



100 West Washington Street, Suite 1101 | Hagerstown, MD 21740-4735 | P: 240.313.2200 | F: 240.313.2201  
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## **BOARD OF COUNTY COMMISSIONERS**

**January 31, 2023**

### **OPEN SESSION AGENDA**

*(Revised)*

- 9:00 AM      INVOCATION AND PLEDGE OF ALLEGIANCE  
CALL TO ORDER, *President John F. Barr*  
APPROVAL OF MINUTES: *January 10, 2023*  
*January 17, 2023*
- 9:05 AM      COMMISSIONERS' REPORTS AND COMMENTS
- 9:15 AM      STAFF COMMENTS
- 9:20 AM      CITIZENS' PARTICIPATION
- 9:30 AM      COMMUNITY LEGACY GRANT – APPROVAL TO ACCEPT AWARDED FUNDING  
*Rachel Souders, Senior Grant Manager, Grant Management; Jennifer Kinzer, Deputy Director, Planning and Zoning*
- 9:35 AM      2801 NATIONAL PIKE SIDELING HILL HIGHWAY MAINTENANCE FACILITY  
*Andrew Eshleman, Director, Public Works; Todd Moser, Real Property Administrator, Engineering*
- 9:45 AM      2023 SENATOR AMOSS FUNDING DISTRIBUTION  
*R. David Hays, Director, Emergency Services*
- 10:05 AM     MARYLAND 911 BOARD – REQUEST FOR APPROVAL TO ACCEPT AWARDED FUNDING  
*Sheriff Brian Albert, Washington County Sheriff's Office; Nicole Phillips, Grant Manager, Grant Management*
- 10:10 AM     CLOSED SESSION - *(To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State; To consult with counsel to obtain legal advice on a legal matter; and To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the development of fire and police services and staff; and (ii) the development and implementation of emergency plans)*
- 11:25 AM     RECONVENE IN OPEN SESSION
- 11:25AM     RECESS

**EVENING MEETING AT MAUGANSVILLE RURITAN CLUB**

Location: 17008 Maugans Avenue  
Maugansville, Maryland 21767

- 6:00 PM      INVOCATION AND PLEDGE OF ALLEGIANCE  
                  CALL TO ORDER, *President John F. Barr*
- 6:05 PM      COMMISSIONERS' REPORTS AND COMMENTS
- 6:10 PM      CITIZENS' PARTICIPATION
- 7:05 PM      ADJOURNMENT



## Agenda Report Form

### Open Session Item

**SUBJECT:** Community Legacy Grant – Approval to Accept Awarded Funding

**PRESENTATION DATE:** January 31, 2023

**PRESENTATION BY:** Rachel Souders, Senior Grant Manager, Office of Grant Management, and Jennifer Kinzer, Deputy Director, Department of Planning & Zoning

**RECOMMENDED MOTION:** Move to approve the acceptance of awarded funding from the Maryland Department of Housing & Community Development (DHCD) in the amount of \$225,000, and enter into a subrecipient agreement with Cascade Properties, LLC for the rehabilitation of Building 305 as part of the Fort Ritchie Redevelopment Project.

**REPORT-IN-BRIEF:** The Department of Planning & Zoning has been awarded \$225,000 from the DHCD's Community Legacy grant program to assist with the costs of rehabilitating Building 305 to facilitate future development of the former Ft. Ritchie property. Total project cost is \$332,000.00.

**DISCUSSION:** As part of the Fort Ritchie Redevelopment Project, Cascade Properties, LLC plans to rehabilitate Building 305 to be used for non-residential purposes providing a space for an artisan village to be established for local artists to showcase their work. The Washington County Department of Planning and Zoning submitted an application for grant funding to the Department of Housing and Community Development on behalf of Cascade Properties, LLC, and has been awarded \$225,000. If approved today, the County will enter into a subrecipient agreement with Cascade Properties, LLC, who will use the grant funding for repairs to the deteriorated structure of Building 305. The grant does not require any matching fund contribution from the County.

The performance period for the grant ends December 31, 2023. There are no unusual conditions or requirements associated with the grant.

**FISCAL IMPACT:** Grant funds would provide up to \$225,000 for the building rehabilitation. Any remaining balance is the responsibility of Cascade Properties, LLC.

**CONCURRENCES:** Susan Buchanan, Director, Office of Grant Management

**ALTERNATIVES:** Deny acceptance of the funding and entering an agreement with Cascade Properties.

**ATTACHMENTS:** N/A

**AUDIO/VISUAL NEEDS:** N/A



Open Session Item

**SUBJECT:** 2801 National Pike Sideling Hill Highway Maintenance Facility

**PRESENTATION DATE:** January 31, 2023

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

**RECOMMENDED MOTION:** Move to accept the Maryland Department of Transportation's offer of sale in the amount of fourteen thousand twenty-nine dollars and ninety-eight cents (\$14,029.98) to purchase 2.26 acres of property located at 2801 National Pike in Hancock, Maryland as shown on State Highway Administration's Plat 45840 and recorded in liber/folio 650/492.

**REPORT-IN-BRIEF:** Washington County is seeking fee simple ownership of the highway maintenance facility and salt dome structure on National Pike in Hancock, Maryland. When the Maryland State Highway Administration transferred ownership of the section of National Pike over Sideling Hill to Washington County in 1987 the intent was to transfer use of the facility as well, however, the transfer was never followed through and completed.

**DISCUSSION:** Retaining use of the Sideling Hill National Pike maintenance facility is critical to County Highway operations. The facility provides covered salt storage, equipment and material storage and staging, and a satellite trailer for employees working in the far western reaches of the County. The western highway maintenance section extends from St. Paul Road west of Hagerstown to Allegany County. The primary maintenance facility is located in Big Pool and the Sideling Hill facility shortens what would otherwise be up to a 40 mile and an hour round trip journey or longer in inclement weather for material resupply in the Hancock/Sideling Hill area. There is value having fee simple ownership and management of the property to allow the County to use and develop the property as it sees fit.

The County attempted to acquire the property for \$1, however, that purchase price has been rejected. The Maryland Department of Transportation (MDOT) Secretaries Office has extended an offer of \$14,029.98 to include acquisition, plus interest and administrative cost. A fair market property value has been determined by MDOT to be \$98,550.00. A decision on acceptance of the offer is required prior to the February 15<sup>th</sup> Maryland Board of Public Works meeting after which the offer expires. If the offer is accepted, purchase and closing shall occur prior to December 15, 2023.

This expense could be absorbed in the Highway Department's operating budget under 20-20010-600100 Land & Improvements.

**FISCAL IMPACT:** \$14,029.98

**CONCURRENCES:** Highway Director, CFO & County Administrator

**ALTERNATIVES:** Reject offer

**ATTACHMENTS:** Exhibit, plat & deed

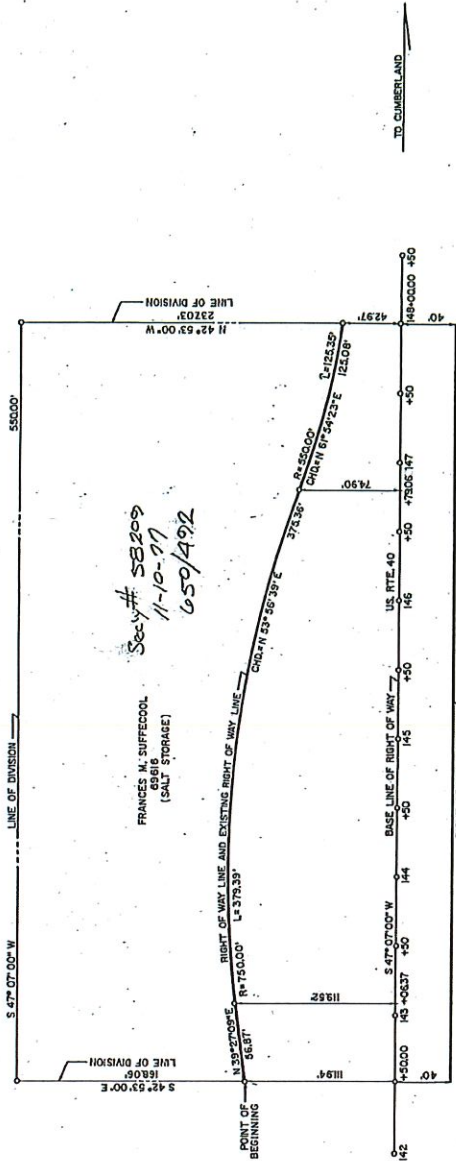
**AUDIO/VISUAL NEEDS:** None



# Washington County Department of Public Works Highway Department: Scenic 40 Salt Dome







Sec 17# SB209  
11-10-07  
650/492

FRANCIS M. SUFFECOL  
(SALT STORAGE)

TO HANCOCK

TO CAMBERLAND

FEE SIMPLE AREA 2.250 ACRES SHOWN THIS:

US 48 permit for US 48 @  
Baltimore rd. trans. to  
Co. 1, 187 agreement off  
at 1, 187

LEGEND

	REVERSIBLE GRADIENT FOR DRAINING SLOPES
	PERMISSIBLE GRADIENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAN
	PERMISSIBLE GRADIENT FOR GENERAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAN
	LATERAL INDICATED GENERAL DRAINAGE FLOW PATTERN
	PERENNIAL GRADIENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE
	APPROXIMATE GENERAL DRAINAGE FLOW PATTERN, NOT TO SCALE OR FOR ENGINEERING PURPOSE ONLY

LOCATED IN	WASHINGTON	COUNTY	
PREPARED BY	BUREAU HIGHWAY DESIGN		
DATE OF PLANS	7/31/59		
NON-USE	06/28		
REVISIONS			
DATE OF PLANS	7/31/59		
CONSTRUCTION PROJECT	RELOCATION NATIONAL PIKE - EAST & WEST SLOPES SIBLING HILL, MOUNTAIN GALT STORAGE AREA		
CONSTRUCTION PROJECT NO.	21-19-77		

STATE OF DEPARTMENT OF STATE-HIGHWAY STATE ROAD RIGHT OF WAY PROJECT SUBCOUNT FEDERAL AID PROJECT NO. 21-19-77 ISSUED 7-19-77

MSA 51625-45840

MAIL DEC 13 1977

492

Received for Record Dec. 6, 1977  
at 11:47 A.M.  
Libran 650

DEC -6-77 A E 17685 \*\*\*#1286

FORM RW 25 (Revised 7/1/71) LEGAL DEPARTMENT 300 West Preston Street Baltimore, Maryland 21201	<b>DEED</b> TO THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION	PAGE 1 Right of Way Item No <b>69616</b>
		State Highway Administration Project No <b>AW 188-016-014</b>
Mail Address - P O Box 717 Baltimore, Maryland 21203		

This Deed, Made this 16<sup>th</sup> day of November in the year 1977

(A) WHEREAS, the State Highway Administration of the Department of Transportation, acting for and on behalf of the State of Maryland, finds it necessary to acquire the land, easements, rights and/or controls, shown and/or indicated on State Highway Administration's Plats Numbered

45840

which are duly recorded, or intended to be recorded, among the Land Records of

Washington


County (ies) in the State of Maryland in order to lay out, open, establish, construct, extend, widen, straighten, grade and improve as a part of the State Roads System of Maryland, a highway and/or bridge, together with the appurtenances thereto belonging, under its Contract Number AW 188-016-014 and known as the


Salt Storage Facilities Installation, District No. 6




and to thereafter use, maintain and/or further improve said highway and/or bridge, as a part of the Maryland State Roads System

(B) NOW, THEREFORE, THIS DEED AND RELEASE WITNESSETH That for and in consideration of the above premises, One Dollar (\$1 00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, we do hereby grant and convey unto the STATE OF MARYLAND, TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION, its successors and assigns, FOREVER IN FEE SIMPLE, all our right, title and interest, free and clear of all liens and encumbrances, in and to

(C) ALL THE LAND, together with the appurtenances thereto belonging, or in anywise appertaining, lying between the outermost lines designated "Right of Way Line," as shown and/or indicated on the hereinbefore mentioned plats, all of which plats are made a part hereof, so far as our property and/or our rights may be affected by the said proposed highway and/or bridge, and the appurtenances thereto belonging, or in anywise appertaining

(D) AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, the right to create, use and maintain on the area of the land shown hatched thus  on the above designated plats, such slopes as are necessary to retain and support the highway and/or adjacent property, it being agreed between the parties hereto, however, that at such time as the contour of the land over which this slope easement is granted is changed so that the easement required for slopes is no longer necessary to retain, support or protect the highway construction within the area conveyed in fee simple, then said easement for slopes shall cease to exist

(E) AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, the perpetual right to create, use and maintain on the area of the land shown cross-hatched thus  on the above designated plats, such stream changes, side ditches, inlet ditches, outlet ditches, pipes, culverts and all other drainage facilities as are necessary in the opinion of the State Highway Administration to adequately drain the highway or adjacent property and/or control the flow of water through those drainage structures to be built to protect said highway

(F) AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, the perpetual right to discharge the flow of water from such stream changes, side ditches, inlet ditches, outlet ditches, pipes, culverts and all other drainage facilities as are necessary in the opinion of the State Highway Administration to adequately drain the highway or adjacent property and/or control the flow of water through those drainage structures to be built to protect said highway (either within the areas shown cross-hatched thus  or within the limits of the areas hereinbefore conveyed in the fee simple) into existing waterways or natural drainage courses, as indicated by the symbol  and/or upon the existing ground, as indicated by the symbol , at the outlet end of the drainage facilities so created by the State Highway Administration, all of which are shown graphically and indicated by appropriate symbols and explanatory notations on the aforesaid plats

(G) AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, ANY AND ALL RIGHT WHATSOEVER of the GRANTORS their heirs, successors and assigns, of any means whatsoever of ingress or egress between the THROUGH HIGHWAY and their remaining property across the lines which are designated "Right of Way Line of Through Highway," to the end that there never will be any vehicular pedestrian and/or animal access to or from said Through Highway and their remaining property across those lines which are so marked on the above mentioned plats, except by means of such public road connections as are authorized by law

(H) AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, ANY AND ALL RIGHT WHATSOEVER of the GRANTORS, their heirs, successors and assigns, of vehicular ingress or egress between their remaining property and the highway across those portions of the right of way lines which are marked "THROUGHOUT THIS PORTION OF THE RIGHT OF WAY LINE ALL VEHICULAR ACCESS IS DENIED," to the end that there never will be any vehicular access to or from said highway and their remaining property across those portions of the said right of way lines which are so marked on the above mentioned plats

CONTINUED ON PAGE 2

WASHINGTON COUNTY CIRCUIT COURT (Land Records) VJB 650, p. 0492, MSA\_CE18\_600, Date available 09/27/2005. Printed 09/02/2020.

St City Union PO Box 717, Baltimore, MD



(I) AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, the perpetual right to erect and maintain between October 1st and April 1st of each year, snow fences within 100 feet of the land hereby granted in fee simple, provided that said snow fences shall not interfere with the construction and use of buildings now erected or hereafter erected or with growing crops

(J) AND THE GRANTORS HEREIN do hereby covenant and agree, on behalf of themselves, their heirs, successors and assigns, to abide by and respect each and every control or restriction set forth in this instrument of writing, it being the intention of this conveyance to perpetuate all the rights and privileges granted to the State of Maryland, to the use of the State Highway Administration, by this deed. It is expressly understood and agreed that these covenants shall run with and bind upon the GRANTORS, their heirs, successors and assigns, forever

(K). IT BEING a part of the same property conveyed by Hamilton Moore to Frances M. Suffecool by Deed dated 10/16/48 and recorded on 11/5/48 in Liber No. 249, Folio 487, among the Land Records of Washington County, Maryland.

IT BEING a part of the same property conveyed by Hamilton Moore to Frances M. Suffecool by Deed dated 5/5/47 and recorded on 5/6/47 in Liber No. 241, Folio 262, among the Land Records of Washington County, Maryland.

(V) TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, roads, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anyway appertaining

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(W) IT IS UNDERSTOOD AND AGREED that the State Highway Administration shall have no further obligation or liability for the results of construction, reconstruction, maintenance or further construction of said highway and/or bridge

(X) TO HAVE AND TO HOLD the land and premises above described and mentioned and hereby intended to be conveyed unto the proper use and benefit of the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns forever in fee simple, together with the rights, easements, privileges and controls hereinbefore mentioned. The property conveyed by this instrument in fee simple is 2.260 acres.

(Y) AND the grantors covenant that they have neither done, nor suffered to be done, anything to encumber the property, easements and/or rights, etc., hereby conveyed, and that they will execute such other and further assurance of same as may be requisite

(Z) AND \_\_\_\_\_ join in this conveyance for the purpose of releasing the land, easements and/or rights herein conveyed from the operation and effect and any mortgage and/or lien which they hold upon the property of the grantors, returning their rights as mortgagees and/or lienors in and to the remainder of the land of the grantor not affected by this conveyance

IN WITNESS WHEREOF we have hereunto set our hands and seals

WITNESS	<u>John E. Keefer</u>	<u>Frances M. Suffecool</u> (SEAL)
WITNESS	_____	Frances M. Suffecool (SEAL)
WITNESS	_____	(SEAL)
WITNESS	_____	(SEAL)
WITNESS	_____	(SEAL)
WITNESS	_____	(SEAL)

STATE OF MARYLAND - COUNTY OF Washington

PAGE 4-FORM RW-25

I hereby certify that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for Washington County, personally appeared, Frances M. Suffecool

and she acknowledged the foregoing deed and release to be her act, or to be the act of the said body corporate. (NOTE: strike out the words not applicable)

AS WITNESS MY HAND AND NOTARIAL SEAL, this 10 day of November in the year 1977

NOTARY SEAL

My Commission expires: July 1, 1978

STATE OF MARYLAND - COUNTY OF...

I hereby certify that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for ... County, personally appeared

and each severally acknowledged the foregoing deed and release to be his her or their respective act, or to be the act of the said body corporate. (NOTE: strike out the words not applicable)

AS WITNESS MY HAND AND NOTARIAL SEAL, this ... day of ... in the year

NOTARY SEAL

My Commission expires ... NOTARY PUBLIC

STATE OF MARYLAND - COUNTY OF

I hereby certify that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for ... County, personally appeared

and each severally acknowledged the foregoing deed and release to be his her or their respective act, or to be the act of the said body corporate. (NOTE: strike out the words not applicable)

AS WITNESS MY HAND AND NOTARIAL SEAL, this ... day of ... in the year

NOTARY SEAL

My Commission expires ... NOTARY PUBLIC

STATE OF MARYLAND WASHINGTON COUNTY RECEIVED FOR RECORD DEC 6 11 41 AM '77 LIBRARY LANE WASHINGTON J. J. ...

140 3,170.00 5-6-50

DEED

FROM Frances M. Suffecool

TO THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION DEPARTMENT OF TRANSPORTATION

Received for Record, ... at ... o'clock ... M. Same day recorded in Liber. ... No. ... Folio ... of the Land Records of ... County, and examined per ... Clerk. Cost of Record \$.

This is to certify that ... and County ... paid ...

Notary Public

Per ...

Table with columns: To - State Highway Administration, This conveyance has been recorded in the Right of Way Division Ledger, No Extra property was acquired by Deed, Extra property has been acquired and entered in property record - Form RW-91, INDEXED IN LEDGER, DATE, By ... Ledger Clerk, OFF CONVEYANCES MADE.

PAID Rec. Fee \$ 14.00 Rec. Tax \$ 15.40 Trans. Tax \$ TOTAL ... \$ 29.40



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**Open Session Item**

**SUBJECT:** 2023 Senator Amoss Funding Distribution

**PRESENTATION DATE:** January 31, 2023

**PRESENTATION BY:** Division of Emergency Services, Director R. David Hays

**RECOMMENDATION:** Move to accept the recommendations of the Director of Emergency Services, authorizing the Division of Emergency Services to make notification of the grant award from the FY 2023 Senator William H. Amoss Fire, Rescue, and Ambulance Fund subsidy as outlined in the attached document. The total fiscal year 2023 funding received by the County is \$339,167.00.

**REPORT-IN-BRIEF:** The State of Maryland distributes an annual payment to each County for support of local fire and rescue operations. The County in turn makes notification of the funding to the eligible vol. fire and rescue corporations. Financial accountability and reporting are handled within the Division of Emergency Services and the Division of Budget and Finance, with the County filing a financial report with the State on an annual basis.

**DISCUSSION:** The Senator William H. Amoss Fire, Rescue and Ambulance Fund is authorized within the Public Safety Article of the Annotated Code of Maryland. The Maryland Emergency Management Agency is responsible for the program.

**FISCAL IMPACT:** Loss of funding would result in the reduction of capital equipment funding and expenditures that are available to the independent fire and EMS companies.

**CONCURRENCES:** Director of Emergency Services, Chief Financial Officer

**ALTERNATIVES:** N/A

**ATTACHMENTS:** Fiscal Year 2023 Distribution Matrix

**Washington County, Maryland**  
**Allocation of 508 State Grant Funds**

**Fiscal Year 2023**

<b><u>Fire</u></b>	<b>Vendor</b>	<b>Total Distributions</b>	<b>Amount</b>
Hagerstown Fire Department	1468	6	78,267.00
First Hose Company of Boonsboro	920	1	13,045.00
Clear Spring Volunteer Fire Company	396	1	13,045.00
Williamsport Volunteer Fire and EMS	2651	1	13,045.00
Community Volunteer Fire Company	699	1	13,045.00
Funkstown Volunteer Fire Company	1377	1	13,045.00
Volunteer Fire Company of Halfway	1498	1	13,045.00
Leitersburg Volunteer Fire Company	1688	1	13,045.00
Maugansville Goodwill Volunteer Fire Company	1813	1	13,045.00
Smithsburg Community Volunteer Fire Company	2310	1	13,045.00
Sharpsburg Volunteer Fire Company	2224	1	13,045.00
Potomac Valley Volunteer Fire Company	2068	1	13,045.00
Hancock Volunteer Fire Company	1510	1	13,045.00
Longmeadow Volunteer Fire Company	1698	1	13,045.00
Mt. Aetna Volunteer Fire Company	1908	1	13,045.00
<b>Total Distribution - Fire</b>		<b>20</b>	<b>260,897.00</b>
<b><u>EMS</u></b>			
Sharpsburg Area Emergency Medical Service	6013	1	13,045.00
Hancock Rescue Squad	1502	1	13,045.00
Boonsboro Area Emergency Medical Service	281	1	13,045.00
Clear Spring Volunteer Ambulance Club	393	1	13,045.00
Smithsburg Area Emergency Medical Service	2309	1	13,045.00
Community Rescue Service, Inc.	1035	1	13,045.00
<b>Total Distribution - EMS</b>		<b>6</b>	<b>78,270.00</b>
<b>Grand Total</b>		<b>26</b>	<b>339,167.00</b>





Agenda Report Form

Open Session Item

**SUBJECT:** Maryland 9-1-1 Board– Request for Approval to Accept Awarded Funding

**PRESENTATION DATE:** January 31, 2023

**PRESENTATION BY:** Sheriff Brian Albert, Washington County Sheriff's Office, and Nicole Phillips, Grant Manager, Office of Grant Management

**RECOMMENDED MOTION:** Move to approve the acceptance of grant funds in the amount of \$56,640 from the Maryland 911 Board for CAD to CAD interface.

**REPORT-IN-BRIEF:** The Division of Emergency Services is requesting approval to accept grant funds in the amount of \$56,640 from the Maryland 911 Board.

**DISCUSSION:** This funding is for a CAD to CAD interface from Keystone to develop software for compatibility with Maryland State Police. This pilot program for Washington County will allow connections between Washington County's CAD system and CAD systems in other jurisdictions for sharing of call and unit information.

The Office of Grant Management has reviewed the funding request and has determined the request is consistent with the Maryland 9-1-1 Systems Boards' purpose. There is no matching funds requirement associated with this funding request

**FISCAL IMPACT:** Provides \$56,640 for the Division of Emergency Services.

**CONCURRENCES:** Susan Buchanan, Director, Office of Grant Management

**ALTERNATIVES:** Deny approval for acceptance of grant funds.

**ATTACHMENTS:** N/A

**AUDIO/VISUAL NEEDS:** N/A