0	0	0
Salt and Material Storage Facility	250,000	0	0	0	250,000	0	0	0	0	0	0	0
Snow Removal Equipment Storage Building Expansion	4,800,000	0	0	0	0	480,000	4,320,000	0	0	0	0	0
Taxiway G Rehabilitation	3,130,000	0	0	0	0	0	0	313,000	2,817,000	0	0	0
Airport	70,758,179	15,290,179	23,196,000	8,826,000	11,347,000	2,461,000	4,475,000	779,000	3,118,000	178,000	923,000	165,000
<u>Bridges</u>												
Bridge Inspection and Inventory	840,682	186,682	24,000	0	150,000	200,000	25,000	0	225,000	0	30,000	0
Keedysville Road Bridge W5651	3,764,600	3,014,600	750,000	0	0	0	0	0	0	0	0	0
Bridge Scour Repairs	78,330	28,330	0	0	50,000	0	0	0	0	0	0	0
Cleaning & Painting of Steel Bridges	264,717	114,717	0	0	0	0	150,000	0	0	0	0	0
Halfway Boulevard Bridges W0912	6,434,000	5,684,000	750,000	0	0	0	0	0	0	0	0	0
Gardenhour Road Bridge W2431	3,695,000	775,000	1,920,000	1,000,000	0	0	0	0	0	0	0	0
Stone Masonry Bridge Repairs	100,000	50,000	0	0	50,000	0	0	0	0	0	0	0
Swope Road Culvert 16/07	150,000	0	150,000	0	0	0	0	0	0	0	0	0
High Germany Road Bridge W0011	2,109,000	0	738,000	989,000	382,000	0	0	0	0	0	0	0
Appletown Road Bridge W2184	979,000	0	0	0	0	407,000	572,000	0	0	0	0	0
Ashton Road Culvert 04/06	559,000	0	0	0	0	0	42,000	517,000	0	0	0	0
Bowie Road Culvert	150,000	0	150,000	0	0	0	0	0	0	0	0	0
Burnside Bridge Road Culvert 01/03	484,000	0	0	0	0	0	0	16,000	468,000	0	0	0
Draper Road Culvert 04/07	589,000	0	0	0	0	37,000	552,000	0	0	0	0	0
Draper Road Culvert 04/08	530,000	0	0	0	0	0	0	50,000	480,000	0	0	0
Greenbrier Road Culvert 16/14	268,000	0	0	0	0	0	0	268,000	0	0	0	0
Gruber Road Bridge 04/10	396,000	0	0	0	0	0	10,000	386,000	0	0	0	0
Harpers Ferry Road Culvert 11/02	1,043,000	0	0	0	434,000	609,000	0	0	0	0	0	0
Henline Road Culvert 05/05	200,000	0	0	0	200,000	0	0	0	0	0	0	0
Hoffman's Inn Road Culvert 05/06	150,000	0	0	0	0	150,000	0	0	0	0	0	0
Long Hollow Road Culvert 05/07	100,000	0	0	0	100,000	0	0	0	0	0	0	0
Mercersburg Road Culvert 04/16	771,000	0	0	0	340,000	431,000	0	0	0	0	0	0
Poplar Grove Road Bridge W2432	1,955,000	0	0	0	0	0	0	100,000	1,855,000	0	0	0
Prices Mill Bridge	1,150,000	0	0	0	1,150,000	0	0	0	0	0	0	0
Remsburg Road Culvert	150,000	0	150,000	0	0	0	0	0	0	0	0	0
Rinehart Road Culvert 14/03	200,000	0	0	200,000	0	0	0	0	0	0	0	0
Taylors Landing Road Bridge W7101	1,379,000	0	0	0	0	0	0	35,000	510,000	834,000	0	0
Yarrowsburg Road Bridge W6191	2,102,000	0	0	0	0	620,000	1,482,000	0	0	0	0	0
Bridges Total	30,591,329	9,853,329	4,632,000	2,189,000	2,856,000	2,454,000	2,833,000	1,372,000	3,538,000	834,000	30,000	0

**Washington County, Maryland
Capital Improvement 10yr Detail
Fiscal Year 2026 - 2035
Final Draft**

	Total	Prior Appr.	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<u>Drainage</u>												
Stream Restoration at Various Locations	1,891,466	891,466	0	250,000	0	0	0	350,000	0	400,000	0	0
Stormwater Retrofits	15,399,330	6,049,330	900,000	900,000	900,000	900,000	900,000	900,000	950,000	1,000,000	1,000,000	1,000,000
Drainage Improvements at Various Locations	862,026	262,026	50,000	50,000	50,000	50,000	50,000	50,000	75,000	75,000	75,000	75,000
Fort Ritchie Dam Repairs	250,000	100,000	150,000	0	0	0	0	0	0	0	0	0
Broadfording Church Road Culvert	231,000	0	57,000	174,000	0	0	0	0	0	0	0	0
Harpers Ferry Road Drainage, 3600 Block	525,000	0	75,000	450,000	0	0	0	0	0	0	0	0
Shank Road Drainage	214,000	0	0	214,000	0	0	0	0	0	0	0	0
Draper Road Drainage Improvements	609,000	0	0	0	0	259,000	350,000	0	0	0	0	0
Trego Mountain Road Drainage	415,000	0	0	0	0	0	0	0	0	415,000	0	0
Drainage Total	20,396,822	7,302,822	1,232,000	2,038,000	950,000	1,209,000	1,300,000	1,300,000	1,025,000	1,890,000	1,075,000	1,075,000

Education

Board of Education

Capital Maintenance - BOE	102,635,298	23,603,298	6,670,000	11,394,000	3,436,000	9,184,000	3,468,000	6,048,000	2,689,000	2,912,000	15,113,000	18,118,000
Downsville Pike Elementary School	51,141,000	1,500,000	23,170,000	23,169,000	3,302,000	0	0	0	0	0	0	0
Elementary School 2	51,664,000	0	0	0	3,455,000	19,286,000	19,470,000	9,453,000	0	0	0	0
Elementary School 3	100,000	0	0	0	0	0	0	0	0	0	0	100,000
Jonathan Hager Elementary School Addition	23,586,000	0	0	0	0	0	500,000	500,000	11,032,000	10,642,000	912,000	0
Board of Education	229,126,298	25,103,298	29,840,000	34,563,000	10,193,000	28,470,000	23,438,000	16,001,000	13,721,000	13,554,000	16,025,000	18,218,000

Hagerstown Community College

ARCC Renovation	16,925,000	0	200,000	100,000	0	0	0	1,738,000	9,756,000	1,702,000	3,429,000	0
ASA Renovation	17,562,000	0	125,000	0	0	0	0	0	0	1,233,000	12,717,000	3,487,000
ATC Renovation	13,613,000	0	9,883,000	1,200,000	1,200,000	1,330,000	0	0	0	0	0	0
Career Programs Roof Replacement	4,953,000	0	0	150,000	0	0	4,379,000	424,000	0	0	0	0
Multi-Roof Project	2,000,000	1,000,000	0	500,000	0	500,000	0	0	0	0	0	0
Wellness Center	11,100,000	0	0	750,000	10,350,000	0	0	0	0	0	0	0

Hagerstown Community College

Public Libraries

Systemic Projects - Library	570,000	60,000	60,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Williamsport Library Replacement	17,444,060	7,060	761,000	402,000	1,581,000	10,867,000	3,826,000	0	0	0	0	0
Public Libraries	18,014,060	67,060	821,000	452,000	1,631,000	10,917,000	3,876,000	50,000	50,000	50,000	50,000	50,000
Education Total	313,293,358	26,170,358	40,869,000	37,715,000	23,374,000	41,217,000	31,693,000	18,213,000	23,527,000	16,539,000	32,221,000	21,755,000

General Government

Cost of Bond Issuance	1,430,000	90,000	125,000	127,000	129,000	131,000	133,000	135,000	137,000	139,000	141,000	143,000
Contingency - General Fund	4,697,562	2,354,562	750,000	0	0	0	0	0	129,000	0	0	1,464,000
Systemic Improvements - Building	16,772,761	2,272,761	1,000,000	1,250,000	1,500,000	1,250,000	1,000,000	1,000,000	1,500,000	2,000,000	2,000,000	2,000,000
Facilities Roof Repairs	1,634,317	534,317	200,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Stormwater Management and Watershed Services Office Building	200,000	200,000	0	0	0	0	0	0	0	0	0	0
Circuit Courthouse	106,000,000	2,000,000	0	4,000,000	4,000,000	0	0	49,000,000	47,000,000	0	0	0
Information Systems Replacement Program	3,022,349	647,349	350,000	250,000	250,000	250,000	150,000	150,000	175,000	250,000	275,000	275,000
Financial System Management & Upgrades	709,297	559,297	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
County Wireless Infrastructure	2,736,000	1,235,000	420,000	266,000	441,000	374,000	0	0	0	0	0	0
Property Management & Demo of Various County Properties	42,575	17,575	25,000	0	0	0	0	0	0	0	0	0
General - Equipment and Vehicle Replacement Program	1,789,338	789,338	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
General Government Total	139,034,199	10,700,199	2,985,000	6,108,000	6,535,000	2,220,000	1,498,000	50,500,000	49,156,000	2,604,000	2,631,000	4,097,000

Parks and Recreation

[illegible]

Washington County, Maryland
Capital Improvement 10yr Detail
Fiscal Year 2026 - 2035
Final Draft

	Total	Prior Appr.	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Black Rock Bunker Rehabilitation	100,000	0	100,000	0	0	0	0	0	0	0	0	0
Hardcourt Playing Surfaces	3,050,000	50,000	1,500,000	500,000	500,000	50,000	50,000	75,000	75,000	75,000	75,000	100,000
North Central County Park	15,043,000	2,642,000	81,000	500,000	800,000	3,420,000	3,600,000	800,000	800,000	800,000	800,000	800,000
Park Equipment/Surfacing Replacement, Various Locations	1,935,156	421,156	1,339,000	0	0	0	0	0	0	0	175,000	0
Parking Lot Repair/Overlay, Various Locations	718,289	68,289	50,000	200,000	0	100,000	0	100,000	0	100,000	0	100,000
Antietam Creek Water Trail	537,793	387,793	50,000	100,000	0	0	0	0	0	0	0	0
MLK Gymnasium Upgrade	3,075,000	1,950,000	1,125,000	0	0	0	0	0	0	0	0	0
Regional Park Walking/Hiking Trail	1,011,100	811,100	200,000	0	0	0	0	0	0	0	0	0
Marty Snook Park Pool Renovation and Accessible Entrance	1,200,000	125,000	800,000	275,000	0	0	0	0	0	0	0	0
Clear Spring Park Walking Trail	375,000	0	0	0	0	0	0	0	375,000	0	0	0
Conococheague Creek Water Trail	300,000	0	0	0	0	180,000	120,000	0	0	0	0	0
Doubs Woods Disc Golf	50,000	0	0	0	0	0	0	50,000	0	0	0	0
Kemps Mill Park Trails	100,000	0	0	0	100,000	0	0	0	0	0	0	0
Marty Snook Park Multimodal Trail and Parking	700,000	0	0	100,000	300,000	300,000	0	0	0	0	0	0
Mt. Briar Wetland Preserve Trails and Conservation Area	150,000	0	150,000	0	0	0	0	0	0	0	0	0
Park Entrances and Security Upgrades	300,000	0	100,000	100,000	100,000	0	0	0	0	0	0	0
Pen Mar Interpretive Center/Vending Machine Kiosk	40,000	0	40,000	0	0	0	0	0	0	0	0	0
Pen Mar-Fort Ritchie-Cascade Trail Connection	290,000	0	0	50,000	120,000	0	120,000	0	0	0	0	0
Pen Mar Park Hotel Sites Redevelopment	650,000	0	0	0	0	0	0	0	99,000	51,000	200,000	300,000
Regional Park Dog Park	80,000	0	0	0	0	0	0	0	0	80,000	0	0
Parks and Recreation	30,278,514	6,574,514	5,635,000	1,862,000	1,957,000	4,090,000	3,930,000	1,065,000	1,389,000	1,146,000	1,290,000	1,340,000
<u>Public Safety</u>												
Detention Center - Systemic Projects	7,060,230	1,340,230	1,100,000	1,200,000	500,000	500,000	500,000	550,000	560,000	250,000	560,000	0
Patrol Services Relocation Renovation	28,215,452	20,215,452	3,500,000	4,500,000	0	0	0	0	0	0	0	0
Public Safety CAD System Replacement	1,320,765	120,765	1,200,000	0	0	0	0	0	0	0	0	0
Communication Tower(s) Various	686,806	466,806	0	110,000	0	110,000	0	0	0	0	0	0
Portable Radio Replacement Program - Sheriff	2,647,944	278,944	118,000	200,000	300,000	400,000	500,000	169,000	169,000	171,000	171,000	171,000
Portable Radio Replacement Program - Emergency Services	9,835,600	3,335,600	300,000	400,000	500,000	600,000	700,000	800,000	800,000	800,000	800,000	800,000
PSTC Tactical Village / Simulation Training Area	24,034,550	5,584,550	200,000	3,750,000	0	0	1,960,000	4,043,000	4,143,000	4,354,000	0	0
Law Enforcement - Vehicle & Equipment Replacement Program	18,578,317	1,998,317	1,520,000	1,160,000	1,200,000	1,240,000	1,280,000	1,320,000	1,960,000	2,100,000	2,300,000	2,500,000
Emergency Services Equipment & Vehicle Program	8,708,030	4,348,030	550,000	550,000	550,000	550,000	355,000	360,000	365,000	375,000	350,000	355,000
Canteen/Rehab Unit Replacement	708,000	186,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	62,000	62,000	62,000
Incident Safety Officer Vehicle Replacement Program	214,000	48,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	18,000	18,000	18,000
Detention Center Renovation - Women's Facility	21,000,000	0	0	0	5,000,000	5,000,000	3,000,000	2,000,000	2,000,000	2,000,000	2,000,000	0
Emergency Services Air Unit Station Expansion	5,050,000	0	350,000	0	0	0	0	500,000	0	100,000	2,000,000	2,100,000
Police Indoor Firing Range	8,250,000	0	0	0	0	0	0	250,000	250,000	250,000	3,500,000	4,000,000
Public Safety	136,309,694	37,922,694	8,902,000	11,934,000	8,114,000	8,464,000	8,359,000	10,056,000	10,311,000	10,480,000	11,761,000	10,006,000
<u>Railroad</u>												
Railroad Crossing Improvements	2,490,450	936,450	0	200,000	0	250,000	0	300,000	0	396,000	0	408,000
Railroad	2,490,450	936,450	0	200,000	0	250,000	0	300,000	0	396,000	0	408,000
<u>Road Improvement</u>												
Intersection & Signal Improvements	2,405,611	905,611	0	0	750,000	0	0	750,000	0	0	0	0
Transportation ADA	2,111,123	611,123	100,000	100,000	100,000	100,000	100,000	100,000	600,000	100,000	100,000	100,000
Pavement Maintenance and Rehab Program	80,877,416	9,467,416	5,660,000	6,000,000	6,000,000	6,000,000	3,723,000	8,277,000	8,500,000	9,000,000	9,000,000	9,250,000
Longmeadow Road	2,855,000	0	310,000	432,000	518,000	845,000	750,000	0	0	0	0	0
Eastern Boulevard Extended	10,603,000	0	300,000	1,000,000	1,200,000	1,324,000	6,779,000	0	0	0	0	0
Eastern Boulevard Widening Phase II	7,672,300	3,250,300	775,000	647,000	1,000,000	2,000,000	0	0	0	0	0	0

Washington County, Maryland
Capital Improvement 10yr Detail
Fiscal Year 2026 - 2035
Final Draft

	Total	Prior Appr.	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Eastern Blvd at Antietam Drive Improvements	5,506,000	4,506,000	1,000,000	0	0	0	0	0	0	0	0	0
Wright Road	4,768,000	2,798,000	500,000	799,000	671,000	0	0	0	0	0	0	0
Burnside Bridge Road Spot Improvements	544,000	0	0	0	0	0	0	0	0	544,000	0	0
E. Oak Ridge Drive/South Pointe Signal	461,000	0	0	0	0	0	0	0	0	0	461,000	0
Mt Aetna Road Spot Improvements	2,422,000	0	0	0	0	0	935,000	1,487,000	0	0	0	0
Robinwood Drive Sidewalk Extension	750,000	0	0	250,000	500,000	0	0	0	0	0	0	0
Rockdale Road and Independence Road Spot Improvements	1,025,000	0	0	0	0	0	0	450,000	575,000	0	0	0
Sandstone Drive Spot Improvements	500,000	0	0	0	0	0	500,000	0	0	0	0	0
Highway Maintenance Shop - Western Section	600,000	374,000	226,000	0	0	0	0	0	0	0	0	0
Highway - Vehicle & Equipment Replacement Program	19,580,461	2,242,461	1,321,000	1,424,000	1,502,000	1,585,000	1,672,000	1,764,000	1,861,000	1,963,000	2,071,000	2,175,000
Highway Western Section - Fuel Tank Replacement	1,151,000	847,000	304,000	0	0	0	0	0	0	0	0	0
Road Improvement	143,831,911	25,001,911	10,496,000	10,652,000	12,241,000	11,854,000	14,459,000	12,828,000	11,536,000	11,607,000	11,632,000	11,525,000

Solid Waste

Contingency - Solid Waste	699,080	89,080	35,000	60,000	60,000	62,000	63,000	64,000	65,000	66,000	67,000	68,000
40 West Landfill - Cell 5 Construction	11,190,000	4,412,000	6,778,000	0	0	0	0	0	0	0	0	0
40 West Landfill Pretreatment Facility	11,120,000	0	0	520,000	5,300,000	5,300,000	0	0	0	0	0	0
SW Equipment & Vehicle Replacement	1,402,022	242,022	200,000	205,000	205,000	100,000	75,000	75,000	75,000	75,000	75,000	75,000
Asphalt Repairs - 40 West	1,756,000	0	0	1,136,000	620,000	0	0	0	0	0	0	0
Transfer Station Upgrades	2,000,000	0	0	2,000,000	0	0	0	0	0	0	0	0
40 West Landfill - Cell 8 Construction	13,724,000	0	0	0	0	0	6,404,000	7,320,000	0	0	0	0
40 West Partial Capping	29,814,000	0	0	0	0	0	0	0	0	0	15,129,000	14,685,000
Solid Waste	71,705,102	4,743,102	7,013,000	3,921,000	6,185,000	5,462,000	6,542,000	7,459,000	140,000	141,000	15,271,000	14,828,000

Transit

Vehicle Preventive Maintenance	4,495,307	495,307	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Transportation Development Plan	225,000	125,000	0	0	0	100,000	0	0	0	0	0	0
Fixed Route Bus Replacement Program	7,268,111	1,418,111	900,000	0	0	0	0	0	0	2,700,000	0	2,250,000
ADA Bus Replacement	632,305	2,305	105,000	0	210,000	0	0	105,000	0	210,000	0	0
1000 W. Washington St. Renovation/Expansion	23,340,000	0	2,823,000	20,517,000	0	0	0	0	0	0	0	0
Transit	35,960,723	2,040,723	4,228,000	20,917,000	610,000	500,000	400,000	505,000	400,000	3,310,000	400,000	2,650,000

Water Quality

Utility Administration

Contingency - Utility Admin	225,400	29,400	0	0	0	0	31,000	32,000	32,000	33,000	34,000	34,000
General Building Improvements	1,014,000	564,000	200,000	0	0	250,000	0	0	0	0	0	0
Security Updates	170,000	35,000	50,000	85,000	0	0	0	0	0	0	0	0
Lab Equipment Replacement	413,898	149,898	40,000	24,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Local Limits Study	70,000	0	70,000	0	0	0	0	0	0	0	0	0
WQ Equip/Vehicle Replacement Program	1,498,883	198,883	125,000	125,000	125,000	130,000	130,000	130,000	130,000	135,000	135,000	135,000
Water & Sewer Plan	75,000	0	75,000	0	0	0	0	0	0	0	0	0
Utility Administration	3,467,181	977,181	560,000	234,000	150,000	405,000	186,000	187,000	187,000	193,000	194,000	194,000

Sewer

Contingency - Sewer	461,939	11,939	0	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Replace Grinder Pumps	1,201,069	151,069	125,000	125,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Pump Station Upgrades - Various Stations	4,259,012	374,012	885,000	0	750,000	0	750,000	0	750,000	0	750,000	0
Collection System Rehabilitation Project	4,326,121	426,121	0	900,000	0	750,000	0	750,000	0	750,000	0	750,000
Smithsburg WWTP ENR Upgrade	28,087,469	12,587,469	0	0	0	0	0	0	0	5,500,000	5,000,000	5,000,000

Washington County, Maryland
Capital Improvement 10yr Detail
Fiscal Year 2026 - 2035
Final Draft

	Total	Prior Appr.	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
General WwTP Improvements	1,391,410	491,410	300,000	300,000	0	0	0	0	0	0	0	300,000
Heavy Sewer EQP and VEH Replacement	1,528,416	333,416	600,000	250,000	35,000	35,000	40,000	40,000	40,000	40,000	40,000	75,000
Potomac Edison Pump Station & Force Main	100,000	0	100,000	0	0	0	0	0	0	0	0	0
Sewer Fund	41,355,436	14,375,436	2,010,000	1,625,000	935,000	935,000	940,000	940,000	940,000	6,440,000	5,940,000	6,275,000
<u>Water</u>												
Water Meter Replacement	385,009	165,009	50,000	50,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
WQ Main Replacement	2,366,000	766,000	0	0	100,000	0	500,000	500,000	500,000	0	0	0
Sharpsburg Water Treatment Plant	668,856	73,856	25,000	570,000	0	0	0	0	0	0	0	0
General WTP Improvements	1,358,440	268,440	0	290,000	0	0	250,000	250,000	0	100,000	100,000	100,000
Highfield/Sharpsburg Water Storage Tank	336,000	0	0	0	0	0	336,000	0	0	0	0	0
Water Fund	5,114,305	1,273,305	75,000	910,000	115,000	15,000	1,101,000	765,000	515,000	115,000	115,000	115,000
Water Quality	49,936,922	16,625,922	2,645,000	2,769,000	1,200,000	1,355,000	2,227,000	1,892,000	1,642,000	6,748,000	6,249,000	6,584,000
TOTAL	1,044,587,203	163,162,203	111,833,000	109,131,000	75,369,000	81,536,000	77,716,000	106,269,000	105,782,000	55,873,000	83,483,000	74,433,000
<u>Funding Sources</u>												
General Fund	189,458,974	47,610,974	7,598,000	10,250,000	12,250,000	13,250,000	14,250,000	15,250,000	16,250,000	17,250,000	17,750,000	17,750,000
Highway Fund	6,237,000	1,237,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Cascade Fund	12,342	12,342	0	0	0	0	0	0	0	0	0	0
Solid Waste Fund	2,067,805	297,805	235,000	265,000	265,000	162,000	138,000	139,000	140,000	141,000	142,000	143,000
Utility Admin Fund	2,398,781	383,781	335,000	234,000	150,000	155,000	186,000	187,000	187,000	193,000	194,000	194,000
Water Fund	385,009	165,009	50,000	50,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Sewer Fund	4,245,723	1,550,723	725,000	425,000	185,000	185,000	190,000	190,000	190,000	190,000	190,000	225,000
Airport Fund	4,886,804	1,362,804	475,000	699,000	891,000	290,000	319,000	181,000	163,000	178,000	163,000	165,000
Golf Course Fund	100,000	0	100,000	0	0	0	0	0	0	0	0	0
Interest	9,000,000	0	3,500,000	1,500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Tax-Supported Bond	166,136,548	26,136,548	14,000,000	14,000,000	14,000,000	14,000,000	14,000,000	14,000,000	14,000,000	14,000,000	14,000,000	14,000,000
Self-Supported Bond	104,856,115	11,308,115	8,288,000	5,401,000	7,345,000	6,040,000	8,240,000	8,820,000	1,250,000	6,350,000	20,979,000	20,835,000
State Loan	4,488,552	4,488,552	0	0	0	0	0	0	0	0	0	0
Loan	102,000,000	0	0	4,000,000	4,000,000	0	0	47,000,000	47,000,000	0	0	0
Transfer Tax	29,981,724	7,481,724	3,000,000	2,000,000	2,000,000	2,000,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Excise Tax - Schools	2,977,031	567,031	385,000	385,000	385,000	385,000	385,000	385,000	0	0	0	100,000
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	110,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Excise Tax - Non-Residential	623,812	123,812	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
PFC Fees - Airport	172,000	0	0	0	0	0	0	31,000	141,000	0	0	0
Capital Reserve - General	43,179,000	8,484,000	12,386,000	8,019,000	4,684,000	6,952,000	1,148,000	1,506,000	0	0	0	0
Capital Reserve - Airport	1,075,000	0	275,000	400,000	200,000	200,000	0	0	0	0	0	0
Capital Reserve - Transfer Tax	6,278,000	0	0	917,000	0	0	2,798,000	0	0	0	2,563,000	0
Capital Reserve - Excise Tax - Schools	1,770,000	0	770,000	1,000,000	0	0	0	0	0	0	0	0
Capital Reserve - Excise Tax - Roads	300,000	0	0	300,000	0	0	0	0	0	0	0	0
Capital Reserve - Excise Tax - Non-Residential	7,700,000	0	2,200,000	3,000,000	0	0	2,500,000	0	0	0	0	0
Capital Reserve - APFO Fees - Schools	1,000,000	0	0	1,000,000	0	0	0	0	0	0	0	0
Federal Grant	108,117,898	34,534,898	13,294,000	29,900,000	9,995,000	3,206,000	5,849,000	956,000	4,425,000	2,648,000	1,040,000	2,270,000
State Grant	219,117,027	17,080,027	42,748,000	23,543,000	7,258,000	30,115,000	23,733,000	11,909,000	18,166,000	9,741,000	19,553,000	15,271,000
Contributions	24,062,738	27,738	754,000	1,128,000	10,531,000	3,366,000	500,000	2,235,000	390,000	1,702,000	3,429,000	0
TOTAL	1,044,587,203	163,162,203	111,833,000	109,131,000	75,369,000	81,536,000	77,716,000	106,269,000	105,782,000	55,873,000	83,483,000	74,433,000

Washington County, Maryland
Summary for All Funds
FY26 Proposed

	FY25	FY26	<u>FY25 vs. FY26</u>	
	Operating Budget Approved	Operating Budget Proposed	\$ Change	% Change
Operating Funds:				
Major Operating Funds:				
General Fund	\$300,648,730	\$323,115,430	\$22,466,700	7.47%
Highway Fund	\$13,914,110	\$14,377,720	\$463,610	3.33%
Solid Waste Fund	\$10,692,500	\$10,862,600	\$170,100	1.59%
Utility Administration Fund	\$6,283,910	\$6,739,520	\$455,610	7.25%
Water Fund	\$1,617,200	\$1,623,700	\$6,500	0.40%
Sewer Fund	\$14,511,550	\$16,086,050	\$1,574,500	10.85%
Pretreatment Fund	\$443,560	\$345,600	\$(97,960)	(22.08)%
Public Transit Fund	\$3,589,210	\$3,606,070	\$16,860	0.47%
Airport Fund	\$3,715,420	\$4,025,830	\$310,410	8.35%
Black Rock Golf Course Fund	\$1,500,380	\$1,700,750	\$200,370	13.35%
	\$356,916,570	\$382,483,270	\$25,566,700	7.16%
Restricted Funds:				
Hotel Rental Tax Fund	\$2,000,000	\$2,000,000	\$0	0.00%
Cascade Town Centre Fund	\$108,000	\$108,000	\$0	0.00%
Agricultural Education Center Fund	\$322,660	\$340,460	\$17,800	5.52%
Grant Management Fund	\$660,730	\$1,414,470	\$753,740	114.08%
Inmate Welfare Fund	\$630,310	\$738,650	\$108,340	17.19%
Gaming Fund	\$2,136,000	\$2,339,210	\$203,210	9.51%
Land Preservation Fund	\$3,869,530	\$2,848,670	\$(1,020,860)	(26.38)%
HEPMPO Fund	\$811,750	\$808,340	\$(3,410)	(0.42)%
Emergency Services Billing Fund	\$816,890	\$1,075,190	\$258,300	31.62%
Contraband Fund	\$0	\$30,000	\$30,000	100.00%
Foreign Trade Zone Fund	\$40,000	\$50,000	\$10,000	25.00%
	\$11,395,870	\$11,752,990	\$357,120	3.13%
Total Operating Funds	\$368,312,440	\$394,236,260	\$25,923,820	7.04%
Capital Improvement Plan	\$65,785,000	\$111,833,000	\$46,048,000	70.00%
Total Budgeted Funds	\$434,097,440	\$506,069,260	\$71,971,820	16.58%



Agenda Report Form

Open Session Item

SUBJECT: Quote Award (Q-25-797) Bottled Water and Dispenser Rentals for Various County Departments and Locations

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Aaron Weisner, Procurement Specialist I, Purchasing Department; Brandi Kentner, CPPO, Director, Purchasing Department;

RECOMMENDED MOTION: Move to award the quote for Bottled Water and Dispenser Rentals for Various County Departments and Locations to the responsive, responsible quoter with the total sum bid price of \$57,374.51.

REPORT-IN-BRIEF: The County's Bottled Water and Dispenser Rentals contract provides various County departments as well as the Washington County Public Schools with a bottled spring water supply and services. The awarded Quoter shall be required to provide water and dispensers to adequately service approximately sixty-seven (67) locations. The quantities stated within the solicitation are based on prior annual usage; actual orders will depend on departmental requirements/requests. Provided quantities were given as a general guide for quoting purposes only and are not guaranteed amounts. The contract shall be for the County's total requirements and may be less or greater than those estimated herein. The County shall not be obligated to purchase any minimum or maximum quantity.

The term of this contract is for a one (1) year period, tentatively beginning July 1, 2025, and ending June 30, 2026, with two (2) additional consecutive one (1) year periods. The above recommendations are for the County's requirements only; the Washington County Public Schools shall make their awards independently from the County. The County guarantees neither a minimum/maximum quantity to be purchased under this contract.

The County accepted bids on April 23, 2025, for various County Departments as well as for the Washington County Public Schools. The Invitation to Bid was advertised on the State of Maryland's eMMA "*eMaryland Marketplace Advantage*" website, on the County's website, in the local newspaper, and on the County's online bidding site. Nineteen (19) persons/companies registered/downloaded the bid, and two (2) bids were received

DISCUSSION: N/A

FISCAL IMPACT: Funds are budgeted in various departments/agency's budget line-item accounts for these services.

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: Bid Tabulation Matrix

Bottled Water & Dispenser Rentals Various County Departments & Locations

1	"Spillproof", non-breakable, sterilized five (5) gallons of Spring Water (cost per bottle)					
	Supplier	QTY	UOM	Price	Extended	Supplier Notes
	Blue Triton Brands Inc (Primo Brands Corporation) Stamford, CT	9106	EACH	\$5.69	\$51,813.14	Deer Park Spring Water
	Tulpehocken Spring Water Greencastle, PA	9106	EACH	\$6.75	\$61,465.50	
2	Bottled water 16.9-ounce bottles (cost per case of 24 bottles)					
	Supplier	QTY	UOM	Price	Extended	Supplier Notes
	Blue Triton Brands Inc (Primo Brands Corporation) Stamford, CT	824	CASE	\$5.59	\$4,606.16	Deer Park Spring Water
	Tulpehocken Spring Water Greencastle, PA	824	CASE	\$7.50	\$6,180.00	
3	Bottled water 8-ounce bottles (cost per case of 24 bottles)					
	Supplier	QTY	UOM	Price	Extended	Supplier Notes
	Tulpehocken Spring Water Greencastle, PA	70	CASE	\$5.50	\$385.00	
	Blue Triton Brands Inc (Primo Brands Corporation) Stamford, CT	70	CASE	\$6.00	\$420.00	Deer Park Spring Water, our packaging is 48ct, total cost would be \$11.99 for 48ct.
4	Cold Water Dispensers (cost per cooler per month)					
	Supplier	QTY	UOM	Price	Extended	Supplier Notes
	Tulpehocken Spring Water Greencastle, PA	17	EACH / PER MONTH	\$0.00	\$0.00	
	Blue Triton Brands Inc (Primo Brands Corporation) Stamford, CT	17	EACH / PER MONTH	\$2.99	\$50.83	
5	Hot/Cold Water Dispensers (cost per cooler per month)					
	Supplier	QTY	UOM	Price	Extended	Supplier Notes
	Tulpehocken Spring Water Greencastle, PA	76	EACH / PER MONTH	\$0.00	\$0.00	
	Blue Triton Brands Inc (Primo Brands Corporation) Stamford, CT	76	EACH / PER MONTH	\$2.99	\$227.24	
6	Cook & Cold-Water Dispensers (cost per cooler per month)					
	Supplier	QTY	UOM	Price	Extended	Supplier Notes
	Tulpehocken Spring Water Greencastle, PA	86	EACH / PER MONTH	\$0.00	\$0.00	No Delivery fee
	Blue Triton Brands Inc (Primo Brands Corporation) Stamford, CT	86	EACH / PER MONTH	\$2.99	\$257.14	

Response Total

Blue Triton Brands Inc (Primo Brands Corporation) Stanford, CT	\$57,374.51
Tulpehocken Spring Water Greencastle, PA	\$68,030.50



Agenda Report Form

Open Session Item

SUBJECT: Request for Approval of Memorandum of Agreement (Lease) with Federal Aviation Administration (FAA) for Navigational Aid facilities located at the Hagerstown Regional Airport.

PRESENTATION DATE: 05/20/2025

PRESENTATION BY: Neil Doran, Airport Director

RECOMMENDED MOTION(S):

- Move to authorize the County Commission President to sign/execute the MOA document.
- If desired, move to authorize the Airport Director to sign similar paperwork in the future between the County/Airport and the FAA that does not involve the expenditure of funds or extensive negotiation of terms, that is, standard FAA nationwide “boilerplate” agreements.

REPORT-IN-BRIEF:

The current agreement (lease) with the FAA expires Sept 30, 2025. As a housekeeping matter, FAA representatives have reached out to obtain a new lease for another 20-year term expected to start October 1, 2025. This is a continuation of previous, similar leases from the past. Previous lease document is attached.

DISCUSSION: These agreements provide for right-of-way and physical access by FAA personnel to service, improve and maintain their air navigation facilities over a relatively small land footprint at the airport, largely within the runway/taxiway environment. Agreements also describe how the airport would continue to cooperate with them to ensure the smooth operation and functioning of those systems and to assist in assuring their security.

This agreement does not involve the Air Traffic Control Tower facilities. No money exchanged. No real opportunity to significantly change, modify or negotiate over the terms as these are standardized documents used nationwide at all airports equipped with these FAA-owned systems. Staff strongly recommend approval as these FAA-owned navigation aids are critical to the operation of the airport and having them is a no-cost amenity to the flying public.

FISCAL IMPACT: None.

CONCURRENCES: Director of Public Works. County Administrator. Chief Financial Officer.

ALTERNATIVES:

- No real alternative course of action in this instance. The airport relies upon these navigational aids for safe operation, requiring that these MOA(s) and leases with the FAA be kept in force. The airport cannot build or maintain these types of specialized systems which the FAA handles nationwide.
- If we had an expired lease and these systems were no longer supported/functioning at the airport, this would negatively impact our general aviation community and perhaps lead to an end of commercial airline service. Our airport would no longer be an “all weather” facility.

ATTACHMENTS: None.**AUDIO/VISUAL TO BE USED: N/A.**

DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

MEMORANDUM OF AGREEMENT

Agreement Number DTFAEA-06-L-00066

This agreement is made and entered into by the **Board of County Commissioners of Washington County Maryland** hereinafter referred to as Airport, for itself, its successors and assigns, and the Federal Aviation Administration, hereinafter referred to as the FAA.

WITNESSETH

WHEREAS, the parties listed above have entered into an Airport Improvement Grant Agreement ; and

WHEREAS, the parties listed above have entered into an agreement providing for the construction, operation, and maintenance of FAA owned navigation, communication and weather aids for the support of Air Traffic Operations; and

WHEREAS, the parties consider it desirable to work in cooperation with each other in the technical installation and operation of air navigational aids; and

WHEREAS, both parties agreed the establishment, operation, and maintenance of systems for air traffic control, navigation, communication, and weather reporting is in the primary interest of safety and direct support of the ongoing operation of the **Hagerstown Regional Airport, Hagerstown, Maryland.**

NOW, THEREFORE, the parties mutually agree as follows:

1. TERMS AND CONDITIONS:

It is mutually understood and agreed that the Airport requires FAA navigation aid facilities in order to operate their business and that the FAA requires navigation, communication and weather aid facilities at the Airport in order to support Air Traffic Operations. Thus, in the interest of both parties it is hereby agreed that the Airport will allow the FAA to construct, operate, and maintain FAA owned navigation, communication and weather aid facilities in areas on the Airport that have been mutually

determined and agreed upon for the term commencing on **1 October 2005** and continuing through **30 September 2025**. The FAA can terminate this agreement, in whole or part at any time by giving at least (60) day's notice in writing. Said notice shall be sent by certified or registered mail.

(a) Together with a right-of-way for ingress to and egress from the premises; a right-of-way for establishing and maintaining pole lines or under ground lines for extending electrical power and/or telecommunications lines to the premises; including a right-of-way for subsurface power, communication and/or water lines to the premises; all right-of-ways to be over the area referred to as **Hagerstown Regional Airport**, to be routed reasonably determined to be the most convenient to the FAA and as not to interfere with Airport operations. The Airport shall have the right to review and comment on plans covering access and utility rights-of-way under this paragraph.

(b) And the right to grading, conditioning, and installing drainage facilities, and seeding the soil of the premises, and the removal of all obstructions from the premises which may constitute a hindrance to the establishment and maintenance of navigational aid systems. The Airport shall have the right to review and comment on plans covering work permitted under this paragraph.

(c) And the rights to make alterations, attach fixtures, and erect additions, structures or signs, in direct support of the Airport. The Airport shall have the right to review and comment on plans covering work permitted under this paragraph.

(d) And the right to park, without cost, all official and privately owned vehicles used for the maintenance and operation of the air navigational facilities. Parking shall be provided adjacent to the navigational aid facility or as near as possible without interfering with the operation of the Airport.

2. CONSIDERATION:

The FAA shall pay the Airport no monetary consideration, it is mutually agreed that the rights extended to the FAA herein are in consideration of the obligations assumed by the FAA in its establishment, operation, and maintenance of navigational aid facilities upon the premises.

3. PURPOSE:

It is understood and agreed that the use of the herein described premises, known as, **Hagerstown Regional Airport** shall be related to the FAA's activities in support of Air Traffic operations.

4. FAA FACILITIES:

The FAA facilities covered by this agreement are identified on the most current approved Airport Layout Plan (ALP) and/or other pertinent drawings that is made part of this agreement by reference and shown on the attached FAA "List of Facilities".

5. TITLE TO IMPROVEMENTS:

Title to the improvements constructed for use by the FAA during the life of this agreement shall be in the name of the FAA.

6. HAZARDOUS SUBSTANCE CONTAMINATION:

The FAA agrees to remediate, at its sole cost, all hazardous substance contamination on the FAA facility premises that is found to have occurred as a direct result of the installation, operation, relocation and/or maintenance of the FAA's facilities covered by this agreement. The Airport agrees to remediate or have remediated at its sole cost, any and all other hazardous substance contamination found on the FAA facility premises. The Airport also agrees to save and hold the U. S. Government harmless for any and all costs, liabilities and/or claims by third parties that arise out of hazardous contamination found on the FAA facility premises that are not directly attributable to the installation, operation and/or maintenance of the facilities on the attached FAA "List of Facilities."

7. INTERFERENCE WITH FAA OPERATIONS:

The Airport agrees not to erect or allow to be erected any structure or obstruction of whatsoever kind or nature within the Airport's boundaries that may interfere with the proper operation of the navigational aid facilities installed by the FAA, as it is not in the best interest of the Airport or the FAA.

8. FUNDING RESPONSIBILITY FOR FAA FACILITIES:

The Airport agrees that any relocation, replacement, or modification of any existing or future FAA's navigational aid systems made necessary by Airport improvements or changes, which interferes with the technical and/or operational characteristics of the facility, will be at the expense of the Airport, with the exception of any such improvements or changes which are made at the request of the FAA. In the event such relocations, replacements, or modifications are necessary due to causes not attributable to either the Airport or the FAA, funding responsibility shall be determined by mutual agreement between the parties.

9. NON-RESTORATION:

It is hereby agreed between the parties, that upon termination of its occupancy, the FAA shall have no obligation to restore and/or rehabilitate, either wholly or partially, the

property which is the subject matter of this agreement. It is further agreed that the FAA may abandon in place any or all of the structures and equipment installed in or located upon said property by the FAA during its tenure. Such abandoned equipment shall become the property of the Airport.

10. NOTICES:

All notices/correspondence shall be in writing, reference the Agreement number, and be addressed as follows:

**FEDERAL AVIATION ADMINISTRATION
ATTN: REAL ESTATE, AEA-55B
1 Aviation Plaza
Jamaica, NY 11434**

11. Previous Leases/Agreements

This agreement supersedes Land Lease numbers DTFA05-93-L-62109, DTFA05-84-L-60820, DTFA05-02-L-16297, DTFA05-01-L-16279, DTFAEA-05-L-00024 and DTFAEA-05-L-00036. The aforesaid leases are hereby terminated.

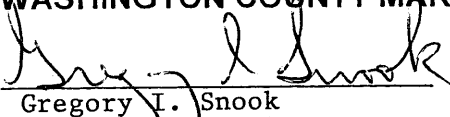
12. The following clauses are incorporated by reference:

1. OFFICIALS NOT TO BENEFIT
2. COVENANT AGAINST CONTINGENT FEES
3. ANTI-KICKBACK

13. SIGNATURES:

The Airport and the FAA hereby agree to the provisions outlined in this agreement as indicated by the signatures herein below of their duly authorized representative (s). This agreement is effective upon the date of signature by the last party thereof.

**BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY MARYLAND**

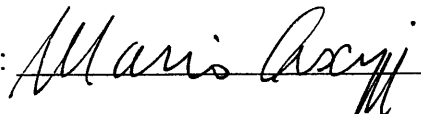
By: 
Gregory I. Snook

Title: President

Date: March 31, 2006

TIN: 52-600-1037

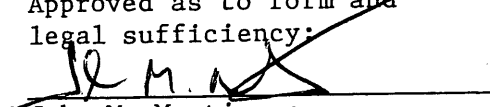
**UNITED STATES OF AMERICA,
FEDERAL AVIATION ADMINISTRATION**

By: 
Title: Contracting Officer

Title: Contracting Officer

Date: 13 APR 2006

Approved as to form and
legal sufficiency:


John M. Martirano
County Attorney

3 APR 2006

List of Facilities

MEMORANDUM OF AGREEMENT HAGERSTOWN REGIONAL AIRPORT

[illegible]

ON-AIRPORT MEMORANDUM OF AGREEMENT (MOA)

Between

**THE UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION**

And

BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, MARYLAND

FAA CONTRACT NO: 69435Z-25-L-00087

ATID/FACILITY TYPE: HGR - MOA

LOCATION: HAGERSTOWN, MD

1. **Preamble (09/2021) 6.1.1** This Memorandum of Agreement (MOA) for real property is hereby entered into by and between Board of County Commissioners of Washington County Maryland, hereinafter referred to as the Airport and the United States of America, acting by and through the Federal Aviation Administration, hereinafter referred to as the FAA.

2. **Definitions (09/2021) 6.1.1-1** For purposes of this document, the following definitions apply;

Contract- refers to this legal instrument used to acquire an interest in real property for the direct benefit or use by the FAA. As used herein, contract denotes the document (for example- lease, easement, memorandum of agreement, or other legally binding agreement) used to implement an agreement between a customer (buyer) and a seller (supplier).

Contractor- refers to the party(ies) receiving a direct procurement contract from the FAA and who is(are) responsible for performance of contract requirements. For purposes of this document, the contractor may also be called the Lessor, Permitter, Licensor, Grantor, Airport, or Offeror depending on the type of contract or the provision within the contract.

Government- refers to the United States of America acting by and through the Federal Aviation Administration (FAA). For purposes of this document, Government and FAA are interchangeable.

Real Estate Contracting Officer (RECO) - is a trained and warranted official who contracts for real property on behalf of the FAA. For purposes of this agreement, RECO is interchangeable with Contracting Officer (CO).

3. **Succeeding Contract (09/2021) 6.1.2** This contract succeeds DTFAEA-06-L-00066 and all other previous agreements between the parties for the property described in this document.

4. **Witnesseth (MOA) (09/2021) 6.1.3-1** Whereas, the parties listed above have entered into an Airport Improvement Grant Agreement; and

Whereas, the parties listed above have entered into an agreement providing for the construction, operation, and maintenance of FAA owned navigation, communication and weather aids for the support of Air Traffic Operations; and

Whereas, both parties agree the establishment, operation, and maintenance of systems for air traffic

control, navigation, communication, and weather reporting is in the primary interest of safety and direct support of the ongoing operation of the Hagerstown Regional Airport; and

Whereas, the parties consider it desirable to work in cooperation with each other in the technical installation and operation of air navigational aids.

Now, therefore, the parties mutually agree as follows:

5. **Purpose (09/2021) 6.1.5** It is understood and agreed that the use of the herein described premises shall be related to FAA's activities in support of the National Airspace System (NAS).
6. **Legal Authority (09/2021) 6.2.1** This contract is entered into under the authority of 49 U.S.C. 106(l)(6) and (n), which authorizes the Administrator of the FAA to enter into contracts, acquisitions of interests in real property, agreements, and other transactions on such terms and conditions as the Administrator determines necessary.
7. **Term (No Cost) (07/2022) 6.2.3-1** To have and to hold, for the term commencing on October 1, 2025 and continuing through September 30, 2045.
8. **Consideration (No Cost) (09/2021) 6.2.4-4** The Government shall pay the contractor no monetary consideration. It is mutually agreed that the rights extended to the Government herein are in consideration of the obligations assumed by the Government in its establishment, operation and maintenance of facilities upon the premises.
9. **Termination (01/2023) 6.2.5** The Government may terminate this contract at any time, in whole or in part, if the Real Estate Contracting Officer (RECO) determines that a termination is in the best interest of the Government. The RECO shall terminate this contract by delivering a written notice specifying the effective date of the termination. The termination notice shall be delivered at least 30 days before the effective termination date. No costs shall accrue as of the effective date of termination.
10. **Binding Effect (09/2021) 6.2.6** The provisions of this contract and the conditions herein shall be binding upon, and for the benefit of, the parties and their successors and assigns. In the event of any sale or transfer of ownership of the property or any portion thereof, the Government will be deemed to have attorned to any purchaser, successor, assign, or transferee. The succeeding owner will be deemed to have assumed all rights and obligations of the contractor under this contract establishing direct privity of estate and contract between the Government and said succeeding owner, with the same force, effect, and relative priority in time and right as if the contract had initially been entered into between such succeeding owner and the Government.
11. **FAA Facilities for MOA (09/2021) 6.2.7** The Airport will allow the FAA to construct, operate, and maintain FAA owned navigation, communication and weather aid facilities in areas on the Airport that have been mutually determined and agreed upon. The FAA facilities covered by this agreement are identified on the most current approved Airport Layout Plan (ALP) and/or other pertinent drawings that are made part of this Agreement by reference and shown on the attached FAA "List of Facilities."

A. Together with a right-of-way for ingress to and egress from the premises; a right-of-way for establishing and maintaining pole lines or underground lines for extending electrical power and/or

telecommunications lines to the premises; including a right-of-way for subsurface power, communication and/or water lines to the premises; all rights-of-way to be over the area referred to as Hagerstown Regional Airport, to be routed reasonably determined to be the most convenient to the FAA and as not to interfere with Airport operations. The Airport shall have the right to review and comment on plans covering access and utility rights-of-way under this paragraph.

B. This contract includes the right to grading, conditioning, and installing drainage facilities, seeding the soil of the premises, and removing all obstructions from the premises that may constitute a hindrance to the establishment and maintenance of navigational aid systems. The Airport shall have the right to review and comment on plans covering work permitted under this paragraph.

C. The Government shall have the rights to make alterations, attach fixtures, and erect additions, structures or signs, in direct support of the Airport. The Airport shall have the right to review and comment on plans covering work permitted under this paragraph.

D. The Government shall also have the right to park, without cost, all official and privately owned vehicles used for the maintenance and operation of the air navigational facilities. Parking shall be provided adjacent to the navigational aid facility or as near as possible without interfering with the operation of the Airport.

12. **RE Clauses Incorporated by Reference (09/2021) 6.3.0** This solicitation or contract, as applicable, incorporates by reference the provisions or clauses listed below with the same force and effect as if they were given in full text. Upon request, the RECO will make the full text available, or the full text may be obtained via internet at https://fast.faa.gov/RPF_Real_Property_Clauses.cfm.

A. **Officials Not To Benefit (09/2021) 6.3.0-2**

B. **Contracting Officer's Representative (09/2021) 6.3.0-4**

C. **Contingent Fees (09/2021) 6.3.0-5**

D. **Anti-Kickback Procedures (09/2021) 6.3.0-6**

13. **Title to Improvements (09/2021) 6.3.5** Title to the improvements constructed for use by the Government during the life of this Agreement shall be in the name of the Government.

14. **Funding Responsibility for FAA Facilities (09/2021) 6.3.6** The Contractor agrees that all Contractor requested relocation(s), replacement(s), or modification(s) of any existing or future FAA navigational aid or communication system(s) necessitated by Contractor improvements or changes will be at the expense of the Contractor. In the event that the Contractor requested changes or improvements interferes with the technical and/or operational characteristics of the FAA's facility, the Contractor will immediately correct the interference issues at the Contractor's expense. Any FAA requested relocation, replacement, or modifications shall be at the FAA's expense. In the event such relocations, replacements, or modifications are necessary due to causes not attributable to either the Contractor or the FAA, funding responsibility shall be determined by mutual agreement between the parties, and memorialized in a Supplemental Agreement.

15. **Changes, Modifications (01/2022) 6.3.8-1** The RECO may at any time, by written order via Supplemental Agreement, make changes to this contract. The modification shall cite the subject contract, and shall state the exact nature of the modification. No oral statement by any person shall be interpreted as modifying or otherwise affecting the terms of this contract.

16. **No Waiver (09/2021) 6.3.17** No failure by the Government to insist upon strict performance of any provision of this Contract or failure to exercise any right, or remedy consequent to a breach thereof, will constitute a waiver of any such breach in the future.
17. **Non-Restoration (09/2021) 6.3.18** It is hereby agreed between the parties that, upon termination of its occupancy, including any holdover period, the Government shall have no obligation to restore and/or rehabilitate, either wholly or partially, the property that is the subject of this contract. It is further agreed that the Government may abandon in place any or all of the structures and equipment installed in or located upon said property by the Government during its tenure. Such abandoned equipment shall become the property of the contractor.
18. **Quiet Enjoyment (09/2021) 6.3.25** The Contractor warrants that they have good and valid title to the premises, and rights of ingress and egress, and warrants and covenants to defend the Government's use and enjoyment of said premises against third party claims.
19. **Damage by Fire or Other Casualty or Environmental Hazards (09/2021) 6.3.26-1** If the premises is partially or totally destroyed or damaged by fire or other casualty or if environmentally hazardous conditions are found to exist so that the premises is untenable as determined by the Government, the Government may agree to allow restoration/reconstruction, or may elect to terminate the contract, in whole or in part, immediately by giving written notice to the contractor.
20. **Interference with FAA Operations (09/2021) 6.3.28-2** The Airport agrees not to erect or allow to be erected any structure or obstruction of any kind or to allow any natural growth that the Government determines would interfere with the proper operations of Government facilities. The Airport agrees to keep areas around the Government's navigational aids mowed at all times to a height so that weeds and vegetation will not be an obstruction to such operation or maintenance of these facilities.
21. **Hold Harmless (01/2024) 6.3.30** In accordance with and subject to the conditions, limitations and exceptions set forth in the Federal Tort Claims Act, 28 U.S.C. Ch. 171, the Government will be liable to persons damaged by any personal injury, death or injury to or loss of property, which is caused by a negligent or wrongful act or omission of an employee of the Government while acting within the scope of his office or employment under circumstances where a private person would be liable in accordance with the law of the place where the act or omission occurred. The foregoing shall not be deemed to extend the Government's liability beyond that existing under the Act at the time of such act or omission or to preclude the Government from using any defense available in law or equity.
22. **Compliance with Applicable Laws (01/2023) 6.3.31-1** This Contract shall be governed by federal law. The Contractor shall comply with all applicable federal, state, and local laws. The Government will comply with all federal, state, and local laws applicable to and enforceable against it, provided that nothing in this lease shall be construed as a waiver of the sovereign immunity of the Government.
23. **Notification of Change in Ownership or Control of Land (10/2022) 6.3.34** If the Contractor sells, dies or becomes incapacitated, or otherwise conveys to another party or parties any interest in the aforesaid land, rights of way thereto, and any areas affecting the premises, the Government shall be notified in writing, of any such transfer or conveyance within 30 calendar days after completion of

the change in property rights. Concurrent with the written notification, the Contractor or Contractor's heirs, representatives, assignees, or trustees shall provide the Government copies of the associated legal document(s) (acceptable to local authorities) for transferring and/or conveying the property rights.

24. **Integrated Agreement (09/2021) 6.3.36** This Contract, upon execution, contains the entire agreement of the parties, and no prior written or oral agreement, express or implied shall be admissible to contradict the provisions of this Contract.
25. **Unauthorized Negotiating (09/2021) 6.3.37** In no event shall the Contractor enter into negotiations concerning the premises with anyone other than the RECO or his/her designee.
26. **Disputes (01/2022) 6.3.39-1** Where possible, disputes will be resolved by informal discussion between the parties. In the event the parties are unable to resolve any disagreement through good faith negotiations, the dispute will be resolved upon joint agreement of management representatives from both parties. The decision is final unless it is timely appealed to the FAA Administrator, whose decision is not subject to further administrative review and, to the extent permitted by law, is final and binding.
27. **Hazardous Substance Contamination (09/2021) 6.8.1** The FAA agrees to remediate, at its sole cost, all hazardous substance contamination on the FAA facility premises that is found to have occurred as a direct result of the installation, operation, relocation and/or maintenance of the FAA's facilities covered by this contract. The Contractor agrees to remediate at its sole cost, all other hazardous substance contamination found on the FAA facility premises. The Contractor also agrees to hold the FAA harmless for all costs, liabilities and/or claims by third parties that arise out of hazardous contamination found on the FAA facility premises that are not directly attributable to the installation, operation and/or maintenance of the facilities.
28. **Cooperation with Defensive Counterintelligence Program Requirements (DCIP) (09/2021) 6.9.6**
- a. The FAA's Defensive Counterintelligence Program (DCIP) (AXI-310) detects, deters, and denies illicit human and technical intelligence collection activities as well as addressing other national security concerns. Such activities and concerns include, but are not limited to, activities conducted by, on behalf of, or otherwise supporting, foreign governments or elements thereof; entities or individuals that meet the definition of "foreign power" or "agent of a foreign power" in 50 U.S.C. § 1801; foreign organizations; foreign persons; international terrorist organizations or activities; or agents of any of the foregoing; or any other individuals or entities acting on behalf of, or otherwise in support of, any of the foregoing, against the FAA, its employees, facilities, equipment, systems, networks, operations, and information.
- b. Consistent with FAA Order 1600.84 FAA Defensive Counterintelligence Program, the contractor is required to cooperate to the fullest extent possible in the following requirements:
- 1) Any authorized DCIP inquiry or Counterintelligence (CI) investigation connected with this contract requested by the FAA Office of Security and Hazardous Materials Safety (ASH) to include granting authorized ASH or outside investigative department or agency personnel access to contract information, records or contractor personnel;
 - 2) All applicable FAA security requirements as required under the contract consistent with FAA policy and applicable Federal law;

3) When requested by the DCIP, and necessary to protect Controlled National Security Information (CNSI), Sensitive Unclassified Information (SUI), or otherwise protected information, contractor employees must sign a Defensive Counterintelligence Program Non-Disclosure Agreement (NDA) prior to being briefed on any information pertaining to a DCIP inquiry, CI investigation by another Department or Agency, or any other matter related to the DCIP. The NDA is located in Appendix C of the Order and in AMS Procurement Forms. Contractor employees are exempt from acknowledging any language in the NDA associated with unauthorized disclosure of received information that subjects FAA employees to personnel actions specified in the Human Resources Policy Manual (HRPM) Volume 4: Employee Relations ER-4.1 (4) and applicable collective bargaining agreements.

4) Contractors must first coordinate with the DCIP at ASH-CI-Notify@faa.gov before contacting any law enforcement or investigative agencies on any known or suspected counterintelligence or other national security concern described in Paragraph 1 of FAA Order 1600.84.

5) Contractors must notify the DCIP as soon as possible if any law enforcement or investigative agency contacts them directly on any matter covered by FAA Order 1600.84. If an employee receives a direct request from an outside law enforcement or investigative agency for evidence related to a counterintelligence or other national security concern as described in Paragraph 1 of FAA Order 1600.84, the employee will refer the law enforcement or investigative agency to AXI-310.

6) Contractors must immediately notify the DCIP at ASH-CI-Notify@faa.gov, and the CO or their designee if their employees observe any of the following-

a) Suspected or known acts of foreign intelligence collection activity against the FAA or its employees, systems, networks, operations, facilities, equipment, or information;

b) Suspected or known espionage (See Appendix A of FAA Order 1600.84 for definition);

c) Suspected or known unauthorized disclosure of CNSI, SUI, or otherwise protected information in the possession of the FAA by a FAA employee to a foreign government or element thereof, a foreign organization, an entity or individual that meets the definition of “foreign power” or “agent of a foreign power” in 50 U.S.C. § 1801, a foreign person, an international terrorist organization or activity, an agent of any of the foregoing, or any other individual or entity acting on behalf of or otherwise supporting any of the foregoing; or

d) Suspected or known theft, unauthorized disclosure, or unauthorized amassing of CNSI, SUI, or otherwise protected information in the possession of the FAA known or suspected to be for the purpose of conveying it to a foreign government or element thereof, an entity or individual that meets the definition of “foreign power” or “agent of a foreign power” in 50 U.S.C. § 1801, a foreign organization, a foreign person, an international terrorist organization or activity, an agent of any of the foregoing, any other individual or entity acting on behalf of or otherwise supporting any of the foregoing, or an unknown recipient, or statements of intent by an FAA employee to engage in any such actions. SUI or otherwise protected unclassified information whose theft, unauthorized disclosure, or unauthorized amassing, for the purposes described in the preceding sentence, is of concern includes, but is not limited to:

i. Non-public information from an official FAA data network or information;

ii. Imagery;

iii. Technical specifications;

iv. Trade secrets;

v. Proprietary information;

vi. Sensitive Security Information (SSI); and

vii. Any other SUI

e) Activities similar to those described in paragraphs b(6)(a)-(d) by, on behalf of, or otherwise supporting, potential lone wolf actors, malicious insiders, or transnational organizations of a national security concern.

If notification of the CO or their designee is not feasible owing to the CO and/or their designee being one of the suspicious actor(s), the contractor must notify the DCIP directly at the above email address if they observe any of the above activities.

7) Elicitation attempts. Elicitation is the strategic use of conversation to extract information from people without giving them the feeling they are being interrogated. It is a technique used to discreetly gather information. It is a conversation with a specific purpose: collect information that is not readily available and do so without raising suspicion that specific facts are being sought. The conversation can be in person, over the phone, or in writing.

Contractors must immediately notify the DCIP at ASH-CI-Notify@faa.gov, and the CO and/or their designee if their employees experience any known or suspected direct (e.g., personal encounter or telephone) or indirect (e.g., electronic or written communication) elicitation or attempted elicitation of CNSI, SUI, or otherwise protected information in the possession of the FAA by any suspicious entity or person, regardless of ethnicity, nationality, or FAA employment status, as soon as possible, but no later than 12 hours after the time of the incident, initial detection, or receipt of report, as applicable, or the next business day if the incident, initial detection, or receipt of report, as applicable, occurs on a weekend or holiday. Contractors must report these incidents regardless of where, when, or how the contact took place, or whether the employee was on or off duty. Suspicious activities include, but are not limited to:

- a) Direct or indirect contact or communication with a known or suspected foreign or foreign-affiliated person, or an unknown or unfamiliar person, seeking access to or disclosure of any CNSI, SUI, or otherwise protected information in the possession of the FAA for which such person does not meet the applicable access requirements, or that is outside the scope of their official duties;
- b) Direct or indirect contact or communication with a known or suspected foreign or foreign-affiliated person, or an unknown or unfamiliar person, seeking specific information about an FAA employee's official duty responsibilities, work projects, access to information, security clearance, travel plans, coworkers' identities, or Information Technology (IT) system credentials for which such person does not meet the applicable access requirements, or that is outside the scope of their official duties;
- c) Direct or indirect contact, communication, or observance of a known or suspected foreign or foreign-affiliated person, or an unknown or unfamiliar person, seeking unauthorized access to FAA employees, equipment, operations, systems, information, facilities, or networks, including through a Personal Electronic Device (PED);
- d) Direct or indirect contact, communication, or observance of a known or suspected foreign or foreign-affiliated person, or an unknown or unfamiliar person, introducing, or seeking to introduce, unauthorized digital media or software into any FAA equipment, facilities, systems, or networks, including through a PED;
- e) Offers of compensation, gifts, or favors in exchange for FAA information or access to such information, regardless of medium; or access to FAA employees, equipment, operations, facilities, systems, or networks;
- f) Threats, attempts to coerce, or attempts to exploit any FAA employee by a known or suspected

foreign or foreign-affiliated person, or by an unknown or unfamiliar person, in order to illicitly acquire FAA information or access to FAA employees, equipment, operations, facilities, systems, information, or networks;

g) Solicitation by any person of FAA information for which they do not meet the applicable access requirements or that is outside the scope of their official duties;

h) A request by any person for access to FAA employees, facilities, equipment, operations, systems, information, or networks for which they do not meet the applicable access requirements or that is outside the scope of their official duties; and

i) Suspicious or unexplained contact by any person with an FAA employee, where the person has suspicious or unexplained knowledge of the employee.

Unless requested by ASH, contractors must not disclose an elicitation attempt of the nature described above, in any other manner than to report the attempt to the CO or their designee and request that they report it to the DCIP. If that is not feasible, or if the CO or their designee are the suspicious actor(s), contractors may make these reports directly to the DCIP at the above email address. Contractors must not take any actions on their own initiative, as doing so may interfere with a DCIP inquiry or CI investigation.

c. Failure to cooperate with any of the activities under section (b) above may be considered by the FAA to be a material breach of the contract.

d. The Contractor is responsible for ensuring that the provisions of this clause flow down to its subsidiaries, subcontractors, and consultants performing this contract.

29. Notices (09/2021) 6.10.1 All notices/correspondence must be in writing, reference the Contract number, and be addressed as follows:

TO THE CONTRACTOR:

Board of County Commissioners
of Washington County, Maryland
c/o Office of the Airport Director
18434 Showalter Road
Hagerstown, MD 21742

TO THE GOVERNMENT:

Federal Aviation Administration
Real Estate & Utilities Group, AAQ-910
1701 Columbia Avenue
College Park, GA 30337

30. **Signature Block (09/2021) 6.10.3** This Contract shall become binding when it is fully executed by both parties. In witness whereof, the parties hereto have subscribed their names as of the date shown below.

Board of County Commissioners of Washington County, Maryland

By: _____

Print Name: John F. Barr

Title: President

Date: _____

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

By: _____

Print Name: Shirley A. Williams

Title: Real Estate Contracting Officer

Date: _____

ATTACHMENTS/EXHIBITS:

Number	Title	Date	Number of Pages
1	LIST OF FACILITIES		1
2			
3			
4			
5			

APRIL 3, 2025

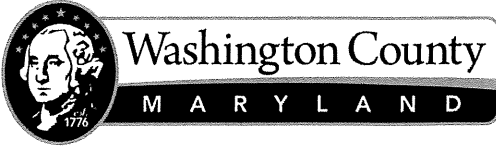
LIST OF FACILITIES

MEMORANDUM OF AGREEMENT

69435Z-25-L-00087

HAGERSTOWN REGIONAL AIRPORT

<u>Number</u>	<u>Facility</u>	<u>R/W (ATID) Number</u>	<u>GSA Control Number</u>	<u>Comments</u>
1	PAPI	HGR/09		Facility Site
2	PAPI	HGR/27		Facility Site
3	MALSR	HGR/27		Facility site, equipment shelter, restricted critical area, access road
4	LOC	HGR/27		Antenna site, equipment shelter, restricted critical area, access road
5	GS	HGR/27		Facility equipment shelter site, restricted critical area
6	LOC collocated with a DME	HGR/09		Antenna site, equipment shelter, restricted critical area, access road
7	GS	HGR/09		Facility equipment shelter site, restricted critical area



Agenda Report Form

Open Session Item

SUBJECT: Kretsinger Road Property Acquisition

PRESENTATION DATE: May 20, 2025

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

RECOMMENDED MOTION: Move to approve the option agreements for partial property acquisition including fee simple and easements for 13703 Kretsinger Road and 13708 Kretsinger Road; and approve an ordinance approving said purchase; and to authorize the execution of the necessary documentation to finalize the acquisition.

REPORT-IN-BRIEF: Two option agreements have been executed for the above stated property. Fee simple and easement acquisitions are shown in the table below.

Property Location	Zoning	Fee Simple Area	Easement Area	Acquisition Cost
13703 Kretsinger Road	AR	822 Square Feet	1,822 SF Temporary Construction Easement	\$533.00
13708 Kretsinger Road	AR	832 Square Feet	5,280 SF Temporary Construction Easement	\$100.00

DISCUSSION: This is for a culvert replacement project on Kretsinger Road in Smithsburg.

FISCAL IMPACT: CIP budgeted project.

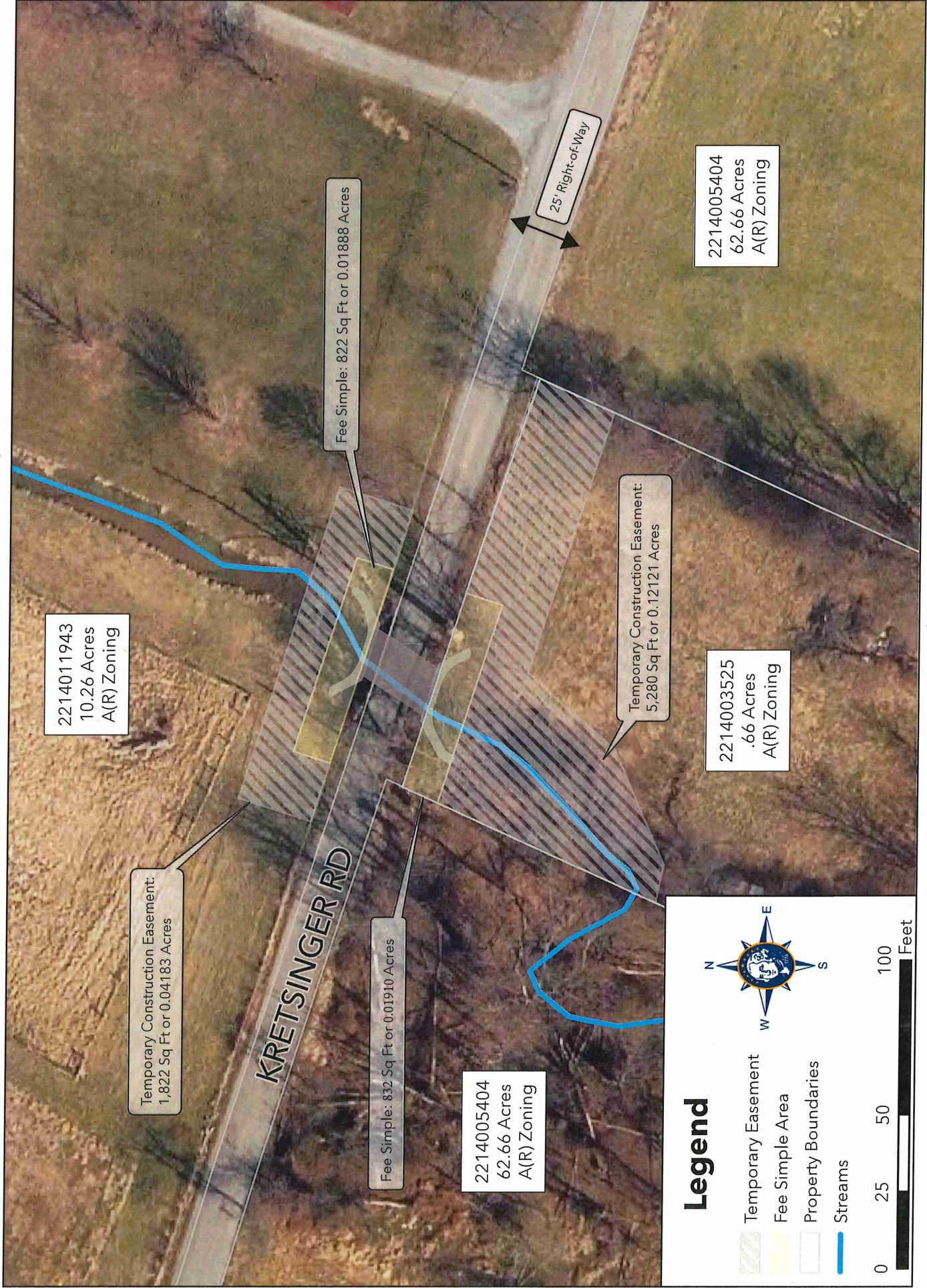
CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: Aerial Map, Ordinance

AUDIO/VISUAL NEEDS: Aerial Map

Kretsinger Culvert Project



ORDINANCE NO. ORD-2025-

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

(Kretsinger Road Improvements – Graybill Property)

RECITALS

1. The Board of County Commissioners of Washington County, Maryland (the “County”) believes that it is in the best interest of the citizens of Washington County to acquire certain real property identified on the attached Exhibit A (the “Property”) to be used for public purposes.

2. The County approved the acquisition of the Property on May 20, 2025.

3. A public hearing was not required by Section 1-301(b)(2), of the Code of the Public Local Laws of Washington County, Maryland, as the funds utilized to purchase the Property are not to be expended from the General Fund of the County.

4. The acquisition of the Property is necessary for improvements to Kretsinger Road in Washington County, Maryland.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the acquisition of the Property be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the acquisition of the Property.

ADOPTED this ____ day of _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

Dawn L. Marcus, Clerk

BY: _____
John F. Barr, President

Approved as to legal sufficiency:

Zachary J. Kieffer
County Attorney

Mail to:
Office of the County Attorney
100 W. Washington Street, Suite 1101
Hagerstown, MD 21740

EXHIBIT A--DESCRIPTION OF PROPERTY

Election District No. 14

All that strip of land, together with the appurtenances thereto belonging, or in anywise appertaining, lying between the lines designated "Right-of-Way Line & Existing Right-of-Way Line" and the outermost lines designated "Right-of-Way Line", as shown and/or indicated on the hereinafter mentioned plat, all of which plat is made a part hereof, so far as their property and/or rights may be affected by the proposed highway and drainage improvements and the appurtenances thereto belonging, or anywise appertaining, situate along the southern side of Kretsinger Road, in Election District No. 14 of Washington County, Maryland, more particularly described as follows:

BEGINNING for the outline hereof at a point in the southern margin of the existing 25-foot Right-of-Way for Kretsinger Road, said point being North 24 degrees 19 minutes 24 seconds East 0.61 feet from a pinched pipe found being the northwest corner of the lands of Johnny K. Graybill and Linda Graybill recorded among the Land Records of Washington County, Maryland, in Liber 474 at folio 422 and depicted on a plat entitled "Preliminary/Final Plat of Subdivision for Christian and Edna Martin Lot 2 & 3", said point being 12.50 feet right of and perpendicular to Center Line of Right-of-Way Station 11+84.41 as graphically depicted on a plat prepared by the Division of Engineering for Washington County, Maryland, titled "KRETSINGER ROAD ADDITIONAL RIGHT-OF-WAY FOR CULVERT 14/01", dated July 20, 2023, and intended to be recorded among the Land Records of Washington County, Maryland, in the Washington County Lands and Right-of-Way Plat Book as Right-of-Way Plat No. 100-10-604; thence running with the existing Right-of-Way line bearings to agree with a recent survey performed by Division of Engineering for Washington County, Maryland:

1. South 72 degrees 09 minutes 26 seconds East 65.84 feet to a point in the southern margin of the existing Right-of-Way for Kretsinger Road, said point being 12.50 feet left and perpendicular to station 12+50.20 as graphically depicted on said plat running with a portion thereof
2. South 18 degrees 02 minutes 55 seconds West 12.50 feet to a point; thence
3. North 72 degrees 09 minutes 26 seconds West 67.23 feet to a point in the western line of the lands of Johnny K. Graybill and Linda Graybill (Liber 474, folio 422), thence with the western line of the lands of Johnny K. Graybill and Linda Graybill
4. North 24 degrees 19 minutes 24 seconds East 12.58 feet to the place of beginning containing 832 square feet, or 0.01910 acres, more or less

TOGETHER with the right to use the area designated as **Temporary Easement "A" to be Used Only during the Period of Construction**, encompassing 5,280 square feet or 0.12121 acre of land, more or less, the outlines of which are graphically depicted on the said Right-of-Way Plat No. 100-10-604. The purpose of the Temporary Easements shall be to provide working space for grading and access upon the Grantors property during the performance of the impending Washington County Department of Public Works Contract No. 515000-30-11620-**BRG091-**

MGMT-000000 Kretsinger RoadCulvert N. 14/01. The Temporary Easement shall revert to the Grantors by operation of law upon the completion and acceptance of the project by the County.

Subject to all easements, rights of way, covenants, conditions, and restrictions of record applicable thereto.

ORDINANCE NO. ORD-2025-_____

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

(Kretsinger Road Improvements – Horchner Property)

RECITALS

1. The Board of County Commissioners of Washington County, Maryland (the “County”) believes that it is in the best interest of the citizens of Washington County to acquire certain real property identified on the attached Exhibit A (the “Property”) to be used for public purposes.

2. The County approved the acquisition of the Property on May 20, 2025.

3. A public hearing was not required by Section 1-301(b)(2), of the Code of the Public Local Laws of Washington County, Maryland, as the funds utilized to purchase the Property are not to be expended from the General Fund of the County.

4. The acquisition of the Property is necessary for improvements to Kretsinger Road in Washington County, Maryland.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the acquisition of the Property be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the acquisition of the Property.

ADOPTED this ____ day of _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

Dawn L. Marcus, Clerk

BY: _____
John F. Barr, President

Approved as to legal sufficiency:

Zachary J. Kieffer
County Attorney

Mail to:
Office of the County Attorney
100 W. Washington Street, Suite 1101
Hagerstown, MD 21740

EXHIBIT A--DESCRIPTION OF PROPERTY

Election District No. 14

All that strip of land, together with the appurtenances thereto belonging, or in anywise appertaining, lying between the lines designated "Right-of-Way Line & Existing Right-of-Way Line" and the outermost lines designated "Right-of-Way Line", as shown and/or indicated on the hereinafter mentioned plat, all of which plat is made a part hereof, so far as their property and/or rights may be affected by the proposed highway and drainage improvements and the appurtenances thereto belonging, or anywise appertaining, situate along the northern side of Kretsinger Road, in Election District No. 14 of Washington County, Maryland, more particularly described as follows:

BEGINNING for the outline hereof at a point in the northern margin of the existing 25-foot Right-of-Way for Kretsinger Road, said point being South 70 degrees 33 minutes 31 seconds East 437.85 feet from a rebar and cap found at the northern end of the South 32 degrees 44 minutes 55 seconds West 25.99 foot-line of the lands of Richard Sneckenberger, Jr. and Kimberly Sneckenberger as recorded among the Land Records of Washington County, Maryland, in Liber 1726 at folio 786 and depicted on a plat entitled "Preliminary/Final Plat of Subdivision for Christian and Edna Martin Lot 2 & 3", said point being 12.50 feet left of and perpendicular to Center Line of Right-of-Way Station 11+84.41 as graphically depicted on a plat prepared by the Division of Engineering for Washington County, Maryland, titled "KRETSINGER ROAD ADDITIONAL RIGHT-OF-WAY FOR CULVERT 14/01", dated July 20, 2023, and intended to be recorded among the Land Records of Washington County, Maryland, in the Washington County Lands and Right-of-Way Plat Book as Right-of-Way Plat No. 100-10-604; thence running by three (3) new lines of division over and across the lands of the Grantor a bearing to agree with a recent survey performed by Division of Engineering for Washington County, Maryland:

1. North 17 degrees 50 minutes 34 seconds East 12.50 feet to a point; thence
2. South 72 degrees 09 minutes 26 seconds East 65.79 feet to a point; thence
3. South 17 degrees 50 minutes 34 seconds West 12.50 feet to a point in the northern margin of the existing Right-of-Way for Kretsinger Road, said point being 12.50 feet left and perpendicular to station 12+50.20 as graphically depicted on said plat; running with a portion thereof
4. North 72 degrees 09 minutes 26 seconds West 65.79 feet to the place of beginning containing 822 square feet, or 0.01888 acre, more or less

TOGETHER with the right to use the area designated as **Temporary Easement "A" to be Used Only during the Period of Construction**, encompassing 1,822 square feet or 0.04183 acre of land, more or less, the outlines of which are graphically depicted on the said Right-of-Way Plat No. 100-10-604. The purpose of the Temporary Easements shall be to provide working space for grading and access upon the Grantors property during the performance of the impending Washington County Department of Public Works Contract No. 515000-30-11620-**BRG091-MGMT-000000** Kretsinger Road Culvert N. 14/01. The Temporary Easement shall revert to the Grantors by operation of law upon the completion and acceptance of the project by the County.

Subject to all easements, rights of way, covenants, conditions, and restrictions of record applicable thereto.



Agenda Report Form

Open Session Item

SUBJECT: Hopewell Road Property Acquisition

PRESENTATION DATE: May 20, 2025

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

RECOMMENDED MOTION: Move to approve the option agreement for partial property acquisition including fee simple and easements for 10702 Hopewell Road and Parcel 695 on Hopewell Road in Williamsport; and approve an ordinance approving said purchase; and to authorize the execution of the necessary documentation to finalize the acquisition.

REPORT-IN-BRIEF: One option agreement has been executed for the above-mentioned properties. Fee simple and easement acquisitions are shown in the table below.

Property Location	Zoning	Fee Simple Area	Easement Area	Acquisition Cost
10702 Hopewell Road	HI	25,155 Square Feet	6,116 Square Feet	\$46,400
Parcel 695	HI	934 Square Feet	1,167 Square Feet	\$800.00

DISCUSSION: This is for a culvert replacement and realignment project on Hopewell and Wright Road.

FISCAL IMPACT: CIP budgeted project.

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: Aerial Map, Ordinance

AUDIO/VISUAL NEEDS: Aerial Map

Hopewell Road / Wright Road



ORDINANCE NO. ORD-2025-

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

(Wright/Hopewell Road Improvements – 10702 Hopewell Road)

RECITALS

1. The Board of County Commissioners of Washington County, Maryland (the “County”) believes that it is in the best interest of the citizens of Washington County to acquire certain real property identified on the attached Exhibit A (the “Property”) to be used for public purposes.

2. The County approved the acquisition of the Property on May 20, 2025.

3. A public hearing was not required by Section 1-301(b)(2), of the Code of the Public Local Laws of Washington County, Maryland, as the funds utilized to purchase the Property are not to be expended from the General Fund of the County.

4. The acquisition of the Property is necessary for improvements to Wright and Hopewell Road(s) in Washington County, Maryland.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the acquisition of the Property be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the acquisition of the Property.

ADOPTED this ____ day of _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

Dawn L. Marcus, Clerk

BY: _____
John F. Barr, President

Approved as to legal sufficiency:

Zachary J. Kieffer
County Attorney

Mail to:
Office of the County Attorney
100 W. Washington Street, Suite 1101
Hagerstown, MD 21740

EXHIBIT A--DESCRIPTION OF PROPERTY

Election District No. 02

Situate along the south side of Wright Road in District 02 in Washington County, Maryland,

Beginning at a point being the intersection of the northern boundary of the lands of Donald M. Bowman as described in a deed recorded among the Land Records of Washington County, Maryland, in Liber 703 at folio 794 and the southern margin of the existing Right of Way line observed to be fifteen (15) feet offset from the observed centerline, said point also being fifteen (15) feet left of and perpendicular to the *Existing* centerline of Wright Road's station 15+45.29 thence with the existing Right of Way line for the following eight (8) courses, the first being a curve to the left having a radius of 172.90 feet, a length of 86.24 feet, a delta of 28 degrees 34 minutes 50 seconds and a bearing and distance of

1. South 81 degrees 23 minutes 12 seconds East 85.35 feet, thence by a compound curve to the left having a radius of 1003.79 feet, a length of 67.32 feet, a delta of 3 degrees 50 minutes 33 seconds and a bearing and distance of
2. North 82 degrees 24 minutes 06 seconds East 67.30 feet, thence by a reverse curve to the right having a radius of 1036.33 feet, a length of 70.14 feet, a delta of 3 degrees 52 minutes 41 seconds and a bearing and distance of
3. North 82 degrees 25 minutes 11 seconds East thence by a reverse curve to the left having a radius of 2259.00 feet, a length of 87.23 feet, a delta of 2 degrees 12 minutes 45 seconds and a bearing and distance of
4. North 83 degrees 15 minutes 09 seconds East 87.22 feet, thence by a reverse curve to the right having a radius of 1382.58 feet, a length of 46.49 feet, a delta of 1 degree 55 minutes 36 seconds and a bearing and distance of
5. North 83 degrees 06 minutes 34 seconds East 46.49 feet, thence by a reverse curve to the left having a radius of 138200 feet, a length of 78.29 feet, a delta of 3 degrees 14 minutes 45 seconds and a bearing and distance of
6. North 82 degrees 27 minutes 00 seconds East 78.28 feet, thence by a reverse curve to the right having a radius of 2933.04 feet, a length of 50.72 feet, a delta of 0 degrees 59 minutes 27 seconds and a bearing and distance of
7. North 81 degrees 04 minutes 29 seconds East 50.72 feet, thence by a compound curve to the right having a radius of 40.00 feet, a length of 37.12 feet, a delta of 53 degrees 10 minutes 19 seconds and a bearing and distance of
8. South 68 degrees 41 minutes 22 seconds East 35.80 feet to a point in the western margin of Hopewell Road hereby observed as being offset the existing centerline twenty-five (25) feet in accordance with right of way "Dedicated for possible future widening" depicted on a plat entitled "Plat of Land and Improvements to be Conveyed by C. William Hetzer, Inc" and recorded among the said Land Records in Plat Folio 1165, thence with the existing dedication line and western margin of Hopewell Road for the following three (3) courses, the first being a non-tangent curve to the left having a radius of

239.74 feet, a length of 9.92 feet, a delta of 2° 22' 13" and a bearing and distance of

9. South 10 degrees 01 minutes 19 seconds West 9.92 feet, thence
10. South 08 degrees 50 minutes 12 seconds West 32.55 feet, thence by a tangent curve to the left having a radius of 1372.85 feet, a length of 58.37 feet, a delta of 2 degrees 26 minutes 10 seconds and a bearing and distance of
11. South 07 degrees 36 minutes 44 seconds West 58.37 feet, thence by a tangent curve to the right having a radius of 2346.44 feet, a length of 104.27 feet, a delta of 2 degrees 32 minutes 46 seconds and a bearing and distance of
12. South 07 degrees 38 minutes 13 seconds West 104.26 feet, thence departing the western margin of Hopewell Road and over and across the lands of the grantor, (Donald M. Bowman, Liber 703, folio 794) by ten (10) new lines of Right of Way hereby established, the first being
13. North 81 degrees 05 minutes 37 seconds West 2.00 feet, thence
14. North 02 degrees 03 minutes 38 seconds West 74.29 feet, thence
15. North 81 degrees 51 minutes 59 seconds West 17.62 feet, thence by a tangent curve to the right having a radius of 225.00 feet, a length of 103.76 feet, a delta of 26 degrees 25 minutes 17 seconds and a bearing and distance of
16. North 68 degrees 39 minutes 21 seconds West 102.84 feet, thence
17. North 55 degrees 26 minutes 42 seconds West 46.96 feet, thence by a tangent curve to the left having a radius of 175.00 feet, a length of 125.46 feet, a delta of 41 degrees 04 minutes 29 seconds and a bearing and distance of
18. North 75 degrees 58 minutes 57 seconds West 122.79 feet, thence
19. South 83 degrees 28 minutes 48 seconds West 22.61 feet, thence by a tangent curve to the left having a radius of 175.00 feet, a length of 4.32 feet, a delta of 1 degrees 24 minutes 51 seconds and a bearing and distance of
20. South 82 degrees 46 minutes 23 seconds West 4.32 feet, thence
21. South 82 degrees 03 minutes 57 seconds West 98.77 feet, thence by a tangent curve to the right having a radius of 182.90 feet, a length of 107.43, a delta of 33 degrees 39 minutes 18 seconds and a bearing and distance of
22. North 79 degrees 00 minutes 32 seconds West 105.89 feet to a point in the southern boundary of the lands of James Palmer and Debra Palmer (Liber 2120, folio 517), whence with the southern boundary of the lands of James Palmer and Debra Palmer (Liber 2120, folio 517)
23. North 82 degrees 08 minutes 16 seconds West 18.23 feet to the point of beginning containing 25,155 square feet or 0.57748 acres of land, more or less.

Being part of the lands conveyed from C. William Hetzer, Inc. to Donald M. Bowman and Jone L. Bowman by deed dated July 25, 1980, and recorded among the land records of Washington County, Maryland in Liber 703 at folio 794.

TOGETHER with the right to use the area designated **TEMPORARY EASEMENT to be Used Only during the Period of Construction**, encompassing 6,116 square feet or 0.14040 acres of land, more or less; the outline(s) of which are graphically depicted on the said Right-of-Way Plat Nos. 100-10-621 and 100-10-622. The purpose of the Temporary Easements shall be to provide

working space for grading and access upon GRANTORS' property during the performance of the impending Washington County Division of Engineering Contract No. 515000-30-11620-**DNG040-MGMT-000000** Hopewell Road Culvert 02/02. The Temporary Easement shall revert to the GRANTORS' by operation of law upon the completion and acceptance of the Project by the County.

ALSO, TOGETHER, for zero consideration, the acceptance of a strip of land situate west of Hopewell Road [for] "an additional **Right of Way** 25 feet in width measured from the center of Hopewell Road where indicated is dedicated for the possible future widening of said road" on a plat entitled "Plat of Lands and Improvements to be conveyed by C. William Hetzer, Inc." and recorded among the Land Records of Washington County, Maryland in Plat Folio 1165. Said area is to contain 13,389 Square Feet or 0.30737 Acres of land, more or less, and graphically depicted on a Right of Way Plat prepared by the Washington County, Division of Engineering, intended to be recorded as Plat Numbers 100-10-620 and 100-10-621

SUBJECT to all easements, rights-of-way, covenants, conditions, and restrictions of record applicable thereto.

ORDINANCE NO. ORD-2025-

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

(Wright/Hopewell Road Improvements – Bowman Property)

RECITALS

1. The Board of County Commissioners of Washington County, Maryland (the “County”) believes that it is in the best interest of the citizens of Washington County to acquire certain real property identified on the attached Exhibit A (the “Property”) to be used for public purposes.
2. The County approved the acquisition of the Property on May 20, 2025.
3. A public hearing was not required by Section 1-301(b)(2), of the Code of the Public Local Laws of Washington County, Maryland, as the funds utilized to purchase the Property are not to be expended from the General Fund of the County.
4. The acquisition of the Property is necessary for improvements to Wright and Hopewell Road(s) in Washington County, Maryland.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the acquisition of the Property be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the acquisition of the Property.

ADOPTED this ____ day of _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

Dawn L. Marcus, Clerk

BY: _____
John F. Barr, President

Approved as to legal sufficiency:

Zachary J. Kieffer
County Attorney

Mail to:
Office of the County Attorney
100 W. Washington Street, Suite 1101
Hagerstown, MD 21740

EXHIBIT A--DESCRIPTION OF PROPERTY

Election District No. 02

Situate along the east side of Hopewell Road in District 02 in Washington County, Maryland,

BEGINNING at a point being fifteen (15) feet right of and perpendicular to *Existing* centerline of Hopewell Road's station 17+79.15 thence with the existing Right of Way line for the following two (2) courses, the first being a curve to the left having a radius of 2394.79 feet, a length of 115.69 feet, a delta of 2 degrees 46 minutes 05 seconds and a bearing and distance of

1. North 07 degrees 45 minutes 32 seconds East 115.68 feet, thence by a reverse curve to the right having a radius of 1323.50 feet, a length of 0.82 feet, a delta of 0 degrees 02 minutes 08 seconds and a bearing and distance of
2. North 06 degrees 23 minutes 33 seconds East 0.82 feet, to a point in the southern boundary of the lands of Richard A. Byrd and Peggy L. Byrd (Liber 478, folio 595), thence with the southern boundary of the lands of Richard A. Byrd and Peggy L. Byrd (Liber 478, folio 595)
3. South 79 degrees 21 minutes 06 seconds East 3.84 feet, thence departing the southern boundary of the lands of Richard A. Byrd and Peggy L. Byrd (Liber 478, folio 595) (across the lands of the grantor by four (4) new lines of easement, the first being a non-tangent curve to the left having a radius of 435.00 feet, a length of 26.19 feet, a delta of 3 degrees 26 minutes 57 seconds and a bearing and distance of
4. South 02 degrees 00 minutes 24 seconds West 26.18 feet, thence by a reverse curve to the right having a radius of 475.00 feet, a length of 71.48 feet, a delta of 8 degrees 37 minutes 17 seconds and a bearing and distance of
5. South 04 degrees 35 minutes 34 seconds West 71.41 feet, thence
6. South 08 degrees 54 minutes 13 seconds East 19.17 feet, thence
7. North 81 degrees 05 minutes 47 seconds West 10.00 feet, to the point of beginning containing 934 square feet or 0.02144 acre of land more or less.

Being part of the lands conveyed from C. William Hetzer, Inc. to Donald M. Bowman and Jone L. Bowman by deed dated April 14, 1983, and recorded among the land records of Washington County, Maryland, in Liber 741 at folio 884.

TOGETHER with the right to use the area designated **TEMPORARY EASEMENT to be Used Only during the Period of Construction**, encompassing 1,167 square feet or 0.02679 acre of land, more or less; the outline(s) of which are graphically depicted on the said Right-of-Way Plat No. 100-10-622. The purpose of the Temporary Easement shall be to provide working space for grading and access upon GRANTORS' property during the performance of the impending Washington County Division of Engineering Contract No. 515000-30-11620-DNG040-MGMT-000000 Hopewell Road Culvert 02/02.

The Temporary Easement shall revert to the GRANTORS by operation of law upon the completion and acceptance of the Project by the County.

SUBJECT to all easements, rights-of-way, covenants, conditions, and restrictions of record applicable thereto.



Agenda Report Form

Open Session Item

SUBJECT: Sex Offender Compliance and Enforcement Maryland Grant – Approval to Accept Awarded Funding

PRESENTATION DATE: May 20, 2025

PRESENTATION BY: Lt. Daniel Monn, Quartermaster/Grants Manager, Washington County Sheriff's Office and Carsten Ahrens, Sr. Grant Manager, Office of Grant Management

RECOMMENDED MOTION: Move to approve the application for and the acceptance of funding awarded under the FY26 Sex Offender Compliance and Enforcement Maryland Grant Program from the Governor's Office of Crime Prevention and Policy in the amount of \$32,608.

REPORT-IN-BRIEF: The Washington County Sheriff's Office Sex Offender Compliance and Enforcement program works to ensure the safety of the citizens of Washington County by maintaining registration and compliance monitoring of the registered sex offenders residing within Washington County, MD. These funds provide \$32,608 in funding that supports two part-time positions to supplement the agency's full-time Sex Offender Registrar in the performance of these duties. Program funds support personnel, equipment, and training.

DISCUSSION: The Washington County Sheriff's Office maintains sole responsibility for registering, monitoring, and enforcing violations of all sex offenders within Washington County. In 2023, the Sex Offender Registrar for Washington County registered 47 new offenders, reregistered 1,445 offenders, and conducted 1,052 compliance checks on the 274 sex offenders living in the county. Similarly, in 2024, 49 new and 1,591 current offenders were registered. Additionally, 1,311 compliance checks were conducted on 285 registered offenders. To further illustrate the work of the office of the Sex offender Registrar, re-registrations have more than tripled since the office initially came into compliance with the Adam Walsh Child Protection and Safety Act in 2006.

The Office of Grant Management has reviewed the grant funding guidelines. Matching funds or in-kind support is not required for this program. This grant is annually recurring and there are no unusual conditions or requirements attached to the acceptance of the grant.

FISCAL IMPACT: Will provide the Washington County Sheriff's Office with \$32,608 for costs associated with the Sex Offender Registration Program.

CONCURRENCES: Maria Karmer, Director office of Grant Management

ALTERNATIVES: Deny Application and acceptance of funds

ATTACHMENTS: N/A

AUDIO/VISUAL NEEDS: N/A