

**County Council of Dorchester County**  
**Open Meeting Minutes**  
**November 19, 2024**

The County Council of Dorchester County convened into Open Session on November 19, 2024 at 5:03 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; Rob Kramer, Jr.; and, Ricky C. Travers. Also present in Room 110 were: Jerry Jones, County Manager; and, Irene Barnes, Executive Administrative Specialist. William V. Nichols was absent. Charles MacLeod, County Attorney, joined the meeting late.

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council adjourned into Closed Session at 5:04 p.m., 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 convened into Open Session on November 19, 2024 at 6:07 p.m., in Room 110 of the County Office Building, 501 Court Lane, Cambridge, Maryland 21613. Present in Room 110 were: George L. Pfeffer, Jr., President; Mike Detmer, Vice President; Rob Kramer, Jr.; and, Ricky C. Travers. 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 Pfeffer led the invocation and the pledge of allegiance.

**CALL FOR ADDITIONS OR DELETIONS TO AGENDA**

After publication of the agenda, the following items were added:

- 1) 2024 State Homeland Security Program Grant – Emergency Management
- 2) Administrative Office of the Courts – AY2025 Courthouse Security Funding – Circuit Court
- 3) Introductions to Legislation to Amend the Alcoholic Beverages and Cannabis Articles
  - a. §19-1001. Arts License
  - b. §19-1002. Venue License

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council approved the amended agenda by a 4 to 0 vote, Councilman Nichols absent.

## FINANCIAL REPORT: CASH AND INVESTMENTS

Councilman Pfeffer reported total cash and investments as \$35,903,914.85.

## CLOSED SESSION SUMMARY

The Council convened into a Closed Session at 5:04 p.m. on November 19, 2024 to discuss the following items pursuant to Title 3 of the General Provisions Article of the Maryland Annotated Code §3-305(b)(1), (13) and (7):

1. Notifications of recent personnel changes within the County were provided;
2. Personnel matters relating to specific individuals and positions;
3. Received legal advice from the County Attorney regarding the following:
  - a. Legal documents relating to a specific board;
  - b. The potential disposition of County owned properties; and,
  - c. The process of updating County regulations.

## 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.

- County Council Open Session Minutes – November 4, 2024
- Accounts Payable Disbursement Report – Week Ending November 15, 2024
  - Councilman Travers abstained from payments made to Simmons Center Market
- Stormwater Management Agreement – Darling Ingredients, Inc. – Public Works
  - Request of Dale Pusey, Engineer, to approve a Stormwater Management Agreement for Darling Ingredients, Inc. for site improvements located at 5420 Linkwood Road, Linkwood, Maryland
- 2024 Emergency Management Performance Grant – Emergency Management
  - Request of James Windsor, Emergency Management Planner, to accept a 2024 Emergency Management Performance Grant award of \$63,884.17 to fund the salary of the Emergency Management Planner, with a performance period of October 1, 2023 to May 31, 2026 and an in-kind match that is funded by 911 Center expenses.
- ESIC License Agreement – AList Appz & Consulting, LLC – Economic Development
  - Request of Susan Banks, Economic Development Director, to enter into an Eastern Shore Innovation Center License Agreement with AList Appz & Consulting, LLC for Suite 037 from November 14, 2024 to November 14, 2026 at \$177 per month, with an extension option.

## **COMMENDATIONS**

### **NORTH DORCHESTER HIGH SCHOOL CROSSWALK – AUBRIE WANEX**

The Council presented a Commendation to Aubrie Wanex for her submission to the Traffic Safety Committee to improve the school zone on Cloverdale Road by recommending a permanent speed limit reduction of 25 mph, extra signage and the addition of a crosswalk.

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

## **LEGISLATIVE SESSION**

### **INTRODUCTION –RURAL EVENT VENUE – GUEST COTTAGE TEXT AMENDMENT**

AN ACT OF THE COUNTY COUNCIL OF DORCHESTER COUNTY, MARYLAND AMENDING CHAPTER 155 (ZONING), SECTION 155-50 (SUPPLEMENTARY USE REGULATIONS) OF THE DORCHESTER COUNTY CODE FOR THE PURPOSES OF PROVIDING FOR GUEST COTTAGES AS AN ACCESSORY USE IN THE RESOURCE CONSERVATION, AGRICULTURAL CONSERVATION, AGRICULTURAL CONSERVATION – RESOURCE CONSERVATION AREA, NEIGHBORHOOD BUSINESS, AND GENERAL BUSINESS ZONING DISTRICTS, PROVIDING FOR RURAL EVENT VENUES AS A SPECIAL EXCEPTION USE IN THE RESOURCE CONSERVATION, RURAL RESIDENTIAL, RURAL RESIDENTIAL – RESOURCE CONSERVATION AREA, AGRICULTURAL CONSERVATION, AGRICULTURAL CONSERVATION – RESOURCE CONSERVATION AREA, SUBURBAN RESIDENTIAL, AND SUBURBAN RESIDENTIAL – RESOURCE CONSERVATION AREA ZONING DISTRICTS AND AS A PERMITTED USE IN THE NEIGHBORHOOD BUSINESS AND GENERAL BUSINESS ZONING DISTRICTS, ADOPTING SUPPLEMENTARY USE REGULATIONS REGARDING THE SAME, DEFINING TERMS ASSOCIATED THEREWITH, AND AMENDING THE TABLE OF PERMITTED USES BY ZONING DISTRICT REGARDING THE SAME; PROVIDING THAT THE TITLE OF THIS BILL SHALL BE DEEMED A FAIR SUMMARY, AND GENERALLY RELATING TO GUEST COTTAGES AND RURAL EVENT VENUES IN DORCHESTER COUNTY, MARYLAND.

Ms. Barnes said for introduction is legislation for the purposes of providing for guest cottages as an accessory use in the Resource Conservation, Agricultural Conservation, Agricultural Conservation – Resource Conservation Area, Neighborhood Business, and General Business Zoning Districts, providing for rural event venues as a special exception use in the Resource Conservation, Rural Residential, Rural Residential – Resource Conservation Area, Agricultural Conservation, Agricultural Conservation – Resource Conservation Area, Suburban Residential, and Suburban Residential – Resource Conservation Area Zoning Districts and as a permitted use in the Neighborhood Business and General Business Zoning Districts, adopting supplementary use regulations regarding the same, defining terms associated therewith, and amending the table of permitted uses by zoning district regarding the same; providing that the title of this bill shall

be deemed a fair summary, and generally relating to guest cottages and rural event venues in Dorchester County, Maryland.

Susan Webb, Planning & Zoning Director, provided more information relating to the bill.

Upon motion by Councilman Travers, seconded by Councilman Detmer, the Council agreed to proceed with the publication of a public hearing by a 4 to 0 vote, Councilman Nichols absent.

#### INTRODUCTION – AMENDMENTS TO THE ALCOHOLIC BEVERAGES AND CANNABIS ARTICLES – §19-1001. ARTS LICENSE

Councilman Travers provided information on the proposed amendments to the Alcoholic Beverages and Cannabis Articles §19-1001. Arts License, listed below:

§ 19-1001. Arts license.

- (a) There is an arts beer and wine license.
- (b)
  - (1) The Board may issue an arts beer and wine license to a nonprofit or for-profit retail business that engages in the display and sale of original artwork and is located in an Arts and Entertainment District as designated by the State of Maryland. Such businesses include art centers, art galleries, museums, and similar businesses that are primarily devoted to arts that express matters of serious literary, artistic, scientific, or political value.
  - (2) The Board may not issue the license to a business that displays and sells commercially prepared or mass-produced artistic products.
- (b) The license authorizes the license holder to sell or serve beer and wine at retail at the place described in the license for on-premises consumption when snacks are served during normal business hours, but not earlier than 10:00 a.m. and not later than 10:00 p.m., Monday through Sunday.
- (c) The annual fee for the license is \$250.
- (d) The Board may adopt regulations to carry out this section.
- (e) The license may not be transferred from the location for which the license was originally issued to another location.

Upon motion by Councilman Travers, seconded by Councilman Detmer, the Council agreed to forward the proposed amendments to the local legislators to pursue during the 2025 Legislative Session, by a 4 to 0 vote, Councilman Nichols absent.

#### INTRODUCTION – AMENDMENTS TO THE ALCOHOLIC BEVERAGES AND CANNABIS ARTICLES – §19-1002. VENUE LICENSE

Councilman Travers provided information on the proposed amendments to the Alcoholic Beverages and Cannabis Articles §19-1002. Venue License, listed below:

§ 19-1002. Venue License

- (a) There is a venue beer, wine, and liquor license.

(b) The Board may issue the license for use by a nonprofit or for-profit retail business that hosts weddings, banquets, parties, meetings, and similar events, whether private or open to the public, at a facility that:

- (1) has a minimum of 2,000 square feet;
- (2) is capable of accommodating at least 100 individuals for a single event, whether inside the facility or outside on the premises; and
- (3) has adequate bathroom facilities.

(c)

(1) The license authorizes the license holder to sell or serve beer, wine, and/or liquor at retail, whether by the drink or by the bottle, for on-premises consumption.

(2) Any beer, wine, and/or liquor sold under the license shall only be sold during an event hosted by the license holder at the license holder's facility, and only if food is also provided during the event.

(3) No beer, wine, or liquor sold under the license may be carried off the premises.

(d) The license holder may sell beer, wine, and liquor during the hours and days as set out for a Class B beer, wine, and liquor license under § 19-2005 of this title.

(e) The annual fee for the license is \$1,500.

(f) The Board may adopt regulations to carry out this section.

(g) The license may not be transferred from the venue for which the license was originally issued to another venue.

Upon motion by Councilman Travers, seconded by Councilman Detmer, the Council agreed to forward the proposed amendments to the local legislators to pursue during the 2025 Legislative Session by a 4 to 0 vote, Councilman Nichols absent.

The Council adjourned into Open Session.

## **OPEN SESSION**

### **ACTION ITEMS**

#### **DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT CONNECT MARYLAND FY24 HOME STRETCH DIFFICULT TO SERVE – GRANT CONFIRMATION – MEMORADUM OF UNDERSTANDING – FINANCE**

Upon motion by Councilman Travers, seconded by Councilman Detmer, the Council, by a 4 to 0 vote, Councilman Nichols absent, accepted the recommendation of Karen Tolley, Finance Director, to: 1) confirm the acceptance of the \$1.1 million Connect Maryland FY24 Home Stretch for Difficult to Serve Properties grant award through the Department of Housing and Community Development, to provide access to broadband to those that currently do not have service due to the home or business being located too far from the road, with a performance period ending December 31, 2025, and a 25% match, which will be funded by internet service providers; and, 2) enter into an agreement with Comcast Cable Communications Management, LLC to partner with the County on this Broadband Expansion Project.

Marilyn Williams, Grant Writer, Finance, provided an overview of the requests.

#### TOWER LICENSE RENEWAL – GREENBRIAR ROAD – COMMUNICATIONS DIVISION – SHERIFF’S OFFICE

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council, by a 4 to 0 vote, Councilman Nichols absent, accepted the recommendation of Robert Larimer, Communications Division Manager, Sheriff’s Office, to enter into the third amendment with Cellco Partnership to renew its tower license on Greenbriar Road, Cambridge, Maryland for a five year term.

Mr. Larimer provided additional information relating to the request.

#### ARCHITECTURAL COMMITTEE APPOINTMENTS – ECONOMIC DEVELOPMENT

Upon motion by Councilman Kramer, seconded by Councilman Detmer, the Council, by a 4 to 0 vote, Councilman Nichols absent, accepted the recommendation of Ms. Banks and appointed Mary Losty, Eugene Lauer, and Brian Herrmann to the Architectural Committee.

#### FY2025 PROGRAM OPEN SPACE ANNUAL PROGRAM – RECREATION & PARKS

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council, by a 4 to 0 vote, Councilman Nichols absent, approved the FY25 Program Open Space Annual Program, based on the recommendation of Duc Trieu, Recreation & Parks Director, which includes the following:

- Hurlock Athletic Complex – Resurface Tennis Courts and Convert Two Tennis Courts into Pickleball Courts;
- Egypt Park – Disc Golf Course; and,
- Colwill Land, Ocean Gateway in Cambridge.

Mr. Trieu provided more information regarding the pickleball courts in Hurlock, Maryland.

#### FY25 OPERATING GRANT AGREEMENT – MARYLAND TRANSIT ADMINISTRATION – DELMARVA COMMUNITY SERVICES

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council, by a 4 to 0 vote, Councilman Nichols absent, approved the request of Andrea Waters, Transportation Grants Specialist, Delmarva Community Services, Inc. (DCS) - Delmarva Community Transit, to accept a FY25 Operating Grant Agreement of \$795,261.00 through the Maryland Transit Administration to fund operating expenses at DCS, with a project time period of July 1, 2024 to June 30, 2025, and a local match of \$116,732.00 which will be funded by the FY25 Operating Budget (115,000.00) and the Non-Profit Fund (\$1,732.00).

#### TRAFFIC SAFETY COMMITTEE RECOMMENDATIONS

Councilman Detmer provided an overview of the TSC recommendations.

Williamsburg Church Road – Guardrail

Upon motion by Councilman Travers, seconded by Councilman Kramer the Council, by a 4 to 0 vote, Councilman Nichols absent, approved the Traffic Safety Committee’s recommendations to install high visibility signage on a curve near 4958 Williamsburg Church Road, Hurlock, Maryland, and obtain recommendations from the State Highway Administration.

Dolby Farm Road – Speed Humps

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council, by a 4 to 0 vote, Councilman Nichols absent, approved the Traffic Safety Committee’s recommendations to install signage relating to a special needs child living on Dolby Farm Road, Hurlock, Maryland, and work with the Sheriff’s Office to complete a traffic study.

2024 STATE HOMELAND SECURITY PROGRAM GRANT – EMERGENCY  
MANAGEMENT

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council, by a 4 to 0 vote, Councilman Nichols absent, accepted a 2024 State Homeland Security Program Grant, based on the recommendation of Mr. Windsor, in the amount of \$102,877.02 to fund the following homeland security projects, with a performance period of September 1, 2024 to May 31, 2027 and no match requirements:

- Cambridge Police Department Drone Program - \$31,000.00;
- Community Preparedness/Public Outreach - \$2,877.02;
- Dorchester Election Security - \$3,000.00;
- UPS Replacement for Communications - \$46,000.00; and,
- Dorchester County Sheriff’s Office Computer Equipment - \$20,000.00.

ADMINISTRATIVE OFFICE OF THE COURTS – AY2025 COURTHOUSE SECURITY  
FUNDING – CIRCUIT COURT

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council, by a 4 to 0 vote, Councilman Nichols absent, approved the request of William H. Jones, Circuit Court Judge, to submit a \$10,000 grant application to the Administrative Office of the Courts for additional key fob access and monitors to increase security, with a performance period of July 1, 2024 to June 30, 2026 and no match requirements.

**COUNCIL’S COMMENTS**

Councilman Travers said residents of the Hambrooks area are concerned about requests to access their properties for drilling purposes. Ms. Webb said she will look into this and confirmed that the County is not involved in this but it is being monitored.

Councilman Detmer: 1) commended Mr. Trieu for including a disc golf course in the FY25 Program Open Space Annual Program; 2) said he supports the amendments to the Alcoholic

Beverages and Cannabis articles; 3) welcomed Ms. Williams to the team and applauded Mr. Jones for adding this position to the Finance Department; 4) said a Planning Commission meeting will be held tomorrow at 12:00 p.m., with an item regarding solar on the agenda; 5) recounted the passing of a fellow marine whom passed away 20 years ago in Fallujah; and, 6) wished everyone a blessed and happy Thanksgiving.

Councilman Pfeffer: 1) thanked Councilman Detmer for his service as a marine; 2) sent prayers and thoughts to the family and friends of the late Francis Todd O'Conner; and, 4) wished everyone a safe happy Thanksgiving.


### PUBLIC COMMENTS

In response to Theresa Hayes Wanex, resident, Councilman Pfeffer said they will work with the Sheriff's Office to place a radar speed trailer on Cloverdale Road, Hurlock, Maryland.

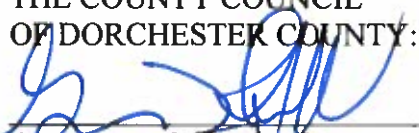
### ADJOURNMENT

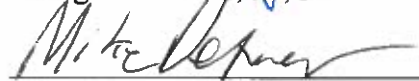
With no further business to discuss, and upon motion by Councilman Travers, seconded by Councilman Kramer, the Council adjourned the meeting, by a 4 to 0 vote, Councilman Nichols absent.

ATTEST:

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

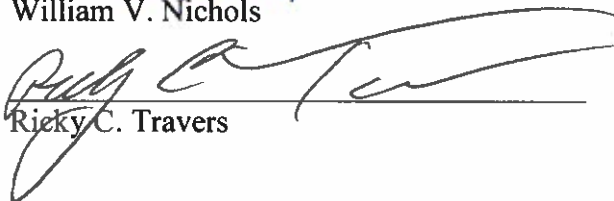
THE COUNTY COUNCIL  
OF DORCHESTER COUNTY:

  
\_\_\_\_\_  
George L. Pfeffer, Jr., President

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

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

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

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

Approved the 3<sup>rd</sup> day of December, 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: 11/19/24; Time: 5:03 p.m.; Location: Room 110, County Office Building, 501 Court Lane, Cambridge, Maryland; Motion to close meeting made by: Detmer Seconded by Kramer; Members in favor: Pfeffer, Detmer, Kramer, 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:**

(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.**

<b>Citation (insert # from above)</b>	<b>Topic</b>	<b>Reason for closed-session discussion of topic</b>
<b>§3-305(b) (1 )</b>	To discuss the following: a) Notifications of recent personnel changes within the County; and, b) Personnel matters relating to specific individuals and positions.	Public Discussion of applicant's names and job info could discourage people from applying for County jobs
<b>§3-305(b)(13 )</b>	Same topics as above	Public Information Act, GP Section 4-310 and 311 requires us to shield recommendation letters and job applications
<b>§3-305(b) (7)</b>	To receive legal advice from the County Attorney regarding the following: a) Legal documents relating to a specific board; b) The potential disposition of County owned properties; and, c) The process of updating County regulations.	Council does not want to waive the attorney-client privilege. See page 101, August 17, 2021, OMCB ruling (15 OMCB 99)

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**  
**November 19, 2024**

The Council convened into a Closed Session at 5:04 p.m. on November 19, 2024 to discuss the following items pursuant to Title 3 of the General Provisions Article of the Maryland Annotated Code §3-305(b)(1), (13) and (7):

- ✓ 1. Notifications of recent personnel changes within the County were provided;
- ✓ 2. Personnel matters relating to specific individuals and positions;
- ✓ 3. Received legal advice from the County Attorney regarding the following:
  - a. Legal documents relating to a specific board;
  - b. The potential disposition of County owned properties; and,
  - c. The process of updating County regulations.