



Commissioners of St. Mary's County Meeting - Jul 28 2026 Minutes

Tuesday, July 28, 2026 at 9:00 AM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

1. 9:00 a.m. - WELCOME

Member Present

Commissioner President James R. Guy

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

Commissioner President Guy called the business meeting of the Commissioners of St. Mary's County to order at 9:00 a.m. in the Chesapeake Building Meeting Room, Governmental Center.

A. Invocation and Pledge Commissioner Colvin

B. Approval of Consent Agenda

[Commissioners of St. Mary's County Meeting - Jul 21 2026 - Minutes - Html](#) 

[51 - Support for Maritime Grant.docx](#) 

MOTION 1: I move to approve the Consent Agenda, which includes the minutes of July 21, 2026

Moved by: Commissioner Michael R Alderson Jr; seconded by: Commissioner Scott Ostrow

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

Motion Carries 5-0

MOTION 2: I move to authorize the Commissioner President to sign the letter of support for the Friends of the St. Clement's Island and Piney Point Museum's application for the Maritime Grant from the Maryland Historical Trust.

Moved by: Commissioner Michael R Alderson Jr; seconded by: Commissioner Scott Ostrow

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

Motion Carries 5-0

2. 9:05 a.m. - PROCLAMATIONS

A. Run for Hospice

[Run for Hospice](#) 

[Run-Walk for Hospice Proc.pdf](#) 

3. 9:10 a.m. - COMMENDATIONS

A. St. Mary's County Library Cooling Center Employee Recognition

[St. Mary's County Library Cooling Center Employee Recognition](#) 

[Library Cooling Center Employee Recognition.pdf](#) 

4. 9:25 a.m. - MAIN AGENDA

A. DEPARTMENT OF INFORMATION TECHNOLOGY – Decision - Adoption of the Cable Franchise Agreement with Verizon Maryland LLC

[Agenda Item Details - Adoption of the Cable Franchise Agreement with Verizon Maryland LLC.docx](#) 

[Memo - Verizon franchise 7-28-26.pdf](#) 

[Memo - Staff Report Verizon franchise 7-28-26.pdf](#) 

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

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

[Cable Franchise Agreement - Verizon Maryland LLC \(signed by Verizon\).pdf](#) 

[Cable Franchise Agreement - Verizon Maryland LLC CSMC Signed.pdf](#) 

[2026-19 Cable Franchise - Verizon Maryland LLC CSMC Signed and Recorded.pdf](#) 

MOTION: I move to approve the Resolution Authorizing Execution of a Cable Franchise Agreement between the Commissioners of St. Mary's County and Verizon Maryland, LLC, and for Commissioner President to execute all related documents.

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

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott

Motion Carries 5-0

- B. **OFFICE OF THE COUNTY ATTORNEY AND DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT** – DECISION – Proposed Tax 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 - Proposed Tax amendments modifying development standards for use Type 60 – Fuel Sales and creating new use Types 76A – Small Box Discount Stores and 77A- Vape, w.docx](#) 
- [Decision Memorandum 7.28.26.pdf](#) 
- [Attachment 1 - Proposed Ordinance \(Fueling Stations, Vape Shops, Small Box\).pdf](#) 
- [Attachment 2 - Staff Memorandum of June 2.pdf](#) 
- [Attachment 3 - Staff Report 7.28.26 - Public Comments v2.pdf](#) 
- [Attachment 3a - Compiled Public Comments.pdf](#) 
- [Attachment 3b - Public Hearing Sign-in Sheets \(Redacted\).pdf](#) 
- [Attachment 3c - Public Notice.pdf](#) 
- [Attachment 3d - Certificate of Advertisement.pdf](#) 
- MOTION:** I move to disapprove 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, and to authorize the execution of all related documents and to refer the amendments to the Planning Commission for review.
- Moved by: Commissioner Michael Hewitt; seconded by: Commissioner Scott Ostrow
- Yea:** Commissioner President James Guy, Commissioner Michael Hewitt, and Commissioner Scott Ostrow
- Nay:** Commissioner Michael R Alderson Jr and Commissioner Eric Colvin

Motion Carries 3-2

- C. **OFFICE OF THE COUNTY ATTORNEY** – Decision - Proposed Community Repair and Reinvestment Fund Ordinance
- [Agenda Item Details – Decision - Proposed Community Repair and Reinvestment Fund Ordinance.docx](#) 
- [Decision Memorandum 7.28.26.pdf](#) 
- [Attachment 1 - Proposed CRRF Ordinance \(clean\).pdf](#) 
- [Attachment 2 - Proposed CRRF Ordinance \(redlined w changes since 6 9 26\).pdf](#) 
- [Attachment 3 - OSE CRRF Regulations 6 30 26.pdf](#) 

[Attachment 4 - Staff Report - Public Comments.pdf](#) 

[Attachment 4a - Compiled Written Comments.pdf](#) 

[Attachment 4b - Public Hearing Sign-in Sheets.pdf](#) 

[Attachment 4c - Public Notice.pdf](#) 

[Attachment 4d - Certificate of Advertisement.pdf](#) 

[2026-20 Establishing CRRF CSMC Signed and Recorded.pdf](#) 

MOTION: I move to adopt the proposed Community Reinvestment and Repair Ordinance.

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

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, and Commissioner Eric Colvin

Nay: Commissioner Scott Ostrow

Motion Carries 4-1

5. 9:50 a.m. COUNTY ADMINISTRATOR

- A. **DRAFT AGENDAS FOR AUGUST 18, 2026 AND AUGUST 25, 2026.** There will be no meeting of the Commissioners on August 4, 2026, or August 11, 2026.

[081826.docx](#) 

[082526.docx](#) 

- B. **CIRCUIT COURT** - Acceptance of Maryland Office of Problem-Solving Courts Award for the Adult Recovery Court Program and Family Recovery Court

[CIRCUIT COURT - Acceptance of Maryland Office of Problem Solving Courts Award for the Adult Recovery Court Program and Family Recovery Court](#) 

[Department Memorandum.pdf](#) 

[Grant and Other Agreement.pdf](#) 

[Budget Amendment.pdf](#) 

[Grant Award and Acceptance.pdf](#) 

[7.28.26 BA Adult Recovery CSMC Signed.pdf](#) 

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

MOTION: I move to approve the Adult Recovery Court Program and Family Recovery Court award from the Office of Problem-Solving Courts and for the Commissioner President to execute the related documents.

Moved by: Commissioner Scott Ostrow; seconded by: Commissioner Michael R Alderson Jr

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott

Ostrow

Motion Carries 5-0

- C. **CIRCUIT COURT** – Acceptance of Administrative Office of the Courts Award for the Civil Alternate Dispute Resolution Program

[CSMC Agenda Item Template](#) 

[Department Memorandum.pdf](#) 

[Grant and Other Agreement Cover.pdf](#) 

[Grant Award & Acceptance.pdf](#) 

[Budget Amendment.pdf](#) 

[7.28.26 BA MACRO ADR Grant CSMC Signed.pdf](#) 

[Grant & Other Agreement Cover CFO Signed 001.pdf](#) 

MOTION: I move to approve the MACRO ADR Grant award from the Administrative Office of the Courts and have Commissioner President execute any related documents.

Moved by: Commissioner Michael Hewitt; seconded by: Commissioner Scott Ostrow

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

Motion Carries 5-0

- D. **CIRCUIT COURT** - Acceptance of Administrative Office of the Courts Award for the St. Mary's County Family Services Program

[CSMC Agenda Item Template](#) 

[Department Memorandum.pdf](#) 

[Grant and Other Agreement Cover.pdf](#) 

[Budget Amendment.pdf](#) 

[Grant Award and Acceptance Form.pdf](#) 

[Grant and Other Agreement Cover CFO Signed.pdf](#) 

MOTION: I move to approve the Family Services Program award from the Administrative Office of the Courts and have Commissioner President execute any related documents.

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

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, and Commissioner Eric Colvin

Not Present at Vote: Commissioner Scott Ostrow

Motion Carries 4-0

E. **SHERIFF'S OFFICE** –FY27 Byrne Memorial Justice Assistance Grant Application

[Agenda Item Details - BJAG US2722.docx](#) 

[Sheriff's Memo FY27 BJAG GOCPP - Rt 5 ALPR.pdf](#) 

[2 Grant & Other Agreement Cover US2722.pdf](#) 

[3 Grant Application Report \(47\) \(1\) 7.10.26.pdf](#) 

[3a Organizational Structure - 5-8-26.pdf](#) 

[4 SAM.GOV LAW UEI NWV6B4HHRQL9 Expires 4.15.27.pdf](#) 

[5 determination-of-suitability-form \(completed\).pdf](#) 

[6 certification-of-applicable-financial-reporting-requirements-form.pdf](#) 

[7 signed EEOP Form US2722.pdf](#) 

[8 W9 signed 01.20.2026 Commissioners of St. Mary's County.pdf](#) 

[9 Organizational Capacity Questionnaire.](#) 

[3 Grant Application Report CSMC Signed.pdf](#) 

[5 determination-of-suitability-form CSMC Signed.pdf](#) 

[6 certification-of-applicable-financial-reporting-requirements-form CSMC Signed.pdf](#) 

MOTION: I move to approve the FY27 Byrne Memorial Justice Assistance Grant Application from the Governor's Office of Crime Prevention and Policy, and authorize the Commissioner President, Sheriff, and Staff to execute the related documents and submit electronically.

Moved by: Commissioner Scott Ostrow; seconded by: Commissioner Eric Colvin

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

Motion Carries 5-0

F. **DEPARTMENT OF RECREATIONS AND PARKS** - Recreation and Park Reorganization

Recreation and Parks reorganization request

[Agenda Item Details - Recreation and Park Reorganization.docx](#) 

[Rec and Parks reorg memo 7 21 2026.pdf](#) 

[Org. Chart Wicomico Shores current and proposed.pdf](#) 

[Org. Chart Current Proposed 7 21 2026.pdf](#) 

[7.28.26 S1 Form - Shop Foreman.pdf](#) 

[7.28.26 S1 Form - Coordinator II.pdf](#) 

MOTION: I move to approve the Recreation and Parks reorganization request and authorize the Commissioner President to sign all related documents

Moved by: Commissioner Scott Ostrow; seconded by: Commissioner Michael R Alderson Jr

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

Motion Carries 5-0

- G. **DEPARTMENT OF RECREATION AND PARKS** - Bushwood Wharf property acquisition

[Agenda Item Details - Bushwood Wharf Road property acquisition.docx](#) 

[Bushwood 7 28 2026 memo.pdf](#) 

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

[SDAT Real Property Data Search2.pdf](#) 

[Bushwood property Map.jpg](#) 

[Quade Properties, LLC - 36846 Bushwood Wharf Road - Appraisal - 2025.pdf](#) 

MOTION: I move to authorize County staff to procure a second appraisal for the Bushwood Wharf property and to have Commissioner President sign any related documents.

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

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

Motion Carries 5-0

- H. **DEPARTMENT OF ECONOMIC DEVELOPMENT** – Budget Amendment– Regional Workforce Development Study

[DED - Budget Amendment Request - Regional Workforce Development Study - Agenda Item Detail - 072126.docx](#) 

[DED - Budget Amendment Request - Regional Workforce Development Study - Advance Memo - 072126.docx](#) 

[7.28.26 DED BA Regional Workforce Study.pdf](#) 

[Towson - Regional Workforce Study - MOU with CSMC - EXECUTED - 072925.pdf](#) 

[CSMC - PO-101388 - 063025.pdf](#) 

[Towson Workforce Study - Change Order - Extension to 063026 - 052926.PDF](#) 

[DED - Delegation of Administrative Authority Concerning Ministerial Acts - NAWCAD Agreement - 091525.PDF](#) 

[NAWCAD -Collaborative Project Agreement Contract - \\$30,000 - Fully Executed - 091825.pdf](#) 

[7.28.26 DED BA Regional Workforce Study CSMC Signed.pdf](#) 

MOTION: I move to approve the Workforce Development Study Budget Amendment and authorize the Commissioner President to sign all related documents.

Moved by: Commissioner Eric Colvin; seconded by: Commissioner Scott Ostrow

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

Motion Carries 5-0

I. **DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT** - Lexington Park Development District Master Plan Implementation Plan Grant (Rural Maryland Economic Development Fund)

Lexington Park Development District Master Plan Implementation Plan Grant (Rural Maryland Economic Development Fund)

[Agenda Item Details - Lexington Park Development District Master Plan Implementation Plan Grant \(Rural Maryland Economic Development Fund.docx](#) 

[7.28.26 Memo to CSMC re Request for Budget Amendment - JSBA \(07.15.2026\).pdf](#) 

[7.28.26 BA move funds to 1399 MD2357 for Lex Park Distr Master Plan.pdf](#) 

[Attachment #1 - MOU and Grant Agreements - JSBA \(07.15.2026\).pdf](#) 

[Attachment #2 - RMEDF grant - reallocation - JSBA \(07.15.2026\).pdf](#) 

[Attachment #3 - Contingent Contract Modification - JSBA \(07.15.2026\).pdf](#) 

[7.28.26 BA move funds to 1399 MD2357 for Lex Park Distr Master Plan CSMC Signed.pdf](#) 

MOTION 1: I move to approve the budget amendment moving \$185,000 from the Department of Economic Development to the Department of Land Use & Growth Management for the Lexington Park Development District Implementation Plan, and for Commissioner President to sign all related documents.

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

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr,

Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Motion Carries 5-0

MOTION 2: I move to ratify the contract modification with Clarion Associates for the inclusion of the Lexington Park Development District Implementation Plan, and for Commissioner President to sign all related documents.

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

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

Motion Carries 5-0

J. **DEPARTMENT OF FINANCE** – Second District Volunteer Fire Department Request for a \$1,653,327 loan under the Fire & Rescue Loan Fund Program

[Agenda Item Details - Second District Volunteer Fire Department Request for a \\$1,653,327 loan under the Fire & Rescue Loan Fund Program.pdf](#) 

[Advanced Memorandum.docx](#) 

[FandR Revolving Loan Application 02.2026 - signed.pdf](#) 

[Request amount change.pdf](#) 

[Second District VFD ESB Board.pdf](#) 

[Second District VFD Fire Board letter.pdf](#) 

[Job 41893 Signed Contract 17OCT23.pdf](#) 

[Amortization Schedule.pdf](#) 

[2023-2024 SECOND DISTRICT VOLUNTEER FIRE-2ND DISTRICT VFD FINAL FS.pdf](#) 

[FIRRES-06.30.2026.pdf](#) 

[Second District - Budget Submission.pdf](#) 

[SDVFDRS_BYLAWS_DECEMBER_2024\(1\).docx](#) 

[SDVFDRS Revolving Loan Security Agreement 20026.docx](#) 

[SDVFDRS Terms Loan Note 2026.docx](#) 

MOTION: I move to approve the loan request for the Second District Volunteer Fire Department and to have Commissioner President sign all related documents.

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

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

6. 10:55 a.m. - COMMISSIONERS TIME

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

7. ADJOURN

The meeting adjourned at approximately 11:13 a.m. Minutes approved by the Commissioners of St. Mary's County on August 18, 2026.

____JB_____
Julie Burch, Senior Administrative Coordinator

8. 2:00 p.m. - SMCSO Support Services Building Groundbreaking Ceremony

Due to the possibility of severe weather, this event has been postponed to August 4, 2026.

9. 6:30 p.m. - PUBLIC FORUM

Present:

Commissioner President James R. Guy
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
Julie Burch, Recorder/Timekeeper

Commissioner President Guy called the Public Forum to order at 6:30 p.m. in the Chesapeake Building Meeting Room at the Governmental Center and requested that Ms. Guzman provide the forum's format.

Public Forum comments were provided by:

Joshua Kyte
Michael Desarno
Mary Ludwig
Henry Davison
Andrea Wilson
Barbara O'Neal
George Bierlin
Lawrence Ludwig
Renny Perdue
Robert Lindblad
Caroling King

Kristyn Grube
Mackensey Kubina
Rebecca Ali
Jennifer Clancy
Julia Russell
John Harris
Anthony Damron
Brian Jordon
Patty Phares
Don R.
Ericka Hill
Jessica Lively
Natalie Van Osch
Bill Peil
David Lewis
Linda Thomas
Stacey Ray Seldon
Cindy Peil
Maureen Statter
Mark Dale
Ruth Tonkyro
Ryan Daniels
Dan King
Emily

There were no other citizens present who wished to speak, so Commissioner President Guy closed the Public Forum at 8:17 p.m.

Public Forum documents

[7.28.26 Public Forum Sign In sheets Redacted.pdf](#) 

[7.28.26 Public Comment - Damron.pdf](#) 

[7.28.26 Public Comment - Harris.pdf](#) 

[7.28.26 Public Comment - Peil.pdf](#) 

[7.28.26 Public Comment - Phales.pdf](#) 

