



Commissioners of St. Mary's County Meeting - Oct 20 2026 Minutes

Tuesday, October 20, 2026 at 9:00 AM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

1. 9:00 a.m. - WELCOME

A. Invocation and Pledge - Commissioner President Guy

B. Approval of Consent Agenda

[Commissioners of St. Mary's County Meeting - Oct 06 2026 - Minutes - Html](#)

[10.20.2026 Advanced Memorandum Shore United Bank Consent Agenda.docx](#)

[Commissioners of SMC - Signature Cards unsigned.pdf](#)

MOTION 1: I move to approve the Consent Agenda, which includes the minutes of October 6, 2026.

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 approve the ratification with Shore United Bank and authorize Commissioner President Guy and Commissioner Ostrow 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

2. 9:05 - PROCLAMATIONS

A. Red Ribbon Week

[Red Ribbon Week](#)  [Red Ribbon Week 2026.pdf](#) 

B. National Disability Employment Awareness Month

[National Disability Employment Awareness Month](#)  [National Disability Employment Awareness Month 2026.pdf](#) 

3. 9:15 a.m. - PRESENTATION

A. **DEPARTMENT OF HUMAN RESOURCES** - Commission for People with Disabilities Award Ceremony

[Agenda Item Details Commission for People with Disabilities Award Ceremony.docx](#) 

[Memo - Commission for People with Disabilities Award Ceremony.pdf](#) 

[Commission for People with Disabilities 2026 Awards Program.pdf](#) 

4. 9:25 a.m. - MAIN

A. **DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT** - St. Mary's 2050 Comprehensive Plan

[DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT - St. Mary's 2050 Comprehensive Plan](#) 

Post Public Hearing Staff Report: [Post Public Hearing Staff Report - JSBA \(10.16.2026\).docx](#)  [Attachment 1.pdf](#) 

Copies of Written Public Comment:

[Bumpy Oak Corp. Retirement Plan Trust - Written Comment Letter.pdf](#) 

[Joan Sullivan Cowan Written Comment.pdf](#) 

[Michael A. Jones Written Comment.pdf](#) 

[LMZ, LLC - Written Comment Letter.pdf](#) 

[Medina Partnership - Written Comment Letter.pdf](#) 

[Ann Tippet Written Comment.pdf](#) 

[Joan Sullivan Cowan Written Comment.pdf](#) 

[Anthony Dameron Written Comment.pdf](#) 

[Greg Oliver Written Comment.pdf](#) 

[Joan Cowan Written Comment.pdf](#) 

[John Brown Written Comment.pdf](#) 

[Jonathan Lewis & Elizabeth Armour Written Comment.pdf](#) 

[Joshua Kyte Written Comment.pdf](#) 

[Julie OBrien Written Comment.pdf](#) 

[Lynn Macdonald Westrope Written Comment.pdf](#) 

[Martin Almberg Additional Written Comment.pdf](#) 

[Martin Almberg Citizen Forensic Audit Written Comment.pdf](#) 

[Martin Almberg Written Comment.pdf](#) 

[Michael Donnenberg Written Comment.pdf](#) 

[Troy Cowan Additional Written Comment.pdf](#) 

[Troy Cowan Written Comment.pdf](#) 

[William Peil Written Comment.pdf](#) 

As part of a comprehensive plan review cycle, local jurisdictions must examine their Land Use maps to see if updates are desirable/necessary. During this review, property owners are afforded an opportunity to request changes to their property's Land Use designation (how they are shown on the Land Use map).

The following applications were received:

1. **Bumpy Oak Corp. Retirement Plan Trust:** [Memo to CSMC - Bumpy Oak Corp Retirement Plan Trust - \(10.06.2026\).pdf](#) 
2. **LMZ, LLC:** [Memo to CSMC - LMZ, LLC - \(10.06.2026\).pdf](#) 
3. **Medina Partnership:** [Memo to CSMC - Medina Partnership - \(10.06.2026\).pdf](#) 
4. **Family Tree Ventures II LLC:** [Memo to CSMC - Family Tree Ventures II LLC - \(10.06.2026\).pdf](#) 
5. **Sherry G. Lloyd:** [Memo to CSMC - Sherry G. Lloyd - \(10.06.2026\).pdf](#) 
6. **Tommy's Truck Services II Inc:** [Memo to CSMC - Tommy's Truck Service II Inc - \(10.06.26\).pdf](#) 

Technical Review Committee:

As the draft plan was developed, the following individuals, as subject matter experts within their chosen fields, were responsible for providing guidance and feedback to the consultant team:

Dept. of Aging & Human Services
Lori Jennings Harris, Director

Dept. of Economic Development
Cindy Greb, Director
Kellie Hinkle, Deputy Director

Dept. of Emergency Services
Jennifer Utz, Director
Amy Bledsoe, Emergency Manager

Dept. of Information Technology
Glenn Mains, Director
Angela Stancliff, Deputy Director
Robert Kelly, Fmr. Director

Dept. of Land Use & Growth Management
Jessica S.B. Andritz, Director
Brandy Glenn, Deputy Director
Gabrielle Gleissner, Planner III
Courtney Jenkins, Fmr. Deputy Director

Naval Air Station Patuxent River
Hannah Pajewski, CPLO

St. Mary's County Public Schools
Kimberly Howe, Director of Capital Planning
(Review of Land Use Designation Changes)

Dept. of Public Works & Transportation
John Norris III, Director
Donald Mills, Deputy Director
James Gotsch, Fmr. Director

Dept. of Recreation & Parks
Ray Bivens, Director
Jessica Hale, Deputy Director

St. Mary's County Metropolitan Commission
George Erichsen, Director
Christy Hollander, Chief Engineer

St. Mary's Soil Conservation District
Bruce Young, District Manager

St. Mary's County Department of Health
Dr. Meenkashi Brewster
Heather Moritz, Director, Environmental Health

St. Mary's County Sheriff's Office
Captain Stephen Simonds, Commander,
Patrol Community Services

St. Mary's County Public Information Office
Jenna Guzman, Fmr. Communications Director
(Branding, Style Guide, News Releases)

Below is the draft of the St. Mary's 2050 plan that incorporates all recommended changes to the text from both the Planning Commission and the Commissioners of St. Mary's County prior to the public hearing conducted on 10/6/2026. [SMC Pre-FinalPlanClarion 26.10.02.pdf](#) 

Draft Resolution for Consideration: [St Marys 2050 Adopting Resolution - draft resolution - JSBA \(10.16.2026\).docx](#)  [St Marys 2050 Adopting Resolution - final resolution - JSBA \(10.20.2026\).pdf](#) 

[2026-23 St. Mary's 2050 Plan CSMC Signed.pdf](#) 

Bumpy Oak:

MOTION 1: As for the request made by the property owned by Bumpy Oak Corp. Retirement Plan Trust, for the property located on Tax Map 34, Parcels 320 and 427, whose property tax identification numbers are 06-033067 and 06-032796, I move that we approve/deny the requested change in the land use designation from Rural Preservation to Residential Low Density and expand the boundary of the Hollywood Town Center to include this property.

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

Yea: None

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

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

Motion Fails 0-5

LMZ:

MOTION 2: As for the request made by the property owned by LMZ, LLC, for the property located on Tax Map 27, Parcel 170, having an address of 43737 Sandy Bottom Rd., whose property tax identification number is 06-064353, I move that we approve/deny the requested change in the land use designation from Rural Preservation to Residential Low Density and expand the boundary of the Hollywood Town Center to include this property.

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

Yea: None

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

Motion Fails 0-5

Medina:

MOTION 3: As for the request made by the property owned by Media Partnership, for the front of the property located on Tax Map 4, Parcel 85, having an address of 29805 Three Notch Rd., whose property tax identification number is 05-053293, I move that we approve/deny the requested change in the land use designation from Mixed-Use Low Intensity to Mixed-Use Moderate Intensity.

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

Yea: None

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

Motion Fails 0-5

Family Tree:

MOTION 4: As for the request made by the property owned by Family Tree Ventures II LLC, for the property located on Tax Map 14, Parcel 31, having an address of 26510 Three Notch Rd., whose property tax identification number is 06-013546, I move that we approve/deny the requested change in the land use designation from Rural Preservation to Rural Commerce.

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 Ostrow

Motion Carries 5-0

Lloyd:

MOTION 5: As for the request made by the property owned by Sherry G. Lloyd, for the property located on Tax Map 58, Parcel 257, having an address of 18558 Point Lookout Rd., whose property tax identification number is 08-084637, I move that we approve/deny the requested change in the land use designation from Rural Preservation to Residential Low Density and expand the boundary of the Lexington Park Development District to include this property.

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

Yea: None

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

Motion Fails 0-5

Tommy's Trucks:

MOTION 6: As for the request made by the property owned by Tommy's Truck Service II Inc, for the property located on Tax Map 46, Parcels 136 and 362, whose property tax identification numbers are 07-023081 and 07-018983, I move that we approve/deny the requested change in the land use designation from Rural Preservation to Rural Commerce.

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

Motion Carries 5-0

Piney Point Designation:

MOTION 7: As for the designation of Piney Point, I move that we re-designate Piney Point from a Town Center to a Village Center, and have staff make the appropriate revisions throughout the draft St. Mary's 2050 Plan and associated maps.

Yea: None

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

No Action 0-0

St. Mary's 2050 Plan:

MOTION 8: I move to approve/deny the draft St. Mary's 2050 Plan with all amendments previous discussed.

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

- B. **DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION** – Decision - Adoption of the Walter Francis Duke Airport Terminal and Pergola Usage Policy, License Agreement and Fee Schedule

Follow-Up to Public Hearing; Request for Concurrence and Adoption [Agenda Item Details.docx](#)  [CSMC PostHearing.mem.102026.pdf](#)  [Terminal and Pergola Policy.rev.102026.pdf](#)  [Terminal and Pergola Resolution.102026.docx](#)  [2026-24 Master Terminal and Pergola Policy CSMC Signed.pdf](#) 

MOTION: I move that we approve and adopt the Resolution adopting the amended Policy as submitted effective November 1, 2026

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

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. 10:05 a.m. - COUNTY ADMINISTRATOR

- A. **DRAFT AGENDAS FOR OCTOBER 27, 2026, AND NOVEMBER 17, 2026.** There will be no meeting of the Commissioners on November 3 or November 10, 2026.

[102726.docx](#)  [111726.docx](#) 

- B. **SHERIFF'S OFFICE** - DOJ - FY2026 COPS Technology and Equipment Program Grant Pre-Acceptance and Award

[Sheriff's Office - DOJ - FY2026 COPS Technology and Equipment Program Grant Pre-Acceptance and Award.pdf](#)  [Sheriff's Memo - Signed.pdf](#)  [Grant and Other Agreement Cover - COPS US2707.pdf](#)  [Pre-Award Package.pdf](#)  [Award Package.pdf](#)  [FY26 cjs jes Congressional Approval see page 109.pdf](#)  [Auth Official Rep - Organization.pdf](#)  [Authorized Rep - Sheriff..pdf](#)  [BA - 1 of 2 - COPS Technology and Technology and Equipment Mobile and Command Vehicle US2707.pdf](#)  [BA 2 of 2 - Local Forfeiture Project MCV.pdf](#)  [Authorized Rep and BA 1 and 2 signed.pdf](#) 

MOTION 1: I move to approve the FY26 COPS Technology and Equipment Program Grant Award documents, from the U.S. Department of Justice, in the amount of \$800,000 for the purchase of a replacement Mobile Command Vehicle.

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 Ostrow

Motion Carries 5-0

MOTION 2: I move to approve the use of up to \$200,000 in Locally Forfeited Funds to cover the projected shortfall for the vehicle purchase and fund other potential outfitting, furniture, technology, and equipment costs for the Mobile Command Vehicle.

Moved by: Commissioner Michael R Alderson Jr; 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

Motion Carries 5-0

MOTION 3: I move to authorize the Commissioner President and the Sheriff to execute any related or subsequent acceptance and award documents and the Letter for Authorized Organizational Representative to Accept and Approve Award Documents for this FY26 COPS Technology and Equipment Program Grant.

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

MOTION 4: I move to authorize the approval of the related budget amendments to establish budget authority for the grant funds and realign the locally forfeited funds within the project for use.

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 Ostrow

Motion Carries 5-0

C. **SHERIFF'S OFFICE** - FY27 MD Office of Overdoes Response (MOOR) Grant-Opioid Restitution Fund

[Diligent Cover - FY27 MOOR Grant.pdf](#)  [Grant and Other Agreement - MOOR.pdf](#)
[Sheriff's Memo - MOOR Grant MD2744 signed.pdf](#)  [SIGNED GRANT AGREEMENT# 27-1131 - MOOR.pdf](#)  [Signed Grant Agreement - 27-1131 - MOOR.pdf](#)  [BA - Moor MD2744.pdf](#)  [BA - MOOR MD2744 - signed.pdf](#) 

MOTION 1: I move to approve the FY27 MD Office of Overdoes Response Grant-Opioid Restitution Fund agreement and to authorize execution of any related documents.

Moved by: Commissioner Michael Hewitt; 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 approve the budget amendment in the amount of \$170,522 for the MD Office of Overdoes Response Grant.

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. **DEPARTMENT OF RECREATION AND PARKS** - Maryland Energy Grant budget amendment

[Agenda Item Detail - Maryland Energy Grant BA](#) 

[LGEM BA memo 10 20 2026.pdf](#) 

[LGEM.pdf](#) 

[PF-2502 Energy Audits.pdf](#) 

[10.20.26 BA RP2701.pdf](#)  [MD Energy Grant BA RP2701 - signed.pdf](#) 

MOTION: I move to approve the budget amendment reducing the FIN27 Capital Reserve by \$97,910 for the building audit program through the Maryland Energy Modernization Grant and authorize the Commissioner President to sign the related documents.

Moved by: Commissioner Michael R Alderson Jr; 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

Motion Carries 5-0

E. DEPARTMENT OF FINANCE - Hollywood Volunteer Rescue Squad Request for Loan
[DEPARTMENT OF FINANCE - Hollywood Volunteer Rescue Squad request for loan](#) [Hollywood VRS Loan Application.pdf](#) [HVRs WM Davis.pdf](#) [Rescue Squad Assoc Letter.pdf](#) [ESB Letter.pdf](#) [FY27 Budget Submission.pdf](#) [Hollywood VRS Audit 2024.pdf](#) [CONSTITUTION and BYLAWS as of MAY 2026\(1\).pdf](#) [Exhibit A - HVRs Draw Schedule.docx](#) [Security and Loan Disbursement Agreement v4.docx](#) [Maximum Principal Draw Note v2.docx](#) [Maximum Principal Future-Advance Deed of Trust v2.docx](#) [Advanced Memorandum 102026 jsh.pdf](#) [Security and Loan Disbursement Agreement v4.pdf](#) [HVRs . signed SEC. AGMT .pdf](#) [HVRs . signed NOTE000.pdf](#) [HVRs . signed DOT.pdf](#)



MOTION: I move to approve the loan request for the Hollywood Volunteer Rescue Squad for the renovation of the squad building and the construction of a new addition and have the Commissioner President sign all 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

6. 10:20 a.m. - COMMISSIONERS TIME

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

7. ADJOURN

The meeting adjourned at approximately 10:38 a.m. Minutes approved by the Commissioners on October 27, 2026.

_____ TR _____

Tracy Rohan, Administrative Assistant

8. 11:30 a.m. - STATE OF THE COUNTY LUNCHEON - Bay District Volunteer Fire Department

9. 4:00 p.m. - YMCA RIBBON CUTTING - 21056 Great Mills Road, Lexington Park, MD