

**County Council of Dorchester County**  
**Open Meeting Minutes**  
**October 15, 2024**

The County Council of Dorchester County convened into Open Session on October 15, 2024 at 5:08 p.m., in Room 110 of the County Office Building, 501 Court Lane, Cambridge, Maryland 21613. A roll call of the members was conducted. Present in Room 110 were: George L. Pfeffer, Jr., President; Mike Detmer, Vice President; and, Rob Kramer, Jr. Also present in Room 110 were: Jerry Jones, County Manager; Charles MacLeod, County Attorney; and, Irene Barnes, Executive Administrative Specialist. William V. Nichols was absent. Ricky C. Travers joined the meeting late.

Upon motion by Councilman Kramer at 5:09 p.m., seconded by Councilman Detmer, the Council adjourned into Closed Session, by a 3 to 0 vote (Councilman Nichols and Councilman Travers absent), pursuant to the following sections of Title 3 of the General Provisions Article of the Maryland Annotated Code, §3-305(b)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; §3-305(b)(13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter; and, §3-305(b)(7) to consult with counsel to obtain legal advice. The Written Statement for Closing a Meeting under the Open Meetings Act is attached hereto.

#### **OPEN SESSION**

The County Council of Dorchester County reconvened into Open Session at 6:07 p.m. Present in Room 110 were: George L. Pfeffer, Jr., President; Mike Detmer, Vice President; Ricky C. Travers, and, Rob Kramer, Jr. Also present in Room 110 were: Jerry Jones, County Manager; Charles MacLeod, County Attorney; and, Irene Barnes, Executive Administrative Specialist. William V. Nichols was absent.

#### **INVOCATION AND PLEDGE OF ALLEGIANCE**

Councilman Detmer led the invocation and the pledge of allegiance.

#### **CALL FOR ADDITIONS OR DELETIONS TO AGENDA**

Upon motion by Councilman Detmer, seconded by Councilman Travers, the Council approved the following additions to the agenda, by a 4 to 0 vote (Councilman Nichols absent):

1. Property Tax Credit Request – Brownfields Sites – Finance;
2. Letter of Support – National Park Service FY25 Chesapeake Gateways Grant – ShoreRivers – Economic Development;
3. Letter of Support – National Park Service FY25 Chesapeake Gateways Grant – Chesapeake Conservancy – Tourism; and,
4. Presentations – Introduction – Patriot Point.

## FINANCIAL REPORT: CASH AND INVESTMENTS

Councilman Pfeffer reported total cash and investments as \$32,119,318.26.

## CLOSED SESSION SUMMARY

The Council convened into a Closed Session at 5:10 p.m. on October 15, 2024 pursuant to Title 3 of the General Provisions Article of the Maryland Annotated Code §3-305(b)(1), §3-305(b)(13) and §3-305(b)(7) to:

1. Receive notifications of recent personnel changes within the County;
2. Discuss the appointment of a member to a specific board;
3. Receive legal advice from the County Attorney regarding the following:
  - a. A specific County owned property;
  - b. State of Maryland landfill;
  - c. Requirements of administering a specific board;
  - d. A specific contractor service;
  - e. A specific County commission;
  - f. A specific board; and,
  - g. The potential disposition of County owned property.

## CONSENT AGENDA

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council approved the Consent Agenda, by a 4 to 0 vote (Councilman Nichols absent).

## APPROVAL OF MINUTES

The Council approved the minutes of October 1, 2024.

## APPROVAL OF DISBURSEMENTS

The Council approved the vouchers as presented, with Councilman Travers abstaining for payments made to Simmons Center Market.

## REQUEST TO RENEW – DETAINEE COMMISSARY ACCOUNT AGREEMENT – CORRECTIONS

The Council approved the request of Don Satterfield, Corrections Director, to renew a Commissary Services Agreement between Keefe Commissary Network, LLC and the Dorchester County Detention Center for the purpose of supplying food and other related commissary items and services to inmates, at no cost to the County, for a five year term effective November 1, 2024.

## **BUDGET TRANSFER REQUEST – RECREATION & PARKS**

The Council approved the FY2025 Recreation & Parks budget transfer request.

## **FY26 BUDGET ADOPTION SCHEDULE**

The Council approved the FY26 Budget Adoption Schedule.

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council adjourned into Legislative Session, by a 4 to 0 vote (Councilman Nichols absent)

## **LEGISLATIVE SESSION**

### **PUBLIC HEARING – SOLAR ENERGY SYSTEMS**

**AN ACT OF THE COUNTY COUNCIL OF DORCHESTER COUNTY, MARYLAND AMENDING CHAPTER 155 (ZONING) OF THE DORCHESTER COUNTY CODE FOR THE PURPOSES OF REPEALING AND REENACTING § 155-50(LL) TO PROVIDE FOR ACCESSORY, SMALL SCALE, AND UTILITY SCALE SOLAR ENERGY SYSTEMS, ADOPTING REGULATIONS REGARDING THE SAME, DEFINING TERMS ASSOCIATED THEREWITH, AND AMENDING THE TABLE OF PERMITTED USES BY ZONING DISTRICT REGARDING SOLAR ENERGY SYSTEMS; PROVIDING THAT THE TITLE OF THIS BILL SHALL BE DEEMED A FAIR SUMMARY, AND GENERALLY RELATING TO SOLAR ENERGY SYSTEMS IN DORCHESTER COUNTY, MARYLAND.**

Ms. Barnes said a public hearing is being conducted on Bill No. 2024-8 for the purposes of repealing and reenacting §155-50(LL) to provide for accessory, small scale, and utility scale solar energy systems, adopting regulations regarding the same, defining terms associated therewith, and amending the table of permitted uses by zoning district regarding solar energy systems.

Susan Webb, Director of Planning & Zoning, provided a brief overview of the proposed bill.

The following provided public comments:

- Adam Dubitsky, Field Director, Maryland Land & Liberty Coalition; and,
- Leah Meredith, Mid-Atlantic Senior Manager, Solar Energy Industries Association

Councilman Pfeffer asked for additional public comments, hearing none, the public hearing was closed.

After a discussion and upon motion by Councilman Detmer, seconded by Councilman Travers, the Council agreed to table the bill until November 4, 2024, by a 4 to 0 vote (Councilman Nichols absent).

## **PUBLIC HEARING – FY25 SCHEDULE OF FEES AMENDMENT**

Ms. Barnes said a public hearing is being conducted to amend the FY25 Schedule of Fees to incorporate the Water & Wastewater Services Department, and to update several fees associated with Recreation & Parks.

Councilman Pfeffer said the Sanitary District fees have not increased at this time, the changes are being made to include them as government fees versus sanitary fees.

Councilman Pfeffer asked for public comments, hearing none, the public hearing was closed.

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council adopted the resolution, by a 4 to 0 vote, the roll call was as follows: Pfeffer – aye; Detmer – aye; Kramer – aye; Nichols – absent; and, Travers – aye.

The Council adjourned into Open Session.

## **OPEN SESSION**

### **PRESENTATIONS**

#### **STRATEGIC PLAN – BOARD OF HEALTH**

Roger Harrell, Health Officer, Dorchester County Health Department (DCHD); and, Casey Scott, Deputy Health Officer, DCHD, provided a presentation on the Board of Health Strategic Plan.

Mr. Harrell announced that his retirement will take place on February 28, 2025, which will be his 28<sup>th</sup> anniversary. He thanked the Council for his time at the Health Department and said it has been an honor and pleasure to serve this County.

#### **INTRODUCTION – PATRIOT POINT**

Will and Stephanie Moon, Patriot Point, provided information on the amenities offered at Patriot Point and its engagement within the community for civilians and veterans.

### **FY25 MARYLAND GENERAL ASSEMBLY LEGISLATIVE SESSION FINAL DISCUSSION**

No new items.

## **ACTION ITEMS**

### **REQUEST TO RENEW LEASE AGREEMENT – NORTH HANGAR – AIRPORT**

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council approved a recommendation of Steve Nuwer, Airport Director, to provide a one-month extension to the current intergovernmental lease agreement held by the Maryland Department of Agriculture - Mosquito Control Section (MDA-MCS) for the north hangar space, by a 4 to 0 vote (Councilman Nichols absent)

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council approved the recommendation of Mr. Nuwer to renew the intergovernmental lease agreement for the north hangar space between the MDA-MCS and Dorchester County for a 10-year term, effective December 1, 2024, at a tiered rate, beginning at \$1,880.00 per month, by a 4 to 0 vote (Councilman Nichols absent).

### **BID AWARD – CIRCUIT COURT WATER HEATER REPLACEMENT – PUBLIC WORKS**

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council approved the request of David Dierks, Facilities & Risk Manager, Public Works, to award a bid for the Circuit Court water heater replacement to the lowest bidder, National HVAC, at the cost of \$37,475.00, which will be funded from the Transfer Tax, by a 4 to 0 vote (Councilman Nichols absent).

### **DORCHESTER COUNTY SOCIAL SERVICES ADVISORY BOARD APPOINTMENT**

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council approved the recommendation of Jenifer L. DuBosq, Director, Dorchester County Department of Social Services, to appoint Kathleen Eberspacher to the Dorchester County Social Services Advisory Board for a three-year term, commencing on November 1, 2024, by a 4 to 0 vote (Councilman Nichols absent).

## **POLL CONFIRMATIONS**

Upon motion by Councilman Travers, seconded by Councilman Detmer, the Council confirmed its decisions in the interim of meetings, via poll, by a 4 to 0 vote (Councilman Nichols absent) to:

- Approve the request of Holly Gilpin, Tourism Director, to submit a \$75,000.00 Youth & Amateur Sports Grant and Michael Erin Busch Fund grant application through the Maryland Sports Commission to fund the IRONMAN County obligation and Emergency Services expenses associated with the event, by a 5 to 0 vote.
- Approve the request of Susan Banks, Economic Development Director, to submit an estimated \$350,000.00 Greenspace Equity Program grant application through the Maryland Department of Natural Resources to assist with the remaining funds needed for the Rails to Trails Project from Washington Street to Woods Road, by a 5 to 0 vote.

## PROPERTY TAX CREDIT REQUEST – BROWNFIELDS SITES – FINANCE

Upon motion by Councilman Travers, seconded by Councilman Detmer, the Council approved the recommendation of Karen Tolley, Finance Director, to accept an *Application for Property Tax Credit for Qualified Brownfields Sites* submitted by 411 Dorchester CSP (The Packing House), retroactive to tax year 2023-24, through 2027-28, for a total County property tax credit of \$37,694.97 over the five year term.

After a discussion, the Council acknowledged that the County is required to contribute 30% of the applicable tax increase to the Maryland Economic Development Assistance Fund during the five year term at a total of \$34,845.30 over the five year term.

## LETTER OF SUPPORT – NATIONAL PARK SERVICE FY25 CHESAPEAKE GATEWAYS GRANT – SHORERIVERS – ECONOMIC DEVELOPMENT

Upon motion by Councilman Travers, seconded by Councilman Detmer, the Council approved the recommendation of Susan Banks, Economic Development Director, to provide a letter of support for a FY25 Chesapeake Gateways grant application submitted by ShoreRivers through the National Park Service to support its Watershed Discovery Expeditions, at no cost to the County, by a 4 to 0 vote (Councilman Nichols absent).

## LETTER OF SUPPORT – NATIONAL PARK SERVICE FY25 CHESAPEAKE GATEWAYS GRANT – CHESAPEAKE CONSERVANCY – TOURISM

Upon motion by Councilman Travers, seconded by Councilman Detmer, the Council approved the recommendation of Holly Gilpin, Tourism Director, to provide a letter of support for a FY25 Chesapeake Gateways grant application submitted by Chesapeake Conservancy through the National Parks Service to support its project focused on capturing, preserving, and amplifying personal stories connected to the Chesapeake watershed, at no cost to the County, by a 4 to 0 vote (Councilman Nichols absent).

## COUNCIL'S COMMENTS

Councilman Travers: 1) reiterated the concerns of juvenile crime, stating that the current juvenile justice system is setting kids up for failure; 2) said the mosquito program needs to improve controlling the mosquito population; and, 3) addressed the issues related to roadwork being completed on Route 50 during the day. Councilman Pfeffer said the Maryland Department of Transportation (MDOT) explained that paving cannot be completed when the temperature drops below 50 degrees, however, he has been assured that roadwork will be completed overnight when possible, and additional signage and State Troopers will be used to alert drivers.

Councilman Detmer: 1) echoed Councilman Travers regarding the issues of the daytime paving, mosquito spraying and juvenile crime; 2) passed along constituents' concerns regarding a culvert on Reid Road; 3) said some roads are being changed from asphalt to tar-and-chip because it is less expensive and the County can do more with less; and, 4) highlighted the Mid-Bay Project

Annual Community Poster Session on November 6, 2024 at 6:00 p.m. at the Madison Volunteer Fire Department, and Election Day on November 5, 2024.

Councilman Pfeffer said: 1) one mile of tar-and-chip costs \$80,000.00, versus paving at \$500,000.00; and, 2) the November 5, 2024 Council meeting will be held on November 4, 2024 due to Election Day.

**PUBLIC COMMENTS**


Don Satterfield, Corrections Director, said over the last two months, seven juveniles were waived as adults. He explained that the facility does not accommodate juveniles due to visual and audio requirements, and explained that an additional wing to the facility will need to be built if this crime increases. In response to Councilman Pfeffer’s inquiry, Mr. Satterfield said juveniles are always in isolation, using the furthest point away from visual and audio. The Council agreed to add this issue to its list of legislative priorities.

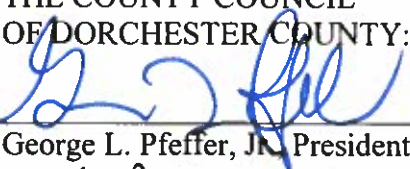
Robbie Larimer, Manager, Communications Division, thanked the Council and Mr. Jones for restructuring the salaries within the Communications Division. He said the staff is overwhelming happy and this has increased retention. Councilman Pfeffer expressed his gratitude of Mr. Jones and Kristin Budd, Human Resources Director.

**ADJOURNMENT**

With no further business to discuss and upon motion by Councilman Kramer, seconded by Councilman Travers, the Council adjourned the meeting at 7:39 p.m.

ATTEST:

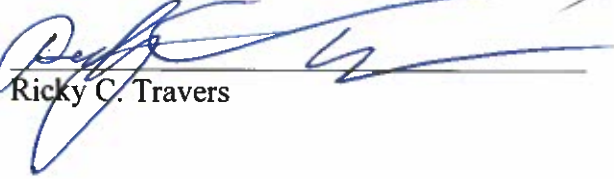
  
\_\_\_\_\_  
Jerry Jones  
County Manager

THE COUNTY COUNCIL  
OF DORCHESTER COUNTY:  
  
\_\_\_\_\_  
George L. Pfeffer, Jr. President

  
\_\_\_\_\_  
Mike Detmer, Vice President

  
\_\_\_\_\_  
Rob Kramer, Jr.

Abstained  
\_\_\_\_\_  
William V. Nichols

  
\_\_\_\_\_  
Ricky C. Travers

Approved the 4<sup>th</sup> day of November, 2024.

**PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING ("CLOSING STATEMENT")  
UNDER THE OPEN MEETINGS ACT (General Provisions Article § 3-305)**

This form has two sides. *Complete items 1 – 4 before closing the meeting.*

**1. Recorded vote to close the meeting:**

Date: 10/15/24; Time: 5:09 p.m.; Location: 501 Court Lane, Room 110,  
Cambridge, MD 21613; Motion to close meeting made by: Kramer Seconded by: Detmer  
Members in favor: Pfeffer, Kramer, Detmer, Ricky Travers  
Opposed: \_\_\_\_\_ Abstaining: \_\_\_\_\_ Absent: Nichols

**2. Statutory authority to close session (check all provisions that apply).**

**This meeting will be closed under General Provisions Art. § 3-305(b) only:**

(Ricky joined the meeting late)

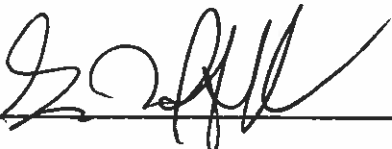
(1)  "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals"; (2) \_\_\_\_\_ "To protect the privacy or reputation of individuals concerning a matter not related to public business"; (3) \_\_\_\_\_ "To consider the acquisition of real property for a public purpose and matters directly related thereto"; (4) \_\_\_\_\_ "To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State"; (5) \_\_\_\_\_ "To consider the investment of public funds"; (6) \_\_\_\_\_ "To consider the marketing of public securities"; (7)  "To consult with counsel to obtain legal advice"; (8) \_\_\_\_\_ "To consult with staff, consultants, or other individuals about pending or potential litigation"; (9) \_\_\_\_\_ "To conduct collective bargaining negotiations or consider matters that relate to the negotiations"; (10) \_\_\_\_\_ "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans"; (11) \_\_\_\_\_ "To prepare, administer, or grade a scholastic, licensing, or qualifying examination"; (12) \_\_\_\_\_ "To conduct or discuss an investigative proceeding on actual or possible criminal conduct"; (13)  "To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter"; (14) \_\_\_\_\_ "Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process." (15) \_\_\_\_\_ "To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information . . . or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices."

Continued →



**3. For each provision checked above, disclosure of the topic to be discussed and the public body's reason for discussing that topic in closed session.**

Citation	Topic	Reason for closed-session discussion of topic
§3-305(b)(1)	Notifications of recent personnel changes within the County.	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; any other personnel matter that affects one or more specific individuals
§3-305(b)(13)	Same topic as above	To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.
§3-305(b)(1)	To discuss the appointment of a member to a specific board.	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; any other personnel matter that affects one or more specific individuals
§3-305(b)(13)	Same topic as above	To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.
§3-305(b)(7)	<p>To receive legal advice from the County Attorney regarding the following:</p> <ul style="list-style-type: none"> <li>a) A specific County owned property;</li> <li>b) State of Maryland landfill; requirements</li> <li>c) Requirements of administering a specific board;</li> <li>d) A specific contractor service;</li> <li>e) A specific County commission;</li> <li>f) A specific board; and,</li> <li>g) Potential disposition of County owned Property</li> </ul>	To consult with counsel to obtain legal advice.

4. This statement is made by , Presiding Officer.

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**WORKSHEET FOR OPTIONAL USE IN CLOSED SESSION: INFORMATION FOR SUMMARY TO BE DISCLOSED IN THE MINUTES OF THE NEXT OPEN MEETING. (See also template for summary.)**

➤ **For a meeting closed under the statutory authority cited above:**

Time of closed session: \_\_\_\_\_

Place: \_\_\_\_\_

Purpose(s): \_\_\_\_\_

Members who voted to meet in closed session: \_\_\_\_\_

Persons attending closed session: \_\_\_\_\_

Authority under § 3-305 for the closed session: \_\_\_\_\_

Topics actually discussed: \_\_\_\_\_

Actions taken: \_\_\_\_\_

Each recorded vote: \_\_\_\_\_

➤ **For a meeting recessed to perform an administrative function (§ 3-104):** Time: \_\_\_\_\_

Place: \_\_\_\_\_

Persons present: \_\_\_\_\_

Subjects discussed: \_\_\_\_\_

**CLOSED SESSION SUMMARY**  
**October 15, 2024**

The Council convened into a Closed Session at 5:10 p.m. on October 15, 2024 pursuant to Title 3 of the General Provisions Article of the Maryland Annotated Code §3-305(b)(1), §3-305(b)(13) and §3-305(b)(7) to:

1. Receive notifications of recent personnel changes within the County;
2. Discuss the appointment of a member to a specific board;
3. Receive legal advice from the County Attorney regarding the following:
  - a. A specific County owned property;
  - b. State of Maryland landfill; requirements
  - c. Requirements of administering a specific board;
  - d. A specific contractor service;
  - e. A specific County commission;
  - f. A specific board; and,
  - g. Potential disposition of County owned Property.