



Commissioners of St. Mary's County Meeting - Jul 14 2026 Minutes

Tuesday, July 14, 2026 at 9:00 AM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

1. 9:00 a.m. - WELCOME

Member Present

Commissioner Vice President Scott R. Ostrow
Commissioner Eric S. Colvin
Commissioner Michael L. Hewitt
Commissioner Michael R. Alderson, Jr.
David Weiskopf, County Administrator
Jenna Guzman, Communications Director, Public Information Office
Julie Burch, Recorder

Not Present: Commissioner President James R. Guy

- A. Invocation and Pledge - Commissioner Ostrow
- B. Approval of Consent Agenda

[Commissioners of St. Mary's County Meeting - Jun 23 2026 - Minutes - Html](#) 

MOTION 1: I move to approve the Consent Agenda, which includes the minutes of June 23, 2026.

Moved by: Commissioner Michael R Alderson Jr; seconded by: Commissioner Eric Colvin

Yea: Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Not Present at Vote: Commissioner President James Guy

Motion Carries 4-0

[048 - FOL Lease Renewal.docx](#)  [Memo - Consent Agenda - FOL lease renewal 2026.07.14.pdf](#)  [Letter from FOL - Request for Lease Extension \(2026.05.29\).pdf](#)  [E-mails from Bd of Elections DPWT re lease renewal.pdf](#) 

MOTION 2: I move to approve the 1-year lease renewal with the Friends of the St. Mary's County Library and authorize the Commissioner President to sign related

correspondence.

Moved by: Commissioner Eric Colvin; seconded by: Commissioner Michael R Alderson Jr

Yea: Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Not Present at Vote: Commissioner President James Guy

Motion Carries 4-0

2. 9:05 a.m. - PROCLAMATIONS

A. National Park and Recreation Month

[National Park and Recreation Month](#) 

[National Park and Recreation Month 2026 Proc.pdf](#) 

B. Maryland Buy Local Week

[Maryland Buy Local Week](#) 

[Maryland Buy Local Week 2026.pdf](#) 

3. 9:15 a.m. - PUBLIC HEARING

A. **DEPARTMENT OF INFORMATION TECHNOLOGY - Public Hearing** - Cable Franchise Agreement with Verizon Maryland LLC
Public Hearing for Verizon Maryland, LLC Cable Franchise Agreement

[Agenda Item Details - Public Hearing - Cable Franchise Agreement with Verizon Maryland LLC.docx](#) 

[Memo - Verizon franchise 7-14-26.pdf](#) 

[Certificate Of Publication.pdf](#) 

[Verizon Cable Franchise Application for St Mary s County 5.20.26.pdf](#) 

[St. Mary's County MD - Verizon Cable Franchise Agreement - Final - 2026.06.02.pdf](#) 

[Resolution - Verizon Cable Franchise Agreement.pdf](#) 

[Public Hearing - Sign-In Sheet - Cable Franchise Agreement.pdf](#) 

Commissioner Vice President Ostrow opened the public hearing at 9:19 a.m.

Present: Angela Stancliff, Acting Director, Department of Information Technology

Notice of the Public Hearing was published on June 26,2026, and July 3, 2026, in Southern Maryland News. This public hearing was to receive public comment regarding the Cable Franchise Agreement with Verizon Maryland, LLC

Commissioner Vice President Ostrow requested that David Weiskopf provide the format for the public hearing and open it to public comment.

No Public Comments were given.

Mr. Weiskopf closed the public hearing for public comment and noted that the record would remain open for public comment for an additional seven days. Commissioner Vice President Ostrow closed the public hearing at approximately 9:23 a.m.

4. 9:30 a.m. - MAIN AGENDA

A. DEPARTMENT OF RECREATION AND PARKS- Maryland Stadium Authority Sports Complex Report

[Agenda Item Details St. Mary's County Sports Complex.docx](#) 

[Sports complex memo 7 14 2026.pdf](#) 

[FINAL St Mary's County Sports Complex Presentation 07.2026.pdf](#) 

[St Mary's Sports Complex - Master Plan - Final Report.pdf](#) 

[MSA Executive Summary St Mary's County 07.26.pdf](#) 

[Appendix A - Phase 1A Archaeology Report.pdf](#) 

[Appendix B - Environmental Inventory Report.pdf](#) 

[Appendix C - Geotech Baseline Report.pdf](#) 

[Appendix D - Preliminary Traffic Impact Analysis.pdf](#) 

[Appendix E – Preliminary Site Analysis – Site Resources, Inc ..pdf](#) 

[Appendix F - Sports Complex Massing Renderings.pdf](#) 

[Appendix G - Cost Estimate - YA Group.pdf](#) 

Present: Raymond Bivens, Director, Department of Recreation and Parks
Al Tyler, Maryland Stadium Authority
Malika Damon, Maryland Stadium Authority
Mike Gerding, Manns Woodward Studios LLC
Rich DeRicco, Manns Woodward Studios LLC
Eric Einhorn, BallParchitecture

A presentation was provided on the preliminary design of a potential sports complex in St. Mary's County.

B. **Department of Land Use & Growth Management** – Request for Public Hearing – St. Mary's 2050 Comprehensive Plan

REQUEST FOR PUBLIC HEARING - ST. MARY'S 2050 COMPREHENSIVE PLAN

[Agenda Item Details – Request for Public Hearing – St. Mary's 2050 Comprehensive Plan.docx](#) 

Attachments from June 29 PC Public Hearing #1 (Public Hearing Draft):

1. Public Hearing Draft:
https://www.stmaryscountymd.gov/Docs/SMC_PublicHearingDraft_26.05.11.pdf
2. Project Team Presentation & Memorandum:
[SMC_PublicHearingPresentation.pptx](#) 
[SMC_RequestedChangesMemo.pdf](#) 
3. State Agency Comments:
[Agency MDP - St. Mary's 2050 Review.pdf](#)  [Agency MDOT - St. Mary's 2050 Review.pdf](#)  [Agency DNR - St. Mary's 2050 Review.pdf](#) 
4. General Public Comments:
[General Public Comment - Delegate Todd Morgan.pdf](#)  [Charlotte Hall Town Center Comment - Tyrell Samuels.pdf](#)  [Local Retail and Dining Comment - Marla Jones.pdf](#)  [Public Comments on St. Mary's 2050 Plan - Brandon Russell.pdf](#)  [Transportation Element - Kimberly Hansing.pdf](#) 

Attachments from July 7 PC Public Hearing #2 (Applicant Requests for Change in Land Use Designation):

1. Seaforth Partnership LLC (Camp Merryland) - request withdrawn by applicant
[Seaforth Partnership ppt.pptx](#)  [Seaforth Partnership - Application & Comments.pdf](#) 
2. Stanley Martin Companies, LLC
[Stanley Martin ppt.pptx](#)  [Stanley Martin - Presentation for Land Use Hearing.pptx](#)  [Stanley Martin - Application & Comments.pdf](#) 
3. Medina Partnership
[Medina ppt.pptx](#)  [Medina Partnership - Land Use Change request.pptx](#)  [Medina Partnership - Application & Comments.pdf](#) 
4. Bumpy Oak Corp. Retirement Plan Trust
[Bumpy Oak - Presentation for Land Use Hearing.pptx](#)  [Bumpy Oak ppt.pptx](#)  [Bumpy Oak Application & Comments.pdf](#) 
5. Family Tree Ventures II LLC
[Family Tree Ventures ppt.pptx](#)  [Family Tree Ventures - Land Use Change request.pptx](#)  [Family Tree Ventures - Application & Comments.pdf](#) 
6. LMZ, LLC
[LMZ ppt.pptx](#)  [LMZ LLC - Presentation for Land Use Hearing.pptx](#)  [LMZ LLC - Application & Comments.pdf](#) 

7. Lloyd

[Lloyd ppt.pptx](#)  [Lloyd - Application & Comments.pdf](#) 

8. Tommy Truck Service II Inc.

[Tommy's Truck Service ppt.pptx](#)  [Tommy's Truck Service II Inc - Application & Comments.pdf](#) 

Attachments from July 13 PC Worksession: TBD

[SMC_PublicCommentReviewMemo - Final.pdf](#) 

[SMC_StateReviewMemo - Final.pdf](#) 

No motion was made.

MOTION: I move to approve the request for a public hearing in the (AM or PM) on August 18, 2026.

5. 10:10 a.m. - COUNTY ADMINISTRATOR

A. DRAFT AGENDAS FOR JULY 21, 2026 AND JULY 28, 2026.

[072126.docx](#)  [072826.docx](#) 

B. SHERIFF'S OFFICE – DOJ -FY2026 COPS Technology and Equipment Program

[Agenda Item Details DOJ -FY2026 COPS Technology and Equipment Program.docx](#) 

[1 Sheriff Hall's Memo_Signed.pdf](#) 

[2 Grant & Other Agreement Cover US2707.pdf](#) 

[3 Workspace Form.pdf](#) 

[3a SF-424 Forms.pdf](#) 

[3b FY26 COPS TEP Survey Questions.pdf](#) 

[3c Sheriff's Disclaimer Memo for SFY26 COPS TEP Application \(US2607\).pdf](#) 

[3cc EO 12372 Maryland's Participation.pdf](#) 

[3d Commerce, Justice, Science Required Questions.pdf](#) 

[4 Letter Authorized Organizational Representative to Apply for FY2026 COPS Technology and Equipment Program.pdf](#) 

[4a Letter Authorized Org Rep Sheriff Hall FY26 COPS Tech and Equip Program.pdf](#) 

[5 NOFO FY26 COPS Technology and Equipment Grant NOFO.pdf](#) 

[FYI FY26 COPS \(TEP\) Appl Resource Guide.pdf](#) 

[FYI Process for Applying to COPS NOFO.pdf](#) 

[FYI SF 424 Instructions.pdf](#) 

[FYI DOJ Grant Application Checklist.pdf](#) 

[FY26 cjs jes Congressional Approval see page 109.pdf](#) 

[3a SF-424 Forms CSMC Ostrow Signed.pdf](#) 

[3b FY26 COPS TEP Survey Questions CSMC Ostrow Signed.pdf](#) 

[4 Letter Authorized Organizational Representative to Apply for Fy2026 COPS Technology and Equipment Program CSMC Ostrow Signed.pdf](#) 

[4 Letter Authorized Organizational Representative to Apply for Fy2026 COPS Technology and Equipment Program Guy CSMC Signed.pdf](#) 

[3b FY26 COPS TEP Survey Questions Guy CSMC Signed.pdf](#) 

[3a SF-424 Forms Guy CSMC Signed.pdf](#) 

MOTION: I move to approve the FY2026 COPS Technology and Equipment Program Grant Application documents from the U.S. Department of Justice and authorize the Commissioner President and the Sheriff to execute any related or subsequent application documents.

Moved by: Commissioner Eric Colvin; seconded by: Commissioner Michael Hewitt

Yea: Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Not Present at Vote: Commissioner President James Guy

Motion Carries 4-0

C. **STATE'S ATTORNEY'S OFFICE-** FY2027 GOCPP Gun Violence Reduction Grant (GVRG) Award

The Office of the State's Attorney proposes to accept and implement the FY27 GVRG from the Governor's Office of Crime Prevention and Policy (GOCPP) to help successfully prosecute criminals who illegally use or possess firearms in St. Mary's County. The program aims to bolster prosecution efforts in addressing gun-related crimes by enhancing evidence analysis and case preparation through the continuation of the Evidence Analyst position.

The Office of the State's Attorney was awarded the full amount that was requested through the grant application process, totaling \$72,448 in grant funding. As a result, and because the grant funding was incorporated into the FY27 County budget, there is no change to the amount the office of County funding requested by the Office, which remains at \$28,782.

[Agenda Item Details - FY2027 GOCPP Gun Violence Reduction Grant \(GVRG\) Award.docx](#) 

[FY27 GVRG Award Memo to CSMC.pdf](#) 

[FY27 GVRG Award- Grant Cover Sheet.pdf](#) 

[FY27 SMC SAO GVRG Award Letter.pdf](#) 

[FY27 SMC SAO GVRG Grant Award & Acceptance Form.pdf](#) 

[FY27 SMC SAO GVRG General Conditions.pdf](#) 

[FY27 SMC SAO GVRG Special Conditions.pdf](#) 

[FY27 SMC SAO GVRG Grant Award & Acceptance Form CSMC Signed.pdf](#) 

[FY27 SMC SAO GVRG Special Conditions CSMC Signed.pdf](#) 

MOTION: I move to approve the Grant Award for the FY27 GOCPP Gun Violence Reduction Grant and authorize the Commissioner President to execute any related documents.

Moved by: Commissioner Eric Colvin; seconded by: Commissioner Michael R Alderson Jr

Yea: Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Not Present at Vote: Commissioner President James Guy

Motion Carries 4-0

D. **DEPARTMENT OF RECREATION AND PARKS** - Snow Hill Farm Lease

[Agenda Item Details - Snow Hill Farm Lease.docx](#) 

[Snow Hill Farm Lease 7 14 2026 memo.pdf](#) 

[Snow Hill Farm Lease.pdf](#) 

[Snow Hill Farm Lease - 2021 CSMC Signed.pdf](#) 

[Snow Hill Farm Lease 2026 CSMC Signed.pdf](#) 

MOTION: I move to approve the Snow Hill Farm lease and authorize the Commissioner President to execute any related documents.

Moved by: Commissioner Eric Colvin; seconded by: Commissioner Michael R Alderson Jr

Yea: Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Not Present at Vote: Commissioner President James Guy

Motion Carries 4-0

E. **DEPARTMENT OF ECONOMIC DEVELOPMENT** – Property Tax Credit Incentive – MAXXPR, LLC

[MAXXPR - Property Tax Incentive - Agenda Item Detail - 071426.docx](#) 

[MAXXPR - Property Tax Incentive - DED - Advance Memo - 071426.docx](#) 

[MAXXPR - Property Tax Credit Agreement - Signed by MAXXPR only - 070626.pdf](#) 

[Revised Exhibit B - Property Tax Challenge - Charleys - 070726.pdf](#) 

[MAXXPR - Eligible Expenses Exterior Cost Breakdown Document.pdf](#) 

[MAXXPR - GIS Location Map - 062426.pdf](#) 

[MAXXPR - SDAT Real Property Data Search - 062426.pdf](#) 

[MAXXPR - Architecturals for Charleys Lexington Park MD - 012226.pdf](#) 

[MAXXPR - Before Picture 1 - 110425.jpg](#) 

[MAXXPR - Before Picture 2 - 110425.jpg](#) 

[MAXXPR - Before Picture 3 - 110425.jpg](#)  [MAXXPR - Property Tax Credit Agreement CSMC Signed.pdf](#) 

MOTION: I move to approve the Property Tax Credit Incentive for MAXXPR, LLC property located at 21650 Great Mills Road, Lexington, Park, MD 20653, and have the Commissioner President sign all related documents.

Moved by: Commissioner Michael Hewitt; seconded by: Commissioner Michael R Alderson Jr

Yea: Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Not Present at Vote: Commissioner President James Guy

Motion Carries 4-0

- F. **DEPARTMENT OF ECONOMIC DEVELOPMENT** – Resolution to Amend Membership of Economic Development Commission (EDC)

[Agenda Item Details - Resolution to Change Membership of Economic Development Commission](#) 

[EDC - Resolution to Change Membership - Advance Memo - 062626.docx](#) 

[EDC Draft Resolution Amending Membership - 071426.docx](#) 

[EDC - Resolution to Change Membership - Letter to CSMC from Chair - Executed - 062926.pdf](#) 

[2026-18 Economic Development Commission Membership CSMC Signed and Recorded.pdf](#) 

MOTION: I move to approve the proposed amendments to Chapter 157, Section 2 and 3 of the Code of St. Mary's County, amending the membership composition of the St. Mary's County Economic Development Commission, and to authorize the Commissioner President to sign any and all necessary documents.

Moved by: Commissioner Michael R Alderson Jr; seconded by: Commissioner Eric Colvin

Yea: Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Not Present at Vote: Commissioner President James Guy

Motion Carries 4-0

G. **DEPARTMENT OF FINANCE** - Fire & Rescue Loan Fund Policy

[Agenda Item Details.docx](#) 

[Board Document 07.14.26.pdf](#) 

MOTION: I move to accept the policy changes as modified for Hollywood Volunteer Rescue Squad to receive two million in county funding, one million dollars in general obligation bond funding; the Seventh District Volunteer Fire Department to receive \$500,000 general obligation bond funding; and authorize staff to update the associated loan documents accordingly.

Moved by: Commissioner Michael Hewitt; seconded by: Commissioner Michael R Alderson Jr

Yea: Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Not Present at Vote: Commissioner President James Guy

Motion Carries 4-0

H. **COUNTY ADMINISTRATOR** - Approve Employment Contract

[COUNTY ADMINISTRATOR - Approve Employee Contract](#) 

MOTION: I move to approve the employment contract for the Chief Information Officer for St. Mary's County Government and authorize the Commissioner President to sign the related documents.

Moved by: Commissioner Michael R Alderson Jr; seconded by: Commissioner Michael Hewitt

Yea: Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Not Present at Vote: Commissioner President James Guy

Motion Carries 4-0

6. **11:00 a.m. - COMMISSIONERS TIME**

The Commissioners highlighted events over the past week and provided general comments.

7. **MOTION TO ENTER INTO CLOSED SESSION**

MOTION: I move to enter into closed session to discuss Real Property and Litigation Strategy.

Moved by: Commissioner Michael R Alderson Jr; seconded by: Commissioner Eric Colvin

Yea: Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Not Present at Vote: Commissioner President James Guy

Motion Carries 4-0

7. CLOSED SESSION

A. REAL PROPERTY

Present:

Commissioner Eric S. Colvin
Commissioner Michael L. Hewitt
Commissioner Michael R. Alderson, Jr.
Commissioner Scott R. Ostrow
David Weiskopf, County Administrator
David Yingling, Deputy County Administrator
Ray Bivens, Director, Dept. of Recreation and Parks
Julie Burch, Recorder

Authority: §9-512(a)(1) of the Local Government Article of the Annotated Code of Maryland
Time Held: 11:40 a.m. – 11:54 a.m.

Purpose: To hold preliminary discussions concerning the purchase or disposition of real property.

B. LITIGATION STRATEGY

Present:

Commissioner Eric S. Colvin
Commissioner Michael L. Hewitt
Commissioner Michael R. Alderson, Jr.
Commissioner Scott R. Ostrow
David Weiskopf, County Administrator
David Yingling, Deputy County Administrator
Buffy Giddens, County Attorney
Julie Burch, Recorder

Authority: §9-512(a)(2) of the Local Government Article of the Annotated Code of Maryland
Time Held: 11:55 a.m. – 12:16 p.m.

Purpose: To discuss strategy in collective bargaining or litigation.

8. CLOSED SESSION

9. ADJOURN

The meeting adjourned at approximately 12:16 p.m. Minutes approved by the Commissioners of St. Mary's County on July 21, 2026.

____JB_____
Julie Burch, Senior Administrative Coordinator

10. 6:30 p.m. - PUBLIC HEARING

Member Present

Commissioner President James R. Guy (Via Teams)
Commissioner Eric S. Colvin
Commissioner Michael L. Hewitt
Commissioner Michael R. Alderson, Jr.
Commissioner Scott R. Ostrow
David Weiskopf, County Administrator

Jenna Guzman, Communications Director, Public Information Office
Julie Burch, Recorder

- A. **OFFICE OF THE COUNTY ATTORNEY AND DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT** - Proposed Text Amendments Modifying Development Standards for Use Type 60 – Fuel Sales and Creating New Use Types 76A – Small Box Discount Stores and 77A – Vape with Corresponding Standards

[Agenda Item Details - Public Hearing - Proposed Text Amendments Modifying Development Standards for Use Type 60 -Fuel Sales and Creating New Use Types 76A - Small Box Discount Stores and 77A - Vape with Corresponding Standards.docx](#) 

Staff Documents:

[Memorandum - Existing Standards and Potential Changes.docx](#) 

Attachment 1: [Current Allowed Zones and Use Standards.pdf](#) 

Attachment 2: [Proposed Ordinance \(Fueling Stations, Vape Shops, Small Box\) \(Clean\).docx](#) 

Advertisement & Public Notice:

Attachment 3: [Legal Notice - Public Hearing Request development standards 7.14.26 \(jsh edits\).pdf](#) 

Attachment 4: [Certificate of Publication.pdf](#) 

Public Comments Received:

[Public Comment - Vernon Gray RE July 14 Public Hearing - Amending Chapter 285 of the Code of St. Mary's County.pdf](#) 

Commissioner Vice President Ostrow opened the public hearing at 6:30 p.m.

Present: John Sterling Houser, Deputy County Attorney

Notice of the Public Hearing was published on June 26, 2026, and July 3, 2026, in Southern Maryland News. This public hearing was to receive public comment regarding the Proposed Text Amendments Modifying Development Standards for Use Type 60 – Fuel Sales and Creating New Use Types 76A – Small Box Discount Stores and 77A – Vape with Corresponding Standards

Commissioner Vice President Ostrow requested that David Weiskopf provide the format for the public hearing and open it to public comment.

Public Comments were given by:

Jimmy Hayen

Chris Longmore

Marcia Greenberg

Brandon Russell

Samantha W.
Caroline King
Jim Pendarvis

Mr. Weiskopf closed the public hearing for public comment and noted that the record would remain open for public comment for an additional seven days. Commissioner Vice President Ostrow closed the public hearing at approximately 7:04 p.m.

B. OFFICE OF THE COUNTY ATTORNEY - Proposed Community Reinvestment and Repair Fund (CRRF) Ordinance

[Agenda Item Details - Public Hearing - Proposed Community Reinvestment and Repair Fund \(CRRF\) Ordinance.docx](#) 

[CRRF Memorandum 7 14 2026.pdf](#) 

Attachment 1: [Proposed CRRF Ordinance.pdf](#) 

Attachment 2: [Title 1, Subtitle 3A ABC Article.PDF](#) 

Attachment 3: [OSE CRRF Regulations 6 30 26.pdf](#) 

Attachment 4: [Legal Notice - Public Hearing- CRRF Ordinance.pdf](#) 

Attachment 5: [Legal Notice - Certificate of Publication.pdf](#) 

Commissioner Vice President Ostrow opened the public hearing at 7:05 p.m.

Present: John Sterling Houser, Deputy County Attorney

Notice of the Public Hearing was published on June 26, 2026, and July 3, 2026, in Southern Maryland News. This public hearing was to receive public comments regarding the Proposed Community Reinvestment and Repair Fund (CRRF) Ordinance

Commissioner Vice President Ostrow requested that David Weiskopf provide the format for the public hearing and open it to public comment.

Public Comments were given by:

Barbara O'Neil
Dr. James Wilson
Taunya Greenwell
Adrienne Mathis
Janice Walthour
Elfreda Mathis
Rheanna Baker
Stacey Raye
Ryan Daniels
Martin Purnell

Marcia Greenberg
Jim Pendarvis
Brandon Russell
Lisa Blottenberger
Linda Thomas
Jaymi Sterling
Leroy Hayes
Troy Cowan

Mr. Weiskopf closed the public hearing for public comment and noted that the record would remain open for public comment for an additional seven days. Commissioner Vice President Ostrow closed the public hearing at approximately 8:12 p.m.