

**County Council of Dorchester County**  
**Open Meeting Minutes**  
**March 4, 2025**

The County Council of Dorchester County convened into Open Session on March 4, 2025 at 5:04 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.; William V. Nichols; and, Ricky C. Travers. Also present in Room 110 were: Jerry Jones, County Manager; Charles MacLeod, County Attorney; and, Irene Barnes, Executive Operations Specialist.

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council unanimously adjourned into Closed Session at 5:05 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; §3-305(b)(7) to consult with counsel to obtain legal advice; and, §3-305(b)(4) to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State. 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 March 4, 2025 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.; William V. Nichols; and, Ricky C. Travers. Also present in Room 110 were: Jerry Jones, County Manager; Charles MacLeod, County Attorney; and, Irene Barnes, Executive Operations Specialist.

**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) Recommendation Letter – Board of Directors – Delmarva Community Services
- 2) FY26 Congressionally Directed Spending – County Application Updates – Finance
- 3) Letter of Support – FY26 Congressionally Directed Spending – For All Seasons
- 4) Memorandum of Understanding Amendment – Mid Shore Regional Council
- 5) Lien Release Request – Delmarva Community Services
- 6) Policy Amendment – Real Property Tax Payment
- 7) Refund Request – Property Transfer Tax – Cambridge Waterfront Development, Inc.
- 8) Letter of Support – Airboat Purchase – Sheriff's Office

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council unanimously approved the amended agenda.

## FINANCIAL REPORT: CASH AND INVESTMENTS

Councilman Pfeffer reported total cash and investments as \$34,669,664.71.

## CLOSED SESSION SUMMARY

The Council convened into a Closed Session at 5:05 p.m. on March 4, 2025 to discuss the following items pursuant to Title 3 of the General Provisions Article of the Maryland Annotated Code §3-305(b)(1), (13), (7) & (4):

1. Received legal advice from the County Attorney regarding the following:
  - a. Advertising requirements regarding a specific matter;
  - b. Requests from a specific organization;
  - c. An amendment to a specific policy;
  - d. Potential disposition of County owned property;
2. Discussion of the location of a specific business in the County; and,
3. Personnel matters relating to specific individuals and positions.

## CONSENT AGENDA

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council unanimously approved the Consent Agenda.

- County Council Open Session Minutes – February 18, 2025
- Accounts Payable Disbursement Report – Week Ending February 28, 2025
- Intradepartmental Budget Transfer Request – Emergency Medical Services (EMS)
  - Request of Debbie Wheedleton, EMS Manager, to complete an FY25 Budget Transfer within the EMS department.
- Requests for Proposals – Mowing Services – Public Works
  - Request of Public Works to advertise three requests for proposals for mowing services for the landfill, marina/boat ramps and other County facilities.
- Stormwater Management Agreement – Public Works
  - Request of Public Works to approve a Stormwater Management Agreement with East Coast Organics, Inc.
- Surplus Request – Vehicles/Equipment – Public Works
  - Request of Public Works to surplus the following:
    - Unit 770 2001 Trailer (VIN 4LF4SS03713510791)
    - Unit 1080 2005 Chevy Truck (VIN 1GCE14X75Z350349)
    - Unit 208 2002 Dump Truck (VIN 1GDP7H1C22J507217)
- Letter of Support – FY26 Congressionally Directed Spending (CDS) – Hyatt Regency Chesapeake Bay – Economic Development
  - Request of Jeannie Haddaway-Riccio, Principal, R&R Solutions, on behalf of Tides at River Marsh, LLC, to provide a letter of support for a FY26 CDS application to fund its Heron Boulevard Bridges Repair Project.
- Letter of Support – Maryland Historic Trust Grant Application – Cambridge Woman’s Club

- Request of Ruth Clendaniel, President, Cambridge Woman's Club (CWC), to provide a letter of support for a \$50,000.00 Historic Preservation Capital Grant application submitted by CWC through the Maryland Historical Trust to replace a 30 year old Heating and Cooling system.

## **COMMENDATIONS**

### **PAGEANT WINNERS – NATIONAL OUTDOOR SHOW**

The Council presented Commendations to Evelyn Windsor for being selected as Miss Outdoors 2025; Aubree Schaffers for being selected as Little Miss Outdoors 2025; and, Beck Weglarz for being selected as Little Mister Outdoors 2025.

## **PRESENTATIONS**

### **FY2026 ANNUAL TRANSPORTATION PLAN – DELMARVA COMMUNITY SERVICES**

Andrea Waters, Transportation Grants Specialist, Delmarva Community Services, Inc. presented the Council with a summary of the FY26 Annual Transportation Plan.

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council: 1) unanimously approved the submission of a FY26 Maryland Transit Administration grant application for operating and capital funding; and, 2) deferred consideration of the local match request until the FY26 budget is completed.

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council unanimously adjourned into Legislative Session.

## **LEGISLATIVE SESSION**

### **PUBLIC HEARING – 911 FEE INCREASE**

Ms. Barnes said a public hearing is being conducted on Bill No. 2025-2 to amend Chapter 85 – Emergency Telephone Charge, § 85-1 of the Dorchester County Code by increasing the 911 fee for Dorchester County, Maryland to \$2.00 per month.

In response to an inquiry by Dorothy Samonisky, resident, Robbie Larimer, Communications Division Manager, Sheriff's Office, said each \$0.25 increase is approximately \$110,000 which can only be used for 911 expenses.

Ashely Samonisky, resident, spoke favorably on the proposed increase.

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

In response to Councilman Detmer's inquiries, Mr. Larimer explained: 1) the difference between wireline vs wireless; 2) that telephone companies send the funds to the Public Service Commission

(PSC), which is then disbursed to the County on a quarterly basis; 3) billing is based on the physical location of landlines and billing addressed of cell phones; 4) the County relies on the PSC and the 911 Board to ensure carriers are reporting accurate figures.

In response to Ms. Samonisky's inquiry, Councilman Pfeffer said prepaid phones are billed \$0.60 per transaction.

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council unanimously adopted Bill No. 2025-2, the roll call was: Pfeffer – aye; Detmer – aye; Kramer – aye; Nichols – aye; and, Travers – aye.

Upon motion by Councilman Travers, seconded by Councilman Nichols, the Council unanimously adjourned into Open Session.

## **RECONVENE INTO OPEN SESSION**

### **ACTION ITEMS**

#### **BID AWARD – COUNTY TOWING SERVICES – PUBLIC WORKS**

Upon motion by Councilman Kramer, seconded by Councilman Travers, the Council unanimously approved the request of Public Works to award a bid for County towing services to the highest bidder, Jess Jr.'s & Sons, LLC for \$15,400.00, which will be funded by various department budgets.

The Council acknowledged that this vendor was selected due to the fact that Jess Jr.'s & Sons, LLC included rotator/heavy winching services in the total cost, whereas the other vendors did not provide all services requested or charged additional fees.

In response to Councilman Pfeffer's inquiries, Jimmy Travers, Foreman, Public Works, said the use of rotators/heavy winching can become very expensive with hourly charges and they have needed a rotator/heavy winch four times this year.

#### **INTERDEPARTMENTAL BUDGET TRANSFER REQUEST – FINANCE**

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council unanimously approved the request of Karen Tolley, Finance Director, to transfer \$50,958.00 from the Planning & Zoning FY25 Operating Budget to the Human Resources FY25 Operating Budget for salary and contractual services.

#### **RENEWAL REQUEST – MEDICAL SERVICES CONTRACT – CORRECTIONS**

After a discussion and upon motion by Councilman Travers, seconded by Councilman Kramer, the Council unanimously approved the request of Don Satterfield, Corrections Director, to: 1) renew the contract with WPMed, LLC to provide inmate healthcare services from July 1, 2025 to June 30, 2026 at the cost of \$1,278,135 (\$47,467 increase from previous year); and, 2) enter into a three-year agreement with WPMed, LLC from July 1, 2026 to June 30, 2029 with the same stipulations as the current contract,

which includes an annual increase to the management fee based on the Consumer Price Index, with a minimum of 4%.

#### MOSQUITO CONTROL BUDGET AGREEMENT – MARYLAND DEPARTMENT OF AGRICULTURE

Upon motion by Councilman Kramer, seconded by Councilman Travers, the Council unanimously approved the request of Brian Prendergast, Program Manager, Office of Plant Industries & Pest Management, Maryland Department of Agriculture, for a commitment of \$497,750.00 (\$40,000 increase from FY25) for mosquito spraying for the 2025 calendar year, funded by the FY26 budget.

#### USE OF FUND BALANCE – CONTRACT AWARD – 10 YEAR FACILITIES MASTER PLAN CONSULTANT – CHESAPEAKE COLLEGE

After a discussion and upon motion by Councilman Travers, seconded by Councilman Detmer, the Council, approved by a 4 to 1 vote, Councilman Detmer opposed, the request of Clifford Coppersmith, President, Chesapeake College, to proceed with negotiating a 10 Year Facilities Master Planning contract with Design Collective in an amount not to exceed \$242,550, which will be funded by the Chesapeake College fund balance not to exceed \$167,550 and \$75,000 of the M&R Athletics Master Planning budget.

#### BURIAL SITES PRESERVATION BOARD APPOINTMENT

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council unanimously appointed Joseph Era to the Burial Sites Preservation Board.

#### POLL CONFIRMATIONS

Upon motion by Councilman Travers, seconded by Councilman Nichols, the Council unanimously confirmed its decision in the interim of meetings, via poll, to:

- Provide a letter of support for a \$100,000 capital funding grant application through the Maryland Heritage Areas Authority submitted by the Richardson Maritime Museum to complete Phase 1 of its building improvements, specifically focused on capital improvements to its Living Museum at Ruark Boatworks, by a 4 to 0 vote (no response).
- Provide a letter of opposition for Senate Bill 931 (cross-filed with House Bill 1036) entitled, “Public Utilities - Generating Stations - Generation and Siting (Renewable Energy Certainty Act),” by a 5 to 0 vote.

#### RECOMMENDATION LETTER – BOARD OF DIRECTORS – DELMARVA COMMUNITY SERVICES

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council unanimously approved the request of Keith Adkins, Chief Operating Officer, Delmarva Community Services (DCS), Inc., to provide a letter of recommendation for Robert C. Howard to serve as the local government representative on the (DCS) Board of Directors.

## FY26 CONGRESSIONALLY DIRECTED SPENDING – COUNTY APPLICATION UPDATES – FINANCE

At its February 18, 2025 meeting, the Council agreed to submit a FY26 Congressionally Directed Spending (CDS) application for the following projects:

- Rehabilitating sewer pipelines and pump stations;
- Design and study of the Hoopers Island causeway; and,
- Dorchester County Health Department building on Race Street.

Upon further review by several County team members, it was determined that these projects do not meet the Counties goals. Marilyn Williams, Grant Writer, provided additional information on the FY26 CDS programs and match requirements, and said there are other grants with 100% funding that are better suited for the County.

After a discussion, the Council agreed to proceed with staff's recommendations to seek funding for these projects from other sources.

## LETTER OF SUPPORT – FY26 CONGRESSIONALLY DIRECTED SPENDING – FOR ALL SEASONS

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council unanimously approved the request of Lauren Kay Weber, VP, Strategy & Development, For All Seasons, to provide a letter of support for a FY26 CDS application submitted by For All Seasons to acquire 111 E. Dover Street in Easton, Maryland.

## MEMORANDUM OF UNDERSTANDING AMENDMENT – MID SHORE REGIONAL COUNCIL

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council unanimously approved the request of Scott Warner, Mid-Shore Regional Council (MSRC), to enter into the first amendment of a Memorandum of Understanding between Mid-Shore Regional Council and Dorchester County to extend the term to December 31, 2025, for consistency with the Second Modification of a Grant Agreement between the MSRC and Maryland Department of Commerce regarding the County's use of Rural Maryland Economic Development Funds.

## LIEN RELEASE REQUEST – DELMARVA COMMUNITY SERVICES

In April of 2018, the County entered into an agreement with Delmarva Community Services to be a pass-through for a Community Development Block Grant issued by the Department of Community and Housing Development to allow DCS to purchase and renovate six homes. DCS is ready to sell one of those properties located at 709 Church Street, Cambridge, Maryland. This property accounted for \$81,336.00 of the \$286,585.00 grant. DCS is requesting the County to release its lien on the property and act as a pass-through to return the funds to the state.

Upon motion by Councilman Detmer, seconded by Councilman Kramer, the Council unanimously approved the request of Ms. Williams, on behalf of Mr. Adkins, to release a lien on 709 Church Street, Cambridge, Maryland, and act as a pass-through for the funds to be returned to the State of Maryland.

#### **POLICY AMENDMENT – REAL PROPERTY TAX PAYMENT**

Upon motion by Councilman Travers, seconded by Councilman Kramer, the Council unanimously approved a request presented by Mr. Jones, on behalf of the Finance Department, to modify the payment policy related to deed transfers to begin collecting all property taxes in full at the time of transfer.

#### **REFUND REQUEST – PROPERTY TRANSFER TAX – CAMBRIDGE WATERFRONT DEVELOPMENT**

Upon motion by Councilman Travers, seconded by Councilman Nichols, the Council unanimously approved a request presented by Mr. Jones, on behalf of CWDI Holdings, LLC Inc., to refund: 1) County property tax payments for tax years 2021, 2022 and 2023, totaling \$20,493.86; and, 2) County transfer and recordation taxes from the sale of Yacht Maintenance, totaling \$5,560.52.

#### **LETTER OF SUPPORT – AIRBOAT PURCHASE – SHERIFF’S OFFICE**

Upon motion by Councilman Kramer, seconded by Councilman Detmer, the Council unanimously approved the request of Sheriff James Phillips, Dorchester County Sheriff’s Office (DCSO), to provide a letter of support for a FY26 CDS application submitted by the DCSO to fund the purchase of an airboat to enhance its abilities to respond to emergencies in areas that are difficult to access due to the County’s unique geography.

#### **COUNCIL’S COMMENTS**

Councilman Travers suggested Mr. Jones looks into: 1) a possible burn ban; and, 2) the status of the Glasgow Street property acquisition from the Board of Education.

Councilman Detmer: 1) provided his condolences to the Todd, Helgason and Hughes-Wright families that have recently lost loved ones; 2) recognized public safety personnel and volunteers for their dedication during recent fires; and, 3) said the Council has testified on several bills in Annapolis on behalf of the County.

Councilman Pfeffer: 1) provided his condolences to the Nichols family after the passing of Councilman Nichols’ sister; and, 2) said the Council is trying to protect the County’s rights by testifying at legislative hearings.

#### **ANNOUNCEMENT**

Councilman Pfeffer announced that due to an administrative error a critical step was missed in the process of amending the Charter, invalidating the County’s 2024 General Election results. He explained that during a bond review process, it was discovered that the County failed to advertise the Charter amendment Resolutions that were adopted in July of 2024 in a newspaper of general circulation for five

consecutive weeks, which is required by law. Councilman Pfeffer said the Council and Mr. MacLeod met with the Charter Review Commission to explain the issue and legality, and the decision to place any, all or none of amendments on the ballot of the next election which will be determined by the Charter Review Commission and the Council. Mr. MacLeod added that he is looking into this further to see if the amendments can be reflected in the County Code.

**PUBLIC COMMENTS**

Laurel Atkiss, resident, thanked the Council for their service and time spent in Annapolis, and spoke about the Cambridge waterfront development project and the importance of staying informed on its progress and CWDI Inc.

In response to an inquiry by Terry Robbins, resident, Councilman Pfeffer said, regarding the Charter amendment announcement, Mr. Jones has full authority and the prior decisions he has made will not be affected.

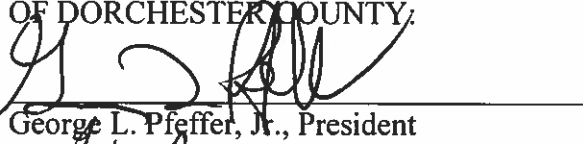
**ADJOURNMENT**

With no further business to discuss, and upon motion by Councilman Travers, seconded by Councilman Detmer, the Council unanimously adjourned the meeting at 7:19 p.m.

ATTEST:

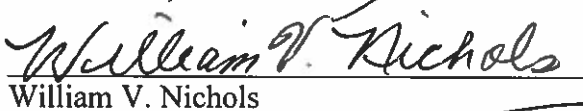
  
\_\_\_\_\_  
Jerry Jones  
County Manager

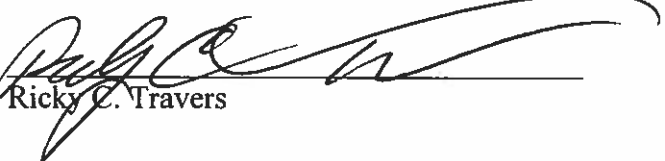
THE COUNTY COUNCIL  
OF DORCHESTER COUNTY:

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

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

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

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

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

Approved the 18<sup>th</sup> day of March 2025.



**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: 3/4/25; Time: 5:04 p.m.; Location: 501 Court Lane, Room 110,  
Cambridge, MD 21613; Motion to close meeting made by: Detmer Seconded by: Kramer  
Members in favor: Pfeffer, Detmer, Kramer, Nichols, Travers  
Opposed: \_\_\_\_\_ Abstaining: \_\_\_\_\_ Absent: \_\_\_\_\_

**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.

Citation (insert # from above)	Topic	Reason for closed-session discussion of topic
§3-305(b)(1)	To discuss personnel matters relating to specific employees and positions	Public Discussion of applicant's names and job info could discourage people from applying for County jobs
§3-305(b)(13)	Same topic as above	Public Information Act, GP Section 4-310 and 311 requires us to shield recommendation letters and job applications
§3-305(b)(7)	To receive legal advice from the County Attorney regarding the following, <ul style="list-style-type: none"> <li>• Advertising requirements regarding a specific matter;</li> <li>• Requests from a specific organization;</li> <li>• An amendment to a specific policy; and,</li> <li>• Potential disposition of County owned property.</li> </ul>	Council does not want to waive the attorney-client privilege. See page 101, August 17, 2021, OMCB ruling (15 OMCB 99)
§3-305(b)(4)	Discussion of the location of a specific business in the County	To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State

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**  
**March 4, 2025**

The Council convened into a Closed Session at 5:05 p.m. on March 4, 2025 to discuss the following items pursuant to Title 3 of the General Provisions Article of the Maryland Annotated Code §3-305(b)(1), (13), (7) & (4):

1. Received legal advice from the County Attorney regarding the following:
  - a. Advertising requirements regarding a specific matter;
  - b. Requests from a specific organization;
  - c. An amendment to a specific policy;
  - d. Potential disposition of County owned property;
2. Discussion of the location of a specific business in the County
3. Personnel matters relating to specific individuals and positions;