



Worcester County Administration

One West Market St. Room 1103 | Snow Hill MD 21863 | (410) 632-1194 | www.co.worcester.md.us

TO: Weston Young, Chief Administrative Officer
Candace Savage, Deputy Chief Administrative Officer
FROM: Lynn Wright, Senior Budget Accountant
DATE: August 4, 2026
RE: Recycling Facility Expansion Grant

In the State FY2026 Budget, Worcester County was awarded a \$100,000 Bond Initiative grant to help fund the design costs for the Recycling Facility Expansion Project.

Attached is the 2026 Bond Initiative Fact Sheet for your review and approval. I've also attached the CIP project sheet to provide additional details about the project.

State Of Maryland
2026 Bond Initiative Fact Sheet

1. Name Of Project		
Recycling Facility Expansion		
2. Senate Sponsor	3. House Sponsor	
Carozza	Worcester County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Worcester County	\$100,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Recycling Facility Expansion		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
☐ Historical Easement	☒ Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
David Candy		410-632-3177
10. Description and Purpose of Organization (Limit length to visible area)		
As Maryland's only oceanfront county, Worcester County supports a year-round population of approximately 54,000 residents while serving more than 8 million annual visitors. Worcester County operates under a Code Home Rule form of government, with a seven-member board of County Commissioners.		

11. Description and Purpose of Project (Limit length to visible area)

County Commissioners of Worcester County are seeking to expand the County Recycling building to accommodate an additional sorting line and storage space. Currently bailed plastic, cardboard, and paper are stored indoors until a full trailer load is achieved which is taking up valuable floor space. Given the significant increase in consumer demand for recycling, particularly cardboard, an additional line would allow us to meet the needs of the community.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	
Design	\$130,000
Construction	
Equipment	
Total	\$130,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

County Contribution	\$30,000
Legislative Bond Bill Initiative	\$100,000
Total	\$130,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
7/1/2026	12/31/2026	1/1/2027	12/31/2027
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
30000.00	54000	54000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2025	\$250,000	Newark Fire Training Tower	
19. Legal Name and Address of Grantee		Project Address (If Different)	
County Commissioners of Worcester County 1 W. Market St. Room 1103 Snow Hill, MD 21863		7091 Central Site Lane Newark, MD 21841	
20. Legislative District in Which Project is Located	38A - Somerset, Worcester, and Wicomico Counties		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[X]	[]	[]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Weston Young, Chief Administrative Officer	Has An Appraisal Been Done?	Yes/No
Phone:	410-632-1194		No
Address:		If Yes, List Appraisal Dates and Value	
1 W. Market St. Room 1103 Snow Hill, MD 21863			

24. Impact of Project on Staffing and Operating Cost at Project Site					
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget		
8	12	1244000.00	1750000.00		
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)					
A. Will the grantee own or lease (pick one) the property to be improved?			Own		
B. If owned, does the grantee plan to sell within 15 years?			No		
C. Does the grantee intend to lease any portion of the property to others?			No		
D. If property is owned by grantee any space is to be leased, provide the following:					
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased		
E. If property is leased by grantee - Provide the following:					
Name of Leaser	Length of Lease	Options to Renew			
26. Building Square Footage:					
Current Space GSF	25,000				
Space to be Renovated GSF	TBD				
New GSF	TBD				

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	FY27
28. Comments	
This request will support a design study of the recycling center to assess renovation needs and determine the appropriate amount of additional space required. The study will identify the optimal expansion and reconfiguration necessary to meet current and projected operational demands of Worcester County.	

ITEM 1

CIP Project Name: Recycle Building Expansion

Project Director (Name & Title): David Candy, Superintendent, Solid Waste

Phone Number: 410-632-3177

Project Location: Central Site Landfill, Newark MD

Project Summary

The Recycling team would like to expand the building in order to add another sorting line and much needed storage space. At this time, we store bi-metal, aluminum and plastic outside. Since we have started recycling mattresses, we have had to use up much needed floor space indoors to accommodate them. Bailed plastic, cardboard and paper are stored indoors until a full tractor trailer load is achieved. Again, utilizing valuable floor space.

With the rise in on-line ordering, cardboard recycling has increased tremendously. An additional line would allow us to keep up with processing this material as well as others when needed.

	FY 27	FY 28	FY 29	FY 30	FY 31	Prior Allocation	Balance to Complete	Total Project Cost
EXPENDITURES								
Engineering/Design		100,000						100,000
Land Acquisition								0
Site Work								0
Construction			2,000,000					2,000,000
Equipment/Furnishings								0
Other - Please Specify STUDY	30,000							30,000

TOTAL	30,000	100,000	2,000,000	0	0	0	0	2,130,000
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SOURCES OF FUNDS								
General Fund								0
User Fees								0
Grant Funds								0
State Match								0
State Loan								0
Assigned Funds	30,000	100,000	2,000,000					2,130,000
Private Donation								0
Enterprise Bonds								0
General Bonds								0
Other - Please Specify								0

TOTAL	30,000	100,000	2,000,000	0	0	0	0	2,130,000
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If this project will have operating impacts, the fields below will populate from the data that is entered on the Operating Impact Projection tab of this workbook

PROJECTED OPERATING IMPACTS	0	0	0	693,972	193,972			887,944
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Additional Project Information

Complete the following questions:

What is the useful life of the asset/project?

Will this project generate revenue?

Yes, we are able to sell the bailed materials.

Are there any grant funds available? If so, through what agency? What is the grant deadline? How much funding will you be requesting through the grant?

No.

Does this project qualify for IAC funding or other state funding? If so, what is the status of the funding?

No.

Is there a Federal or State mandate related to this project? If so, please elaborate:

No.

Are there impacts to the General Fund operating expenditures such as personnel or utilities & maintenance?

Yes. We would need to hire 4 additional Recycle employees; utilities would double our current and it would require additional fire alarms and sprinkler system maintenance.

ITEM 1

CIP Operating Impact Projections

Project:

Personnel Expenses	FY 27	FY 28	FY 29	FY 30	FY 31	Operating Cost
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Job Title & Salary/Benefit Costs	(List Separately)					
Recycle Worker 1				37,315	37,315	74,630
Recycle Worker 1				37,315	37,315	74,630
Recycle Worker 3				41,121	41,121	82,242
Recycle Worker 3				41,121	41,121	82,242
						0
						0
EXPENDITURES						

New Positions Salary & Benefits TOTAL	0	0	0	156,872	156,872	313,744
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Operating Expenses	FY 27	FY 28	FY 29	FY 30	FY 31	Total Operating Cost
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Utilities ELECTRIC				36,000	36,000	72,000
Telephone						0
Custodial						0
Cleaning						0
Maintenance Repairs						0
Refuse						0
Fire/Security Alarm				1,100	1,100	2,200
Internet						0
Vehicle Expense						0
Other						0
						0
EXPENDITURES						

Operating TOTAL	0	0	0	37,100	37,100	74,200
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Capital Expenses	FY 27	FY 28	FY 29	FY 30	FY 31	Total Operating Cost
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Furnishings						0
Equipment						0
1 Loader				400,000		400,000
1 Skid Steer				100,000		100,000
						0
EXPENDITURES						

Capital TOTAL	0	0	0	500,000	0	500,000
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Projected Revenue Impact	FY 27	FY 28	FY 29	FY 30	FY 31	Revenue Total
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						0
						0
						0
						0
						0
REVENUES						

Project Revenue TOTAL	0	0	0	0	0	0
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PROJECTED OPERATING IMPACTS	0	0	0	693,972	193,972	887,944
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Operating Impacts

Complete the following questions:

Employee Positions

Will the project change staffing needs? How many positions are added or removed? Indicate if they are full-time, part-time, contractual, grant-funded, or enterprise-funded. What is the estimated cost or savings? Include benefit costs: use 63% for full-time and 49% for part-time with insurance.

Yes, 4 full-time employees

Utility Costs

Will the project increase or decrease costs for electricity, oil, gas, phone, water, or sewer?

Increase Electric and gas.

Maintenance Costs

Will internal maintenance costs or external vendor agreements change? Consider custodial, field, road, or general maintenance.

Additional Fire alarm monitoring and Annual Testing

Insurance Costs

Will insurance costs change? Include liability, property, and vehicle coverage.

Yes. With the building addition and equipment, insurance will increase.

Telecommunications

Will the project require additional phones, copiers, computers, or other hardware? List them below.

Possible computer for new equipment.

Furniture, Equipment, or Capital Outlay

Will the need for furniture, equipment, or other capital outlay increase or decrease? Is the cost change one-time or ongoing?

There will be a one-time increase for the additional equipment such as compactor and bailer.



ITEM 2 WORCESTER COUNTY

DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
GOVERNMENT CENTER ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200

<http://www.co.worcester.md.us/departments/drp>

MEMORANDUM

TO: Weston S. Young, Chief Administrative Officer
FROM: Jennifer K. Keener, AICP, Director
DATE: August 10, 2026
RE: Extension request – Plumbing Poverty Program Grant, Maryland Affordable Housing Trust

I am requesting County Commissioner approval to send the attached letter with our proposed drawdown schedule to the state for an extension of the 50% spend down requirement on the Maryland Affordable Housing Trust (MAHT) Plumbing Poverty Program (PPP) Grant to avoid de-obligating our remaining funds.

Due to delays with the hiring of a program inspector and the number of outstanding inspections on the waitlist, we were unable to meet our 50% drawdown by June 25, 2026. The Housing Review Board reviewed another round of applicant cases at their August 5, 2026, meeting, and recommended approval for funding several MAHT grants.

In 2025, Worcester County was awarded a \$300,000 grant to conduct activities such as renovation of incomplete bathrooms and/or kitchens; installation or replacement of wells and/or septic systems; connection to public water and sewer systems; and activities that improve water quality (water treatment, replacement of rusty pipes, etc.). To date we have expended and/or awarded \$60,336.59 in grant funds to seven individuals under this grant. We have four projects awaiting bid reviews (an estimated \$94,435.58), and eight more cases on the waitlist to be inspected that could potentially be served by both MAHT and CDBG funds.

August 17, 2026

Administrator, Maryland Affordable Housing Trust
Division of Neighborhood Revitalization
Maryland Dept. of Housing & Comm. Development
7800 Harkins Road
Lanham, MD 20706

Dear Ms.Campbell,

On behalf of the Worcester County Commissioners, I am writing to request a waiver for the MAHT program procurement policy for processing a 50% draw within the first year of the grant cycle. We have a signed grant agreement for June 2025. Shortly thereafter, we lost our program inspector which was not replaced until May 2026. He has worked expeditiously to process the backlog of 15 applications that we have received for assistance. That list has continued to grow and today we still have 8 applicants to be served with inspections.

We have spent the following for this grant:

As of 03-31-2026	\$24,072.00
As of 06-30-2026	\$10,973.00

Earmarked and approved by the Housing Review Board as of today: \$25,291.59

Earmarked and need approval by the Housing Review Board as of today: \$94,435.58

Total: \$154,772.17

We are requesting an extension of 120 days to October 2026, required expenditure of 50% of grant funds to allow us time to coordinate and commence the work with our new inspector. With 8 more applicants and the rate at which we are continually receiving applications, we will spend the remaining \$145,227.80 by the end of the grant cycle. This waiver will allow the Worcester County Housing Rehabilitation Program to resume offering critical repairs to homes occupied by the neediest citizens of our County.

Your consideration in this matter is greatly appreciated.

Sincerely,

Theodore J. Elder
President, Worcester County Commissioners

Worcester County Housing Rehabilitation Program MAHT Grant Estimated Drawdown Schedule

To date, Worcester County has expended or awarded \$60,336.59 in grant funds to seven projects under this grant.

Minimum of 50% Drawdown:

Projects in need of re-bid or scope of work adjustments prior to review and approval by Housing Review Board and County Commissioners (for awards over \$25,000):

Fleming:	est. \$1,553.83
Hall:	est. \$36,037.77
Harmon:	est. \$27,501.38
Truitt:	est. \$29,342.60

Total: est. \$94,435.58

*Note: actual funding may vary upon award of bid.

Total drawdown: \$154,772.17

Timeframe for completion: October 31, 2026

Minimum of 80% Drawdown:

\$85,227.83 due by March 2027.

Currently, there are eight (8) applications pending inspection. On August 10, 2026, the program inspector has advised that they will be able to complete one to two inspections per week to clear up this waitlist.

Bid awards estimated by: October 2026 through no later than March 2027

Final Draw:

Remaining \$60,000 by close of grant cycle (June 25, 2027).



Worcester County Government

One West Market Street | Room 1103 | Snow Hill MD 21863-1195

(410) 632-1194 | (410) 632-3131 (fax) | admin@co.worcester.md.us | www.co.worcester.md.us

MEMORANDUM

TO: Worcester County Commissioners
FROM: Charlene Sharpe, Legislative Analyst
DATE: August 11, 2026
RE: Coalition Against Bigger Trucks letter request

The Coalition Against Bigger Trucks (CABT) has asked the Worcester County Commissioners to write to Sen. Angela Alsobrooks, Sen. Chris Van Hollen and Rep. Andy Harris in opposition to heavier trucks and their negative impact on infrastructure, traffic, the environment and public safety.

According to CABT, major companies have been lobbying for legislation that would allow larger trucks on US roads. These heavier trucks would do significantly more damage to local roads and bridges and would add to public safety concerns, as they would be harder to control with longer stopping distances.

TEL: 410-632-1194
WEB: www.co.worcester.md.us



COMMISSIONERS
THEODORE J. ELDER, PRESIDENT
MADISON J. BUNTING, JR., VICE PRESIDENT
CARYN G. ABBOTT
ANTHONY W. BERTINO, JR.
ERIC J. FIORI
JOSEPH M. MITRECIC
DIANA PURNELL

OFFICE OF THE
COUNTY COMMISSIONERS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET • ROOM 1103

SNOW HILL, MARYLAND

21863-1195

WESTON S. YOUNG, P.E.
CHIEF ADMINISTRATIVE OFFICER
CANDACE I. SAVAGE, CGFM
DEPUTY CHIEF ADMINISTRATIVE OFFICER
ROSCOE R. LESLIE
COUNTY ATTORNEY

August 11, 2026

The Honorable Angela Alsobrooks
SR-374 Russell Senate Office Building
Washington, D.C. 20510

Dear Senator Alsobrooks,

The Worcester County Commissioners are writing to express concerns and opposition against efforts in Washington D.C. to increase truck size and weights on our nation's highways.

Due to the already existing road damage and deteriorating bridges, we cannot afford the costs associated with this legislation. If this legislation passes, we will see an increase in truck traffic on our roads, further disrepair of infrastructure, maintenance schedules shortened, and ultimately a strain on our community's financial resources. We already struggle to find funds to maintain our current infrastructure, and this will only make our efforts to improve the lives of our residents more difficult. Our residents deserve better than damaged roads and deteriorating bridges.

We respect the truck drivers and the important job they do every day. However, our infrastructure cannot handle the current weights, let alone the additional weights being proposed in Congress. We respectfully request you oppose any legislation that would increase truck size and weight on our nation's highways. Please let us know if you have any questions regarding this issue.

Sincerely,

Theodore J. Elder
President

TEL: 410-632-1194
WEB: www.co.worcester.md.us



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WESTON S. YOUNG, P.E.
CHIEF ADMINISTRATIVE OFFICER
CANDACE I. SAVAGE, CGFM
DEPUTY CHIEF ADMINISTRATIVE OFFICER
ROSCOE R. LESLIE
COUNTY ATTORNEY

August 11, 2026

The Honorable Christopher Van Hollen
United States Senate
110 Hart Senate Office Building
Washington, DC 20510

Dear Sen. Van Hollen,

The Worcester County Commissioners are writing to express concerns and opposition against efforts in Washington D.C. to increase truck size and weights on our nation's highways.

Due to the already existing road damage and deteriorating bridges, we cannot afford the costs associated with this legislation. If this legislation passes, we will see an increase in truck traffic on our roads, further disrepair of infrastructure, maintenance schedules shortened, and ultimately a strain on our community's financial resources. We already struggle to find funds to maintain our current infrastructure, and this will only make our efforts to improve the lives of our residents more difficult. Our residents deserve better than damaged roads and deteriorating bridges.

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Sincerely,

Theodore J. Elder
President

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OFFICE OF THE
COUNTY COMMISSIONERS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET • ROOM 1103

SNOW HILL, MARYLAND

21863-1195

WESTON S. YOUNG, P.E.
CHIEF ADMINISTRATIVE OFFICER
CANDACE I. SAVAGE, CGFM
DEPUTY CHIEF ADMINISTRATIVE OFFICER
ROSCOE R. LESLIE
COUNTY ATTORNEY

August 11, 2026

The Honorable Andy Harris
The United State House of Representatives
1536 Longworth House Office Building
Washington, DC 20515

Dear Congressman Harris,

The Worcester County Commissioners are writing to express concerns and opposition against efforts in Washington D.C. to increase truck size and weights on our nation's highways.

Due to the already existing road damage and deteriorating bridges, we cannot afford the costs associated with this legislation. If this legislation passes, we will see an increase in truck traffic on our roads, further disrepair of infrastructure, maintenance schedules shortened, and ultimately a strain on our community's financial resources. We already struggle to find funds to maintain our current infrastructure, and this will only make our efforts to improve the lives of our residents more difficult. Our residents deserve better than damaged roads and deteriorating bridges.

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Sincerely,

Theodore J. Elder
President

TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: worcestermd.gov



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

JANA POTVIN
 DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
 Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr*
DATE: August 10, 2026
SUBJECT: Coastal Square Small Project Agreement

Public Works is requesting Commissioner approval of the Small Project Agreement for the Coastal Square Commercial project. This project will extend public water and sewer service via the Riddle Farm Service Area to a commercial shopping center. The design drawings prepared for this project are complete, the Enterprise Fund Controller has confirmed all EDUs associated with the site plans have been paid for, the developer has provided a \$10,000 construction escrow deposit, project surety bond, and the Roads agreement has been previously approved (attached). As with similar small projects, Coastal Square, LLC was required to complete the attached standard agreement to demonstrate compliance with County Code, specifically, PW5-307.

The Commissioners were previously presented the phasing plan for this project in 2025 (attached). The County Attorney has reviewed the Small Project Agreement and found it acceptable and it is now being presented for approval.

Please let me know if there are any questions.

Attachments

CC: Roscoe Leslie
 Quinn Dittrich
 Bob Mitchell
 Jana Potvin
 Lee Beauchamp

WORCESTER COUNTY
 . SMALL PROJECT
 WASTEWATER AND/OR WATER AGREEMENT
 Reference PW5-307 Code of Public Local Laws of Worcester County

THIS AGREEMENT made this 5th day of September, 2024, by and between THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, in the capacity of the governing body of Worcester County Public Works, hereinafter called "Service Area" and Coastal Square, LLC, hereinafter called "Developer." The parties hereto do hereby agree as follows:

A. PROJECT Coastal Square Commercial hereinafter called "Facilities."

B. LOCATION PROPERTY

Properties affected by this agreement are more particularly described as follows:
 Deed Reference 7674/465 Tax Map 26 Parcels 320 & 474

C. SERVICE TO BE PROVIDED Wastewater and Water

D. LEGAL REQUIREMENTS AND PROCEDURE

Developer shall:

1. Upon the execution hereof, deed to Service Area, free and clear of all liens and encumbrances, by special warranty deed: all fee simple parcels and easements required for the operation and construction of Facilities and provide an acceptable title certificate signed by a Maryland attorney.
2. Provide plans as required by Service Area which must be satisfactory to Service Area prior to commencement of construction.
3. In cooperation with Service Area, secure all necessary permits for the benefit of Service Area and transfer the same to the Service Area.
4. Provide any construction bond required by applicable law regulation.
5. Commence construction of Facilities by October 2024 complete construction by December 2025 and Construct Facilities to the satisfaction of Service Area in accordance with all required permits to all applicable standards as established by Service Area.
6. Upon completion of Facilities and final inspection, approval and acceptance by the Service Area transfer all portions of the Facilities not already property of the Service Area free and clear of all liens and encumbrances at which time Service Area shall assume operational control of the Facilities.
7. Post such cash deposits as required by Service Area to provide for operation for not less than one year of operational costs of Facilities.
8. Provide lien releases or evidence of full and final payment to all contractors, engineers and suppliers as required by Service Area.
9. Warrant the construction and performance of Facilities for a period of not less than two years from the date of acceptance by the Service Area.

10. Post a maintenance bond in amounts to guarantee the warranty. Such bond shall be equal to 50% of actual cost of all equipment. Further provide that Service Area may set amounts of such bonds within the parameters hereof.

E. SPECIAL REQUIREMENTS N/A

F. CONSTRUCTION AGREEMENTS

1. Developer shall construct Facilities at Developer's sole expense subject to the oversight of Service Area.
2. Developer shall make all corrections, additions, and adjustments required by Service Area to complete construction of Facilities according to all permits, plans and specifications.
3. Service Area may reject unsatisfactory work in which case it shall be redone by Developer.

G. CHARGES, COSTS, FEES AND EXPENSES

1. Developer shall pay all costs, fees and expenses of Service Area in performing of this agreement including without limitation, permit fees and costs incurred by Service Area in processing and oversight of the construction of Facilities. Those fees are costs are estimated to be \$848,462.06.
2. A deposit in escrow for costs, fees and expenses of Service Area in the amount of \$3,500.00 shall be made by Developer upon signing and such account maintained as required by Service Area pending acceptance by Service Area.
3. Upon completion and acceptance of the Facilities and the commencement of operation thereof, Developer shall commence payment of standard charges imposed within the service area in which the service is provided.

H. EXCESS CAPACITY-OWNED BY SERVICE AREA

1. Facilities are designed and intended to serve the Coastal Square Development
2. Any excess capacity of Facilities or of any modification or addition thereto shall be the property of Service Area and shall belong to Service Area. There shall be no recoupment of costs of construction, expenses, fees, operation or installation of Facilities by Developer unless as specifically set forth herein or in a separate written agreement between the parties.

I. MISCELLANEOUS PROVISIONS

1. In any action brought in court under this agreement the, jurisdiction venue shall be exclusively the Circuit Court of Worcester County, Maryland.
2. The provisions of this agreement shall be governed and construed according to the laws of the State of Maryland. The parties' performance of obligations hereunder shall comply with all applicable governmental requirements. Existing and future laws shall supersede this agreement. It is entered into pursuant to Section PW 5-307 of the Code of Public Local Laws of Worcester County.
3. The construction of Facilities pursuant hereto shall constitute an offer of dedication to the County Commissioners of Worcester County for the benefit of Service Area.
4. This agreement shall constitute an encumbrance on lands described in Paragraph B hereof and shall run with the land.

3. The construction of Facilities pursuant hereto shall constitute an offer of dedication to the County Commissioners of Worcester County for the benefit of Service Area.
4. This agreement shall constitute an encumbrance on lands described in Paragraph B hereof and shall run with the land.
5. Developer and Service Area agree to cooperate in the implementation of this agreement and agree to execute such other and further assurances or additional documents and instruments as it may be reasonably required of or requested by the other party to carry out the provisions hereof.
6. The rights, obligations and duties of Service Area hereunder are delegated (subject to revocation) to the Worcester County Department of Public Works.
7. The Service Area is a governmental body and shall be entitled to all immunities and nothing herein shall negate any governmental entities.
8. All documents executed pursuant hereto shall be subject to the approval of the County Attorney for Worcester County, acting on behalf of Service Area.

SERVICE AREA

Witness

County Commissioners of Worcester County, Maryland

(SEAL)

Weston Young, P.E.
Chief Administrative Officer

President

Witness:

DEVELOPER

Meghan Morgan

COASTAL SQUARE, LLC

MEGHAN MORGAN
(Print Name)

LOUIS J. CAPANO III
Print Name and Capacity

(Signature)
(SEAL)
Signature

BOND
(With Corporate Surety)

BOND NO. 800126692

KNOW ALL MEN BY THESE PRESENTS that Coastal Square, LLC
105 Foulk Road, Wilmington, DE 19803
as Principal(s) and Atlantic Specilty Insurance Company
_____ as Surety, are held firmly bound unto the
County Commissioners of Worcester County, Maryland, for the sum of \$Eight Hundred
Forty Eight Thousand Four Hundred Sixty Two and 06/100 Dollars (\$848,462.06)
for payment of which we bind ourselves, our heirs, personal representatives and
successors by these presents for the payment thereof.

The condition of this obligation is such that if the above bound Principal(s) and surety, shall in all things well and truly perform and observe all of the covenants, agreements and conditions including any extensions thereof on their part to be performed and observed as set forth in the attached agreement between Coastal Square, LLC and the County Commissioners of Worcester County dated September 5, 2024 herewith for the Wastewater/Water Improvements, Deed Reference 7674/465, Tax Map 26, Parcels 320 and 474, Route 50 and Race Track Road, Berlin, Maryland located in the development known as Coastal Square, to the satisfaction of the County Commissioners of Worcester County, Maryland to remain in full force and effect for a period not to be less than 60 days from the date of termination as set forth in the agreement attached herewith. Failure to timely complete work specified in the said agreement shall result in the forfeiture of the bond and security upon resolution of the County Commissioners.

AS WITNESS the hands and seals and/or corporate names of the parties hereto,
all of this 12th day of September, 2024 .

WITNESS:

Megan Morgan
Leslie Pasquini

Coastal Square, LLC
Principal
By: _____
Principal
Atlantic Specialty Insurance Company
By: Kathleen M. Rowe
Surety
Kathleen M. Rowe, Attorney-in-fact

Delaware New Castle County
STATE OF MARYLAND, WORCESTER COUNTY, TO WIT: (Principal)

I HEREBY CERTIFY that on this 12th day of September, 2024,
before me, a Notary Public in and for the State and County aforesaid, personally appeared Louis J. Capano III, Principal, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged he/she/they executed the same for the purposes therein contained AND FURTHER MADE
OATH that he/she/they executed the same in the capacity therein stated and for the purposes therein
contained.

AS WITNESS my hand and official seal.

Patricia A. Burleson
NOTARY PUBLIC

My Commission Expires: 10-26-2025

PATRICIA A. BURLESON
Notary Public
State of Delaware
My Commission Expires On
October 26, 2025

STATE OF MARYLAND, WORCESTER COUNTY, TO WIT: (Principal)

I HEREBY CERTIFY that on this _____ day of _____, 20____,
before me, a Notary Public in and for the State and County aforesaid, personally appeared _____,
Principal, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged he/she/they executed the same for the purposes therein contained AND FURTHER MADE
OATH that he/she/they executed the same in the capacity therein stated and for the purposes therein
contained.

AS WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission Expires: _____

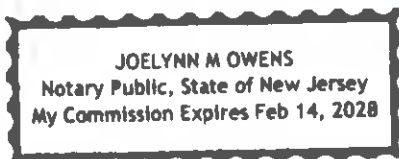
STATE OF MARYLAND, WORCESTER COUNTY, TO WIT: (Surety)

I HEREBY CERTIFY that on this 12th day of September, 2024,
before me, a Notary Public in and for the State and County aforesaid, personally appeared Kathleen M. Rowe, Principal, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged he/she/they executed the same for the purposes therein contained AND FURTHER MADE
OATH that he/she/they executed the same in the capacity therein stated and for the purposes therein
contained.

AS WITNESS my hand and official seal.

Joelynn M. Owens
NOTARY PUBLIC

My Commission Expires: February 14, 2028





ARCHITECTURE
ENGINEERING

COST ESTIMATE

PROJECT NAME: Coastal Square Water & Sewer Cost Estimate

PROJECT NUMBER: 201933302

ENGINEERING FIRM: Becker Morgan Group, Inc

ADDRESS: Route 50 and Racetrack Road Berlin, Maryland

PREPARED BY: Justin Chaffinch, E.I.T.

PHONE: 410-546-9100

Water					
		Unit Cost		Quantity	Total
	6" C-900 Water Main	\$ 60.00	per LF	330	\$ 19,800.00
	8" C-900 Water Main	\$ 60.00	per LF	5,245	\$ 314,700.00
	Tee Fitting (8 x 12)	\$ 1,500.00	each	1	\$ 1,500.00
	Tee Fitting (8 x 8)	\$ 1,500.00	each	14	\$ 21,000.00
	11.25" Fitting	\$ 950.00	each	1	\$ 950.00
	22.50" Fitting	\$ 950.00	each	2	\$ 1,900.00
	45.00" Fitting	\$ 950.00	each	16	\$ 15,200.00
	8" Mach 10 Meter Pit	\$ 15,000.00	each	1	\$ 15,000.00
	Fire Hydrant	\$ 3,500.00	each	11	\$ 38,500.00
	8" Gate Valve	\$ 1,500.00	each	20	\$ 30,000.00
Subtotal					\$ 458,550.00
Sewer					
		Unit Cost		Quantity	Total
	8" SDR 35 PVC Main	\$ 65.00	per LF	629	\$ 40,879.51
	10" SDR 35 PVC Main	\$ 85.00	per LF	1,463	\$ 124,340.13
	48" Precast Manhole-sub 8' depth	\$ 5,500.00	each	10	\$ 55,000.00
Subtotal					\$ 220,219.65
Subtotal					\$678,769.65
TOTAL ESTIMATE = 1.25 * Subtotal					\$848,462.06

***Since Becker Morgan Group Inc has no control over the cost of labor, materials or equipment, or over the contractor's method of determining process or over competitive bidding or market conditions, the opinions or probable construction cost provided for herein are made on the basis of our experience and qualifications. The opinions represent our best judgment as Engineer familiar with the local construction industry. However, the Engineer cannot and does not guarantee the proposals, bids, or the construction cost will not vary from opinions of probably cost prepared. If the Owner wishes greater assurance as to the construction cost, an independent cost estimator should be employed.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Amanda Montagno, Gary B. Kohan, Kathleen M. Rowe**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

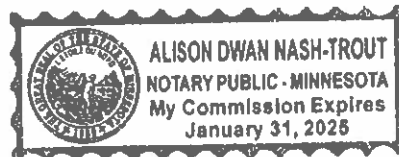
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 12th day of September, 2024.

This Power of Attorney expires
January 31, 2025



Kara L.B. Barrow, Secretary



Atlantic Specialty Insurance Company
Period Ended 12/31/2023

Dollars displayed in thousands

Admitted Assets		Liabilities and Surplus	
Investments:		Liabilities	
Bonds	\$ 2,666,141	Loss Reserves	\$ 1,191,377
Preferred Stocks	-	Loss Adjustment Expense Reserves	401,505
Common Stocks	765,847	Total Loss & LAE Reserves	<u>1,592,881</u>
Mortgage Loans	-	Unearned Premium Reserve	806,718
Real Estate	-	Total Reinsurance Liabilities	45,997
Contract Loans	-	Commissions, Other Expenses, and Taxes due	78,425
Derivatives	-	Derivatives	-
Cash, Cash Equivalents & Short Term Investments	194,124	Payable to Parent, Subs or Affiliates	-
Other Investments	<u>9,571</u>	All Other Liabilities	<u>810,774</u>
Total Cash & Investments	<u>3,635,684</u>	Total Liabilities	<u>3,334,795</u>
Premiums and Considerations Due	338,312	Capital and Surplus	
Reinsurance Recoverable	127,403	Common Capital Stock	9,001
Receivable from Parent, Subsidiary or Affiliates	17,691	Preferred Capital Stock	-
All Other Admitted Assets	<u>98,457</u>	Surplus Notes	-
Total Admitted Assets	<u>4,215,546</u>	Unassigned Surplus	254,805
		Other Including Gross Contributed	<u>616,946</u>
		Capital & Surplus	<u>880,751</u>
		Total Liabilities and C&S	<u>4,215,546</u>

State of Minnesota
County of Hennepin

I, Kara L.B. Barrow, Secretary of Atlantic Specialty Insurance Company do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company, on the 31st day of December, 2023, according to the best of my information, knowledge and belief.

Secretary

Subscribed and sworn to, before me, a Notary Public of the State of Minnesota on this 3rd day of May, 2024.

Notary Public





WORCESTER COUNTY DEPARTMENT OF PUBLIC WORKS – ROADS DIVISION
5764 WORCESTER HIGHWAY
Snow Hill, MD, 21863
410-632-2244

THIS CONSTRUCTION/INSTALLATION AGREEMENT NO. 24.4, made this 5th day of September, 2024, by and between the COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, hereinafter called "Commissioners" and Coastal Square, LLC, hereinafter called "Owner"; and

WHEREAS, Owner is presently engaged in the development of land in Worcester County, Maryland, located on property described in a deed from Thomas S. Cropper, Sr., to Coastal Square, LLC, dated June 1, 2020 and recorded among the Land Records of Worcester County, Maryland, in Liber 7674 and Folio 465; and

WHEREAS, Owner has applied to the Worcester County for the approval of a certain subdivision plat/site plan more particularly described as Coastal Square Commercial, hereinafter called "Development", a copy of which is on file with the Department of County Roads hereinafter referred to as "Department", on Tax Map 26, Parcel 474, Section N/A, Lot N/A, Block N/A; and

WHEREAS, such subdivision plat/site plan requires the construction/installation of certain works of improvements IN CONSTRUCTING COUNTY ROAD INFRASTRUCTURE hereinafter referred to as "Project" to be in accordance with plans prepared by Becker Morgan Group, consisting of 64 drawings and 0 pages of specifications more particularly described as Coastal Square Development hereinafter referred to as "Plans and Specifications", a copy of which is on file with the Department and said Plans and Specifications have been approved by the Worcester County ROADS DIVISION, hereinafter referred to as "Designee"; and

WHEREAS, the Worcester County Commissioners, pursuant to the Worcester County Zoning and Subdivision Control Article, and all other applicable laws, regulations and ordinances, has agreed to approve such subdivision plat/site plan conditioned upon entering into this agreement by Owner with the Commissioners and the bonding of this agreement to the satisfaction of the Commissioners; and

WHEREAS, Owner has consented and agreed to enter into this agreement having determined it to be of mutual benefit to the Commissioners as well as Owner.

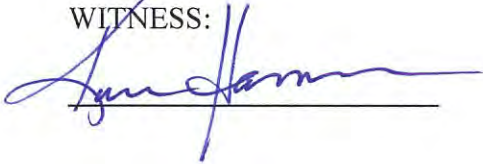
NOW, THEREFORE, THIS CONSTRUCTION/INSTALLATION AGREEMENT WITNESSETH, that in consideration of the mutual promises herein contained, the parties hereto do hereby agree as follows:

1. Owner shall construct/install the Project hereinbefore described in accordance with the Plans and Specifications and in accordance with the requirements of the Commissioners or Designee.
2. Owner shall faithfully perform and observe all covenants, agreements, conditions, regulations, and requirements set forth in Worcester County's Code of Public Local Laws dealing with the Development herein described.
3. Owner shall convey the Project as well as all necessary permits, licenses, personal property, real property, easements and equipment to the Commissioners at such time as requested by the Commissioners free and clear of all liens and encumbrances.
4. The Project shall be completely constructed by the Owner on or before December 2025 12/31/25, and all requirements of Owner under this agreement completed at that time, unless an Extension Agreement is executed by the parties hereto.
5. During construction/installation at times specified by the Designee, the Project shall be inspected and approved by the Designee prior to proceeding with construction/installation. Owner grants unto Commissioners, their agents and employees, an irrevocable right of entry for the purposes hereof.
6. On completion of the Project, Owner shall request final inspection thereof by the Designee. Upon final approval by the Designee, a written report concerning the status of the Project along with a recommendation for the release and/or reduction of the bond will be forwarded to the Department.
7. The Commissioners may, at their sole option, treat this agreement and the approval of the Plans and Specifications as an irrevocable offer of dedication of the Project with all equipment and easements, and land on which the Development is located; however, that nothing herein nor the act of approving the Plans and Specifications or this agreement shall require acceptance of such offer of dedication by the Commissioners and further, provided, that such offer of dedication may not be revoked by the Owner or anyone claiming thereunder during the term of this agreement and prior to the release of the bond bonding same, acceptance shall not relieve Owner of Owner's obligation hereunder.
8. This agreement shall be bonded for all purposes hereof to the Commissioners by bond acceptable as to amount and surety and by posting of security as the Commissioners may deem appropriate. The Commissioners may, at their sole option, allow periodic reductions in the amount of the bond as construction/installation progresses.
9. Owner warrants and guarantees to Commissioners that all of the lienholders on the property have signed this agreement signifying their consent to Commissioners entering into it and the subordination of their lien to the provisions of this agreement.
10. Owner warrants and covenants that the Owner is the fee simple owner of the property shown on said subdivision plat/site plan as well as any land or easements necessary for the Project and that the only lienholders on said property are those who are joined hereto as set forth below and that he has heretofore presented to the Commissioners, a Certificate of Title, where applicable, signed by an attorney licensed to practice law in the State of Maryland evidencing same.

11. Upon transfer of the property or the default of this agreement by the Owner, the bond posted herewith shall be forfeited to the Commissioners. The Designee may enter upon the premises and complete the Project as shown on the Plans and Specifications.
12. This agreement shall inure to the benefit of and be binding upon and enforceable upon all of the parties hereto, their heirs, personal representatives, successors and assigns.
13. This agreement and any bond referred to herein may be recorded among the Land Records of Worcester County, Maryland.

AS WITNESS the hand and seal and/or corporate name of the parties hereto, all as of the day and year first herein written.

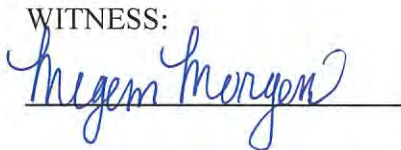
WITNESS:



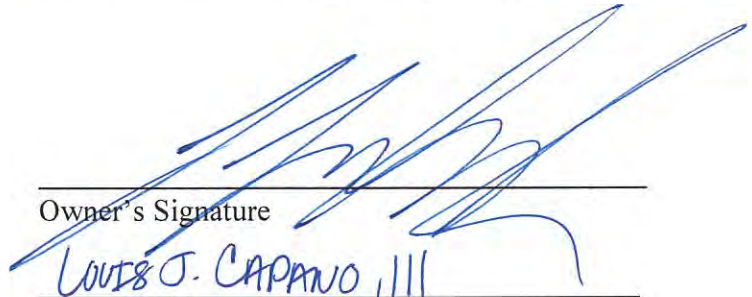
COUNTY COMMISSIONERS OF WORCESTER


Weston Young, Chief Administrative Officer

WITNESS:

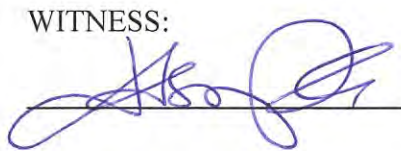


Owner's Signature


LOUIS J. CAPANO, III

Print Owner's Name

WITNESS:



Lienholder


Reid Taylor Pres/LEO
Name/Title/Corporation (Printed)

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (Chief Administrative Officer)

I HEREBY CERTIFY that on this 18th day of September, 2024, before me, a Notary Public in and for the State and County aforesaid, personally appeared Weston Young, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

My Commission Expires: April 6, 2025


Notary Public

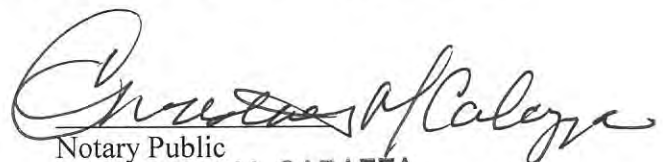


STATE OF MARYLAND, WORCESTER COUNTY TO WIT (Owner)

I HEREBY CERTIFY that on this 5th day of September, 2024, before me, a Notary Public in and for the State and County aforesaid, personally appeared Louis J. Capano III known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he/she/they executed the same for the purposes therein contained AND FURTHER MADE OATH that he/she/they executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

My Commission Expires: 9/9/25

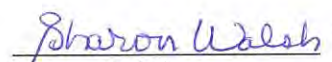

Notary Public
CHRISTINA M. CABAZZA
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires September 9, 2025

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (Lienholder)

I HEREBY CERTIFY that on this 9th day of September, 2024, before me, a Notary Public in and for the State and County aforesaid, personally appeared Reid B. Tingle, Pres/CEO known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he/she/they executed the same for the purposes therein contained AND FURTHER MADE OATH that he/she/they executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

My Commission Expires: 11.14.2025


Notary Public



ARCHITECTURE
ENGINEERING

ITEM 4

COST ESTIMATE

PROJECT NAME: Coastal Square County Roads Cost Estimate

PROJECT NUMBER: 201933302

ENGINEERING FIRM: Becker Morgan Group, Inc

ADDRESS: Route 50 and Racetrack Road Berlin, Maryland

PREPARED BY: Justin Chaffinch, E.I.T.

PHONE: 410-546-9100

Roadway Pricing				
		Unit Cost		Total
			Quantity	
	3" MD-SHA 9.5MM Superpave	\$ 63.00	Ton	2,274 \$ 143,261.25
	4" MD-SHA 19MM Superpave	\$ 68.00	Ton	3,032 \$ 206,174.92
	14" Graded Aggregate Subbase, Crusher Run CR-6	\$ 30.00	CY	1,129 \$ 33,875.12
	12" Compacted subgrade	\$ 30.00	CY	968 \$ 29,035.81
Subtotal				\$ 412,347.11

Pavement Markings				
		Unit Cost		Total
			Quantity	
	24" Painted Stop Bar	\$ 2.81	per LF	48 \$ 134.88
	24" Painted Thermo Pedestrian Crosswalk	\$ 11.64	per LF	396 \$ 4,609.44
	4" Solid White Line	\$ 0.28	per LF	12,051 \$ 3,374.21
	Pavement Markings; Yield Lines and Arrows	\$ 23.50	per SF	707 \$ 16,614.50
Subtotal				\$ 24,733.03

Curb, Gutter, and Sidewalk				
		Unit Cost		Total
			Quantity	
	Sidewalk	\$ 16.50	per SF	15,736 \$ 259,640.07
	Paved Shared Use Path	\$ 30.00	per SF	1,242 \$ 37,256.48
	Worcester County Type CG-1	\$ 40.00	per LF	4,139 \$ 165,562.19
	SHA Type "C" Curb, SHA Std. No. 620.02-01	\$ 35.00	per LF	377 \$ 13,194.69
	SHA Type "D" Curb, SHA Std. No. 620.02-01	\$ 45.00	per LF	630 \$ 28,341.10
	Detectable Warning Surface for Ramps	\$ 57.50	per SF	245 \$ 14,087.50
	Class III concrete Apron	\$ 30.00	per SF	6,033 \$ 180,998.37
Subtotal				\$ 699,080.39

Earth Work				
		Unit Cost		Total
			Quantity	
	Borrow	\$ 47.00	per CY	11,745 \$ 552,007.89
	Stablization - Top Soil and seeding	\$ 1.25	per SF	247,671 \$ 309,588.40
Subtotal				\$ 861,596.30
Subtotal				\$1,997,756.83
TOTAL ESTIMATE = 1.25 * Subtotal				\$2,497,196.04

***Since Becker Morgan Group Inc has no control over the cost of labor, materials or equipment, or over the contractor's method of determining process or over competitive bidding or market conditions, the opinions or probable construction cost provided for herein are made on the basis of our experience and qualifications. The opinions represent our best judgment as Engineer familiar with the local construction industry. However, the Engineer cannot and does not guarantee the proposals, bids, or the construction cost will not vary from opinions of probably cost prepared. If the Owner wishes greater assurance as to the construction cost, an independent cost estimator should be employed.

TEL: 410-632-5623
FAX: 410-632-1753
WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
6113 TIMMONS ROAD
SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
DIRECTOR

CHRISTOPHER CLASING, P.E.
DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr*
Jennifer K. Keener, AICP, Director, DRP
DATE: October 28, 2025
SUBJECT: Info Item – Updated Coastal Square Road Improvements / Phasing Plan

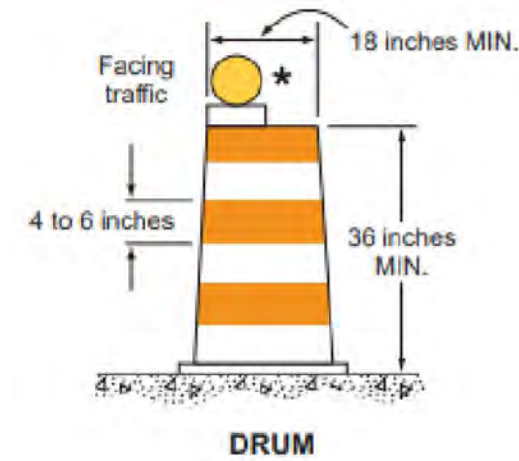
Attached for the Commissioners review is the most recent phasing plan for Coastal Square, which was submitted on 10/20/25. This submittal is provided as an update to the joint DRP / PW memo from September 5, 2025 (attached). Public Works, Development Review & Permitting, and Environmental Programs will be reviewing the new phasing plan as part of the project approval process.

Please let us know if there are any questions.

Attachments

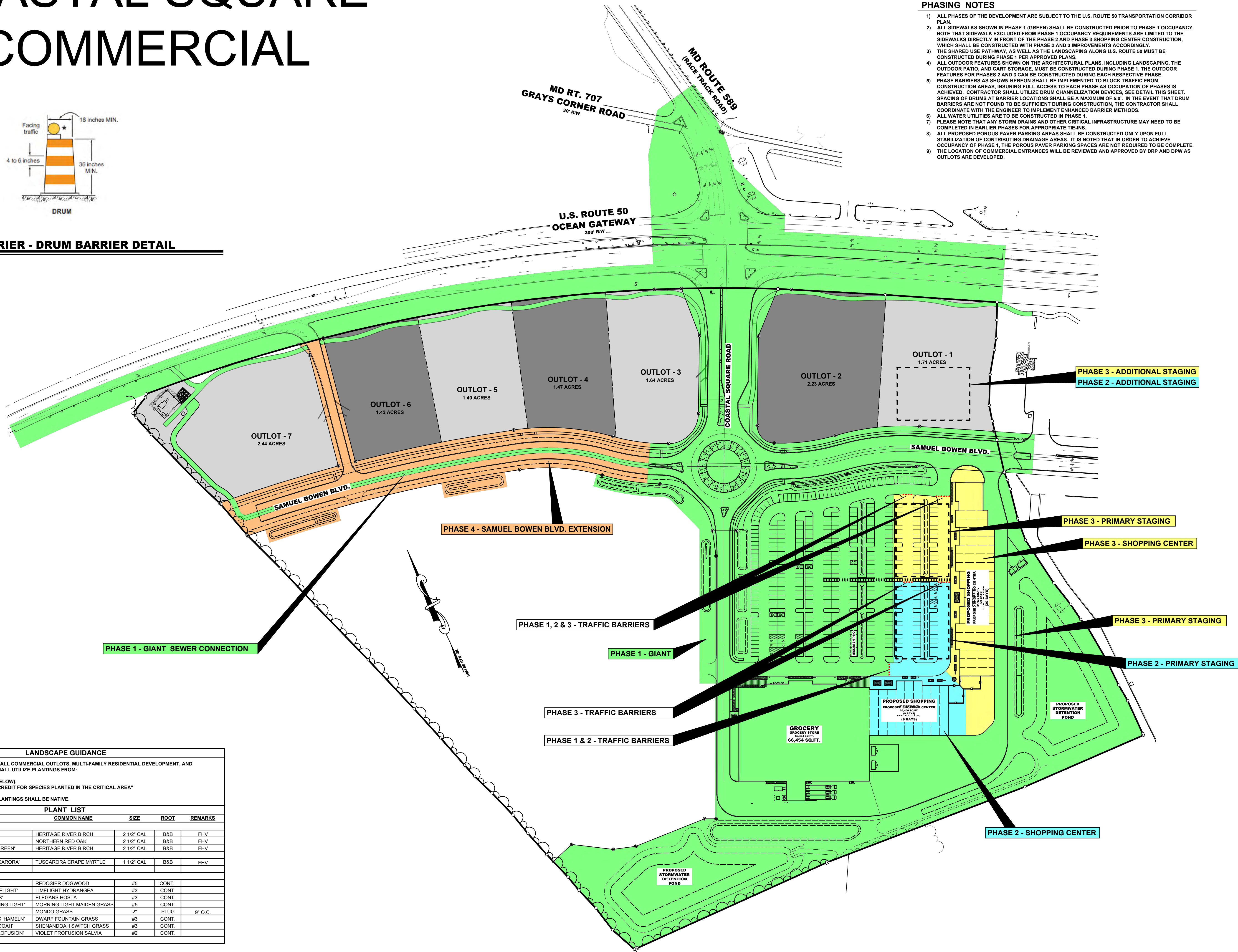
CC: Bob Mitchell
Roscoe Leslie

COASTAL SQUARE COMMERCIAL



TRAFFIC BARRIER - DRUM BARRIER DETAIL

- PHASING NOTES**
- 1) ALL PHASES OF THE DEVELOPMENT ARE SUBJECT TO THE U.S. ROUTE 50 TRANSPORTATION CORRIDOR PLAN.
 - 2) ALL SIDEWALKS SHOWN IN PHASE 1 (GREEN) SHALL BE CONSTRUCTED PRIOR TO PHASE 1 OCCUPANCY. NOTE THAT SIDEWALK EXCLUDED FROM PHASE 1 OCCUPANCY REQUIREMENTS ARE LIMITED TO THE SIDEWALKS DIRECTLY IN FRONT OF THE PHASE 2 AND PHASE 3 SHOPPING CENTER CONSTRUCTION, WHICH SHALL BE CONSTRUCTED WITH PHASE 2 AND 3 IMPROVEMENTS ACCORDINGLY.
 - 3) THE SHARED USE PATHWAY, AS WELL AS THE LANDSCAPING ALONG U.S. ROUTE 50 MUST BE CONSTRUCTED DURING PHASE 1 PER APPROVED PLANS.
 - 4) ALL OUTDOOR FEATURES SHOWN ON THE ARCHITECTURAL PLANS, INCLUDING LANDSCAPING, THE OUTDOOR PATIO, AND CART STORAGE, MUST BE CONSTRUCTED DURING PHASE 1. THE OUTDOOR FEATURES FOR PHASES 2 AND 3 CAN BE CONSTRUCTED DURING EACH RESPECTIVE PHASE.
 - 5) PHASE BARRIERS AS SHOWN HEREON SHALL BE IMPLEMENTED TO BLOCK TRAFFIC FROM CONSTRUCTION AREAS, INSURING FULL ACCESS TO EACH PHASE AS OCCUPATION OF PHASES IS ACHIEVED. CONTRACTOR SHALL UTILIZE DRUM CHANNELIZATION DEVICES. SEE DETAIL THIS SHEET. SPACING OF DRUMS AT BARRIER LOCATIONS SHALL BE A MAXIMUM OF 5.0'. IN THE EVENT THAT DRUM BARRIERS ARE NOT FOUND TO BE SUFFICIENT DURING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO IMPLEMENT ENHANCED BARRIER METHODS.
 - 6) ALL WATER UTILITIES ARE TO BE CONSTRUCTED IN PHASE 1.
 - 7) PLEASE NOTE THAT ANY STORM DRAINS AND OTHER CRITICAL INFRASTRUCTURE MAY NEED TO BE COMPLETED IN EARLIER PHASES FOR APPROPRIATE TIE-INS.
 - 8) ALL PROPOSED POROUS PAVEMENT PARKING AREAS SHALL BE CONSTRUCTED ONLY UPON FULL STABILIZATION OF CONTRIBUTING DRAINAGE AREAS. IT IS NOTED THAT IN ORDER TO ACHIEVE OCCUPANCY OF PHASE 1, THE POROUS PAVEMENT PARKING SPACES ARE NOT REQUIRED TO BE COMPLETE.
 - 9) THE LOCATION OF COMMERCIAL ENTRANCES WILL BE REVIEWED AND APPROVED BY DRP AND DPW AS OUTLOTS ARE DEVELOPED.



LANDSCAPE GUIDANCE					
FUTURE LANDSCAPING DESIGN FOR ALL COMMERCIAL OUTLOTS, MULTI-FAMILY RESIDENTIAL DEVELOPMENT, AND LANDSCAPE CORRIDOR BUFFERS SHALL UTILIZE PLANTINGS FROM:					
1. THE APPROVED PLANT LIST (BELOW).					
2. THE PUBLISHED "MITIGATION CREDIT" FOR SPECIES PLANTED IN THE CRITICAL AREA"					
NOTE THAT A MINIMUM OF 75% OF PLANTINGS SHALL BE NATIVE.					
PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES					
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	FHV
QR	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL	B&B	FHV
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	FHV
UNDERSTORY TREES					
LI	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	1 1/2" CAL	B&B	FHV
SHRUBS					
CS	CORNUS SERICEA	REDOSIER DOGWOOD	#5	CONT.	
HA	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	#3	CONT.	
HS	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	#3	CONT.	
ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#5	CONT.	
OJ	OPHIOPOGON JAPONICUS	MONDO GRASS	2"	PLUG	9" O.C.
PA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#3	CONT.	
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	CONT.	
SN	SALVIA NEMOROSA 'VIOLET PROFUSION'	VIOLET PROFUSION SALVIA	#2	CONT.	

BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700
Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100
North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
www.beckermorgan.com

PROJECT TITLE

COASTAL
SQUARE
COMMERCIAL

11238 OCEAN GATEWAY
BERLIN
WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

PHASE LAYOUT

0 50 100 200

SCALE : 1" = 100'

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: PHASE-1

PROJECT NO.: 2019333.00

DATE: 10/13/2025

SCALE: 1" = 100'

DRAWN BY: KWP PROJ. MGR.: JAH

SHEET

PHASE-1

COPYRIGHT 2025



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008

<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

TO: Weston S. Young, Chief Administrative Officer
FROM: Jennifer K. Keener, AICP, Director, DRP
Dallas Baker, Jr. P.E., Director, DPW
DATE: September 5, 2025
RE: Info Item – Coastal Square road improvements

The Coastal Square project is located on US Route 50 and Samuel Bowen Boulevard, immediately south of the intersection with MD Route 589 (Racetrack Road). This development will consist of a mixed-use shopping center, with a Giant grocery store as the anchor tenant and several outparcels available for development. Attached is a draft phase plan for the project as proposed by the site developer. Building permits for this development have not been issued pending the resolution of several outstanding items, including requested revisions to the phase plan.

- **Phase 1** will consist of the construction of Samuel Bowen Boulevard, the Giant portion of the building, and the associated infrastructure (parking, stormwater management, etc.).
- **Phases 2 and 3** include the construction of portions of the building and associated parking.
- **Phase 4** is shown as all MDOT SHA road improvements.

A joint meeting with the site developer, tenant developer, and county/state staff was held in February 2025 to discuss the outstanding permitting requirements and project expectations. At that time, MDOT SHA confirmed that they had issued the access management permit in August 2024 but work in the right-of-way could only occur between November 1st and April 1st. The permit is valid for 3 years, and a one-year extension was just granted. Based on the feedback from MDOT SHA, they believe that the road work could be completed prior to April 1st. If so, it will be completed in a timeframe consistent with the building construction (approximately 10 months from permit issuance).

Therefore, it is our opinion and expectation that Phase 1 and Phase 4 be constructed and completed concurrently (prior to the issuance of a Certificate of Use and Occupancy), otherwise traffic would be negatively impacted at the four-way stop intersection of Samuel Bowen Boulevard and Brader Lane adjacent to the McDonald's and Ocean Landings II shopping center, and US Route 50. This information will be relayed to the developer so that the appropriate notes can be added to the phasing plan.

The diagram shows a traffic drum with the following specifications:

- Facing traffic:** Indicated by an arrow pointing towards the drum.
- Top section:** A yellow circle with a black star in the center, with a diameter of **18 inches MIN.**
- Body:** A series of horizontal orange and white stripes.
- Height:** The total height of the drum is **36 inches MIN.**
- Base:** The drum sits on a base labeled **DRUM**.
- Width:** The width of the drum is **4 to 6 inches**.

LANDSCAPE GUIDANCE

ALL COMMERCIAL OUTLOTS, MULTI-FAMILY RESIDENTIAL DEVELOPMENT, AND ALL UTILIZE PLANTINGS FROM:

BELOW, CREDIT FOR SPECIES PLANTED IN THE CRITICAL AREA*

PLANTINGS SHALL BE NATIVE.

PLANT LIST				
	COMMON NAME	SIZE	ROOT	REMARKS
	HERITAGE RIVER BIRCH	2 1/2" CAL.	B&B	FHV
	NORTHERN RED OAK	2 1/2" CAL.	B&B	FHV
GREEN	HERITAGE RIVER BIRCH	2 1/2" CAL.	B&B	FHV
CARORA	TUSCARORA CRAPE MYRTLE	1 1/2" CAL.	B&B	FHV
	REDOSIER DOGWOOD	#5	CONT.	
ELIGHT	LIMELIGHT HYDRANGEA	#3	CONT.	
S	ELEGANS HOSTA	#3	CONT.	
ING LIGHT	MORNING LIGHT MAIDEN GRASS	#5	CONT.	
	MONDO GRASS	2"	PLUG	9" O.C.
'HAMELN'	DWARF FOUNTAIN GRASS	#3	CONT.	
'DOAH'	SHENANDOAH SWITCH GRASS	#3	CONT.	
'OFUSION'	VIOLET PROFUSION SALVIA	#2	CONT.	

FUTURE LANDSCAPING DESIGN FOR ALL COMMERCIAL OUTLOTS, MULTI-FAMILY RESIDENTIAL DEVELOPMENT, AND LANDSCAPE CORRIDOR BUFFERS SHALL UTILIZE PLANTINGS FROM:

1. THE APPROVED PLANT LIST (BELOW).
2. THE PUBLISHED "MITIGATION CREDIT" FOR SPECIES PLANTED IN THE CRITICAL AREA"

NOTE THAT A MINIMUM OF 75% OF PLANTINGS SHALL BE NATIVE.

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES					
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	FHV
QR	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL	B&B	FHV
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	FHV
UNDERSTORY TREES					
LI	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA Crape MYRTLE	1 1/2" CAL	B&B	FHV
SHRUBS					
CS	CORNUS SERICEA	REDOSIER DOGWOOD	#3	CONT.	
HA	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	#5	CONT.	
HS	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	#3	CONT.	
ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#5	CONT.	
OJ	OPHIPOGON JAPONICUS	MONDO GRASS	2"	PLUG	9" O.C.
PA	PENNISTEMUM ALPELUCROIDES 'HAMELI'	DWARF FOUNTAIN GRASS	#3	CONT.	
PN	PANICUM VIRGATUM 'SHEENANDAH'	SHEENANDAH SWITCH GRASS	#3	CONT.	
SV	SALVIA MEMOROSA 'VIOLET PROFUSION'	VIOLET PROFUSION SALVIA	#2	CONT.	

DRAFT

PROJECT TITLE

11238 OCEAN GATEWAY
BERLIN
WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

SCALE : 1" = 100'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NO.: 2019333.00

DATE: 05/23/2025

SCALE: 1" = 100'

DRAWN BY: **KWP** | PROJ. MGR.: **JAH**

SHEET

PHASE-1

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Worcester County Government
 One West Market Street | Room 1103 | Snow Hill MD 21863-1195
 (410) 632-1194 | (410) 632-3131 (fax) | admin@co.worcester.md.us | www.co.worcester.md.us

MEMORANDUM

TO: Worcester County Commissioners
 FROM: Ed Welch, Procurement Officer
 DATE: August 10, 2026
 RE: **Request to Award – Housing Rehabilitation – Grant-funded Projects**

Development Review & Permitting is requesting that the Commissioners approve awarding the following grant-funded projects. To meet our grant agreement requirements and County guidelines, we need approval of the following projects that the Housing Review Board approved on August 6, 2026.

Project 1 (Case 3) – 11101 Hall Road, Whaleyville, MD 21872: The owner is an 89-year-old widow. She has an annual income of \$14,952.12. This places the household income below extremely low income 30% of median. The SDAT assessed value of the home is \$191,567.00 with a \$71,00.00 mortgage. Lead test is negative. Estimated total cost of repairs: \$79,650.34 with a bid for \$74,300.00. I suggested approval of this application with a \$7,225.00 MAHT Grant and a \$40,000.00 CDBG grant for general rehabilitation. The remaining \$32,245.34 may be approved by the Special Loans Program. Debbie Hileman made the motion to give the grants as stated and it was seconded by Carl Smith. The board unanimously agreed with the motion.

Requested Approval: \$74,300.00 Grants: MAHT \$7,4425.00 and CDBG \$40,000.00

Project 2 (Case 4) – 205 N. Church St., Snow Hill, MD 21863: The owner is 68 years old and has an annual income of \$14,640.00. This places the household income below extremely low income 30% of median. The SDAT assessed value of the home is \$121,900.00 with a mortgage of \$86,345.00. Lead test not needed. Estimated total cost of repairs: \$34,105.08 with a bid for \$36,672.00. I suggested approval of this application with a \$19,727.58 CDBG grant for general rehabilitation and a \$14,377.50 MAHT grant for bathroom renovations and plumbing. Debbie Hileman made the motion to give the grants as stated and it was seconded by Carl Smith. The board unanimously agreed with the motion.

Requested Approval: \$36,672.00 Grants: MAHT \$14,377.50 and CDBG \$19,727.58

Project 3 (Case 5) – 9213 Seahawk Road, Berlin, MD 2181: The owner is 53 years old and child, a 21-year-old unemployed part-time student living with her. She has an annual household income of \$40,800.00. This places the household income below low income 50% of median. The SDAT assessed value of the home is \$254,433.00 with a \$124,878.00 mortgage. Estimated total cost of repairs: \$47,664.69 with a bid for \$49,900.00. I suggested approval of this application with a \$1,250.00 MAHT grant and a \$48,650.00 CDBG grant for general rehabilitation. The cap is \$40K per project for CDBG and the \$8,650.00 would be by loan. I am not suggesting a Special Loan because the additional time that would be necessary to receive funding would be a minimum of 6 more months. Debbie Hileman made the motion to give the grants as stated and it was seconded by Carl Smith. The board unanimously agreed with the motion.

Requested Approval: \$49,900.00: MAHT Grant \$1,250.00 and CDBG \$40,000.00 Grant and \$8,650.00 Loan

Please feel free to contact Davida Washington or Jennifer Keener if you have any questions. Thank you.

TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

JANA POTVIN
 DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
 Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr*
DATE: August 10, 2026
SUBJECT: Lawn Mower Purchases

Public Works is requesting Commissioner approval to purchase three Toro Zero Turn Mowers and one Toro stand up mower for a total purchase price of \$46,531.66 from local supplier Burke Equipment. Funding in the amount of \$57,000 was included in the approved FY 27 budget account 100.1201.9010.070 – Capital Equipment Heavy Equipment. The proposed purchase will be made utilizing the competitively bid Sourcewell Cooperative Purchasing Program contract #112624-TTC - Landscape and Grounds Maintenance Equipment. The contract is currently effective through January 31, 2029. This contract saves 27% off MSRP or a total of \$17,210.34.

The equipment will be used by the Maintenance Division for routine mowing and grounds maintenance throughout County-owned properties and facilities. The purchase will provide the department with additional reliable commercial-grade mowing equipment and will assist in maintaining County properties in a timely and cost-effective manner. The replacement/additional equipment will improve operational efficiency, reduce downtime associated with ageing or unavailable equipment, and provide the department with equipment specifically designed for the frequency and demands of commercial grounds maintenance.

Please let me know if there are any questions.

Attachment

Cc: Ed Welch
 Jana Potvin
 Michael Hutchinson



DATE: 08/07/26

Sales Rep: Andrew Nelson
302-248-7070 Office
302-922-0154 Mobile
302-248-7075 Fax
anelson@burkeequipment.com

BILL TO NAME 1: Worcester County Public Works
ADDRESS 1: 6113 Timmons Rd
ADDRESS 2:
CITY, STATE, ZIP: Snow Hill, MD
COUNTY: Worcester
CONTACT: Michael Hutchinson
MOBILE PH: 443-365-3931
HOME/OFFICE PH: 410-632-3766
EMAIL: mhutchinson@worcestermd.gov

CUSTOMER PO#

Make	Model	Serial/VIN #	Dealer Stock #	Description	Amount
Toro	72910			5000 Series 60" Commercial Zero Turn Mower 25.5hp Kawasaki Engine	\$17,433.00
				Sourcwell Discount (27% Off MSRP)	-\$4,706.91
Toro	72910			5000 Series 60" Commercial Zero Turn Mower 25.5hp Kawasaki Engine	\$17,433.00
				Sourcwell Discount (27% Off MSRP)	-\$4,706.91
Toro	72910			5000 Series 60" Commercial Zero Turn Mower 25.5hp Kawsaki Engine	\$17,433.00
				Sourcwell Discount (27% Off MSRP)	-\$4,706.91
Toro	74534			36" Grandstand Zero Turn Mower 15hp Kawasaki Engine	\$11,443.00
				Sourcwell Discount (27% Off MSRP)	-\$3,089.61

Pricing on this sales quote/invoice is an estimate and is subject to manufacturer price increases from the time of order to time of delivery. Deposits are required for units on order and are subject to the following cancellation fees: 3% per credit card transaction, \$125 administrative fees, 20% item cost and freight fees to return non-stock items, and any other applicable fees.

TRADE IN INFORMATION

Make	Model	Serial/VIN #	Description/Notes	ALLOWANCES
TOTAL TRADE ALLOWANCES:				\$0.00

Outstanding Loan Balance:

TRADE OR CONSIGNMENT AGREEMENT:

I AGREE THERE IS NO LIEN ON ANY TRADE OR CONSIGNMENT
EQUIPMENT: INITIAL HERE ->

IF THERE IS A LIEN LIST THE LIEN HOLDER HERE:

WHAT INSURANCE COMPANY INSURES THIS EQUIPMENT?

WHAT IS THE PAYOFF?

INVOICE SUBTOTAL: **\$46,531.66**

Less Trade Allow + Outstanding Loan Bal:	\$0.00
--	---------------

SUBTOTAL:	\$46,531.66
-----------	-------------

TAX:	\$0.00
------	--------

TAG & TITLE FEES:	\$0.00
-------------------	--------

LESS DEPOSIT RECEIVED:	
------------------------	--

TOTAL AMOUNT DUE:	\$46,531.66
-------------------	--------------------

CUSTOMER SIGNATURE:

DATE:

TEL: 410-632-5623
FAX: 410-632-1753
WEB: worcestermd.gov



Worcester County
DEPARTMENT OF PUBLIC WORKS
6113 TIMMONS ROAD
SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
DIRECTOR

JANA POTVIN
DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr*
DATE: August 8, 2026
SUBJECT: Lewis Road USDA Financial Documents

Public Works is requesting Commissioner approval and execution of the attached USDA Loan Resolution RUS Bulletin 1780-27 for the Lewis Road Sewer Project. USDA requires adoption of the Resolution, prior to loan closure, as part of accepting the \$618,000 loan provided for the project.

In addition, Public Works is requesting approval and future execution of the attached form "Certification to be Executed at Loan Closing" and RUS Bulletin 1780-12, Exhibit A "Water and Waste System Grant Agreement". The additional forms will need to be executed at the loan and grant (\$3,373,000) closing, which is anticipated to occur Fall 2026. USDA funding procedures dictate the County match and loan money be spent prior to spending any grant funds.

Please let me know if there are any questions.

Attachments

CC: Roscoe Leslie
Ondrea Starzhevskiy
Quinn Dittrich
Jana Potvin
Lee Beauchamp

LOAN RESOLUTION
(Public Bodies)

A RESOLUTION OF THE Board

OF THE County Commissioners of Worcester County

AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS

sewer

FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.

WHEREAS, it is necessary for the County Commissioners of Worcester County

(Public Body)

(herein after called Association) to raise a portion of the cost of such undertaking by issuance of its bonds in the principal amount of

Six Hundred Eighteen Thousand & 00 100

pursuant to the provisions of Annotated Code of the State of Maryland; and

WHEREAS, the Association intends to obtain assistance from the United States Department of Agriculture, (herein called the Government) acting under the provisions of the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.) in the planning, financing, and supervision of such undertaking and the purchasing of bonds lawfully issued, in the event that no other acceptable purchaser for such bonds is found by the Association:

NOW THEREFORE, in consideration of the premises the Association hereby resolves:

1. To have prepared on its behalf and to adopt an ordinance or resolution for the issuance of its bonds containing such items and in such forms as are required by State statutes and as are agreeable and acceptable to the Government.
2. To refinance the unpaid balance, in whole or in part, of its bonds upon the request of the Government if at any time it shall appear to the Government that the Association is able to refinance its bonds by obtaining a loan for such purposes from responsible cooperative or private sources at reasonable rates and terms for loans for similar purposes and periods of time as required by section 333(c) of said Consolidated Farm and Rural Development Act (7 U.S.C. 1983(c)).
3. To provide for, execute, and comply with Form RD 400-4, "Assurance Agreement," and Form RD 400-1, "Equal Opportunity Agreement," including an "Equal Opportunity Clause," which clause is to be incorporated in, or attached as a rider to, each construction contract and subcontract involving in excess of \$10,000.
4. To indemnify the Government for any payments made or losses suffered by the Government on behalf of the Association. Such indemnification shall be payable from the same source of funds pledged to pay the bonds or any other legal ly permissible source.
5. That upon default in the payments of any principal and accrued interest on the bonds or in the performance of any covenant or agreement contained herein or in the instruments incident to making or insuring the loan, the Government at its option may (a) declare the entire principal amount then outstanding and accrued interest immediately due and payable, (b) for the account of the Association (payable from the source of funds pledged to pay the bonds or any other legally permissible source), incur and pay reasonable expenses for repair, maintenance, and operation of the facility and such other reasonable expenses as may be necessary to cure the cause of default, and/or (c) take possession of the facility, repair, maintain, and operate or rent it. Default under the provisions of this resolution or any instrument incident to the making or insuring of the loan may be construed by the Government to constitute default under any other instrument held by the Government and executed or assumed by the Association, and default under any such instrument may be construed by the Government to constitute default hereunder.
6. Not to sell, transfer, lease, or otherwise encumber the facility or any portion thereof, or interest therein, or permit others to do so, without the prior written consent of the Government.
7. Not to defease the bonds, or to borrow money, enter into any contractor agreement, or otherwise incur any liabilities for any purpose in connection with the facility (exclusive of normal maintenance) without the prior written consent of the Government if such undertaking would involve the source of funds pledged to pay the bonds.
8. To place the proceeds of the bonds on deposit in an account and in a manner approved by the Government. Funds may be deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.
9. To comply with all applicable State and Federal laws and regulations and to continually operate and maintain the facility in good condition.
10. To provide for the receipt of adequate revenues to meet the requirements of debt service, operation and maintenance, and the establishment of adequate reserves. Revenue accumulated over and above that needed to pay operating and maintenance, debt service and reserves may only be retained or used to make prepayments on the loan. Revenue cannot be used to pay any expenses which are not directly incurred for the facility financed by USDA. No free service or use of the facility will be permitted.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0572-0121. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

11. To acquire and maintain such insurance and fidelity bond coverage as may be required by the Government.
12. To establish and maintain such books and records relating to the operation of the facility and its financial affairs and to provide for required audit thereof as required by the Government, to provide the Government a copy of each such audit without its request, and to forward to the Government such additional information and reports as it may from time to time require.
13. To provide the Government at all reasonable times access to all books and records relating to the facility and access to the property of the system so that the Government may ascertain that the Association is complying with the provisions hereof and of the instruments incident to the making or insuring of the loan.
14. That if the Government requires that a reserve account be established, disbursements from that account(s) may be used when necessary for payments due on the bond if sufficient funds are not otherwise available and prior approval of the Government is obtained. Also, with the prior written approval of the Government, funds may be withdrawn and used for such things as emergency maintenance, extensions to facilities and replacement of short lived assets.
15. To provide adequate service to all persons within the service area who can feasibly and legally be served and to obtain USDA's concurrence prior to refusing new or adequate services to such persons. Upon failure to provide services which are feasible and legal, such person shall have a direct right of action against the Association or public body.
16. To comply with the measures identified in the Government's environmental impact analysis for this facility for the purpose of avoiding or reducing the adverse environmental impacts of the facility's construction or operation.
17. To accept a grant in an amount not to exceed \$ \$3,373,000

under the terms offered by the Government; that the Commissioner President

and Chief Administrative Officer of the Association are hereby authorized and empowered to take all action necessary or appropriate in the execution of all written instruments as may be required in regard to or as evidence of such grant; and to operate the facility under the terms offered in said grant agreement(s).

The provisions hereof and the provisions of all instruments incident to the making or the insuring of the loan, unless otherwise specifically provided by the terms of such instrument, shall be binding upon the Association as long as the bonds are held or insured by the Government or assignee. The provisions of sections 6 through 17 hereof may be provided for in more specific detail in the bond resolution or ordinance; to the extent that the provisions contained in such bond resolution or ordinance should be found to be inconsistent with the provisions hereof, these provisions shall be construed as controlling between the Association and the Government or assignee.

The vote was: Yeas _____ Nays _____ Absent _____

IN WITNESS WHEREOF, the Board of the

County Commissioners of Worcester County has duly adopted this resolution and caused it

to be executed by the officers below in duplicate on this _____, _____ day of _____

(SEAL)

By _____

Theodore J. Elder

Attest:

Title Commissioner President

Weston S. Young

Title Chief Administrative Officer

CERTIFICATION TO BE EXECUTED AT LOAN CLOSING

I, the undersigned, as Commissioner President of the County Commissioners of Worcester County
 hereby certify that the **Board** _____ of such Association is composed of
 _____ members, of whom , _____ constituting a quorum, were present at a meeting thereof duly called and
 held on the _____ day of _____ ; and that the foregoing resolution was adopted at such meeting
 by the vote shown above, I further certify that as of _____ ,
 the date of closing of the loan from the United States Department of Agriculture, said resolution remains in effect and has not been
 rescinded or amended in any way.

Dated, this _____ day of _____

Theodore J. Elder

Title Commissioner President

Water and Waste System Grant Agreement
United States Department of Agriculture
Rural Utilities Service

THIS AGREEMENT dated _____, between

the County Commissioners of Worcester County

a public corporation organized and operating under

the Annotated Code of the State of Maryland

(Authorizing Statute)

herein called "Grantee," Unique Entity Identifier Number KEA9KRV8GPG3, and the United States of America acting through the Rural Utilities Service, Department of Agriculture, herein called "Grantor," WITNESSETH:

WHEREAS

Grantee has determined to undertake a project of acquisition, construction, enlargement, or capital improvement of a Sewer system to serve the area under its jurisdiction at an estimated cost of \$ 4,498,000.00 and has duly authorized the undertaking of such project.

Grantee is able to finance not more than \$ 1,125,000.00 of the development costs through revenues, charges, taxes or assessments, or funds otherwise available to Grantee resulting in a reasonable user charge.

Said sum of \$ 1,125,000.00 has been committed to and by Grantee for such project development costs.

Grantor has agreed to grant the Grantee a sum, Unique Federal Award Identification Number (FAIN) CPAP000001035585, CPAP000001598108 not to exceed \$ 3,373,000.00 or 74.99 percent of said project development costs, whichever is the lesser, subject to the terms and conditions established by the Grantor. Provided, however, that the proportionate share of any grant funds actually advanced and not needed for grant purposes shall be returned immediately to the Grantor. The Grantor may terminate the grant in whole, or in part, at any time before the date of completion, whenever it is determined that the Grantee has failed to comply with the Conditions of the grant.

As a condition of this grant agreement, the Grantee assures and certifies that it is in compliance with and will comply in the course of the agreement with all applicable laws, regulations, Executive orders and other generally applicable requirements, including those set out in 2 CFR § 200, and the USDA General Terms and Conditions, effective as of December 31, 2025 <https://www.usda.gov/sites/default/files/documents/usda-general-terms-conditions-2025.pdf> which hereby are incorporated into this agreement by reference, and such other statutory provisions as are specifically set forth herein.

NOW, THEREFORE, In consideration of said grant by Grantor to Grantee, to be made pursuant to 306(a) of The Consolidated Farm and Rural Development Act, Assistance Listings Number and Title

10.760 Water and Waste Disposal Systems for Rural Communities

for the purpose only of defraying a part not to exceed 74.99 percent of the project development costs, as defined by applicable Rural Utilities Service instructions.

Grantee Agrees That Grantee Will:

- A. Cause said project to be constructed within the total sums available to it, including said grant, in accordance with the project plans and specifications and any modifications thereof prepared by Grantee and approved by Grantor.
- B. Permit periodic inspection of the construction by a representative of Grantor during construction.
- C. Manage, operate and maintain the system, including this project if less than the whole of said system, continuously in an efficient and economical manner.
- D. Make the services of said system available within its capacity to all persons in Grantee's service area without discrimination as to race, color, religion, sex, national origin, age, marital status, or physical or mental handicap (possess capacity to enter into legal contract for services) at reasonable charges, including assessments, taxes, or fees in accordance with a schedule of such charges, whether for one or more classes of service, adopted by resolution dated _____ as may be modified from time to time by Grantee. The initial rate schedule must be approved by Grantor. Thereafter, Grantee may make such modifications to the rate system as long as the rate schedule remains reasonable and nondiscriminatory.
- E. Adjust its operating costs and service charges from time to time to provide for adequate operation and maintenance, emergency repair reserves, obsolescence reserves, debt service and debt service reserves.
- F. Expand its system from time to time to meet reasonably anticipated growth or service requirements in the area within its jurisdiction.
- G. Provide Grantor with such periodic reports as it may require and permit periodic inspection of its operations by a representative of the Grantor.
- H. To execute any agreements required by Grantor which Grantee is legally authorized to execute. If any such agreement has been executed by Grantee as a result of a loan being made to Grantee by Grantor contemporaneously with the making of this grant, another agreement of the same type need not be executed in connection with this grant.
- I. Upon any default under its representations or agreements set forth in this instrument, Grantee, at the option and demand of Grantor, will repay to Grantor forthwith the original principal amount of the grant stated herein above with the interest at the rate of 5 percent per annum from the date of the default. Default by the Grantee will constitute termination of the grant thereby causing cancellation of Federal assistance under the grant. The provisions of this Grant Agreement may be enforced by Grantor, at its option and without regard to prior waivers by it previous defaults of Grantee, by judicial proceedings to require specific performance of the terms of this Grant Agreement or by such other proceedings in law or equity, in either Federal or State courts, as may be deemed necessary by Grantor to assure compliance with the provisions of this Grant Agreement and the laws and regulations under which this grant is made.
- J. Return immediately to Grantor, as required by the regulations of Grantor, any grant funds actually advanced and not needed by Grantee for approved purposes. The Applicant will ensure grant activities are implemented in a timely, efficient, and economical manner. Grant funds not expended within _____ years of obligation will be cancelled.
Five (5) Regular, Tribal, Colonia

- K. Use the real property including land, land improvements, structures, and appurtenances thereto, for authorized purposes of the grant as long as needed in accordance with 2 CFR § 200.311.

This Grant Agreement covers the following described real property (use continuation sheets as necessary).

N A

- L. Abide by the following conditions pertaining to equipment which is furnished by the Grantor or acquired wholly or in part with grant funds. Equipment means tangible, non-expendable, personal property having a useful life of more than one year, and an acquisition cost meeting the applicable Federal capitalization threshold, as defined in 2 CFR § 200.313.

This Grant Agreement covers the following equipment described (use continuation sheets as necessary).

All wastewater mains, laterals, pumping stations, treatment plant and related facilities and equipment useful by the Grantee in connection with the construction, ownership, operation and maintenance of the Landings service area wastewater system.

- M. Provide Financial Management Systems in accordance with 2 CFR § 200.302
- N. Retain financial records, supporting documents, statistical records, and all other records pertinent to the grant in accordance with 2 CFR §200.334 .
- O. Provide information as requested by the Grantor to determine the need for and complete any necessary Environmental Impact Statements.
- P. Provide an audit report prepared in accordance with Grantor regulations to allow the Grantor to determine that funds have been used in compliance with the proposal, any applicable laws and regulations and this Agreement in accordance with 2 CFR § 200.501.
- Q. Agree to account for and to return to Grantor interest earned on grant funds pending their disbursement for program purposes when the Grantee is a unit of local government in accordance with 2 CFR § 200.305. States and agencies or instrumentalities of states shall not be held accountable for interest earned on grant funds pending their disbursement.
- R. Not encumber, transfer or dispose of the property or any part thereof, furnished by the Grantor or acquired wholly or in part with Grantor funds without the written consent of the Grantor except as provided in item K above.
- S. To include in all contracts for construction or repair a provision for compliance with the Copeland ``Anti-Kick Back" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR, Part 3). The Grantee shall report all suspected or reported violations to the Grantor.
- T. To include in all contracts and subgrants in excess of \$150,000 a provision that requires the contractor to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

Grantor Agrees That It:

A. Will make available to Grantee for the purpose of this Agreement not to exceed \$ 3,373,000.00 which it will advance to Grantee to meet not to exceed 74.99 percent of the project development costs of the project in accordance with the actual needs of Grantee as determined by Grantor.

B. Will assist Grantee, within available appropriations, with such technical assistance as Grantor deems appropriate in planning the project and coordinating the plan with local official comprehensive plans for sewer and water and with any State or area plans for the area in which the project is located.

C. At its sole discretion and at any time may give any consent, deferment, subordination, release, satisfaction, or termination of any or all of Grantee's grant obligations, with or without valuable consideration, upon such terms and conditions as Grantor may determine to be (1) advisable to further the purpose of the grant or to protect Grantor's financial interest therein and (2) consistent with both the statutory purposes of the grant and the limitations of the statutory authority under which it is made.

Termination of This Agreement

This Agreement may be terminated for cause in accordance with 2 CFR §200.340 in the event of default on the part of the Grantee as provided in paragraph I above or for convenience of the Grantor and Grantee prior to the date of completion of the grant purpose. Termination for convenience will occur when both the Grantee and Grantor agree that the continuation of the project will not produce beneficial results commensurate with the further expenditure of funds.

In witness whereof Grantee on the date first above written has caused this agreement to be executed by its duly authorized

Commissioner President

attested and its corporate seal affixed by its duly authorized

Chief Administrative Officer

Attest:

By _____
Theodore J. Elder
(Title) Chief Administrative Officer

By _____
Theodore J. Elder
(Title) Commissioner President

UNITED STATES OF AMERICA

RURAL UTILITIES SERVICE

By _____
Lisa M. Fitzgerald
(Title) Acting Community Program Director

TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

JANA POTVIN, P.E.
 DEPUTY DIRECTOR

TO: Weston Young P.E., Chief Administrative Officer
 Candace Savage, CGFM, Deputy Chief Administration Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr.*
DATE: August 10, 2026
SUBJECT: Mystic Harbor – Pump Station G Upgrade

Public Works is requesting Commissioner approval for awarding various replacement components to the Mystic Harbour Sewer Pump Station G. The components and pricing is as follows:

• Lywood Automation, LLC.	\$135,555.00
• Sherwood Logan	\$37,348.00
• Twisted Steel Metal Designs, Inc.	\$7,300.00
• Sunbelt Rentals	\$5,438.74
• Ferguson Waterworks	\$3,543.65
• Contingency	<u>\$10,000.00</u>
Total	\$199,185.39

Funding of \$200,000 was included in the approved FY 27 budget, account 545.9010.080 – Capital Equipment Construction Projects. Water & Wastewater Division will be acting as the general contractor for this project to help reduce costs and complete the work within the budgeted amount, hence the request to approve multiple subcontractors. A contingency line item is also being requested for unforeseen conditions but will only be used if necessary.

The request to direct award to Lywood Automation is for the variable frequency drive, SCADA communication & control system, and the control panel. Lywood has done similar work on other County sewer lift station control panels in the past, are familiar with the County's communication system, and represents a potential cost saving measure. Typically, work over \$25,000 is bid out, however to bid the work out, engineered electrical drawings and specifications would need to be generated at an estimated additional cost \$30,000-\$50,000. The electrical work is relatively straight forward, Water & Wastewater Division brought in several contractors to view the equipment needing to be installed, the contractors understood what was necessary without the need for drawings and specifications. Lywood was the only contractor to respond with a not-to-exceed maximum price.

The request to award the pumps to Sherwood Logan is because they are the local distributor of the Flygt pumps, which are the Commissioner approved standard pump manufacturer for Water and Wastewater Division.

Twisted Steel Metal Designs will fabricate new guiderail systems and anchor components needed to mount the new pumps to the existing piping system.

Ferguson Waterworks will provide the necessary pipe and fittings.

Sunbelt Rentals will provide temporary bypass pumping equipment which is needed to upgrade the pump station while maintaining uninterrupted sewer service to the community.

The replacement of these components is important to ensure reliable sewer service. The existing facility utilizes pumping and control systems installed originally in 1997 when the facility was built. The improvements will notify staff of any irregular operations while away from the lift station. It communicates with the operators who are on call for any alarms. Without those alarms the station could have inoperable pumps, potentially causing danger to the environment, and lack of service to the surrounding residents/customers.

Please let me know if there are any questions.

Attachment

CC: Quinn Dittrich
Ed Welch
Jana Potvin
Lee Beauchamp



BUILDING THE FUTURE. ONE PROJECT AT A TIME.

Date: 11/25/2025

Subject: Mystic G Service & Control Enclosure rev1

Bid # B3564 3Door

Please find below our scope of work for the above project.

Lywood Automation, LLC. will furnish and install the following:

1. 1- 3-Door Painted Steel 3R Service/Control Enclosure -----\$109,651.00
2. a. Pump Control Panel w/SCADAPack 474 d. Single to 3 phase at VFDs for 7.5HP h. 1-RS232 18" cable
3. b. Radio Study e. Electrical Gear
4. c. 1-Pressure Transducer & 4-Floats f. RTU w/ Antenna
5. 1- Extend existing Enclosure Concrete Pad-----\$3,500.00
6. 1- Open Air Gap Cage use existing Junction Enclosure
7. Drafting/ Submittals
8. 1- 20' Ant Pole W/ base-----\$8,500.00
9. Labor-----\$13,104.00
10. 1- Startup-----\$800.00

Billing Terms: Net 30-----**Total \$135,555.00**

Adder Option

13. Install new Meter back board Treated Wood-----\$ 3,500.00

Note: reuse existing Service Wire & Meter, reuse and add to existing Conduit feeding to the New Service/Control Panel. New Wire from Meter to Service/Control Main Breaker.

Note: No Spec provided, No responsibility for any existing materials/equipment not working. Re-use Existing Service, Programming by County, Re-use existing Conduit, Remove Equipment from Existing Concrete Pad. Turn over to Worcester County, Reuse existing Generator, Reuse existing Concrete Pad, extend to fit new Service/Control Enclosure, Reuse Exist Exhaust Fan & Light Pole, no responsibility for repairs to any damage to Black Top Driveway done by heavy equipment, NO PREVAILING WAGE

EXCLUDED: This quotation does not include, Utility charges, Patching/replacing Driveway/sidewalk, Sod, Top Soil, Tree/Branches removal, Programming of PLC, By Pass Pumping, Pump & Haul, replacement of Flow Meter, Chart Recorder, etc....

Note; Existing Station has a Flow Meter and Chart Recorder. These items are not to be reused per the Owner. Existing Roto-Phase and concrete base to be removed by the owner.

Tariff Adjustment Notice

Pricing in this proposal is based on current material costs and applicable tariffs as of the date of issuance. In the event of changes to tariffs, duties, or other government-imposed fees that impact the cost of materials or equipment, we reserve the right to adjust pricing accordingly. Any such adjustments will be communicated promptly, and we will work with you to minimize any potential impacts.

Confidentiality: This Document is intended solely for the individual or entity to whom it is addressed. The information contained in the Document is legally privileged and confidential.

All Rights Reserved & Confidential- prepared by Lywood Automation, LLC.

Yours Truly,
Jeff Ruark
Lywood Automation, LLC



ITEM 8 Rental Quote

PHILADELPHIA PUMP SOLUTIONS
Branch No: 0172
3090 ROUTE 73 N
MAPLE SHADE, NJ
08052 1179
(856) 779-2772
www.sunbeltrentals.com

July 1, 2026

Customer: WORCESTER COUNTY WATER AND WAS
Account #: 618722
Billing SHORE LN
Address: BERLIN, MD 21811
Quote: Mystic Pump Station G
Quote #: Q-23879699

Job Site: Mystic Pump Station G
Job #: R0172RK260701597
Job Address: 9811 Winding Trail Dr
Ocean City, MD 21842 9332
Sales Randy Kavanaugh
Representative: randy.kavanaugh@sunbeltrentals.com

Thank you for choosing Sunbelt Rentals! We truly appreciate your trust in us. At Sunbelt Rentals, we're committed to being your trusted partner with the equipment, service, and support you need to keep your projects moving forward safely. Whether you're tackling a big job or a small task, our team is dedicated to providing you not just the right solution, but also expert guidance and dependable service every step of the way.

Thank you for reviewing this quotation. We look forward to providing excellent service!

Pricing Details

Rental Items

Item	Quantity	Per Day	Per Week	Per 4 Weeks	Item Subtotal
2" Clean Air Vac/release Vent Npt	1	\$5.00	\$15.00	\$45.00	\$45.00
4" Adaptor Flg X F Bauer	1	\$5.00	\$15.00	\$37.00	\$37.00
Float Switch	1	\$20.00	\$42.00	\$120.00	\$120.00
4x20 Orange/clear Suc Bauer Hose	2	\$32.00	\$95.00	\$285.00	\$570.00
4x4x10 Solids Vac 49hp Qf Pump	1	\$300.00	\$725.00	\$2,000.00	\$2,000.00
4x20 Blk Rbr Water Suc/dis Bauer Hose	2	\$20.00	\$60.00	\$180.00	\$360.00
4" Strainer	1	\$8.00	\$16.00	\$51.00	\$51.00
4" Tee Pipe Bauer F X M X 2" Mnpt	1	\$3.00	\$7.00	\$19.00	\$19.00
Total		\$445.00	\$1,130.00	\$3,202.00	\$3,202.00

Item	Quantity	Price(ea)	Item Subtotal
2133xxx000 Environ/hazmat/disposal Fee	1	\$43.50	\$43.50
Transportation Surcharge	1	\$275.00	\$275.00

Sales / Misc Items

Item	Quantity	Price(ea)	Item Subtotal
------	----------	-----------	---------------

Customer: WORCESTER COUNTY WATER AND WAS

Quote: Mystic Pump Station G

Total	\$0.00
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Equipment Rental Period:

(08-10-26 - 09-07-26)

Total Rental Amount:

\$3,202.00

Rental Protection Charge:

\$480.30

Total Delivery & Pickup:

\$1,100.00

Sales / Misc Charges:

\$0.00

Total Ancillary Charges:

\$318.50

Total Tax:

\$337.94

Quote Total:

\$5,438.74

Terms & Conditions

Above pricing is valid for 30 days.

Any rental that results from this quotation will be subject to our standard terms and conditions, available here:

<https://www.sunbeltrentals.com/legal/terms-and-conditions/us/>

Quote Acceptance**WORCESTER COUNTY WATER AND WAS**

Jeff Tingle

Acceptance Signature of Customer's Authorized Representative

Date



**SHERWOOD
LOGAN**

ITEM 8

QUOTATION		
DATE	NUMBER	PAGE
12/8/2025	0003040	1 of 2

B WCD002
I WORCESTER COUNTY DEPT OF
L PUBLIC WORKS
L 1000 SHORE LN
T BERLIN, MD 218119422
O US

S WORCESTER COUNTY DEPT OF
H PUBLIC WORKS
I PLEASE PROVIDE SHIP TO ADDRESS
P AT TIME OF ORDER
T BERLIN, MD 218119422
O US

PREPARED BY:HOLDEN HAYES

HHAYES@SHERWOODLOGAN.COM

ATTENTION:

METZLER@CO.WORCESTER.MD.US

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

PROJECT NO:

TERMS: NET 30 DAYS

CUSTOMER REF/PO#		JOB TITLE	SLP	SHIPPING TYPE	
YEOMAN REPL.		FLYGT PUMP	JAL/HBH	BEST WAY INCLU	
QTY	PART	DESCRIPTION		UNIT PRICE	EXTENDED
2	NP3127.060	NP489-4 7.5/460/3 65'(S6) FLS WET WELL INSTALLATION 4" DISCHARGE 489 (195MM) HARD IRON IMPELLER 7.5HP / 460V / 3PH 1,755 RPM 65' SHIELDED POWER CABLE CERTIFIED TESTING		\$16,337.00	\$32,674.00
2	5401305	FLYGT,CONNECTION,DISCH 4X4" CI		\$1,339.00	\$2,678.00
2	2" UGBB	HALLIDAY PRODUCTS 316 SS UPPER GUIDE BAR BRACKET		\$152.00	\$304.00
2	2" X 4" IGBB	HALLIDAY PRODUCTS 316 SS INTERMEDIATE GUIDE BAR BRACKET		\$246.00	\$492.00
1	SLASTARTUP	1 DAY START-UP		\$1,200.00	\$1,200.00



**SHERWOOD
LOGAN**

ITEM 8

QUOTATION		
DATE	NUMBER	PAGE
12/8/2025	0003040	2 of 2

QTY	PART	DESCRIPTION	UNIT PRICE	EXTENDED
-----	------	-------------	------------	----------

PUMP CUT SHEET ATTACHED

*EXCLUDES: ANY PART OR MATERIAL NOT EXPLICITLY
STATED ABOVE, EXPLOSION PROOF MOTOR

LEAD TIME: 6 WEEKS PRODUCTION

6-8 WEEKS OCEAN FREIGHT, INCLUDED IN QUOTED
PRICING

PLEASE NOTE THAT INSTALLATION AND SALES TAX ARE
NOT INCLUDED IN THE ABOVE PRICING. PLEASE LET ME
KNOW IF YOU NEED ANYTHING ELSE.

This quote is subject to and incorporates by reference Sherwood Logan Associates Standard Terms & Conditions and manufacturer's warranty, which will be provided upon request.

- Quote is valid for 30 days.
- Please include the quote number (listed at the top of this page) when placing your order.
- Credit card payments are subject to an additional 4% charge.
- No taxes of any kind are included in this proposal.

TOTAL:

\$37,348.00

2140 Renard Court, Annapolis, MD 21401 * Phone: 410-841-6810 * www.sherwoodlogan.com

With offices in Maryland, Virginia, Pennsylvania, New Jersey, and Connecticut

8 - 8

PROPOSAL

Twisting Steel Metal Designs, Inc.
29140 Waller Road
Delmar, MD 21875

Worcester County
 Wastewater

Attn: J Tingle
 1000 Shore Lane
 Berlin, MD 21811
 jtingle@worcester.gov

Job Name & Location:

Base 90s & Rail System
 Mystic Station "G"

06/25/2026

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

SCOPE OF WORK

- Remove (2) Base 90's, Piping and guide rails
- Install new base 90's anchor as needed
- Install new piping and connectors as needed
- Install new guide rails systems for each

Total \$ 7,300.00

- All above pricing is for budget reasons only and there will need to be an on site visit prior to any signed contract
- Pricing is NOT based on prevailing wages

08:20:45 JUL 06 2026

Page 1 of 2

FERGUSON ENTERPRISES, LLC #920

Price Quotation

Phone: 410-677-6793

Fax: 410-543-9646

Bid No: B577442
Bid Date: 07/02/26
Quoted By: MLPCust Phone: 410-641-5251
Terms: NET 10TH PROXCustomer: WORCESTER COUNTY
WATER & WASTEWATER
1000 SHORE LANE
BERLIN, MD 21811Ship To: WORCESTER COUNTY
WATER & WASTEWATER
1000 SHORE LANE
BERLIN, MD 21811

Cust PO#: MISTIC G

Job Name:

Item	Description	Quantity	Net Price	UM	Total
FPPPP	4X4'0 FLGXPE CL BT DI SPL	2	503.250	EA	1006.50
FNWNBGS41RF8P	4 304 SS 150# RR FF 1/8 FLG PKG	7	28.150	EA	197.05
F9PCP	4 FLG 90 C110 BEND PC	2	184.880	EA	369.76
SZF2C4	4 DI STD DUTY REST ZIP FLG	2	70.930	EA	141.86
FPPP186	4X18'6 FLGXPE CL BT DI SPL	1	1828.480	EA	1828.48
Net Total:					\$3543.65
Tax:					\$0.00
Freight:					\$0.00
Total:					\$3543.65

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!Scan the QR code or use the link below to
complete a survey about your bids:<https://survey.medallia.com/?bidsorder&fc=1883&on=8533> **8 - 11**

Fax: 410-543-9646

08:20:45 JUL 06 2026

Reference No: B577442



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=1883&on=8533>

TEL: 410-632-5623
FAX: 410-632-1753
WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
6113 TIMMONS ROAD
SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
DIRECTOR

JANA POTVIN
DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr.*
DATE: August 6, 2026
SUBJECT: SHA – Roads Salt Agreement

Public Works is requesting Commissioner approval of the attached salt agreement with MDOT – SHA. This is a 3-year agreement whereby the County gets salt from SHA to make brine during winter storm events. The County's current 3-year agreement with SHA expires in September and SHA has provided this updated agreement. SHA competitively bids out its salt purchase contracts and the County has historically taken advantage of that process by obtaining our salt from SHA. The agreement has been reviewed by the County Attorney with no exceptions noted.

Please let me know if there are any questions.

Attachments

CC: Roscoe Leslie
Jana Potvin
Kevin Lynch

THREE (3) YEAR SALT UTILIZATION AGREEMENT

by and between

State Highway Administration
of the Maryland Department of Transportation

and

Worcester County, Maryland

This AGREEMENT (**“Agreement”**) is made as of the 1st day of September 2026, executed in duplicate, by and between the State Highway Administration of the Maryland Department of Transportation (**“SHA”**) acting for, and on the behalf of the State of Maryland and Worcester County, Maryland, a political subdivision of the State of Maryland and a body politic and corporate (**“COUNTY”**), sometimes collectively referred to as **“the Parties”**.

WHEREAS, during certain winter snow emergency operations (**“Snow Event”**) the COUNTY may have a need to obtain additional salt (**“Salt”**) to effectively complete their winter snow operations; and

WHEREAS, the COUNTY has requested, and SHA has agreed, to allow the COUNTY to obtain Salt from SHA stockpiles during a Snow Event in accordance with the terms and conditions contained herein; and

WHEREAS the COUNTY shall reimburse SHA for the cost of Salt plus other related expenses; and

WHEREAS SHA and the COUNTY agree that this Agreement will benefit both parties of this Agreement and will promote the safety, health and general welfare of the citizens of the State.

NOW, THEREFORE, in consideration of the premises and of the mutual promises between SHA and the COUNTY, as set forth herein, the adequacy of which is hereby acknowledged, the Parties hereby agree to the following:

I. TERM & BUDGET

The term of this Agreement is three (3) years, beginning the first (1st) day of September 2026 and ending on the thirty first (31st) day of August 2029, both dates inclusive, unless sooner terminated as set forth herein (the **“Term”**). For budgeting and planning purposes only, during the Term of this Agreement the total cost for Salt shall not exceed Twenty-Five Thousand Dollars (\$25,000.00). The COUNTY shall be responsible for actual costs incurred at the time of delivery.

II. SALT COSTS

- A. The cost of Salt, at the execution of this Agreement is One Hundred Six Dollars and Six Cents (\$106.06) per ton, which includes the price of the Salt, a delivery charge and an overhead charge.
- B. The Salt price listed herein is subject to change.
- C. The “**Delivery Charge**” includes the cost of fuel and mileage to transport the Salt to a SHA Salt dome. The “**Overhead Charge**” is determined by the federally approved Overhead Rate that may be adjusted on October 1st of each year. The current Overhead Rate is Eight and Twenty-Two Hundredths percent (8.22%).
- D. The cost of the Salt may be adjusted weekly to account for Delivery Charge variances.

III. CHARGE NUMBER

SHA has established a charge number for the COUNTY which will be used to document Salt withdrawals from SHA’s inventory system. The current charge number for the COUNTY is **BY319M84**.

IV. PROCEDURES

- A. Salt Loading
 - 1. SHA Shop Locations: For purposes of this Agreement, the SHA shops to be used for Salt for the COUNTY, as determined by SHA, are:
 - Snow Hill Shop
 - 2. Prior to a Snow Event: The COUNTY will contact Tony Turner SHA’s Resident Maintenance Engineer (RME), or designee, of the Snow Hill Shop at 410-632-0511 to arrange for the COUNTY’s trucks to be loaded with the Salt at the designated location the day before a local forecasted snow if time permits; otherwise SHA and the COUNTY will determine which SHA salt storage site is appropriate to use to load the Salt onto the trucks and SHA will provide an operator to facilitate the loading of the Salt.
 - 3. During the Snow Event: The COUNTY will contact the appropriate SHA Shop nearest to that truck and request to be loaded at an approximate preferred time of arrival. SHA will then arrange for an operator to meet the COUNTY truck at that location as close to the preferred time as possible without negatively affecting SHA operations. In addition, if a COUNTY truck is in the vicinity of a specific dome during a Snow Event and a SHA operator is present, the COUNTY truck may then be topped off, if desired. In situations where the SHA Snow Event operations are

already active when the COUNTY operations begin, the COUNTY can notify SHA as far in advance as possible and SHA will make every effort to provide an operator at all the locations requested to begin loading COUNTY trucks with Salt.

4. Post Snow Event: The COUNTY can contact the appropriate SHA shop to request re-loading after a Snow Event, and SHA will schedule the re-loading at the Parties' convenience.
5. The COUNTY shall not return any unused Salt to any SHA shop.

B. Load Records

1. The COUNTY shall ensure all vehicles picking up Salt on their behalf are identified by a sticker or placard indicating the COUNTY's name.
2. Only a SHA authorized loader operator shall load the COUNTY trucks.
3. SHA shall create a written loading record that must be signed by the COUNTY driver. A copy shall be given to the COUNTY driver to account for every load of Salt that the COUNTY receives from SHA. Each load record shall contain the following information:
 - a. truck number or license tag number,
 - b. the number of scoops/ buckets loaded,
 - c. the number of tons loaded based on the scoops / bucket size value multiplied by the number of scoops /buckets.

V. PAYMENT

- A. SHA shall provide a detailed invoice to the COUNTY by May 31st of each year for all actual costs incurred to provide Salt to the COUNTY. The invoice shall be accompanied by normal documentation from SHA to evidence actual costs incurred.
- B. Upon request by the COUNTY, SHA may provide information to include the number of buckets and estimated tonnage provided to the COUNTY for each date of delivery.
- C. The estimated cost of the Salt is based on the average amount of Salt used during the previous three (3) years at the prevailing rate at the time of execution of this Agreement and will be subject to future adjustments during the Term according to costs for Salt, delivery and overhead in effect at that time.
- D. Reimbursement to SHA for the Salt during the Term, including SHA overhead, is estimated to be Twenty Five Thousand Dollars (\$25,000.00) and is based on quantities from the previous term, however, actual costs and tonnage may vary and the COUNTY shall reimburse SHA for all actual tonnage (which includes the delivery charge) and overhead costs.

- E. In the event of extremely heavy Salt usage, SHA reserves the right to submit progress billings to the COUNTY in lieu of an annual invoice.
- F. Invoices for Salt are due within thirty (30) days of receipt.
- G. In the event SHA does not receive payment of an invoice within thirty (30) days of the COUNTY's receipt, SHA will notify the COUNTY of the overdue payment and provide the COUNTY the opportunity to pay such overdue amounts. If payment of the overdue amount is not received within thirty (30) days following notification, SHA will then notify the COUNTY in writing, and the Parties hereby agree that SHA may make a deduction from the COUNTY's share of Highway User Revenue equal to the overdue invoice amount(s) or SHA may refer the overdue amount to the Central Collection Unit, at 300 West Preston Street, Room 500, Baltimore MD 21201-2365 for collection of any overdue amount.

VI. GENERAL

- A. SHA does not supply brine, a pretreatment salt-based mixture.
- B. Title VI Assurances. All Parties to this Agreement shall comply with the requirements of **APPENDIX A** (2 pages) and **APPENDIX E** (1 page) of SHA's Standard Title VI/Non-Discrimination Assurances DOT Order No. 1050.2A which generally set forth non-discrimination regulations and other civil rights related regulations. **APPENDIX A** and **APPENDIX E** are attached hereto and incorporated herein as substantive parts of this Agreement. The term "Acts" in Appendix A refers to 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3. The term "Recipient" in Appendix refers to MDOT SHA.
- C. SHA and the COUNTY agree to cooperate with each other to accomplish the terms and conditions of this Agreement.
- D. The provisions contained in this Agreement shall be binding upon the Parties until the earlier to occur of; (i) three (3) years from the date first written above, (ii) thirty (30) days after written notice has been given by either party to the other that they elect to no longer be bound by the terms and conditions of this Agreement, or (iii) August 31, 2026. However, termination of this Agreement, and any Amendments thereto, is contingent on all outstanding invoices being paid by the COUNTY.
- E. The COUNTY shall indemnify, hold harmless and defend, at SHA's option, the State of Maryland, SHA and the Maryland Department of Transportation, from and against any and all liabilities, obligations, damages, penalties, claims, costs, charges and expenses, incurred in connection with the loss of life, personal injury and/or property damage arising from or in connection with the activities performed pursuant to this Agreement by the COUNTY or its contractors, agents or assigns.

- F. SHA reserves the right to limit or deny Salt to the COUNTY to avoid jeopardizing SHA's snow remediation operations.
- G. This Agreement shall inure to and be binding upon the Parties, their agents, successors and assigns.
- H. This Agreement and the rights and liabilities of the Parties hereto shall be determined in accordance with Maryland law and in Maryland courts.
- I. The recitals (WHEREAS clauses) at the beginning of this Agreement are incorporated as substantive provisions of this Agreement.
- J. All notices and/or invoices, if to the COUNTY, shall be addressed to:

Dallas Baker Jr., P.E.
Director, Worcester County Department of Public Works
6113 Timmons Road,
Snow Hill, MD 21863
Phone: 410-632-5623
E-mail: dbaker@co.worcester.md.us

And if to SHA:

Tony Turner
Resident Maintenance Engineer, D-1
Maryland State Highway Administration
5603 Market Street
Snow Hill, MD 21863
Phone: 410-632-0511
E-mail: tturner2@mdot.maryland.gov

With copies to:

Mark Crampton
District Engineer, D-1
State Highway Administration
660 West Road
Salisbury, MD 21801
Phone: 410-677-4006
Email: mcrampton1@mdot.maryland.gov

And,

SHA Agreements Team
Office of Procurement and Contract Management
State Highway Administration
707 N. Calvert Street
Mailstop C-405
Baltimore, MD 21202
Phone: (410) 545-5547
E-mail: shaagreementsteam@mdot.maryland.gov

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their respective duly authorized officers on the day, month and year first above written.

**MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION**

WITNESS

By: _____ (SEAL)
Andre Futrell
Deputy Administrator for
District Operations

Date

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

RECOMMENDED FOR APPROVAL:

Assistant Attorney General

Tony Turner
Resident Maintenance Engineer, D-1

Joyce Feddiman
Director
Office of Finance

WORCESTER COUNTY, MARYLAND
a body corporate and politic

WITNESS

BY: _____ (Seal)
Theodore J. Elder
President
County Commissioner of Worcester County

Date

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

County Attorney

APPENDIX A OF THE TITLE VI ASSURANCES

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the Contractor) agrees as follows:

1. Compliance with Regulations: The Contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally assisted programs of the U.S. Department of Transportation, the Federal Highway Administration, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. Non-discrimination: The Contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
3. Solicitations for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations, either by competitive bidding, or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Contractor of the Contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.
4. Information and Reports: The Contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the Federal Highway Administration to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish the information, the Contractor will so certify to the Recipient or the Federal Highway Administration as appropriate and will set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance: In the event of a contractor's noncompliance with the Nondiscrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the Contractor under the contract until the Contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.
6. Incorporation of Provisions: The Contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Contractor will take action with respect to any subcontract or procurement as the Recipient

or the Federal Highway Administration may direct as a means of enforcing such. provisions including sanctions for noncompliance. Provided, that if the Contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction; the Contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

APPENDIX E OF THE TITLE VI ASSURANCES

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the Contractor) agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. § 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP 'persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 741 00);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*).

TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: worcestermd.gov



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

JANA POTVIN
 DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
 Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr.*
DATE: August 10, 2026
SUBJECT: Roll Off Bin Purchase

Public Works is requesting Commissioner approval to purchase two 20-yard and two 40-yard standard duty, rectangle roll-off containers for the Home Owner Convenience Centers, in the amount of \$45,797.00. Funding of \$55,000 was included in the approved FY 27 account 100.1205.9010.060 – Capital Equipment Other. This equipment is available through local vendor Mid-Atlantic Truck & Equipment on a competitively bid Source Well Purchasing Program contract #010825-WQI, which includes a discount of \$1,734.00. The new bins will replace old, existing bins which have reached the end of their useful life and are no longer repairable. Delivery time of the new bins is expected to be 6 weeks from date of order.

Please let me know if there are any questions.

Attachment

CC: Ed Welch
 Jana Potvin
 David Candy

ITEM 10



THC Enterprises, Inc.
P.O. Box 735343
Chicago, IL 60673-5343
REMIT TO: receivable@mate.inc

PROPOSAL

SOLD TO
Bob Keenan
Worcester County Central Landfill Facility
Central Facility Landfill
7091 Central Site Lane
Newark, MD 21841

END USER / SHIP TO
Bob Keenan
Worcester County Central Landfill Facility
Central Facility Landfill
7091 Central Site Lane
Newark, MD 21841

Quote #: RSSQ44906
Account:
Terms:
Date: 07/30/26

+1 410-632-3177
bkeenan@worcestermid.gov

+1 410-632-3177
bkeenan@worcestermid.gov

Sales Rep Colin Kraus

Quote expires 30 days from proposal date. Due to fluctuating materials and fuel charges, final price can change without notice. We appreciate the opportunity to work with you on this!

QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
**PRICING IS PER SOURCEWELL CONTRACT #010825-WQI			
2.00	20 Cubic Yard Standard Duty Rectangle Roll Off Container 22' Long - Floor: 7 gauge with 3" structural channels on 18" centers and 6" x 2" x 3/16" Structural Tubing Main Rails, Walls: 12 gauge with side columns on 24" centers and 3" x 4" x 11 gauge Top Rails, Primed and Painted any Standard Color	\$7,785.00	\$15,570.00
2.00	SW Discount	(\$299.00)	(\$598.00)
2.00	Understructures - Dempster Dino	\$2,463.00	\$4,926.00
2.00	SW Discount	(\$94.00)	(\$188.00)
2.00	40 Cubic Yard Standard Duty Rectangle Roll Off Container 22' Long - Floor: 7 gauge with 3" structural channels on 18" centers and 6" x 2" x 3/16" Structural Tubing Main Rails, Walls: 12 gauge with side columns on 24" centers and 3" x 4" x 11 gauge Top Rails, Primed and Painted any Standard Color	\$9,899.00	\$19,798.00
2.00	SW Discount	(\$380.00)	(\$760.00)
2.00	Understructures - Dempster Dino	\$2,463.00	\$4,926.00
2.00	SW Discount	(\$94.00)	(\$188.00)
1.00	Freight	\$2,311.00	\$2,311.00

Due to the volatility of the fuel and steel markets, prices are subject to change without notice.

Approximate Delivery: 6 Weeks ARO

ITEM 10

QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
-----	-------------	------------	-----------

Quote expires 30 days from proposal date. Due to fluctuating materials and fuel charges, final price can change without notice. We appreciate the opportunity to work with you on this!

Subtotal	\$45,797.00
Federal Excise Tax	\$0.00
Sales Tax	\$0.00
TOTAL *	\$45,797.00

For orders under \$5,000 you may pay by credit card. Please visit
www.mawaste.com and select "Pay Bill"

*Terms and limitations apply, see Payment terms below

*Total does not include optional items

***F.E.T will be charged on all applicable items
unless current F.E.T Exemption form is on file.***

Any cancellation or modification of order will result in a 20% restocking charge to Buyer.



TERMS AND CONDITIONS

1. General

No terms or condition of Buyer's purchase order which is different from or in addition to Seller's terms and conditions set forth herein shall bind Seller unless expressly agreed to in writing by Seller's duly authorized representative. Buyer's acceptance of any offer made by Seller is expressly limited to the terms and conditions provided herein. Unless otherwise stated, Seller's quotation may be modified or withdrawn prior to acceptance, and in any event, shall expire after 30 days from its date. This order is not binding on MID-ATLANTIC TRUCK & EQUIPMENT until officially approved. The said machinery, equipment and/or parts are ordered and will be purchased subject to written contract only, and are not affected by any verbal representations or agreements, nor is this order subject to cancellation by the Purchaser without the Seller's consent. Any cancellation or modification of order will result in a 20% restocking charge to Buyer.

2. Price and Payment

****Payments Accepted:** Cash, Checks, ACH & Wires. Credit Card payments above \$5,000 will incur a 3% fee.

(a) Prices quoted herein are exclusive of all taxes. Any taxes levied or which may become due, and other charges or assessments made by any taxing authority in connection with this contract or the sale, except those measured by Seller's net income, shall be the expense of the Buyer and shall be payable to Seller at or before such tax or other amount is due. When Buyer is entitled to exemption from any tax, Buyer shall furnish Seller with a tax exemption certificate acceptable to the taxing authorities.

(b) Interest at the rate of one and one-half per cent (1.5%) per month (18% per annum), or the maximum lawful rate allowable, will be charged, whichever is less, on all past due invoices. The undersigned agrees to pay all expenses, charges, costs and fees, including, without limitation, attorney's fees and expenses, of any nature whatsoever paid or incurred by, or on behalf of MID-ATLANTIC TRUCK & EQUIPMENT, DIVISION OF THC ENTERPRISES, INC., in connection with any collection action brought hereunder. The invalidity of all or any part of any provision of this Agreement shall not render invalid the remainder of such provision or any other part of this Agreement.

(c) MID-ATLANTIC TRUCK & EQUIPMENT, DIVISION OF THC ENTERPRISES, INC., shall retain ownership of and title to the above machinery, equipment and parts covered by this order until fully paid for in cash and until any note given in evidence of indebtedness, and any renewals thereof, have been fully paid. If any such note is not paid in full at its maturity, all other notes and obligations given in evidence of indebtedness hereof shall at once become due, and the said MID-ATLANTIC TRUCK & EQUIPMENT, DIVISION OF THC ENTERPRISES, INC., shall have the right to take possession of said machinery wheresoever it may be situated and sell the same pursuant to the conditional sales statutes of the State of Maryland.

3. Delivery

(a) Delivery dates are estimated and not guaranteed by Seller and, in any event are conditioned upon receipt of all specifications and other data required to be furnished by the Buyer.

(b) If shipment or delivery is delayed because of an act or omission of the Buyer, payment shall be due upon notification by Seller that goods are ready for shipment. Buyer shall pay any additional charges including, but not limited to, cost of storage, handling, and insurance.

4. WARRANTY AND LIMITATIONS OF LIABILITY

ANY EXPRESS WRITTEN WARRANTY PROVIDED BY THE MANUFACTURER OF THE EQUIPMENT DESCRIBED IN THIS QUOTATION IS GIVEN IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SELLER SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM DEFECTIVE GOODS, SELLER'S NEGLIGENCE, BREACH OF WARRANTY OR CONTRACT, OR CLAIMS BASED UPON STRICT LIABILITY. IN NO EVENT SHALL SELLER BE LIABLE FOR CONSEQUENTIAL DAMAGES COMMERCIAL IN NATURE.

ITEM 10

5. Delays

Seller shall not be liable for the failure or delay in the performance of any term, condition, or obligation hereunder due to any cause beyond the Seller's control, including but not limited to Acts of God, acts of the Buyer, war, insurrections or riots, fires, floods, accidents, acts, orders or regulations of any government, inability to obtain necessary materials, services or facilities, strikes or other labor troubles.

6. Development Changes

Changes in design, specifications, construction or materials, may be made at Seller's discretion, and without Buyer's consent, where such changes do not materially affect price, delivery or guaranteed performance (if any) of the goods, or make unusable any other item of goods furnished hereunder.

7. Termination

No order may be terminated without Seller's written consent. Upon any termination Buyer shall pay reasonable termination charges, including but not limited to, manufacturing and sales costs, overhead, costs or goods and profit. Any cancellation or modification of order will result in a 20% restocking charge to Buyer.

8. Miscellaneous

This agreement shall be binding upon the successors and assigns of the parties. If any provision herein is found to be invalid as a matter of law or by public policy, it shall be considered severed from the remainder of the provisions which shall remain in full force and effect. This agreement shall be governed by the laws of the State of Maryland.

Equipment Purchase Agreement - [MUST BE COMPLETED OR A PURCHASE ORDER* MUST BE ATTACHED TO PROCESS ORDER]

PO attached ☐ **PURCHASE ORDER MUST INCLUDE BILLING INFORMATION, TAX STATUS AND EXEMPTION (IF APPLICABLE) TO BE ACCEPTED IN LIEU OF COMPLETING BELOW.

Sales Tax Status - MUST SELECT AN OPTION NOT EXEMPT ☐ TAX EXEMPT * ☐ * COPY OF TAX EXEMPTION ATTACHED

PLEASE NOTE: Tax exemption form is mandatory if the "Tax Exempt" box is checked, otherwise sales tax will be applied if supporting document is not provided. We are not able to remove sales tax once billed. It will be the customers responsibility to contact the state agency in order to request a refund.

Billing Information:

LEGAL BUSINESS NAME: _____

NAME CONT./DBA: _____

ADDRESS: _____

ADD CONT. _____

CITY _____ STATE _____ ZIP _____

ACCOUNTS PAYABLE NAME: _____

AP PHONE NUMBER: _____

AP EMAIL (invoice will be sent here): _____

NOTE: Please read carefully. This quote becomes a sales order if signed by customer. Your order will be processed as written! Notify of any changes needed within five (5) days of signing. Financing available, subject to credit approval. I have read and understand the terms and conditions on this Order.

You are agreeing to be invoiced \$45,797.00 per quote RSSQ44906

☒ Customer Approval to Process Order

Date _____

Thank you for the opportunity to earn your business!



WORCESTER COUNTY HEALTH DEPARTMENT

Main Office: 6040 Public Landing Rd. | P.O. Box 249 | Snow Hill, MD. 21863-0249 | 410-632-1100

REBECCA L. JONES, RN, BSN, MSN | HEALTH OFFICER



MEMORANDUM

Date: August 5, 2026

To: Weston Young, Chief Administrative Officer
Candace Savage, Deputy Chief Administrative Officer
Edward Welch, Procurement Officer
Office of Worcester County Commissioners

From: Rebecca Jones, RN, BSN, MSN, Health Officer 

Subject: FY27 Request for Sole Source Procurement Approval – PatTrac Electronic Medical Record (EMR) System \$29,480.00

The Worcester County Health Department respectfully requests approval to procure the PatTrac Electronic Medical Record (EMR) System with vendor *Michael Gibson* through the sole source procurement process in accordance with Worcester County Procurement requirements. This procurement will be funded entirely with State funds and will not require the use of Worcester County funds.

The Worcester County Health Department has utilized Michael Gibson's PatTrac Electronic Medical Record (EMR) system for more than 17 years. During that time, PatTrac has become an integral component of our operations, supporting critical public health programs including Environmental Health, Medical Assistance Transportation, Administrative Care Coordination, and Fiscal operations.

PatTrac is a customized Electronic Medical Record system developed specifically for Maryland's local health departments. Unlike commercially available off-the-shelf EMR systems, PatTrac is uniquely designed to meet the operational, reporting, and regulatory requirements of the Maryland Department of Health. The system integrates with Maryland's public health reporting systems, ensuring compliance with State reporting requirements while supporting efficient program operations.

PatTrac has become an established solution for Maryland public health agencies, with 17 of the State's 24 local health departments utilizing the system in some capacity. Its widespread use promotes standardized reporting, operational consistency, and compatibility among local health departments and the Maryland Department of Health.

PatTrac is proprietary software, and the vendor is the original developer, owner, and exclusive



WORCESTER COUNTY HEALTH DEPARTMENT

Main Office: 6040 Public Landing Rd. | P.O. Box 249 | Snow Hill, MD. 21863-0249 | 410-632-1100

REBECCA L. JONES, RN, BSN, MSN | HEALTH OFFICER



MEMORANDUM

provider of implementation, maintenance, technical support, software enhancements, and system updates. No other vendor is authorized or capable of providing these services or supporting the PatTrac system. As a result, competition is not practical or feasible.

Replacing PatTrac with another system would require significant investment in data conversion, system configuration, integration with State reporting systems, and staff training. Such a transition would disrupt operations and could negatively impact compliance with Maryland Department of Health reporting requirements.

For these reasons, the Worcester County Health Department respectfully requests approval to procure the PatTrac Electronic Medical Record System through the sole source procurement process. The unique functionality of the system, its proprietary ownership, and the absence of any authorized alternative provider fully support this procurement method.

Thank you for your consideration of this request. We appreciate your continued support of the Worcester County Health Department. Should you require any additional information or documentation, please do not hesitate to contact me.

Sole Source Justification & Disclosure Statement

*This form must accompany the Purchase Requisition whenever a sole source purchase is requested. The Worcester County Financial Rules requires all County departments to practice competitive bidding. Purchase Requisitions for goods and services that are to be purchased from a specific vendor must be accompanied by a written justification explaining the circumstances that make alternatives unacceptable. **The justification must be signed by the principal investigator, the Department Head and the Procurement Officer.***

The individual signing the justification must disclose, in writing, whether or not he/she has a potential or actual conflict of interest. County employees are not to make or participate in any purchasing decision that places them in a conflict of interest between their official job duties and any other interest or obligation. County employees who have a business relationship or financial interest with the suggested vendor, or who have received or anticipate receiving gifts or special favors from the suggested vendor must disclose the conflict of interest. Anyone who has a conflict of interest cannot participate in the decision to sole source the purchase.

The Worcester County Procurement Officer or his designee will determine whether the justification is appropriate. Sole source justifications are to be supported by factual statements that will pass an audit. It is the significant features of a product or service that make it a sole source.

Department Worcester County Health
Department _____

Date
8/5/2026

Vendor Michael Gibson

Product or Service Requested for Sole Source Electronic Health Record/Database

Purchasing threshold: \$2,000 to \$25,000 ☐ over \$25,000 ☒ CHECK ONE

Sole Source Justification

Please check all applicable categories (1a. through 1e) below and provide additional information where indicated.

- ☐ a. The requested product is an integral repair part or accessory compatible with existing equipment or system software that is currently in use by the County.

Existing Equipment: _____

Manufacturer/Model Number: _____

Age: _____ Current Value: _____

Provide Details _____

- ☐ b. The requested product has unique design design/performance specifications or quality requirements which are essential to perform my job requirements and are not available in comparable products.

Justification _____

Other Products reviewed _____

-
- ☐ c. The requested product is essential in maintaining compliance with established County standards.

(Check applicable category below and provide details)

- ☐ Requested product is being used in continuing County department operations
- ☐ Other County departments have used this product to address similar tasks.
- ☐ I have standardized the requested product and the use of another brand/model would require considerable time and cost to evaluate.

Provide Details _____

- ☐ d. The requested product is one with which I (or my staff) have specialized training and/or extensive expertise. Retraining would incur substantial cost in time and/or money.

Provide Details _____

- ☒ e. The requested service is provided by a vendor that has unique or specialized qualifications or significant previous experience in the same or similar task and whose employment on this project will result a more efficient or cost effective result.

Justification PatTrac is a customized Electronic Medical Record system, which Michael Gibson has developed specifically for Maryland's local health departments. Unlike commercially available off-the-shelf EMR solutions, PatTrac is uniquely designed to meet the operational, reporting, and regulatory requirements of the Maryland Department of Health. The system integrates with Maryland's public health reporting systems, ensuring compliance with state reporting requirements while supporting efficient program operations. See the memo for additional details.

Previous Experience _____

- ☐ f. Time is of the essence and only one known source can meet the Department's needs within the required timeframe.

Justification _____

- ☐ g. Other factors (provide detailed explanation in #1 below)

Provide Details _____

Attached other sheets as needed.

List below the names of each individual who was involved in making the recommendation to sole source this purchase.
Each individual must sign the Disclosure Statement on the next page.

Name/Title or Position Heather Barton, Director of Administrative Services

Name/Title or Position _____

Disclosure Statement For Proposed Sole Source Purchase

Disclosure Statement

I/we are aware that Worcester County procurement regulations require procurements to be done competitively whenever practicable. I am requesting a sole source procurement based on the above criteria. The above statements are complete and accurate, based on my professional judgment and investigations. I also certify that no personal advantage, gain or privilege has (or will) accrue to my immediate family or myself through the purchase from this vendor, nor is a family member employed by or an officer of this vendor.

1. Please list any other income or gifts you received from this company during the past 12 months.

N/A

2. Please list any financial interests (stocks, shares, investments, etc.) you may have in this company.

N/A

3. Is there any type of professional or other business relationship between you and this company?

N/A

4. Please provide any additional information you believe should be disclosed at this time.

N/A

I certify that the above information is true and a signed copy of this Sole Source Justification document will be kept on file and available for audit in my department:


Signature of Requester

Heather Barton, Director of Admin Services 8/5/26
Printed Name and Title Date


Signature of Department Head

Rebecca Jones, Health Officer 8/5/26
Printed Name and Title Date


Signature of Procurement Officer

Edward Welch, Procurement Officer 08/07/26
Printed Name and Title Date

Michael Gibson

5794 Goode Road
Hughesville Maryland 20637
U.S.A

Invoice

INV-000486

Balance Due
\$29,480.00

Bill To

Worcester County Health Department
6040 Public Landing Road
Snow Hill
21863 Maryland
United States

Invoice Date : July 12, 2026

Terms : Due on Receipt

Due Date : July 12, 2026

Description	Qty	Rate	Amount
PatTrac Support for FY 2027. 7/1/2026 - 6/30/2027	1.00	29,480.00	29,480.00
Sub Total			29,480.00
Total			\$29,480.00
Balance Due			\$29,480.00

Notes

Thanks for your business.
Tax ID: 218782408

Tax ID: 218782408



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410.632.1220 / FAX: 410.632.2012

AGRICULTURAL PRESERVATION
CONSERVATION PROGRAM
WATER & SEWER PLANNING
SHORELINE CONSTRUCTION

WELL & SEPTIC
NATURAL RESOURCES
PLUMBING & GAS
COMMUNITY HYGIENE

Memorandum

To: Candace Savage, Deputy Administrative Officer

From: Katherine Munson, Planning Manager 

Subject: Public Hearing for Proposed FY 27/28 MALPF Easement Applications

Date: August 11, 2026

Please schedule a public hearing for the review of the following eleven (11) applications to sell an agricultural preservation easement to the Maryland Agricultural Land Preservation Foundation (MALPF) in FY27/28.

1. Beauchamp, Map 99, Parcel 6, 2007 New Bridge Road, 55 acres
2. Beauchamp, Map 99, Parcel 85, Stockton Road, 75 acres
3. Carmean, TM 54, Parcel 18, 6083 Snow Hill Road, 144.5 acres
4. Deuberry, TM 48, Parcel 51, Porters Crossing Road, 82.42 acres
5. Glad Mar Farms, Inc., Map 69, Parcel 15 and Map 77, Parcel 6A (3 acres withheld), Whitesburg Road, 129.71 acres
6. Gravenor, Map 63, Parcel 84, 4915 Pennewell Road, 20.306 acres
7. Maddux, Map 91, Parcel 59, New Bridge Road, 144.92 acres (re-application)
8. Sterling, Map 100, Parcel 30, Payne/Johnson Roads; 73.52 acres
9. Wallace/Hargis, Map 72, Parcel 50, 4308 Paw Paw Creek Road, 205.8 acres
10. Watson Powell Land Holdings, Map 56, Parcel 18, Blake Road, 275.74 acres
11. Watson Powell Land Holdings, Map 56, Parcel 83, Blake Road, 163.02 acres

In order for the applicants to be eligible to sell an easement to MALPF, their applications must be recommended for approval by the Worcester County Planning Commission and the Worcester County Agricultural Land Preservation Advisory Board and approved by the Worcester County Commissioners after a public hearing. The Public Hearing requirement is mandated by Maryland Annotated Code Title 2, Subtitle 5, Section 2-509(b)(3).

All applications meet the minimum requirements of the MALPF program and were approved by the Worcester County Planning Commission (August 6, 2026) and by the Worcester County Agricultural Land Preservation Advisory Board (June 23, 2026).

(Please note that the Worcester County Agricultural Land Preservation Advisory Board recommends that the three lowest ranking applications be eliminated from consideration. This is due to the limited funding anticipated and the cost of appraisals that will be incurred for each application.)

Attached is a draft notice of public hearing. There is no State-mandated minimum time period between the date of advertisement and the date of public hearing. We will distribute the public hearing notice to the applicants and adjacent landowners.

Maps and detailed information about each application will be provided with a cover memo after the public hearing is scheduled. Please do not hesitate to contact me with any questions you may have.

cc: Robert Mitchell, Director

Attachment



ITEM 13 WORCESTER COUNTY

DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
GOVERNMENT CENTER ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200

<http://www.co.worcester.md.us/departments/drp>

MEMORANDUM

TO: Weston S. Young, Chief Administrative Officer
FROM: Jennifer K. Keener, AICP, Director
DATE: August 7, 2026
RE: Comprehensive Plan – Request to Schedule Public Hearing

Following the last three years of public engagement and work sessions, the Worcester County Planning Commission held a public hearing Thursday, July 9, 2026, on the proposed 2026 Comprehensive Plan. At their meeting of Thursday, August 6, 2026, the board provided a favorable recommendation for the adoption of the plan. A copy of the Planning Commission's resolution, the draft plan and public comments received to date are attached.

I am requesting that the Worcester County Commissioners schedule their own public hearing and consider whether to adopt, modify, or remand the draft plan to the Planning Commission for further consideration.

The draft 2026 Comprehensive Plan and the July 9, 2026, PowerPoint Presentation by staff is available on the County's website: <https://www.worcestermd.gov/comprehensive-plan>.

A link to the Planning Commission's public hearing recording can be found here:
<https://worcestercountymd.new.swagit.com/videos/393110>

Public Comment:

Please note that written public comments may be posted on the County website with names and addresses. Comments received by noon on Monday prior to the scheduled hearing will be included in the public hearing record. Comments may be submitted in the following forms:

- Via the link on the comprehensive plan webpage.
- Via email. Please include Jennifer Keener at jkkeener@worcestermd.gov to any correspondence.
- Mailed to:

Jennifer Keener
1 West Market Street, Room 1201
Snow Hill, Maryland 21863

As always, I will be available to discuss this matter further at your convenience.

**WORCESTER COUNTY
NOTICE OF PUBLIC HEARING**

The Worcester County Commissioners will conduct a public hearing on **Tuesday, _____, 2026, at _____ AM** in the Worcester County Government Center, Room 1101, One West Market Street, Snow Hill, Maryland. The purpose of this hearing is to accept public comments regarding the draft 2026 Worcester County Comprehensive Plan.

A copy of the proposed planning documents are available to view online at <https://www.co.worcester.md.us/comprehensive-plan> or during normal business hours at the Department of Development, Review and Permitting, One West Market Street, Room 1201, Snow Hill, MD.

THE WORCESTER COUNTY COMMISSIONERS

**PLANNING COMMISSION
RESOLUTION NO. 26 - 01**

**RESOLUTION APPROVING AND RECOMMENDING
THE WORCESTER COUNTY COMMISSIONERS' ADOPTION OF THE
2026 WORCESTER COUNTY COMPREHENSIVE PLAN AND LAND USE MAP**

Recitals

- A. The Worcester County Planning Commission reviewed the Comprehensive Plan and associated Land Use Map for Worcester County, which was adopted on March 7, 2006, with amendments in 2010 to include a Priority Preservation Element and in 2011 to include a Water Resources Element; and
- B. The Worcester County Planning Commission found that substantial changes had occurred since the last revision to the Comprehensive Plan relating to population, land use, economic, environmental and other conditions, and that a new plan should be prepared; and
- C. In 2023, the Worcester County Planning Commission commenced preparation of an updated Comprehensive Plan that involved work sessions, citizen input and comment, joint work sessions with the Worcester County Commissioners, and input received from State and County agencies pursuant to the Land Use Article of the Annotated Code of Maryland; and
- D. The Worcester County Planning Commission has made detailed studies of current and projected conditions and needs; conducted site inspections; met with town and community officials; gathered and reviewed other jurisdictions' plans, studies, and ordinances; consulted scientific studies and reports; met with state officials, County department heads, and other experts to gain sufficient information to prepare the plan; and
- E. The 2026 Comprehensive Plan contains a statement of goals, objectives, and action items addressing Maryland's eight Sustainable Growth Planning Principles of Land, Transportation, Housing, Economy, Equity, Resilience, Place and Ecology pursuant to the Land Use Article of the Annotated Code of Maryland; and
- F. The Worcester County Planning Commission, after holding a duly advertised public hearing on Thursday, July 9, 2026, in accordance with all the requirements of Md. Land Use Code Ann. § 3-203, has made, and approves by this resolution, a Comprehensive Plan and Land Use Map to serve as a guide to public and private actions and decisions for future development of land in Worcester County; and
- G. The Worcester County Planning Commission finds that the Comprehensive Plan will

promote the health, safety and general welfare of the residents and visitors of Worcester County; and

NOW, THEREFORE, BE IT RESOLVED by the Worcester County Planning Commission that the 2026 Comprehensive Plan and Land Use Map, dated August 6, 2026, is approved pursuant to the Land Use Article of the Annotated Code of Maryland and is recommended to the County Commissioners of Worcester County, Maryland for adoption and implementation.

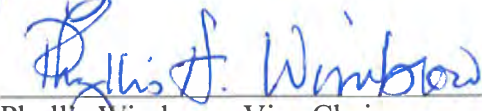
PASSED AND ADOPTED this 6 day of August, 2026.

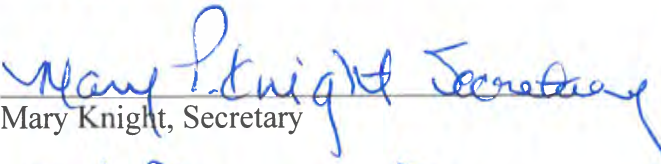
ATTEST:


Jennifer K. Keener, AICP
Director, Department of Development
Review and Permitting

WORCESTER COUNTY
PLANNING COMMISSION:


Jerry Barbierri, Chair


Phyllis Wimbrow, Vice Chair


Mary Knight, Secretary


Kathy Drew


absent
Alec French


Marlene Ott


Teresa Purnell-Milbourne

2026

COMPREHENSIVE PLAN



Worcester County

**Guiding Growth, Preservation
& Community Development**

Prepared By:

**Dept. of Development, Review &
Permitting**

Worcester County

13 - 5

ACKNOWLEDGEMENTS

This Plan was made possible by the hard work and dedication of the following groups:

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Eric J. Fiori, Vice President
Caryn G. Abbott
Anthony W. Bertino, Jr.
Madison J. Bunting, Jr.
Joseph M. Mitrecic
Diana Purnell

Worcester County Planning Commission

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Phyllis Wimbrow, Vice Chair
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ACKNOWLEDGEMENTS

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ACKNOWLEDGEMENTS

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Appendix

Appendix A – Development Capacity Analysis

Appendix B – Public Engagement Report

1. INTRODUCTION

The 2026 Comprehensive Plan is an update to Worcester County's 2006 Comprehensive Development Plan.

Worcester County is located on the Eastern Shore of Maryland and is the only Maryland county that borders the Atlantic Ocean. The northern side of the county is adjacent to Delaware and the southern is adjacent to Virginia. **Figure 1-1, the Regional Location Map**, shows Worcester County within the geographic context of the region.

Planning Vision

During a public engagement process in 2023 that preceded the creation of this plan, the Worcester County community helped the County identify the issues and priorities that are most important for the County to address through this plan. A vision statement was developed using this input and refined through work sessions with the Planning Commission.

Figure 1-1: Regional Location Map



Worcester County is committed to our diverse rural and coastal heritage and historical roots, as we strive to create an inclusive and secure community that offers ample opportunities for residents and visitors alike. We seek sustainable economic growth by supporting and recognizing the important role of agriculture and tourism in our local economy, while we work to preserve and protect our vital natural resources.

This Vision Statement is carried through this plan and was used to guide the individual chapters.

Comprehensive Plan Role

This Comprehensive Plan is a guide for the County to make future land use decisions. It addresses environmental resources, demographics and population trends, transportation, water resources, wastewater infrastructure, community facilities, housing, economic development, historic resources, and the impacts of growth and change over the next decade.

1. INTRODUCTION

This Plan establishes priorities to help the County achieve its desired future land use goals. It identifies goals and recommendations to implement this vision and is intended to guide future County decisions about land use, infrastructure, capital projects and other measures that will help make this vision a reality.

Policy and Legal Context

The Maryland General Assembly has delegated planning and land use authority to the State of Maryland to oversee all non-charter counties and incorporated municipalities through the Local Government and *Land Use Articles of the Annotated Code of Maryland*. This requires that local jurisdictions prepare comprehensive plans, zoning ordinances, and subdivision regulations to help guide growth and development in keeping with the legislation outlined below.

The Worcester County Planning Commission reviews the Comprehensive Plan at least once every ten (10) years to make necessary updates and to follow the intent of this legislation.

Economic Growth, Resource Protection and Planning Act

In 1992, the Maryland General Assembly adopted the Economic Growth, Resource Protection and Planning Act. This law established the State's smart growth approach through seven visions that sought to reduce sprawl, concentrate development in suitable areas, and protect sensitive natural areas. It also required that comprehensive plans include specific vision statements as part of the Plan's general goals. The visions were amended to eight in 2000, 12 in 2009 and then reframed as eight sustainable planning principles in 2025 (see section below on the Planning Visions/Principles).

Priority Funding Areas Act

In 1997, the Priority Funding Areas Act was enacted to require that State funding for growth-related infrastructure be directed into designated Priority Funding Areas (PFAs). PFAs are established and amended through the comprehensive planning process based on established criteria for permitted residential densities and water and sewer availability. PFAs are established through Growth Areas designated in the comprehensive plan and can be updated based on changes to these Growth Areas in comprehensive plan updates.

Smart, Green and Growing

In 2009, the Maryland General Assembly approved three planning bills as part of *Smart, Green and Growing* legislation to protect environmental resources and promote sustainable growth. This act sought to advance the State's shared vision of a healthy environment and natural resources to support a strong economy and quality of life.

Maryland's Twelve Visions/Eight Sustainable Policy and Planning Principles

Smart Growth principles have guided comprehensive plans in Maryland for more than a generation. This plan was developed as the State of Maryland's framework for comprehensive plans was changing from an emphasis on Smart Growth to one of Sustainable Growth.

1. INTRODUCTION

This plan has been developed in light of these ongoing actions. Maryland's 12 Planning Visions, outlined in the *Land Use Articles of the Annotated Code of Maryland*, include:

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water, air, and protection of the environment.
2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives.
3. **Growth Areas:** Growth is concentrated in existing population and business centers.
4. **Community Design:** Compact, mixed-use, walkable design, consistent with existing community character and located near available or planned transit options, is encouraged to ensure efficient use of land and transportation resources.
5. **Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
6. **Transportation:** A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
7. **Housing:** A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
8. **Economic Development:** Promoting job growth, business vitality, and employment opportunities is essential to continue our prosperity.
9. **Environmental Protection:** Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.
10. **Resource Conservation:** Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
11. **Stewardship:** Government, business entities, and residents create sustainable communities by balancing efficient growth with resource protection.
12. **Implementation:** Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure and transportation are integrated across local, regional, state, and interstate levels.

In April 2025, Governor Moore signed legislation creating the Sustainable Growth Planning Principles. Sustainable Growth focuses on policies that address economic, social, and environmental factors for current and future generations.

The eight Planning Principles aim to make sustainable growth policies simpler, clearer, and easier for everyone involved in planning and development to use effectively. They will be used to guide Worcester County in implementing this comprehensive plan. The County also recognizes that the State of Maryland will provide additional guidance on these principles as this Comprehensive Plan is implemented in future years.

1. INTRODUCTION

 LAND	Optimize productivity of working landscapes , including farms and forests and fisheries , and prioritize development within population centers that are in proximity to existing infrastructure and facilities.
 TRANSPORTATION	Prioritize transportation networks that create energy efficient , affordable and reliable access to jobs, housing and services.
 HOUSING	Enable a mix of quality housing types and affordability options to accommodate all who want to live in the state.
 ECONOMY	Allow for adaptive reuse , mixed-use and context appropriate new development that responds to changing markets and innovations.
 EQUITY	Engage all sectors of the community in plan development to ensure diverse voices are heard and the needs of underserved populations are prioritized.
 RESILIENCE	Integrate resiliency measures that will minimize the impacts of rapid and unexpected natural- and human-caused threats on communities.
 PLACE	Provide for public spaces that encourage social interaction and value cultural, historical and natural resources .
 ECOLOGY	Protect and restore sensitive ecological systems and conserve natural resources , including forests, agricultural areas, and waterways.

1. INTRODUCTION

Comprehensive Planning History

Worcester County adopted its first comprehensive plan in 1965. This plan was in place until the mid-1970s, when a new plan was adopted. A third comprehensive plan was approved in 1989 and updated in 1997. In 2001, the Planning Commission determined that the 1989/97 plan should be updated, leading to the 2006 Plan.

Each successive plan has been crafted to address the County's changing growth and needs. The County's planning philosophy has evolved from a focus on development to resource conservation as the need to protect the County's rural and coastal character has become more pronounced.

Community Outreach for This Plan

In January 2023, the County initiated a Public Engagement process. This effort served as the first phase of the comprehensive planning process, by serving as the first effort to identify the community's needs, desires, priorities, and expectations for future development and to help to guide the update to the Comprehensive Plan.

Several types of outreach tools and platforms were used for this engagement process, including an community survey and promotion of the process at community events. The full results of this engagement campaign are summarized in the *Comprehensive Plan Update Public Engagement Report (2023)*. The following key issues were identified from the outreach:

Preserving Community Character – Focus on enhancing what already exists within Towns (infill) as well as building community through the support for small businesses.

Loss of Natural Features – Encourage the preservation of farmland, waterways, and open space, benefiting residents as well as the environment overall.

Retention of Local Businesses – There is a need for pedestrian walkways and bikeways for accessibility – encouraging walkable communities and downtown areas would allow for smaller businesses to successfully remain open. More businesses would encourage more full-time residents.

Seasonal Traffic/Congestion – Adequate infrastructure would allow for the potential for more full-time residents, as well, as current infrastructure was not designed to handle the current loads.

Too Much Growth/Growth Pressure – The pressure to allow for sprawl is something that residents would like to see handled responsibly and with an organized plan.

School Facilities/Education – Communication between local governments and the schools is a concern. Necessary funding for materials and support staff will need to be supported at a government level.

Loss of Farmland – There is a need for a focused approach to sprawl and development through a Comprehensive Plan.

Affordability of Housing – Concern is growing for those who may not be able to afford to continue to stay within the County after graduation, etc. because of the lack of housing available to them.

1. INTRODUCTION

Sea Level Rise – Concern for the next 10-20 years and the significant issues this could cause if it is not addressed now.

Plan Elements

The 2026 Comprehensive Plan outlines the goals, objectives, and recommendations needed to achieve the County's vision and guide future growth and development for the next decade and beyond. The elements of the Plan were prepared following all Comprehensive Plan legal guidance and requirements and contain the following chapters:

1. INTRODUCTION

Chapter 1 – Introduction	• Planning Background • County Vision • Legal Context • Public Outreach
Chapter 2 – County Profile	• Geography • History • Demographic Characteristics
Chapter 3 – Community Facilities	• Community Facilities & Services • Open Space, Parks, & Recreation
Chapter 4 – Land Use	• Existing Land Use • Future Land Use
Chapter 5 – Housing	• Housing Stock & Market • Work Force Housing
Chapter 6 – Economic Development & Tourism	• Workforce & Employment • Economic Centers • Development Regulations
Chapter 7 – Fisheries	• Commerical Fishing • Promoting and Protecting the Seafood Industry
Chapter 8 – Natural Resources & Sensitive Areas	• Natural Resources • Sensitive Areas • Areas of Critical Concern • Mineral Resources
Chapter 9 – Agriculture	• Agricultural Zoning • Priority Preservation Areas
Chapter 10 – Transportation	• Transportation System • Multimodal Facilities • Related Projects
Chapter 11 – Water Resources	• Water & Wastewater Resources
Chapter 12 – Implementation	• Goals, objectives, and strategies

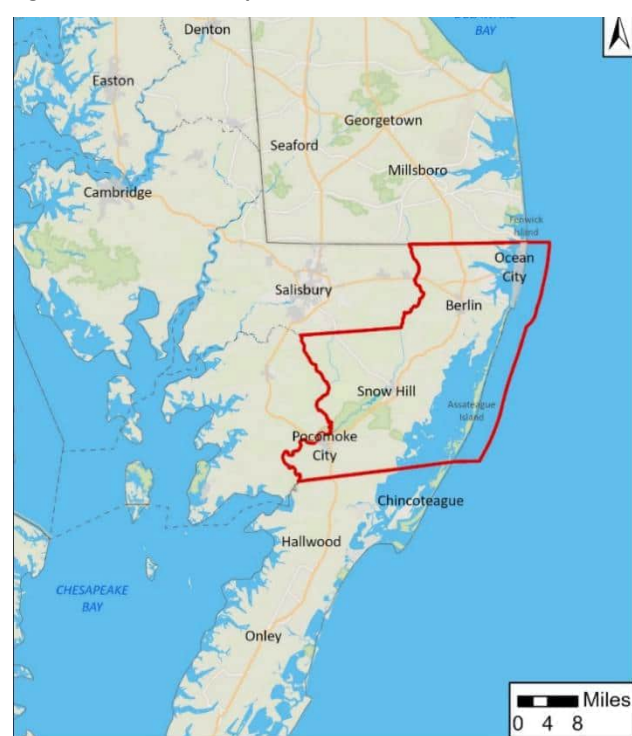
2. COUNTY PROFILE

Geography

Worcester County is the easternmost county in the State of Maryland and includes the entire length of the State's coast along the Atlantic Ocean. The County contains approximately 490 square miles (plus approximately 227 square miles of water) and most of the land area is agricultural. The Towns of Berlin, Ocean City, Snow Hill, and Pocomoke City are all located within Worcester County (**Figure 2-1**).

Much of Worcester County's terrain is considered coastal. The lowest elevation is sea level along the Atlantic Ocean, and the highest, at 49 feet, is along Maryland Route 12, just south of the Wicomico County Line.

Figure 2-1: Location Map



County History

The Native American tribes of the area that later became Worcester County were part of the Algonquin Nations. In 1524, Giovanni de Verrazano was one of the first Europeans to explore the area. He was followed in the early 1600s by Captain John Smith and others who explored the Atlantic Coast of Maryland and created detailed maps of the area. Henry Norwood of England and other explorers shipwrecked off the shore of Worcester County in 1650 on their way to the Virginia Colony and years later, Norwood published a well-read journal of his experiences.

In 1669, the Maryland Council established Worcester County, naming it after Henry Somerset, the Earl of Worcester. In 1742, Worcester County was officially established. Several border disputes flared in the following years. Some Virginia residents wanted Somerset and Worcester counties to be a part of Virginia, but Virginia Governor William Berkeley rejected them. Charles Calvert and William Penn argued over Worcester's northern boundary for many years, a dispute that was not resolved until the Mason Dixon Line was surveyed and accepted by Maryland and Pennsylvania in 1764.

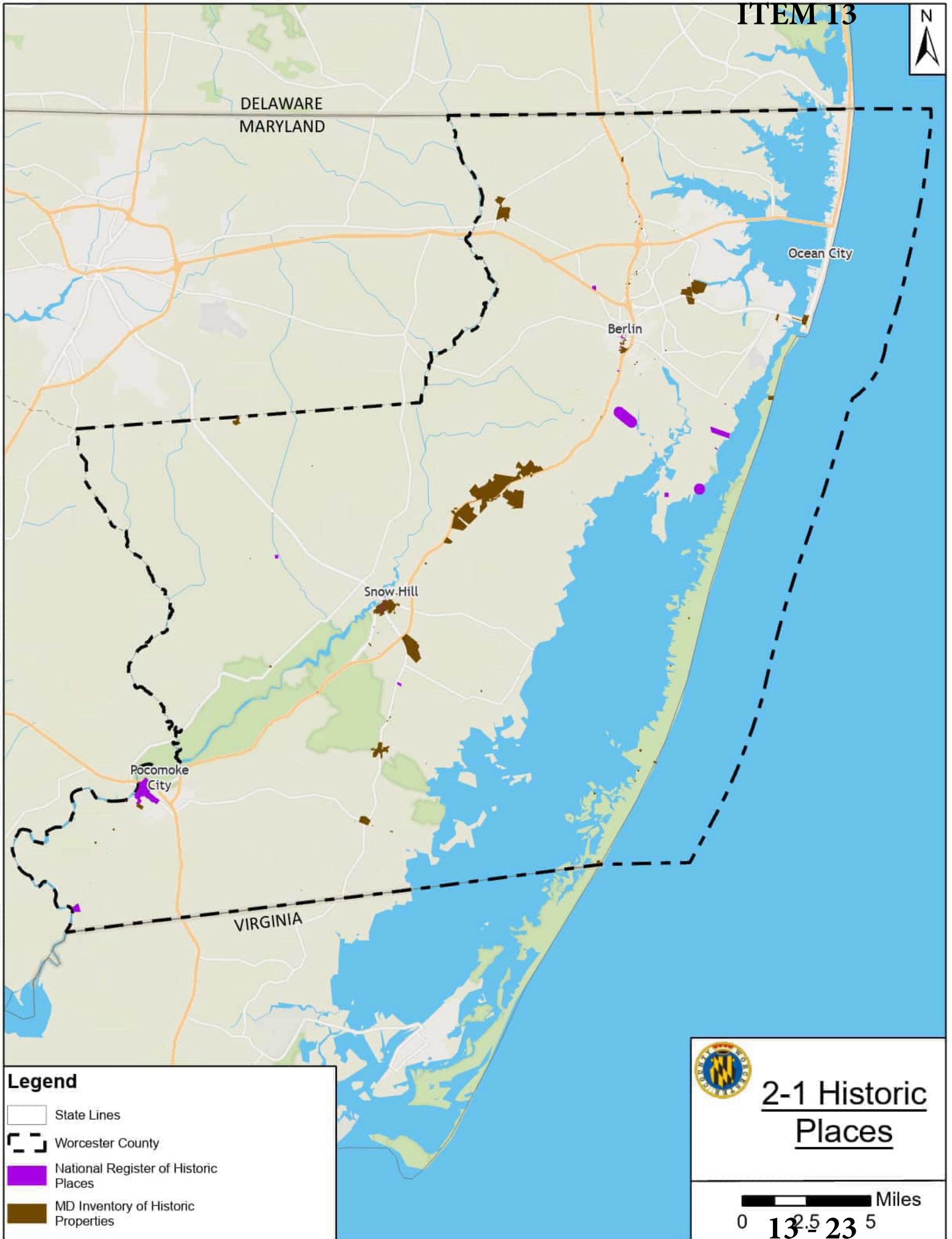
The first courthouse for the County was built in Snow Hill in 1743 and Snow Hill has been the county seat ever since. Two historic fires destroyed courthouse in 1834 and 1893, and the current Victorian historic courthouse has essentially remained the same since it was rebuilt in 1894.

Of the municipalities in Worcester County, Snow Hill was officially incorporated in 1812, Berlin in 1868, Pocomoke City in 1878, and Ocean City in 1880.

2. COUNTY PROFILE

Historic Properties

There is one protected barrier island area within the County, the Assateague Island National Seashore. This area is a historical and cultural piece of the County that is protected from development. There are also several properties listed on the National Register of Historic Places, as noted on **Map 2-1: Historic Places**. Full descriptions and histories of each of the properties identified can be found on Maryland Historical Trust's website (mht.maryland.gov) as well as on the National Register of Historic Places (www.nps.gov).



2. COUNTY PROFILE

Demographic Characteristics

Demographics are important to understand the growth of the County. Demographic information can help to identify and understand trending population growth and dynamics and can be utilized to identify future housing, employment, community services, and public infrastructure needs to support the changing community.

Worcester County’s demographics were collected from available U.S. Census data. It is important to note that, due to sampling and surveying error, the data collected and presented cannot be construed as an indisputable measure of the County’s existing conditions.

In 2010, the U.S. Census Bureau changed the methodology they use to collect and present information. They stopped distributing the traditional ‘long form’ survey that provided enhanced data, published as Summary File 3 and Summary File 4 in the decennial census. These files included social statistics (including educational attainment, household relationships, veteran status, disability status, ancestry, language spoken) and economic data (such as employment, occupation, poverty status).

These summary files were replaced by the American Community Survey (ACS) data, which are available in five-year estimates. For this plan, all references to ACS data are from the 2016-2022 ACS data, unless otherwise noted. All references to the Census are taken from the decennial U.S. Census and the applicable year(s) are noted.

Population

Worcester County is comprised of Berlin, Ocean City, Snow Hill, and Pocomoke City. Based on the 2022 American Community Survey Demographic and Housing Data, the total population of Worcester County is 52,827, with 48.9 percent being male, and 51.1 percent being female. The breakdown of the population by town is displayed in **Table 2-1**.

Table 2-1: Population Comparisons

Town	Male	Female	Total
Berlin	2,242	2,814	5,056
Ocean City	3,123	3,756	6,879
Snow Hill	1,215	1,144	2,359
Pocomoke	2,149	2,169	4,318
County	25,841	26,986	52,827

Source: 2022 American Community Survey; note that these numbers do not include unincorporated areas

Ocean Pines is an unincorporated area west of Ocean City that has grown into the largest residential community within the County. Ocean Pines’ population grew 3.7 percent between 2010 and 2020 to 12,145, according to the U.S. Census. Although it is not an incorporated municipality, it is a Census Designated Place and shares a zip code with Berlin. Ocean Pines has the largest concentration of retirees on the Eastern Shore, and its population more than doubles during the summer months.

2. COUNTY PROFILE

Race and Ethnicity

Table 2-2 compares the County’s racial composition to that of the State of Maryland. The change in racial composition between 2010 and 2020 for Worcester County is shown in **Table 2.3**. As the data show, there have been slight variations in the County since 2010, particularly in the group of people who identify as two or more races.

Table 2-2: Racial Composition Comparisons

Race	County		State	
	#	%	#	%
One Race	49,818	95%	5,661,424	92%
White	41,845	80%	2,983,674	48%
Black or African American	6,236	12%	1,823,687	30%
American Indian & Alaska Native	136	0%	26,649	0.4%
Asian	753	1.4%	404,207	7%
Native Hawaiian & Pacific Islander	8	0%	3,088	0.1%
Some Other Race	840	2%	420,119	7%
Two or More Races	2,642	0.05	503,236	8%
Total Population	52,460		6,164,660	

Source: 2020 U.S. Decennial Census; note that these numbers do not include unincorporated areas

Table 2-3: Change in County Racial Composition

Race	2010		2020		% Change
	#	%	#	%	
One Race	50,616	99%	49,818	95%	-2%
White	42,690	83%	41,845	80%	-2%
Black or African American	7,194	14%	6,236	12%	-13%
American Indian & Alaska Native	127	0.2%	136	0.3%	7%
Asian	440	1%	753	1%	71%
Native Hawaiian & Pacific Islander	133	0%	8	0%	-94%
Some Other Race	127	0.2%	840	2%	561%
Two or More Races	426	1%	2,642	5%	520%
Total Population	51,133		52,460		-

Source: 2010-2020 U.S. Decennial Census; note that these numbers do not include unincorporated areas

The U.S. Office of Management and Budget (US OMB) defines the race and ethnicity categories that federal agencies must use to collect data—including the Census Bureau. Local, state, tribal, and federal programs use these data, and they are critical factors that inform numerous policies, particularly for civil rights.

In the 1970s, Latino advocacy groups lobbied the federal government to create a separate category for Hispanics and Latinos. Before this time, both categories were grouped under the “White” race. When

2. COUNTY PROFILE

surveys were distributed, they often did not reach Hispanic and Latino households; those that did were not in Spanish, so results were far from accurate.

Once the US OMB provided for the distinct categories, government and other agencies began using these data to evaluate programs and policies to ensure that they fairly and equitably serve the needs of the Hispanic population and to monitor compliance with antidiscrimination laws, regulations, and policies. While some may expect to see the Hispanic or Latino category as part of the race question, it is currently asked separately because people of Hispanic origin may be of any race(s). Each decade, prior to the decennial census, questions on race, ethnicity, and ancestry are reviewed to determine if the categories and wording continue to reflect the country's diverse and rapidly changing population.

Table 2-4, Change in Hispanic and Latino Population provides a summary of the County's population self-reporting as Hispanic or Latino origin. The absolute number of people reporting Hispanic or Latino origin increased by 550 from 2010-2022, representing a 37 percent increase.

Table 2-4: Change in Hispanic and Latino Population

Ethnicity	2010		2022		
	#	%	#	%	% Change
Hispanic or Latino (Any Race)	1,473	3%	2,023	4%	37%
Not Hispanic or Latino	49,660	97%	50,804	96%	2%
Total Population	51,133		52,827		-

Source: 2010 U.S. Decennial Census, 2022 American Community Survey; Note that these numbers do not include unincorporated areas.

Age

In terms of age, the County has grown slightly older, overall, in the past decade. The County's population has historically been older than that of the State.

Table 2-5: Age Distribution Comparison

Age	County		State	
	#	%	#	%
Under 5 Years	2,102	4%	349,193	6%
5 to 19 Years	7,837	15%	1,149,449	19%
20 to 64 Years	28,088	53%	3,623,239	59%
65 Years & Over	14,800	28%	1,042,779	17%
Median Age	50.6	0.1%	39.7	0.001%
Total Population	52,827		6,164,660	

Source: 2022 American Community Survey; note that these numbers do not include unincorporated areas

Table 2-6, County Age Distribution shows that the County has experienced slight changes in the distribution of its population's age groups during the past decade. During the 2010-2022 period, the 20 to 64 age range decreased about four percent while the 65 and Older category increased by five percent, illustrating an aging population.

2. COUNTY PROFILE

Table 2-6: County Age Distribution

Age	2010		2022		
	#	%	#	%	% Change
Under 5 Years	2,326	5%	2,102	4%	-10%
5 to 19 Years	8,246	16%	7,837	15%	-5%
20 to 64 Years	29,032	57%	28,088	53%	-3%
65 Years & Over	11,529	23%	14,800	28%	28%
Median Age	47.5	0.1%	50.6	0.1%	7%
Total Population	51,133		52,827		-

Source: 2010 U.S. Decennial Census, 2022 American Community Survey

Education Attainment

Educational attainment is a metric used to identify the level of education completed by the population. This information can help identify the needs for maintaining or improving various institutions, as well as a metric to identify the types of employment or other services required to serve the local population.

Table 2-7 compares the County's educational attainment for the population 25 years or older with that of the State. As the table shows, Worcester County has a smaller percentage of residents who have not graduated from high school or received their graduate equivalency (GED) than the State, while the percentage of the population who have some college or an associate's degree is slightly higher than the State. The percentage of County residents who have completed a bachelor's degree or graduate degree is slightly lower than the State as a whole.

Table 2-7: Education Attainment

Education Level for 25 Years & Older	County		State	
	#	%	#	%
Not High School Graduates	2,610	6%	367,917	9%
High School Graduate	12,135	30%	1,009,588	24%
Some College, No Degree	9,510	24%	735,131	17%
Associates Degree	3,085	8%	294,875	7%
Bachelor's Degree	8,043	20%	996,167	23%
Graduate Degree or Higher	4,875	12%	882,538	21%
Population 25 Years & Over	40,258		4,286,216	

Source: 2022 American Community Survey

3. COMMUNITY FACILITIES

Community facilities and services support the health, safety, and welfare of Worcester County residents and visitors. This chapter seeks to guide facility and service establishment and programming in future years to ensure that the County is served as efficiently as possible.

Goals and Objectives

The following goals and objectives have been identified to provide, maintain and improve the availability of community facilities and resources in Worcester County. These goals seek to align with the State's Sustainable Growth Planning Principles.

1. Work with the State of Maryland to plan for future needs as the County grows, including emergency services, schools, and community facilities.
2. Partner with Worcester County Public Schools for essential services and schools with sufficient services requested by the County's communities.
3. Look for opportunities to preserve and enhance the small-town character of the County through an increase in community and cultural activities.
4. Provide adequate public services, including health, safety, social, recreational, and waste disposal services to facilitate the County's desired amount and pattern of growth.

Government

The State of Maryland allows three different government structures that counties may adopt: Code Home Rule, Commissioner, and Charter. Worcester County is a Code Home Rule County. The County follows the following structure:

Structure of Government - Commissioners determine structure through local enactments.

Public Local Laws - Commissioners can enact, amend, or repeal local laws on a wide array of matters. Most powers granted Charter counties are also granted to Code counties. The General Assembly may still enact public local laws covering an entire class of Code counties, but not for one single Code county.

Bonding Authority - Commissioners authorize. No statutory maximum, but the General Assembly may establish a limit. Subject to local referendum if petitioned by 10% of voters.

Taxes (Caps, Credits) - General Assembly authorization required.

Impact Fees - Commissioners may establish.

Civil Infractions/Fines - Commissioners may enact subject to limitations.

Commissioner/Council Members - Determined through enactment of public local laws.

Police and Corrections Departments - The Corrections Department may be enacted by local Commissioners. Local Police Departments are approved by the General Assembly.

Government Structure

Worcester County is governed by a Board of County Commissioners elected from seven districts. Commissioners are elected by voters during the general election that's held every four years.

3. COMMUNITY FACILITIES

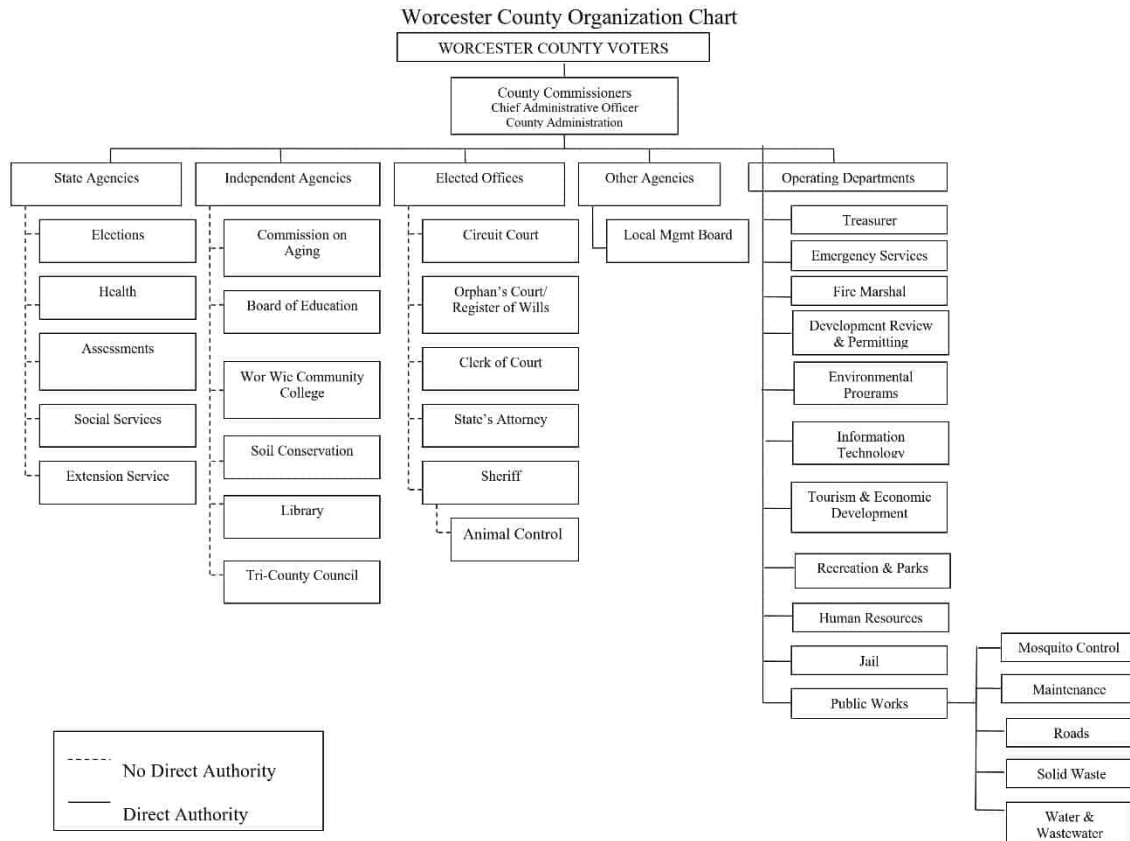
Departments

The County has the following local Government Departments:

- Administration
- Animal Control
- Board of Elections
- Boards and Committees
- Development Review & Permitting
- Economic Development
- Emergency Services
- Environmental Programs
- Fire Marshal's Office
- Human Resources
- Information Technology
- Jail
- Public Works
- Recreation and Parks
- Sheriff's Office
- State's Attorney
- Tourism
- Treasurer's Office

3. COMMUNITY FACILITIES

Figure 3-1: County Organization Chart



Public Safety

A variety of police protection and emergency services are provided by County, State, and municipal agencies and volunteer organizations. This section provides key information for these services.

Map 3-1, Public Safety Facilities, shows the locations of the facilities listed below.

Law Enforcement

Worcester County is committed to continuing to provide a safe environment for its residents. The Sheriff's office, located in Snow Hill, provides judicial, field and investigative services and supports the Worcester County School District through their School Resource Division.

Office of the Fire Marshal

The Worcester County Fire Marshal's Office is responsible for investigating all fires in the County where arson is suspected, the fire is undetermined by the Fire Department, and/or an injury or death has occurred. The Worcester County Fire Marshal's Office is the local enforcing agency for three municipalities and the County, including all provisions of the Maryland and Worcester County laws

3. COMMUNITY FACILITIES

insofar as such powers and duties relate to fires, fire prevention, fire protection, fire inspections, fire investigations and explosive incidents.

The County Fire Marshal's Office is active in fire prevention, designing programs in fire education that are geared towards all ages of County citizens. The Worcester County Fire Marshal's Office is also responsible for the response and mitigation of all bio terrorism incidents in Worcester County.

The County Fire Marshal, Chief Deputy Fire Marshal, Deputy Fire Marshals, and Fire Investigators/Inspectors have the authority to enforce and perform the duties required under COMAR 29.06.01 (Maryland State Fire Prevention Code) and Code of Public Local Laws for Worcester County PS 1-201 & PS 1-401 (Worcester County Fire Prevention Code).

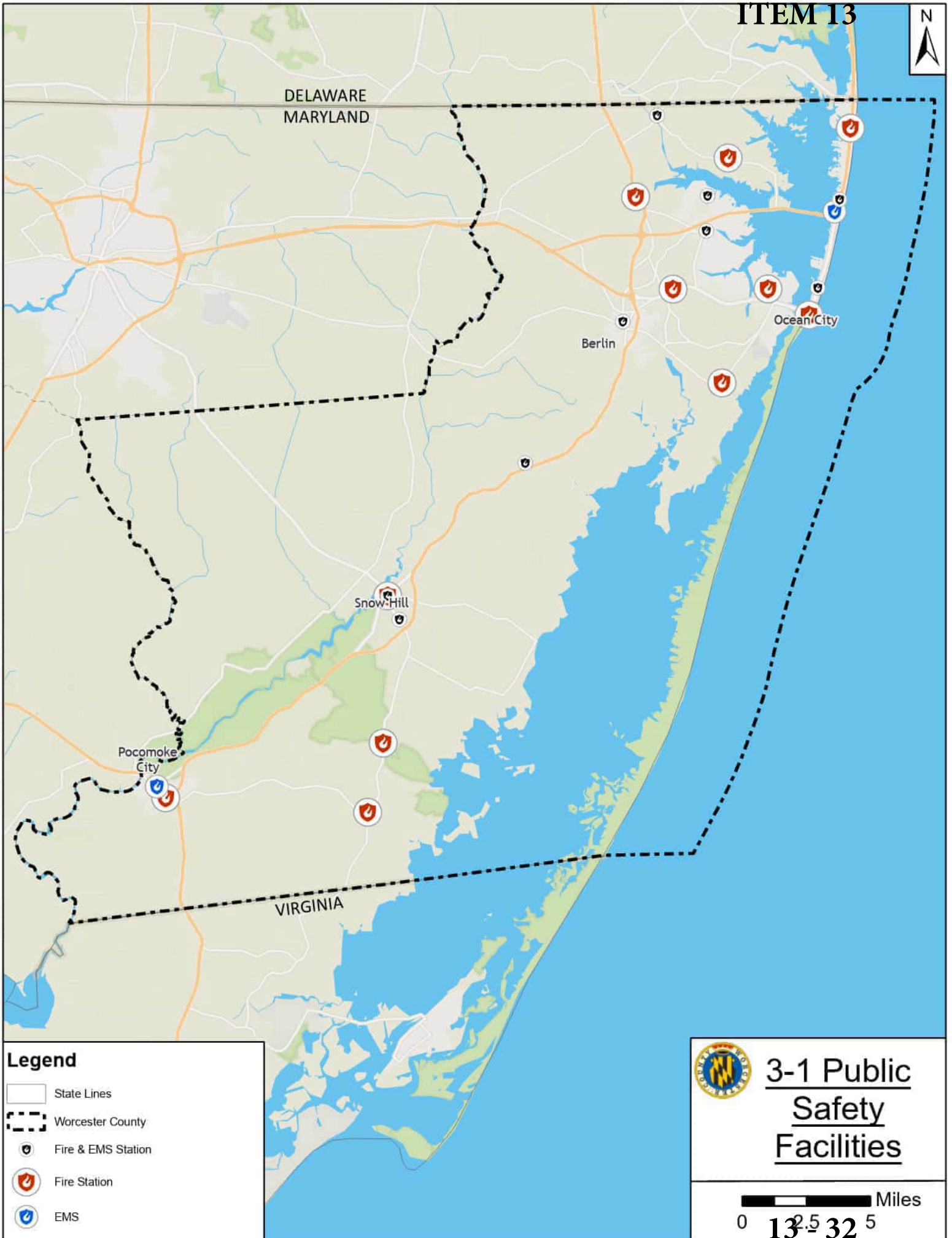
The County Fire Marshal's are deputized by the Maryland State Fire Marshal under the Annotated Code of Maryland, Public Safety Article 6, §6-304 and have the authority of Title 6, §6-305, §6-307, §6,309, §6-310, §6-312, §6-317, §6,318, §6-319 and §6-320 and the authority of a police officer when investigating fire related crimes under the Code of Public Local Laws for Worcester County PS 1-301(d), (**) the Annotated Code of Maryland, Public Safety Article, Title 3, Subtitle 1, § 3-101, & Title 3, Subtitle 2, § 3-201, Criminal Procedures Article, Title 2, Subtitle 2 § 2-208.4 and the Criminal Law Article, Title 4, Subtitle 2, § 4-201

Worcester County is served by multiple paid and volunteer fire companies, each operating independently but responding to countywide 911 dispatches. These departments primarily provide fire suppression and rescue services. Most fire departments also provide Advanced Life Support (ALS) with Ambulance Service. Two volunteer fire stations in the County are designated as "Medic Assist" units, meaning they send EMTs/first responders to stabilize patients until an ambulance arrives. Most EMS professionals are career paid staff.

Worcester County Fire and Emergency Medical Services departments include:

- Berlin Fire Company (ALS)
- Bishopville Volunteer Fire Department (ALS)
- Girdletree Volunteer Fire Company (Medic Assist)
- Newark Volunteer Fire Department (ALS)
- Ocean City Fire Department (ALS)
- Ocean City Volunteer Fire Company
- Ocean Pines Fire Department (ALS)
- Pocomoke City Emergency Medical Services
- Pocomoke City Volunteer Fire Company
- Showell Volunteer Fire Department (ALS)
- Snow Hill Fire Department (ALS)
- Stockton Volunteer Fire Company (Medic Assist)

(ALS) - Advanced Life Sup Provides Ambulance Service (Medic Assist) – EMTs/first responders



Legend

- State Lines
- Worcester County
- Fire & EMS Station
- Fire Station
- EMS



**3-1 Public
Safety
Facilities**

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13-32

3. COMMUNITY FACILITIES

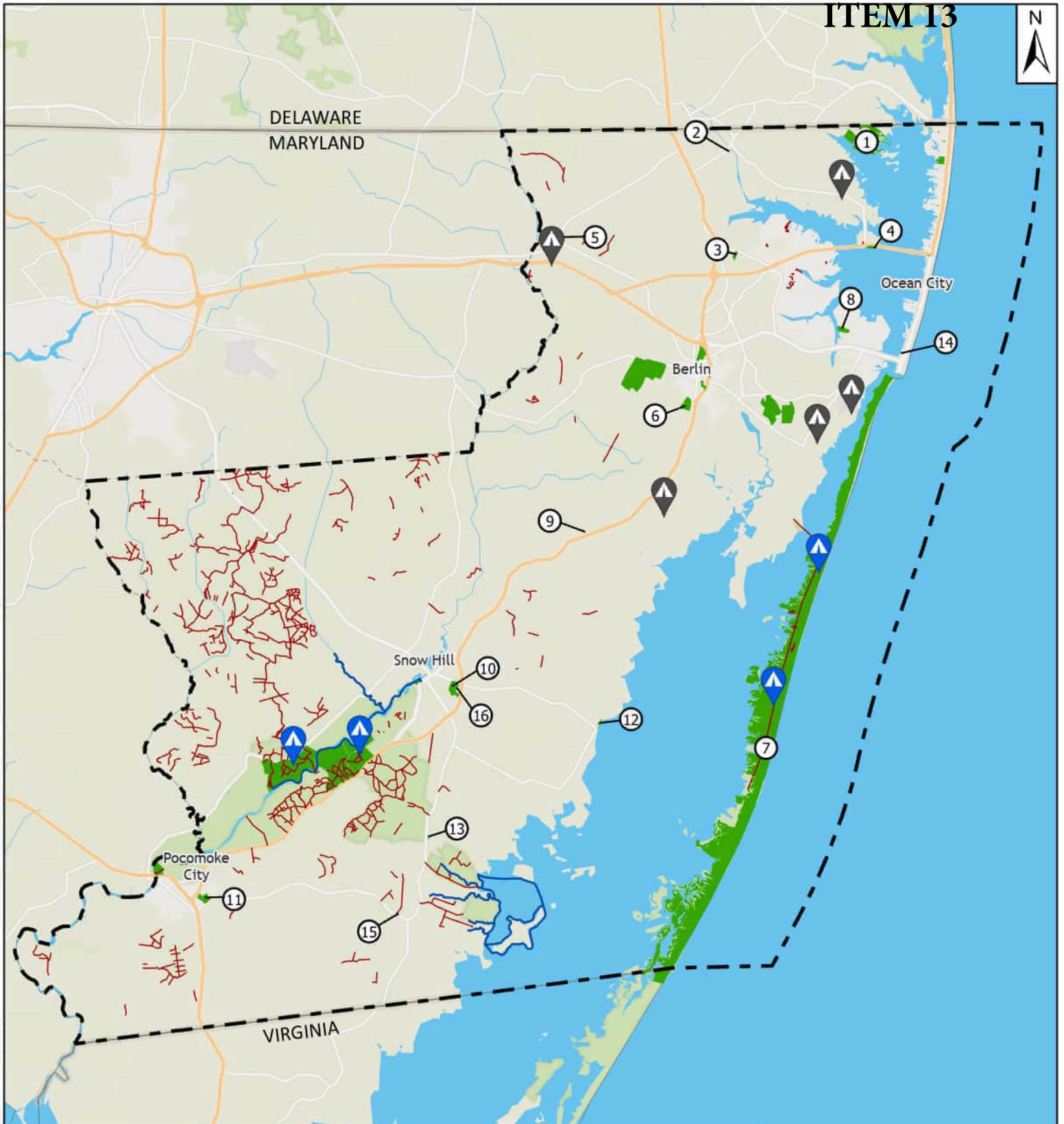
Parks and Recreation

Parks and recreation are critical to the quality of life in the County. Natural resources, open space, and recreational facilities add to the community's quality of life and make a positive contribution to the County's sustainability.

In 2023, the County approved a Land Preservation, Parks and Recreation Plan (LPPRP), a five-year plan that identifies the location and recreational opportunities available across the County, how these parks and facilities are used, the proximity of these parks to the County's population, as well as the need for additional parks and facilities and where these facilities could be located to fill any gaps. The LPPRP serves as the basis for the County's participation in the State's Program Open Space (POS) program.

In addition to the Parks and Recreational facilities identified in this Plan, the LPPRP identifies other open space, parks and recreational facilities that are not owned by the County but contribute to the inventory of parks, open space and recreational facilities that County residents may use. The LPPRP is incorporated into the Comprehensive Plan by reference as a functional plan that provides more information and guidance to County officials about these facilities.

The County has numerous park and recreation facilities for the public to utilize. These facilities offer a variety of amenities and serve various areas of the County and its shore. The County will continue to maintain these facilities as well as identify needs and opportunities to update or expand the facilities as needed. **Map 3-2, Parks & Recreation** shows the locations of some of the main facilities listed below.



Legend

- State Lines
- Worcester County
- Land Trails
- Water Trails
- Private Campground
- Public Campground
- Parks

- | | |
|---------------------------------------|--------------------------------------|
| ① Greys Creek Nature Park | ⑨ Newark Park |
| ② Bishopville Park | ⑩ John Walter Smith Park |
| ③ Showell Park | ⑪ Newtown Park |
| ④ Isle of Wight Park | ⑫ Public Landing |
| ⑤ Whaleyville Park | ⑬ Girdletree Park |
| ⑥ N. Worcester Athletic Complex | ⑭ Homer Gudelsky Park |
| ⑦ Assateague Island National Seashore | ⑮ Stockton Park |
| ⑧ Herring Creek Nature Park | ⑯ Worcester County Recreation Center |



**3-1
Recreation
& Parks**

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3. COMMUNITY FACILITIES

Table 3-1: Recreation & Parks

Park Name	Location	Acreage	Designation
Assateague Island National Seashore	6850 Gatehouse Rd, Berlin, MD 00152	8,476*	Nature/Beach
Bishopville Park	10602 Bishopville Rd, Bishopville, MD 21813	5.02	Neighborhood
Girdletree Park	5901 Boxiron Rd, Girdletree, MD 21829	3	Neighborhood
Greys Creek Nature Park	13240 Rollie Rd E, Bishopville, MD 21813	574	Nature
Herring Creek Nature Park	12500 Nature Park Dr, Ocean City, MD 21842	43.55	Nature
Homer Gudelsky Park	13055 Old Bridge Rd, Ocean City, MD 21842	0.97	Nature
Isle of Wight Park	13070 St Martins Neck Rd, Bishopville, MD 21813	12	Nature
John Walter Smith Park	6030 Public Landing Rd, Snow Hill, MD 21863	80	Regional
Newark Park	8332 Newark Rd, Newark, MD 21841	4.2	Neighborhood
Newtown Park	2001 Groton Rd, Pocomoke City, MD 21851	58	Regional
Northern Worcester Athletic Complex	9906 Buckingham Ln, Berlin, MD 21811	76	Regional
Public Landing	8303 Public Landing Rd, Snow Hill, MD 21863	8.7*	Beach
Showell Park	11281 Racetrack Rd, Berlin, MD 21811	21	Regional
Stockton Park	5520 Hursley Rd, Stockton, MD 21864	4	Neighborhood
Whaleyville Park	11723 Sheppards Crossing Rd, Whaleyville, MD 21872	1	Neighborhood
Worcester County Recreation Center	6030 Public Landing Rd, Snow Hill, MD 21863	1	Multipurpose Fitness Center

Source: Worcester County Park GIS layer; * denotes that acreage values are calculated from this source using GIS analysis.

Assateague Island National Seashore

Assateague Island National Seashore is a 37-mile-long island along the Atlantic coast of Maryland and Virginia. Activities available to visitors include beaches, swimming, surfing, wildlife viewing, birding, crabbing, fishing and kayaking. Annually, the seashore hosts more than a million visitors.

Assateague Island includes both state and federal park lands and is not managed by Worcester County, although it serves as a recreational asset for County residents and functions as a major recreational asset drawing visitors from throughout the region, as well as nationally.

3. COMMUNITY FACILITIES

Bishopville Park

Bishopville Park is a 5-acre neighborhood park located just outside of the community of Bishopville. Amenities include a grassy open area that can be used for both informal activities and organized recreation functions, a playground, and free Wi-Fi.

Girdletree Park

Girdletree Park is a neighborhood park in the Village of Girdletree (30 miles southwest of Ocean City). This 3-acre park includes a playground with two adjoining sections and a pavilion with grills and picnic tables.

Greys Creek Nature Park

Greys Creeks Nature Park is a 574-acre nature area located at the northeast tip of Worcester County and offers views of Assawoman Bay, Ocean City, and Fenwick Island, Delaware. The property conserves the natural habitat and contains upland coastal forest, non-tidal wetlands, and tidal saltwater wetlands. The park is currently not open to the public.

Herring Creek Nature Park

Herring Creek Nature Park is a 44-acre park located in western Ocean City. The park features a pavilion that is available for picnics and gatherings, as well as walking/jogging paths and bird watching stations.

Homer Gudelsky Park

Homer Gudelsky Park is located at the end of Maryland 707 in western Ocean City. This location offers access to Sinepuxent Bay and provides shore access for fishing.

Isle of Wight Park

Isle of Wight Park is a 12-acre nature park located south of Maryland 90 in Bishopville. Offered amenities include a canoe and kayak launch site, two piers, and picnic tables.

John Walter Smith Park

John Walter Smith Park is an 80-acre park that's located on Public Landing Road in Snow Hill. The park includes pavilions, a frisbee golf course, trails, courts, and an athletic field. This location is also where Worcester County Department of Recreation and Parks programming and maintenance operations are located.

Newark Park

Newark Neighborhood Park is a 4-acre park located in the community of Newark, between the towns of Snow Hill and Berlin. The park offers a pavilion, playground, and volleyball pit.

Newton Park

Newtown Park is a 58-acre park located in Pocomoke, serving as an athletic complex for the southern end of the County. Amenities include sport fields, a pavilion, a walking and biking trail, a fishing pond, and a playground.

Northern Worcester Athletic Complex

The Northern Worcester Athletic Complex is a 76-acre park in Berlin. Amenities include sport fields, a pavilion, walking trails, and a playground.

3. COMMUNITY FACILITIES

Public Landing

Public Landing is located at the end of Public Landing Wharf Road in Snow Hill. The park offers a beach area, a pier to go crabbing or fishing, and 30 boat slips that are leased yearly through the Worcester County Recreation and Parks Department.

Showell Park

Showell Park is a 21-acre park located in Showell. This park hosts the County's softball leagues and serves as an overflow facility during large softball tournaments. Showell Park offers two playgrounds, one for two- to five-year-olds and one for five- to 12-year-olds. Pavilions, a walking trail, and courts are also available.

Stockton Neighborhood Park

Stockton Park is a 4-acre neighborhood park located along Maryland 366, about nine miles east of Maryland 113. The park offers a pavilion equipped with picnic tables and a barbeque grill. The park also has a playground unit, benches, and a baseball/softball backstop for the community to use.

Whaleyville Park

Whaleyville Park is located near the intersection of Maryland 610 and Sheppards Crossing Road in Whaleyville. The park includes a playground and picnic tables under a shaded area for the community to use.

Worcester County Recreation Center

The Worcester County Recreation Center is in Snow Hill. The facility includes a climate-controlled 47,000 square-foot multi-purpose fitness arena, along with the offices of the Recreation and Parks staff. The center includes a 520-seat arena, a four-lane track, courts, meeting spaces, a childcare room, and a fitness room.

Educational Facilities

The purpose of reviewing educational facilities within the comprehensive plan is not to supersede the role of the Worcester County Public Schools (WCPS) in planning for school facilities, but rather to highlight the need to coordinate school facilities planning with the comprehensive plan, and account for school planning in the County's open space and recreation planning, planning for broadband access, and the implications of school sites on transportation planning.

The type and quality of educational opportunities are directly linked to the economic vitality of a community. Building new school facilities within a new or established community benefits from forethought, and considerations of the student experience and surrounding built environment. Site selection requires careful consideration of the existing land uses, street capacity, and public services such as water availability, wastewater treatment capacity, emergency services, and library facilities.

Worcester County Public Schools enroll approximately 6,800 students, between Pre-K and twelfth grade, in the 14 schools. WCPS, like the other Local Education Agencies (LEAs) across Maryland, plan for capital facilities through their annual Educational Facilities Master Plans (EFMP). These plans are submitted to the Worcester County Department of Development Review and Permitting, as well as to the Maryland

3. COMMUNITY FACILITIES

Department of Planning, to review for consistency with the Comprehensive Plan. School enrollment data was obtained from the FY25-26 EFMP.

Map 3-3, Educational Facilities, shows the locations of the schools listed below.

Elementary Schools

Buckingham Elementary School: located in Berlin; serves grades Pre-K through 4 and currently houses approximately 520 students.

Ocean City Elementary School: located in West Ocean City; serves grades Pre-K through fourth grade and enrolls approximately 570 students.

Showell Elementary School: located between Showell and Ocean Pines, the original school opened in 1976 and was rebuilt in 2020; serves grades Pre-K through fourth and enrolls approximately 640 students.

Pocomoke Elementary School: located in Pocomoke; serves grades Pre-K through fourth and enrolls approximately 490 students.

Snow Hill Elementary School: located in Snow Hill; serves grades Pre-K through third and enrolls approximately 390 students.

Berlin Intermediate School: located in Berlin; serves fifth and sixth grades; and enrolls approximately 610 students. Feeder schools to Berlin Intermediate include Buckingham, Ocean City, and Showell Elementary Schools.

Middle Schools

Pocomoke Middle School: located in Pocomoke City; serves fourth through eighth grades and enrolls approximately 465 students.

Snow Hill Middle School: located in Snow Hill; serves grades fourth through eighth grades and enrolls approximately 400 students.

Stephen Decatur Middle School: located in Berlin; serves seventh and eighth grades and enrolls approximately 665 students.

High Schools

Pocomoke High School: located in Pocomoke; enrolls approximately 375 students.

Snow Hill High School: located in Snow Hill; enrolls approximately 370 students.

Stephen Decatur High School: located in Ocean City; is the largest of Worcester County's three high schools; enrolls over 1,460 students.

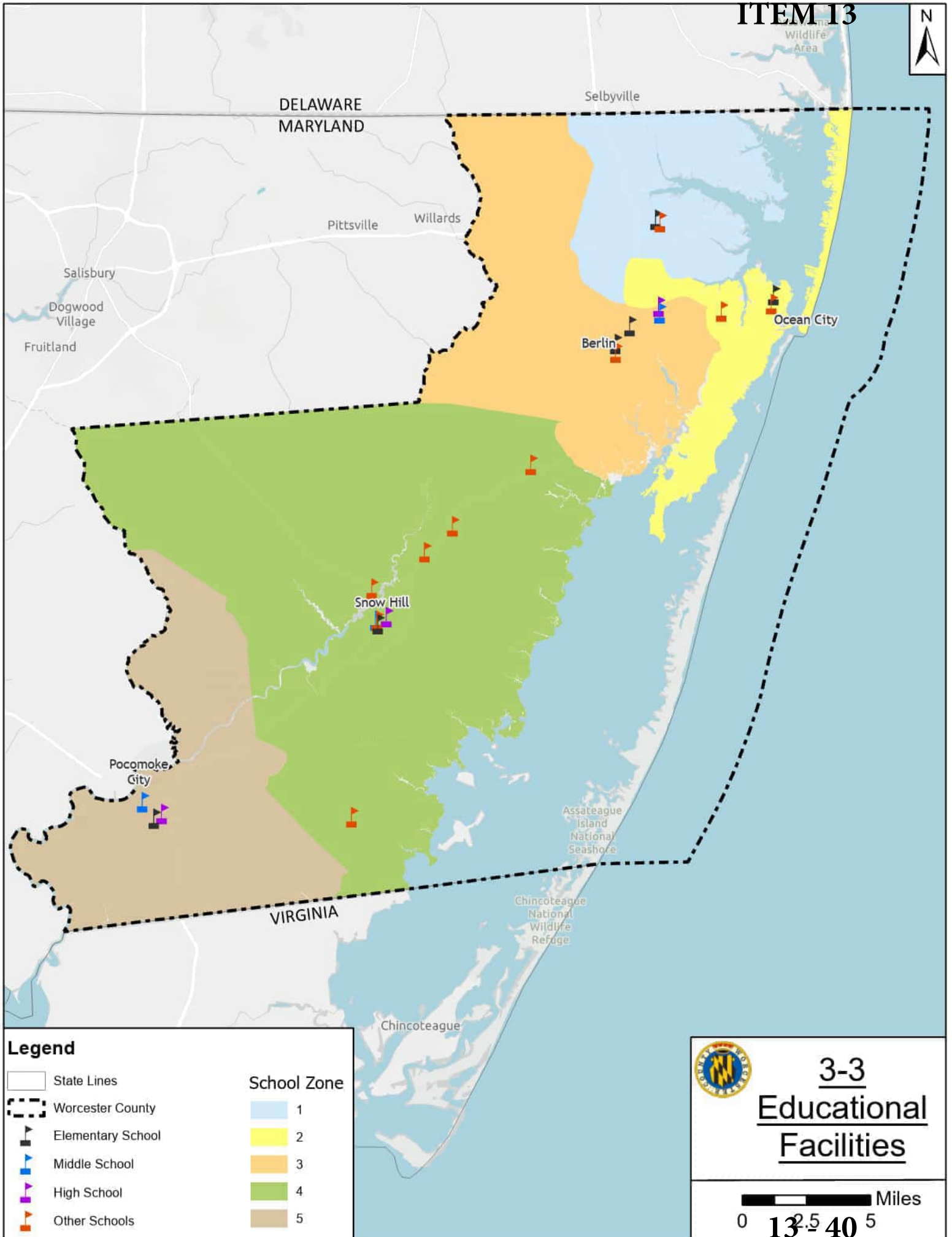
Other Facilities

Cedar Chapel Special School: located in Snow Hill; Cedar Chapel Special School serves students with special needs, ages 3 through 21. Currently the school serves 50 students.

3. COMMUNITY FACILITIES

The Nest Early Learning Center: located in Newark; opened in 2023 with five teachers, as well as a dozen high school students serving as apprentices. The building serves children ages 2 through 4.

Worcester Technical High School: A public vocational school, located in Newark, offering 20 career technical education programs, such as automotive, culinary arts, robotics, and IT alongside traditional academics. The school enrolls approximately 598 students.



Legend

- State Lines
- Worcester County
- Elementary School
- Middle School
- High School
- Other Schools

School Zone

- 1
- 2
- 3
- 4
- 5



3-3 Educational Facilities

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3. COMMUNITY FACILITIES

Library Facilities

Public libraries provide free access to information and resources to support literacy and learning. The Worcester County Library system includes five library branches in Berlin, Ocean City, Ocean Pines, Pocomoke, and Snow Hill.

In addition to collections of books, CDs, and DVDs, patrons can check out internet hot spots, laptops, and specialty learning kits. Each branch provides access to computers and printing services. All branches have local history sections, and the Snow Hill branch houses the Worcester Room containing special collections and genealogy resources. A "Books by Mail" program helps those unable to leave their homes due to a temporary or permanent disability. The Library also operates the "Pop-Up Library," a mobile outreach vehicle.

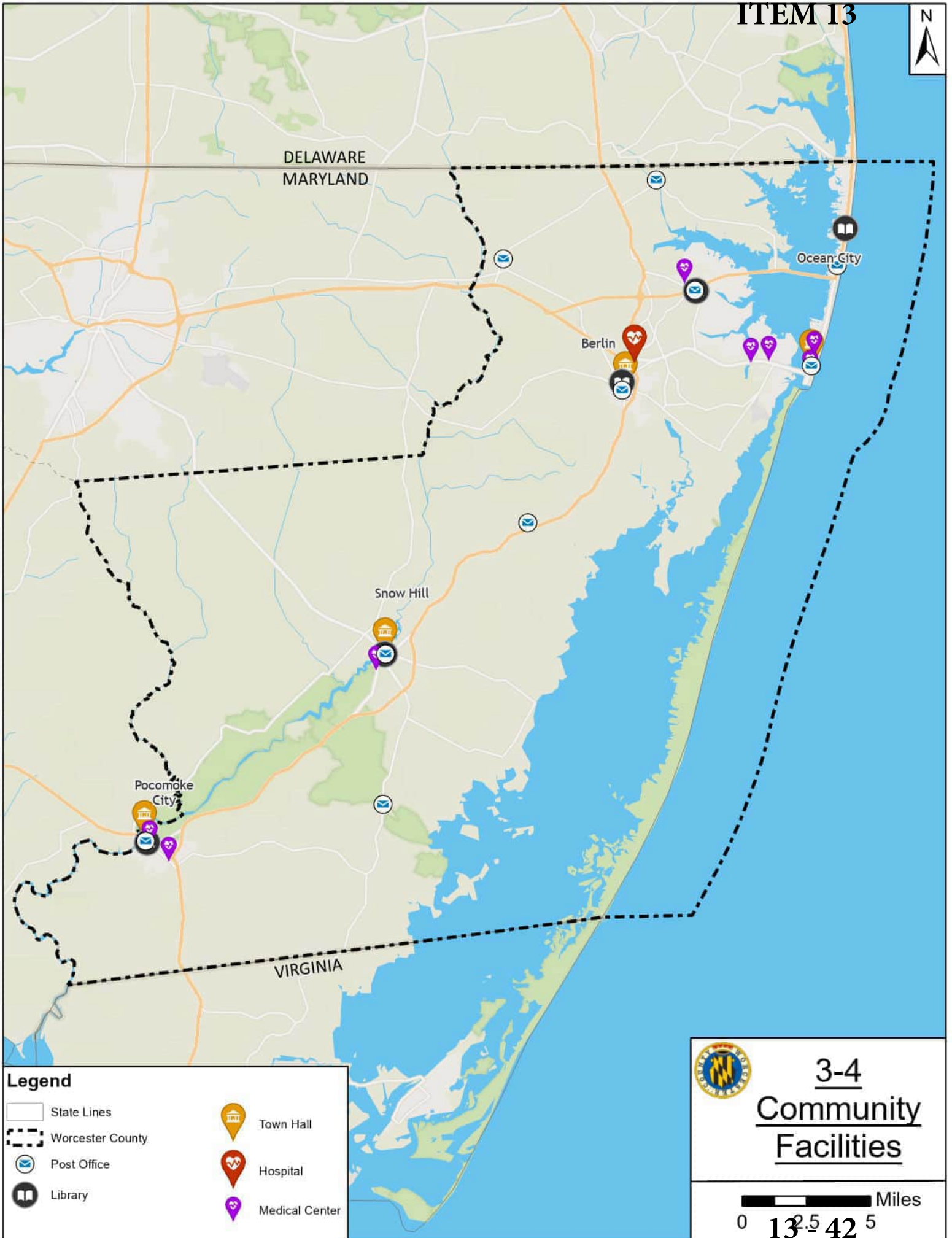
Programs are offered for all ages and range from story times that support kindergarten readiness to personal enrichment classes. Job seekers can use the library to search and apply for employment opportunities. Libraries also support digital literacy with one-on-one assistance and have taken on a greater technological role through the provision of eBooks, databases, and remote access to library materials.

Libraries serve as community gathering places and provide space for studying, small group gatherings, and as a meeting place for community organizations. This is an important service, particularly in rural areas.

The Library Board of Trustees advise the Library Director, approve budgets, adopt policies, and ensure the library meets the needs of the community through its collection, services, and programs. Trustees are comprised of seven members of the public from various parts of the County. Public libraries are a resource that must be supported to encourage vibrant and sustainable communities.

Health Services

There are many dental, medical, physical therapy, and mental health practitioners within the County to serve the community. There are some medical centers and urgent care clinics within the County but the main health care facility is Atlantic General Hospital, located in Berlin. The location of this hospital can be found on **Map 3-4, Community Facilities**.



4. LAND USE

Introduction

Land use refers to the uses or activities that occur on a parcel of land. For planning purposes, these are commonly designated as agricultural, residential, commercial, industrial, recreational, and other uses. Land use is not permanent and often evolves as the County develops.

It is important to note that land use differs from zoning. Zoning is a tool that local governments use to implement the Comprehensive Plan by regulating what can be built on a parcel and how these structures may be developed and redeveloped.

Land uses can be nonconforming, if they do not conform with zoning, most often because the use existed before the land was classified into a category. These nonconforming uses are often referred to as “grandfathered” and are generally allowed to remain in use. Like land use, zoning can change over time. For example, parcels that are zoned to allow only commercial uses may be changed in the future to allow for a mix of uses, including residential, commercial, and other types.

Land in Worcester County is dominated by agricultural uses. The County retains a rural and coastal character that it has successfully maintained so that development is concentrated primarily in municipalities and designated growth areas. Worcester County opposes offshore wind projects and needs to balance the needs of agricultural uses with **PREEMPTIVE** utility solar energy development, including prohibiting utility solar development in future growth areas.

This chapter provides information on land use categories and their distribution as per existing land use within the County, followed by details of zoning and future land use.

Goals and Objectives

Worcester County land use goals are to maintain and improve the County’s rural and coastal character, protect its natural resources and ecological functions, accommodate a planned amount of growth served by adequate public facilities, improve the compatibility of new development with the County’s existing built environment, continue to support the County’s thriving economy, provide for residents’ safety and health, and coordinate land use-based infrastructure decisions with the State of Delaware and Sussex County to the extent possible.

Specific goals and recommended actions to achieve those goals include:

- 1. Continue to limit rural development to uses compatible with the County’s agriculture and forestry industries.**
 - *Action Item 4.1.1:* Continue to support agriculture and forestry uses throughout the county’s less developed regions.
 - *Action Item 4.1.2:* Limit rural development to uses compatible with agriculture and forestry.
 - *Action Item 4.1.3:* Balance agricultural uses with preemptive solar energy development through the protection of agricultural lands within designated Priority Preservation Areas.

4. LAND USE

2. Plan for new development by encouraging infill within existing population centers and planned growth centers while maintaining the character of the community.

- *Action Item 4.2.1:* Maintain the character of the County's existing population centers.
- *Action Item 4.2.2:* Locate new development in or near existing population centers and within planned growth centers.
- *Action Item 4.2.3:* Plan for infill within existing population centers without overwhelming their existing character.

3. Foster a cooperative relationship among the municipalities and the County to plan for future growth via annexations that logically expand existing neighborhoods and communities.

- *Action Item 4.3.1:* Work with municipalities to develop annexation policies that encourage infill within their boundaries and expand existing neighborhoods and communities.

4. Provide appropriate residential, commercial, institutional and industrial uses that balance the available land supply while minimizing the consumption of vacant land to preserve the County's rural and coastal character.

- *Action Item 4.4.1:* Provide for appropriate residential, commercial, institutional, and industrial uses.
- *Action Item 4.4.2:* Regulate development to minimize the consumption of land and preserve the County's rural and coastal character.
- *Action Item 4.4.3:* Balance the supply of commercially zoned land with anticipated demand of year-round residents and seasonal visitors.
- *Action Item 4.4.4:* Retain the E-1 Estate District zoning classification where appropriate but prohibit the expansion of this district beyond the locations as designated on the 2009 Comprehensive Zoning Maps.
- *Action Item 4.4.5:* Following the adoption of the Comprehensive Plan, conduct a comprehensive rezoning and evaluation of the Zoning and Subdivision Control Article.

5. Locate major commercial and all industrial development in areas having adequate arterial road access, while discouraging highway strip development to maintain roadway capacity, safety, and character.

- *Action Item 4.5.1:* Locate major commercial and all industrial development in areas having adequate arterial road access or near such roads.
- *Action Item 4.5.2:* Discourage highway strip development to maintain roadway capacity, safety, and character.

6. Encourage new developments to visually improve their surroundings by including appropriate landscaping and design elements that reflect the County's established architectural types and traditions.

- *Action Item 4.6.1:* Design new development's architecture and landscaping to visually improve its surroundings.

7. Explore policies and actions that encourage redevelopment of existing residential and commercial properties.

4. LAND USE

Existing Land Use

Maryland's land use policies seek to promote sustainable growth that fosters vibrant, livable communities, preserves and protects the environment, and uses resources efficiently. The state legislation affecting land use planning and resource preservation is described in **Chapter 1, Introduction**.

Land Use Categories

The Plan classifies the county into nine land use categories:

1. **Municipality:** Although outside the County's land use jurisdiction, the County's four incorporated towns (Berlin, Ocean City, Pocomoke and Snow Hill) play a vital role in the County's land use strategy. The towns are projected to absorb much of the County's projected growth through infill development and annexations. To minimize unnecessary land consumption, the County supports strategies that direct most of the towns' projected growth into infill development. Appropriate public service expansions that result from this growth should be planned carefully and coordinated between the County and the municipalities.
2. **Residential:** This category maps existing residential development within the County's unincorporated areas. This category includes the residential areas of the Existing Developed Centers (EDC) land use category that was included in the County's 2006 Comprehensive Plan. This change was made to differentiate between Residential and Commercial developed areas within the County's unincorporated areas, and to plan for each category separately. Existing Commercial areas within the former EDC are included in the Commercial Center land use category.

The County seeks for the current development character within these areas to be maintained. Appropriate zoning providing densities and uses consistent with this character should continue to be implemented and instituted.

Not designated as growth areas, these areas should be limited to infill development. Density, height, bulk, and site design standards should also be consistent with existing character. Examples include Ocean Pines, West Ocean City, South Point and Germantown. Other small crossroad clusters are included in this category as appropriate.

3. **Village:** This category includes traditional villages that serve as rural centers within the County. Their character should be retained, so they are planned for infill. Villages are not growth areas; therefore, any additional growth within these areas should be very limited in scope. Villages include Bishopville, Whaleyville, Public Landing, Girdletree, and Stockton.
4. **Growth Area:** This category designates areas outside incorporated municipalities that are suitable and desirable for planned future growth. These areas include new and existing locations, which meet the following criteria:
 - Contain limited wetlands, hydric soils, floodplains and contiguous forest
 - Comprised of generally larger parcels (100 or more acres)

4. LAND USE

- Located outside of aquifer recharge, source water protection, and other critical areas
- Situated to be cost-effectively served with adequate public sanitary and other services
- Located near employment, retailing and other services
- Served, or can be readily served, by adequate existing roadways (Level of Service C or better)

Growth areas identify generalized locations for planned new development. These areas are intended to accommodate most new growth. Densities of up to 10 dwelling units per acre should be provided for to reduce consumption of “greenfields” (currently undeveloped sites). Such density will require public water and sewer service. Location, layout, and densities should facilitate transit. Adequate transportation and other public facilities must be in place at the time of development or constructed as part of a development project.

Designation as a Growth Area does not in and of itself require that such areas be rezoned from a less intense to more intense zone. Instead, the growth area designation should be considered a necessary condition for growth-oriented zoning, akin to individual rezoning cases that require an applicant to demonstrate a substantial change in the character of the neighborhood or strong evidence of a mistake in the original zoning as a condition of approval.

To promote orderly growth and foster a cooperative relationship between the towns and the County, development in growth areas (located adjacent to or in close proximity to the corporate limits of a municipality) shall be contingent upon all of the following conditions:

- Annexation by the municipality
- Water, sewer, and other services to the development shall be provided by the municipality
- The developer shall be responsible for all impact fees, excise taxes, adequate public facilities fees, and other impositions, including those payable to the County
- The annexation shall be subject to an annexation agreement to which the County shall be a party

It is the intent of the County Commissioners and this plan that development in such growth areas only occur if the four conditions are satisfied, but the Commissioners recognize that in some cases the conditions may not be applicable, rational, or in the interest of good planning. In such cases, the Commissioners may permit development in such growth areas without the conditions being met. Therefore, in the event a municipality refuses to annex the property under terms satisfactory to the County Commissioners, then development in the growth area may proceed in the county outside of the town’s corporate limits if approved by the County Commissioners in accordance with and governed by all legal requirements and procedures without satisfying the contingencies in this provision.

5. **Commercial Center:** This category includes sufficient area to provide for anticipated needs for business, light industry, and other compatible uses. Retail, offices, cultural/entertainment, services, mixed uses, warehouses, civic, light manufacturing and wholesaling would locate in commercial centers.

4. LAND USE

Commercial centers are located on prominent sites and can visually dominate a community. For this reason, special attention must be given to the volume, location and design of these uses. The first step is to balance supply with demand.

Strip commercial centers are discouraged. These centers are characterized by:

- A linear series of stores strung together by a one-story, curtain walled building of little or incompatible character
- Expanse of unscreened parking between the building and the roadway
- Minimal landscaping
- Incongruous and incompatible architecture and signage

Strip centers combined with “franchise” architecture can negate local sense of place, be visually destructive, and adversely affect property values.

Commercial centers provide important services, but they should be developed to enhance community character.

Commercial centers are planned to occur at three scales, which will be reflected in their zoning and site plan requirements: neighborhood, community and regional/highway.

- **Neighborhood commercial** provides convenient food, gas and other day-to-day products. Neighborhood commercial should take a central place within growth node developments. They may contain mixed uses and they should be provided with sidewalks, landscaping, and other amenities. Local institutional uses such as schools, libraries, post offices and community buildings are also desired uses. It is especially important that neighborhood commercial uses blend visually into the surrounding community.

Incorporating ancillary residential uses above the street level is encouraged. Such areas may also be appropriate additions to existing underserved population centers. These centers serve populations of 1,000 or more within a five-to-ten-minute travel time.

- **Community commercial centers** provide for larger scale commercial uses with higher volume parking demand. Groceries, pharmacies, and support services are located at these centers. Careful attention to signage, landscaping, perimeter buffers, site layout and architectural design is necessary for these uses to be compatible with the community’s and the county’s character. Community commercial centers serve populations of 3,000 or more within about a 10- to 20-minute travel time.
- **Regional/highway commercial centers** are designed for the most intense commercial uses, including “big box” retailers. Such uses will be restricted to sites with access to Routes 50, 113 and 13.

Specific zones prescribing appropriate setbacks, landscaping, lighting, signage, screening and other site and architectural standards should guide the location and development of these centers. Use of service roads and/or inter-parcel connectors will help to mitigate

4. LAND USE

transportation impacts. Regional centers serve populations of 25,000 or more within a 30-minute travel time.

6. **Agriculture:** The importance of agriculture to the county cannot be overstated. Its significance is economic, cultural, environmental, and aesthetic. Agriculture is the bedrock of the County's way of life. Agriculture faces challenges from international commodity prices, local development pressure, and the aging farm population, among other challenges. The County must do all it can to preserve farming as a viable industry.

This category is reserved for farming, forestry and related industries with minimal residential and related uses permitted. Large contiguous areas of productive farms and forest shall be maintained for agricultural uses. Dust, odor, chemical applications, noise, and extended hours of operation create conflicts with incompatible uses.

Residential and other conflicting land uses -- although permitted -- are discouraged in these areas. Only minor subdivisions of five lots or fewer are permitted. This restriction has been the strongest component of the county's agricultural preservation strategy, and it should be maintained as is. Also, as a general policy, the practice of not rezoning agricultural land for other uses should continue.

The County's strong "right-to-farm" law should remain in force. Compatible uses providing additional farm income (e.g., tourism and development of "value added" products/processing facilities) should be explored. Implementation of agricultural land preservation programs should continue to be pursued to maintain a critical mass of farms and direct growth away from productive farming areas.

7. **Industry:** Traditionally a limited land consumer in Worcester County, light industry is an important component of the County's land use mix. Heavy industry, with its environmental and transportation impacts, may be compatible in selected locations. Pocomoke City has and will continue to be the focus for the County's most intense industrial uses.

Industrial uses need good road access, large sites, sufficient electricity and public water and sewer services. Rail, port facilities, and natural gas are also desired. Selective economic development efforts focused on high-wage, low-impact industries and their supporting infrastructure will benefit the county. Industrial uses should be in the County's designated industrial zones/parks and within appropriate areas in the municipalities.

8. **Green Infrastructure:** This category includes state- and locally-designated natural and open spaces. These areas are designated to preserve environmentally significant areas and to maintain the environmental functionality of the county's landscape. Greenways improve water quality, provide flood control and maintain the county's rural and coastal character.

This category includes conservation zones, which are highly restricted due to their special sensitivity. Conservation areas are defined by their soils (muck), state owned natural areas, existing conservation zoning, tidal wetlands, selected riparian corridors. Greenway and

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conservation areas have distinct physical characteristics, which make them special habitat areas or place extreme limitations on development.

Such areas are “place dependent,” that is, they only occur at specific locations. Their identification and preservation must be proactively addressed. After-the-fact mitigation and restoration is expensive and often of limited effect.

Open space uses include:

- Environmental processing (e.g., hydrology, aquifer recharge areas, larger contiguous forests)
- Hazard areas (floodplains)
- Environmental resources (wetlands, threatened and endangered species habitat)
- Cultural resources
- Outdoor recreation sites
- Areas defining edge between urban and rural uses

The green infrastructure system is designed to maintain existing resource areas and where absent, create sufficient natural “corridors” linking larger green “hubs.” Parks, other public and dedicated private open spaces should be included. This network provides essential wildlife food, shelter, and cover. It also provides a rural tone to developed areas and works with conservation site planning to minimize development’s cumulative impact. Green infrastructure is addressed in more detail in the natural resources chapter.

The initial green infrastructure contained in this plan will be reviewed and refined further in the future.

9. **Institutional:** Institutional land uses are major public properties and facilities. County parks emphasizing active recreation are identified in this category; county passive recreation facilities are identified as green infrastructure.

4. LAND USE

Existing Land Use

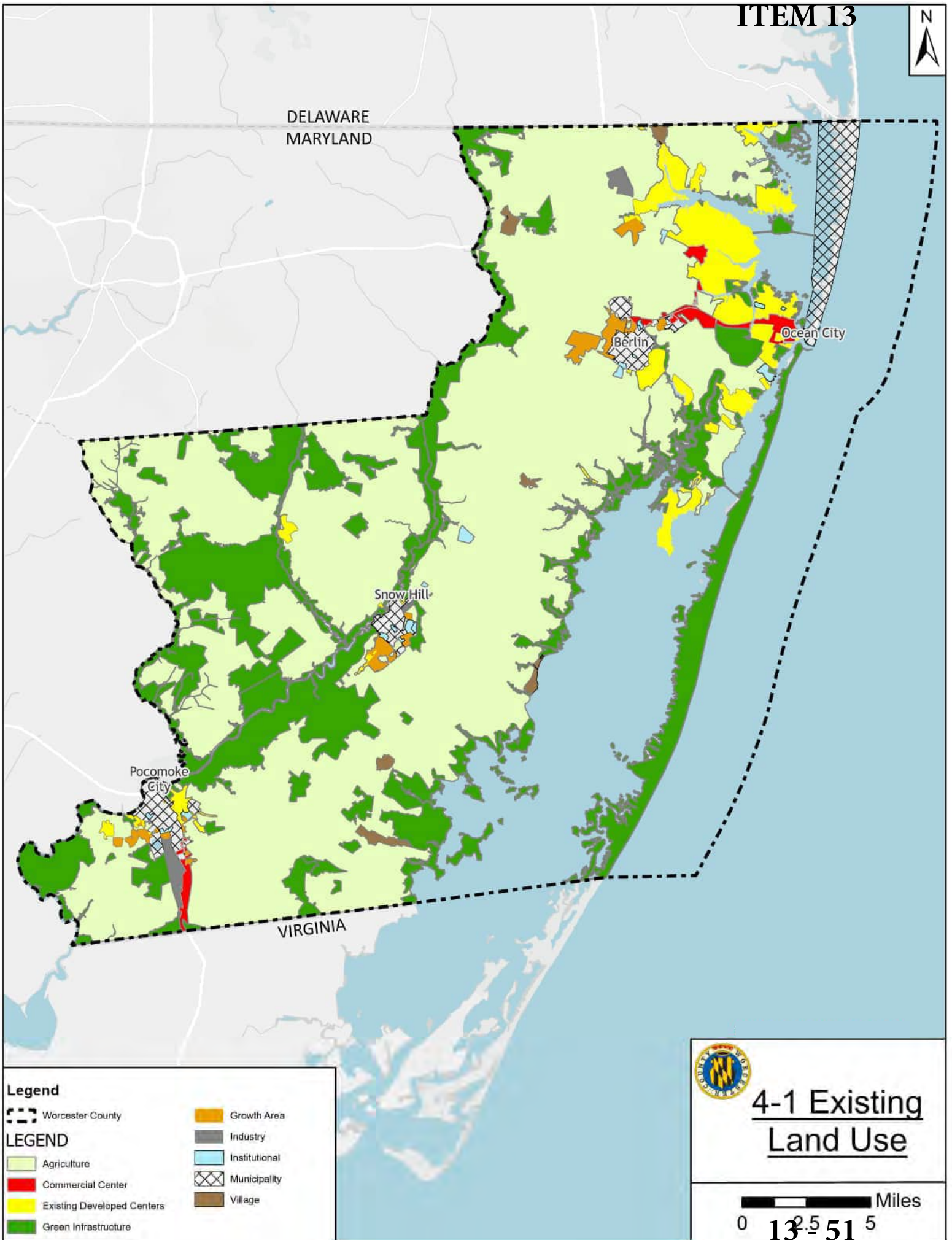
The County calculated an inventory of available land in the comprehensive planning process. **Table 4-1** summarizes Worcester County's Existing Land Use by category and number of parcels, and compares it to Future Land Use, as a comparison.¹ **Map 4-1** shows the County's Existing Land Use.

Table 4-1: Land Use Summary

Land Use Category	Existing Land Use Total Acres	Future Land Use Total Acres	% Change
Agriculture	196,703	167,580	-17%
Commercial Center	2,433	1,948	-25%
Existing Developed Centers	14,657	N/A	N/A
Green Infrastructure	75,217	97,166	23%
Growth Area	2,860	2,841	-1%
Industry	1,329	1,066	-25%
Institutional	979	2,197	55%
Municipality	11,052	7,089	-56%
Village	1,520	1,786	15%
Residential	N/A	12,799	N/A
Total	306,751	294,051	-

Source: Worcester County, Wallace Montgomery

¹ The totals for Existing and Future Land Use are different because of mapping changes from the recategorization of the Existing Developed Centers (EDC) category and are being reconciled for the final plan. Additionally, road rights-of-way were removed to improve the accuracy of land use acreage calculations.



4. LAND USE

Zoning

Zoning is one of the primary tools to implement Worcester County Comprehensive Plan. Zoning is represented on maps and detailed in the County's Zoning Ordinance. The maps show several districts or zones into which the County is divided to regulate the use of land. The document specifies the types of activities (uses) that can occur in each district either as a matter of right or under certain conditions. It also regulates building height, lot sizes, setbacks, yards and green space, the number and size of signs, and space for off-street parking.

For additional information on zoning and zoning districts, please refer to the Code of Public Local Laws of Worcester County, Maryland, Zoning and Subdivision Control Article and the official Zoning Map illustrating the location and boundaries of these zoning districts.

Table 4-2: Zoning

Zoning District	Acres	
	No.	%
A-1 Agricultural District	170,093	57.9%
A-2 Agricultural District	7,457	2.5%
E-1 Estate District	4,683	1.6%
V-1 Village District	1,080	0.4%
R-1 Rural Residential District	4,872	1.7%
R-2 Suburban Residential District	4,629	1.6%
R-3 Multi-Family Residential District	1,539	0.5%
R-4 General Residential District	1,214	0.4%
C-1 Neighborhood Commercial District	128	0.0%
C-2 General Commercial District	2,082	0.7%
C-3 Highway Commercial District	350	0.1%
I-1 Light Commercial District	1,164	0.4%
I-2 Heavy Industrial District	326	0.1%
CM Commercial Marine District	12	0.0%
RP Resource Protection District	86,756	29.5%
CA Commercial Airport District	419	0.1%
Municipalities	7,179	2.4%
Total		293,983

Source: Worcester County, Wallace Montgomery

4. LAND USE

Zoning Categories

Each zoning designation is described below and is detailed in the Code of Public Local Laws of Worcester County, Maryland.

E-1 Estate District

While the 2006 Comprehensive Plan called for the removal of this zoning district primarily due to concerns about sprawl, this reality is tempered by the existing development character of portions of the current E-1 Estate District properties. Areas such as South Point may still benefit from the original concept of this zoning district as a transition zone between urban and suburban development and the rural landscape. It is the intent of this plan to allow the continuation of the E-1 Estate District, while prohibiting its expansion beyond the locations as designated on the 2009 Comprehensive Zoning Maps.

A-1 Agricultural District

This district is intended to preserve, encourage and protect the County's farms and forestry operations and their economic productivity and to ensure that agricultural and forestry enterprises will continue to have the necessary flexibility to adjust their production as economic conditions change. Furthermore, it is the intent that in this district there shall be no basis for recourse against the effects of any normal farming or forestry operation as permitted in this district, including but not limited to noise, odor, vibration, fumes, dust or glare. This district is also intended to protect the land base resources for the County's agricultural and forestry industries from the disruptive effects of major subdivision or non-agricultural commercialization.

A-2 Agricultural District

This district is intended to foster the County's agricultural heritage and uses while also accommodating compatible uses of a more commercial nature that require large tracts of land. The A-2 District may also be used for limited residential development through consolidated development rights and as a place marker for future annexations only where adjacent to existing municipalities. Furthermore, it is the intent that in this district there shall be no basis for recourse against the effects of any normal farming or forestry operation as permitted in this district, including but not limited to noise, odor, vibration, fumes, dust or glare.

V-1 Village District

This district is intended to protect and preserve the unique mixed-use character and historical charm of the existing crossroads villages of the County. New development within this district should be of an appropriate scale and use to be compatible with the existing pattern of development. In addition, new development is intended to be channeled into effective service areas to permit the efficient provision of public services.

R-1 Rural Residential District

This district is intended to protect and preserve the low-density rural residential areas of the County which are not generally planned for substantial population growth and for which limited public services are available or planned. Low-density residential development is permitted in this district while relatively low intensity uses necessary to serve the needs of the local population may also be

Land Use 4-11

4. LAND USE

compatible. Cluster development and residential planned communities are encouraged in this district to preserve and maintain the open space and natural environment currently present in these areas.

R-2 Suburban Residential District

This district is primarily intended to protect and preserve existing residential subdivisions throughout the County and to provide for compatible infill development in those areas. Furthermore, as contemplated by the Comprehensive Plan, this district can serve as an intermediate band of traditional neighborhood development as it transitions from a higher-density core to a much lower-density edge.

The Comprehensive Plan recommends that designated growth areas be developed as traditional neighborhoods. Projects of greater than 20 dwelling units that are proposed after November 3, 2009 are required to be developed as residential planned communities to encourage traditional neighborhood development and utilization of conservation design principles. Therefore, new development in this district may be at densities higher than that cited below as the maximum density, provided adequate sewer service is available, while infill development in existing developed areas shall be at densities consistent with those allowed by the primary district regulations.

R-3 Multi-family Residential District

This district is intended to protect and preserve existing residential subdivisions throughout the County and to provide for compatible infill development in those areas. Furthermore, as contemplated by the Comprehensive Plan, this district can serve as the core of a traditional neighborhood development, where the highest densities are desired.

The Comprehensive Plan recommends that designated growth areas be developed as traditional neighborhoods. Projects of more than 20 dwelling units that are proposed after November 3, 2009 are required to be developed as residential planned communities to encourage traditional neighborhood development and utilization of conservation design principles. Therefore, new development in this district may be at densities higher than that cited below as the maximum density, provided adequate sewer service is available, while infill development in existing developed areas shall be at densities consistent with those allowed by the primary district regulations.

R-4 General Residential District

This district is intended to protect the existing residential subdivisions throughout the County that are currently developed in accordance with its provisions while also providing for compatible infill development. Additionally, this district is meant to accommodate the most diverse housing types and range of affordability. Projects of greater than twenty dwelling units which are proposed after November 3, 2009 are required to be developed as residential planned communities to encourage traditional neighborhood development and utilization of conservation design principles. While this district can serve as the core of a traditional neighborhood development, it is not limited to usage only in areas designated for growth by the Comprehensive Plan.

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C-1 Neighborhood Commercial District

This district is intended to provide convenient commercial areas strategically based to serve the day-to-day shopping and service needs of the local neighborhood. Designed to serve populations of one thousand or more within an approximate five- to ten-minute travel time, this district shall be limited to small-scale commercial operations of far less intensity than those provided for in the C-2 General Commercial District and C-3 Highway Commercial District. The scale and design of these neighborhood commercial uses should complement the scale and design of the existing neighborhood in which they are located and blend visually into the surrounding community.

C-2 General Commercial District

This district is intended to provide for more intense commercial development serving populations of 3,000 or more within an approximate ten- to twenty-minute travel time. These commercial centers generally have higher parking demand and greater visibility. Consequently, design standards and careful attention to signage, landscaping, perimeter buffers, site layout and architectural design are imperative. Commercial structures and uses must be compatible with the community and the County's character. Strip commercial forms of development are strongly discouraged.

C-3 Highway Commercial District

This district is intended to provide for the largest and most intense commercial development and thus function as regional centers serving populations of twenty-five thousand or more within an approximate thirty-minute travel time. Such uses shall be limited to sites with appropriate access to arterial highways. Because of the extreme visibility of the sites, appropriate setbacks, landscaping, lighting, signage, screening and other site and architectural standards shall guide the location and development of these centers. Use of service roads and interparcel connectors are necessary to mitigate transportation impacts.

I-1 Light Industrial District

This district is intended to provide for certain types of business and industry, characterized by light manufacturing, fabricating, warehousing and wholesale distribution, which are relatively free from offense and which, with proper landscaping and buffering, will not detract from the residential or commercial desirability of adjacent properties. It is intended that such districts be located with access to major thoroughfares or other major modes of transportation, depending upon the specific demands of the industry being served. Industrial parks are encouraged in this district to provide for industrial uses with common access and infrastructure, as well as the provision of open space and adequate buffering to adjacent noncompatible uses.

I-2 Heavy Industrial District

This district is intended to provide for a variety of heavy-industrial-type uses which may not be compatible with residential or commercial development due to some potential nuisance or hazard. It is intended that such districts be located with access to major thoroughfares or other major modes of transportation, depending upon the specific demands of the industry being served. Industrial parks are

4. LAND USE

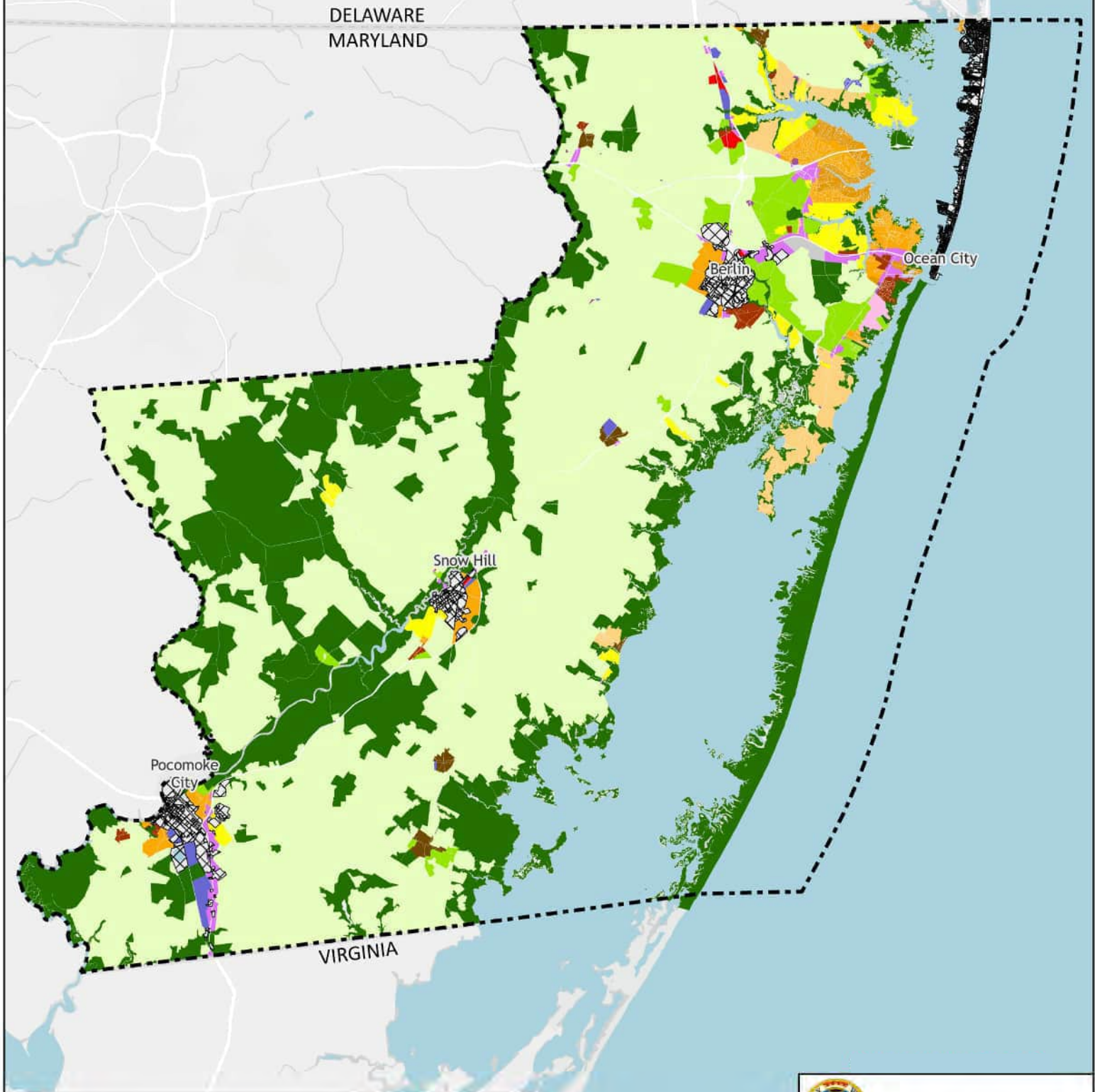
encouraged in this district to provide industrial uses with common access and infrastructure, as well as the provision of open space and adequate screening between adjacent incompatible uses.

CM Commercial Marine District

This district is intended to preserve and protect Worcester County's commercial fishing industry while allowing for commercial, industrial and recreational uses which of necessity must be in proximity to waterfront areas. Additionally, it provides for other compatible uses which may find a waterfront location desirable. Furthermore, it is the intent of this district that there shall be no basis for recourse against the effects of any normal commercial fishing or other commercial marine activity or operation as permitted in this district, including but not limited to noise, odor, vibration, fumes, dust or glare.

RP Resource Protection District

This district is intended to preserve the environmentally significant areas of the County and to protect its natural resources in all areas. The district includes those areas of the County which pose constraints for development or where development could have a substantially adverse environmental effect. This district serves to maintain the environmental functionality of the landscape by avoiding or minimizing disturbance of sensitive areas which generally include tidal and nontidal wetlands, state-owned natural areas, selected riparian corridors, conservation areas, and muck and alluvial soils. Development potential within this district is severely limited; however, some minor development may be carried out, provided it is done in a manner sufficiently sensitive to the existing natural environment and visual character of the site.



Legend

Worcester County

Water Bodies

Zoning

A1	C2	R1
A2	C3	R2
C1	CA	R3
	CM	R4
	E1	RP
	I1	V1
	I2	MUN



4-2 Zoning

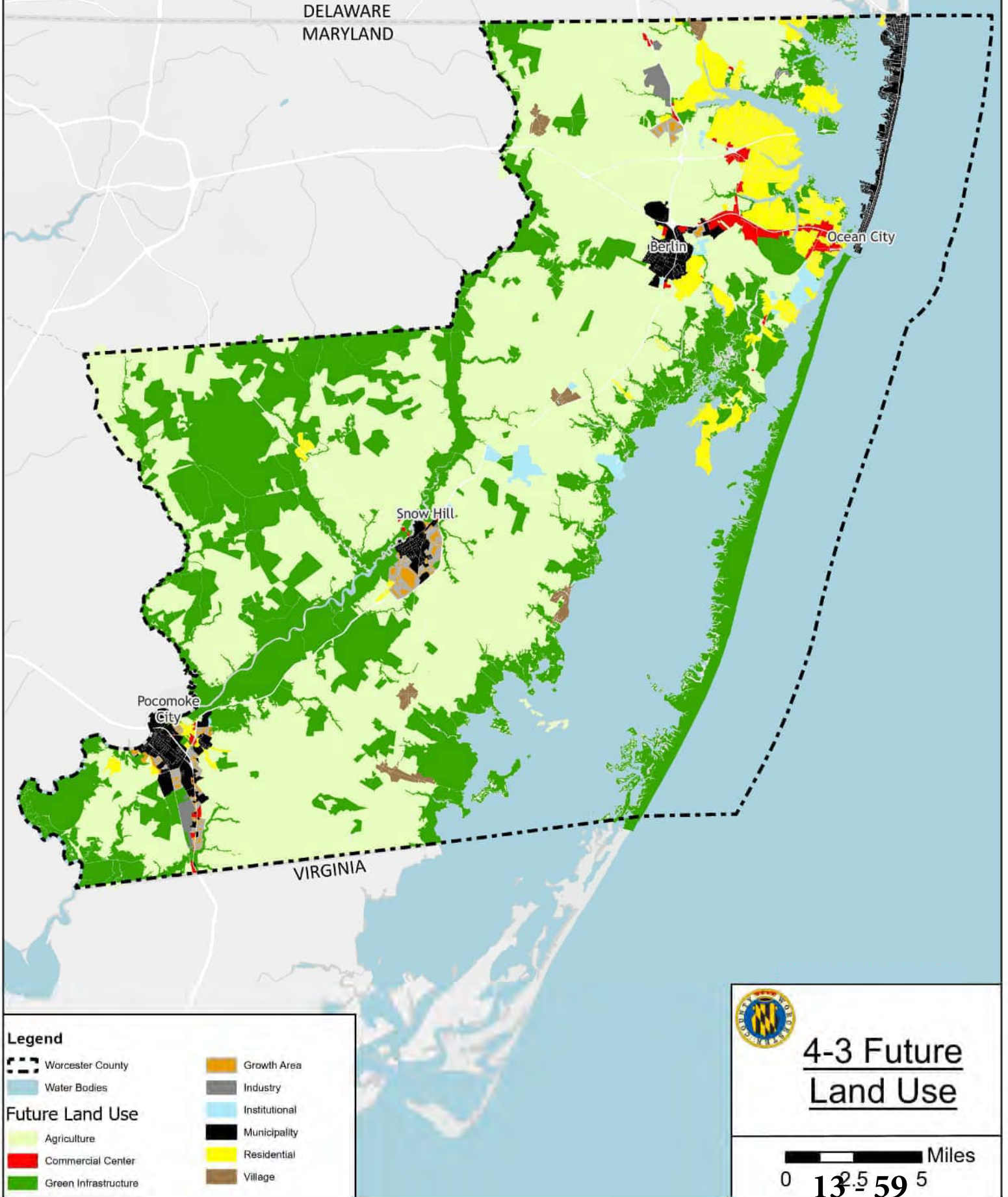
0 13.5 57 5 Miles

4. LAND USE

Future Land Use

Future land use information will serve as a roadmap to guide the development of the County. **Table 4-1** summarizes Worcester County's proposed Future Land Use by category. **Figure 4-3** shows the County's **Future Land Use**.

The Future Land Use Map recognizes recent and proposed residential development in the County since the 2006 Comprehensive Plan and a limited buildout of additional parcels zoned for residential development. It is in keeping with the infrastructure constraints identified in the Water Resources Element and the goals and objectives of this Plan.



4. LAND USE

Development Capacity Analysis

To evaluate the future land use needs of the County and to define and refine the growth areas, a development capacity analysis was completed. The following sections describe this process, and the outputs, in detail. One important output generated from this analysis was the projected number of “Equivalent Dwelling Units” that resulted from this analysis and were used as an input in the Water Resources Element (see Chapter 11). The data tables for this analysis are included in **Appendix A**.

Overview

A development capacity analysis (“capacity analysis” or the analysis) is a study conducted during the Comprehensive Plan process to provide a local government with insight into its development pipeline and what could eventually be developed in the jurisdiction. This analysis is generally based on the current and future land use categories designated in the Comprehensive Plan, the existing or proposed zoning districts, and the average development yields or lot creation parameters defined in the Zoning Ordinance that pertain to creation of new lots.

This analysis is primarily used to evaluate the growth capacity of the County based on current or future conditions; determine future demand for public water and sewer systems and other public facilities; identify if development caps or moratoriums are required to slow residential growth down so that public infrastructure can be expanded to accommodate the potential influx of residents; and to determine compliance with development constraints pertaining to generation of additional water quality pollutants of concerns (Total Maximum Daily Loads – part of the NPDES programs administered at the local level).

Methodology

The principal set of tools used for this analysis are Geographic Information Systems, or GIS. GIS is a suite of software and processes that enable the representation of land use, zoning, parcel ownership, and similar datasets on a two-dimensional computer screen. GIS enables planners to perform spatial analyses, or to solve problems and answer questions about facilities, properties and other elements that have a geographic component.

There are several principal datasets generally used in a capacity analysis: parcel boundaries and ownership data, existing land use, future land use, zoning boundaries, and a vacant land inventory are the most common datasets used.

To identify the specific data that are to be used for any capacity analysis, planners consider the geographic extent of the area to be examined and what GIS data is available at the level of detail required. Worcester County covers a large geographic area and typically a jurisdiction of this size would rely primarily on Land Use data for the analysis.

In reviewing the Land Use data available at the time of this Plan Update, it was noted that, in addition to the standard areas denoted as agricultural, commercial, and high, medium and low density residential, there were specific areas that were identified as Growth Areas. Discussing these areas with County planners, it was determined that these Growth Areas were where the last Comprehensive Plan determined that development, of all types, would be targeted towards. Initially, 36 total potential Growth Areas were identified.

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These existing Growth Areas were reviewed by the County as well as the municipalities that bordered the Growth Areas to determine if any additional areas should be added, removed or modified. The planning team developed a web mapping application in conjunction with Worcester County that allowed stakeholders to view and explore each of these existing Growth Areas and to provide comments to us regarding any changes. A meeting was held with these stakeholders to delve into the comments and to identify any changes needed. Following this meeting, the Growth Areas were revised and resubmitted for review to ensure all requests had been addressed. A total of 7 of the initial Growth Areas were removed, making the new total 29. The changes in Growth Areas can be found and compared from the 2006 and 2026 Growth Area maps in **Appendix A**.

Setting these Growth Areas was an important step, as these boundaries defined the limits of the capacity analysis. Since the growth areas are significantly smaller than the County as a whole, the most precise method of analysis would require the use of existing Zoning data to complete the next step in the analysis. The County's most recent Zoning GIS dataset was used for this analysis.

Typically, a GIS analysis would begin with these datasets. However, a significant concern for Worcester County are the TMDL requirements that essentially set a threshold on the amount of water quality pollution permitted within each watershed. Because each new home or development has a measurable impact on water quality for the receiving water body, one other GIS layer was added to the GIS-based analysis. Watershed boundary data were extracted from Maryland's master watershed dataset (developed and hosted by the Maryland Department of the Environment) and integrated in Worcester's capacity analysis.

Using a processing model within GIS called 'Intersect,' the Growth Area boundaries were overlaid with the watershed data. The results of this process split the Growth Areas apart by the watershed boundaries, creating a Growth Area for each watershed.

The next step involved taking the Zoning District GIS layer and 'Intersect' the Zoning Districts with the previously created Growth Areas per watershed. The results of this process were integrated into a GIS layer showing a unique feature for each individual Zoning District, split apart by Growth Area Boundaries. The next GIS step incorporated the Parcel Boundaries layer and resulted in a single dataset that split all the areas apart by Growth Area, watershed, zoning district, and parcel. However, each individual layer's attributes, the information associated with that layers data about the location, were retained and transferred to the next composite layer. In this way, the GIS data generated in this process represented each discrete unit along with all attribute information from the original datasets.

Following this concatenation of datasets, the results were manually reviewed to make sure that only those parcels or features that have the capacity to be developed further were included in the analysis. This included vacant lands, lands in agricultural use, and parcels that are of a larger size with only a portion currently developed. All features that appeared to be developed to capacity were removed from the dataset for further analysis. The remaining features were then used for the last analysis step.

The next step involved exporting the datasets attribute table into an Excel workbook. All the individual records were summarized using Excel's Pivot Table function. Summary tables were then created that aggregated the amount of land in each Growth Area, by watershed and by Zoning District. The total

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aggregated amount of developable land area for each distinct category were then summarized in these Pivot Tables.

The combined land area of each distinct category was used to provide the starting point for the actual capacity analysis. Each Zoning District includes a minimum lot size and the residential districts often include an anticipated development density, expressed in terms of dwelling units per acre. The summarized area values are input into a table that contains multiple formulas used to derive the number of dwelling units that could be created in each area.

Two methods are used for this analysis; the first uses the minimum lot size for rough calculations of the number of lots that could be created based on the summarized areas; the second uses the permitted residential density to determine the number of lots that could be created. However, before this step is performed, the total developable area is reduced by 30 percent to reflect site constraints that would prohibit disturbing sensitive areas within each feature.

The 30 percent value is based on previous Maryland Department of Planning capacity analysis models and validated by visual review of the areas within the study boundaries. After this reduction, the number of potential lots that could be created using the remaining land area and factoring in the minimum lot sizes for each zoning district was determined. This process was repeated for each zoning district and the results reflect the development standards of each district.

Because minimum lot size constraints only provide one data point to establish a build-out analysis, the development density controls established for residential parcels was used and integrated into the model. This results in two potential numbers for development capacity.

To calculate a total number of dwelling units, and to minimize the potential for variation between lot size and density and reality, the lot size projection was averaged with the density projection. Taking this average, another 30 percent reduction was applied to the number of possible dwelling units to reflect the impact of developer's findings that not all land within the total acreage of a parcel can be developed with housing units.

The lands required for roads, stormwater management, forest retention, and utility infrastructure are generally projected to be about 30 percent. This final value represents the number of potential dwelling units that can be created within our target study area. On the tables in Appendix A, the column labeled EDUs displays that final approximate number of new dwellings.

However, this approach does not quite work to estimate non-residential lands capacity. For other zoning districts that are not typically used for residential structures, non-residentially zoned lands use a slightly different approach to allow us to arrive at a comparable metric of the number of Equivalent Dwelling Units (EDUs).

EDUs are a method that can be used to convert non-residential areas to dwelling units. The conversion relies on data the planning team has gathered over the past decade or more and primarily stems from comparing residential and commercial water demand and comparing it to lot coverage restrictions in the Zoning Code and a wide range of commercial and industrial land uses. While this ratio has been generated from locations across Maryland and across multiple municipalities, it has been found to be

4. LAND USE

relatively accurate for the purpose of developing buildout analyses. Our current average number of EDUs per acre of land cover is 19 units per acre of land cover.

For non-residential land uses or zoning districts, we run through similar models as detailed above. However, instead of calculating units based on lot size or density, we take the aggregate land area and apply restrictions on the amount of land cover for each zoning district. This results in the total amount of land that can be covered by structures, parking areas, or impervious surfaces in general. This area is then converted to ERU's using the ratio described above and finally results in an estimated number of ERU's for the total area.

As a last step, the ERU's are added to the EDU's, each multiplied by Worcester County's current Census-based number of people per household to arrive at the number of people that can be supported by the existing developable capacity of lands zoned and approved for future growth. It is this population value, and the number of households, that are compared to future population growth and demand, as well as to the availability of water and sewer infrastructure, school capacity, road service, and much more.

Application to Worcester County

While the review of the Growth Areas and much of the discussion surrounding their development and management was addressed by local municipalities, the capacity analysis output provided below summarizes the analysis across the entire County. The detailed tables calculating each Growth Area's acreage and results can be found in **Appendix A** along with maps displaying the location of each Growth Area and watershed boundary.

For all Growth Areas combined, across all watersheds, we estimate that 8,307 dwelling units can be built based on the assumptions detailed above and in **Appendix A**. Of these units, 6,099 are located within non-residentially zoned lands and the remaining 2,208 units are located within residentially zoned lands.

5. HOUSING

Introduction

Housing is a basic human need that plays an important role in developing and maintaining sustainable communities. Thus, the availability of high-quality and affordable housing is important to Worcester County's long-term economic and community/neighborhood vitality.

Worcester County presents a diverse and evolving housing landscape shaped by its unique coastal geography, seasonal tourism economy, and demographic composition. The county encompasses both densely developed resort communities along the Atlantic coast and more rural inland areas characterized by agricultural land use and small towns. Housing demand is influenced by a combination of year-round residents, seasonal workers, retirees, and second-home owners, producing notable variations in affordability, availability, and housing type. As a result, the local housing market must balance the pressures of tourism-driven demand with the needs of permanent residents, particularly in terms of workforce and affordable housing options.

The northern/coastal part of Worcester County is marked by higher home values, a large share of second-homes or vacation properties, and strong seasonal rental pressures. By contrast, the southern/inland part has a more stable resident-housing orientation, somewhat better relative affordability, and fewer of the short-term/vacation dynamics. These differences shape everything from occupancy rates and housing type mix to affordability and local housing policy needs.

By encouraging residents to take pride of ownership in the wellbeing of their homes and neighborhood communities, Worcester County can create and reinforce a strong sense of place by providing for a variety of housing choices that support and enhance community character, identity, and civic pride.

Housing opportunities for owner- and renter-occupied units can be expanded through the implementation of effective planning policies that provide for a variety of housing opportunities for people of all ages, races, incomes, and abilities. Because housing is one of the most important expenditures for American households, the availability of affordable housing is a major factor in the sustainability of the local economy and the quality of life of residents.

For these reasons, planning for housing is one of the County's most important tasks. This importance is reinforced by recent State of Maryland requirements for a Housing Element that addresses affordable and workforce housing through House Bill (HB) 1045, adopted in 2019, and through HB 90 on Affirmatively Furthering Fair Housing, adopted in 2021 and which took effect as of January 1, 2023. This chapter includes a Fair Housing Assessment to evaluate patterns of access, disparities, and barriers to housing opportunity across the County.

Much of the data included in this chapter was collected from the U.S. Census Bureau. Beginning with the 2010 Decennial Census, the Census Bureau stopped distributing the traditional "long form" survey that historically provided enhanced data. These included detailed housing statistics (unit makeup, year built, value), social statistics (educational attainment, veteran status, disability status), and economic data (e.g., employment, occupation, income, poverty status). These summary files were replaced by American Community Survey (ACS) data, which are available in five-year estimates. Data was also

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included from the 2025 Worcester County Housing Study, which provides a comprehensive evaluation of current housing conditions, affordability, and future needs across the County.¹

Through this chapter, Worcester County affirms its responsibilities to plan for affordable and workforce housing. The County also affirms its commitment to further fair housing through the goals, objectives, implementation strategies and actions of this Housing Element and Comprehensive Plan.

Goals and Objectives

All Worcester County residents should be able to live in comfortable, safe, and affordable housing. The following goals, objectives, and action items have been identified to help advance the housing policy for the County:

- 1. Support a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities, including multi-family and mixed-use housing.**
 - *Action Item 5.1.1:* Support various housing options for individuals and families of different socioeconomic levels, life stages, and physical needs.
 - *Action Item 5.1.2:* Support opportunities to increase the housing supply for the senior population, including developments that support aging in place.
- 2. Support the ability of residents to remain in Worcester County by maintaining a range of housing options, including affordable and workforce housing.**
- 3. Identify, evaluate, and analyze current and future housing needs and trends.**
 - *Action Item 5.3.1:* Create a housing inventory of existing conditions that includes, but is not limited to, housing condition, age, cost, size, type, tenure, and vacancy rate.
 - *Action Item 5.3.2:* Continue to track and monitor building permits issued for new residential projects and housing renovations.
 - *Action Item 5.3.3:* Continue coordinating with the Maryland Department of Planning on the development of MDP's ongoing Statewide Building Permit Reporting System so that local building permit data are compatible with the new MDP tool(s) and the output from the tool(s) can be used for local analysis.
 - *Action item 5.3.4:* Reduce the cost of constructing new homes by streamlining infrastructure delivery, modernizing compliance requirements, and improving regulatory efficiency, while introducing targeted incentives to accelerate housing development and increase overall supply.
- 4. Identify incentives for the improvement or redevelopment of housing.**
 - *Action Item 5.4.1:* Utilize programs offered by the Maryland Department of Housing and Community Development to help homeowners maintain and improve their housing conditions.
 - *Action Item 5.4.2:* Explore applying for State Community Legacy funds to fund a residential renovation and/or façade improvement program.

¹

<https://www.co.worcester.md.us/sites/default/files/departments/drp/Worcester%20County%20Housing%20Study%20Final%202025%2011%2013.pdf>

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- *Action Item 5.4.3:* Identify grants and other funding opportunities to assist low to moderate income residents to support improvements in their homes.
 - *Action Item 5.4.4:* Engage nonprofit organizations to assist in the rehabilitation of dilapidated or older housing stock.
- 5. Identify substandard dwellings and develop a plan of action to improve them.**
- *Action Item 5.5.1:* Prioritize targeted rehabilitation in southern communities, where aging, lower-quality housing is most concentrated as identified by the Worcester County Housing Study 2025.
 - *Action Item 5.5.2:* Review the Property Maintenance Standards for rental housing, also known as the Worcester County Rental Housing Code, and amend the minimum standards if warranted.
 - *Action Item 5.5.3:* Explore establishing a rental inspection component to the existing rental licensing program to ensure rental housing units meet Property Maintenance Standards.
 - *Action Item 5.5.4:* Consider adopting the International Property Maintenance Code to address blighted and vacant housing and property and building maintenance issues.
 - *Action Item 5.5.5:* Encourage efforts to maintain the quality and appearance of residential neighborhoods to improve the quality of life and retain property values.
- 6. Identify opportunities to provide equity in housing and affordable housing opportunities in the County.**
- *Action Item 5.6.1:* Work to ensure that a diversity of housing types, both rental and ownership opportunities, are available to serve all ages and income levels.
 - *Action Item 5.6.2:* Provide information on Maryland's Department of Housing and Community Development homebuyer programs to first-time home buyers to attract homeowners of all ages.
 - *Action Item 5.6.3:* Explore opportunities to preserve historical and architectural character and promote the rehabilitation and re-use of existing structures, where feasible.
 - *Action Item 5.6.4:* Support affordable housing opportunities that are accessible to the entire population, without compromising the quality of residential neighborhoods.
 - *Action Item 5.6.5:* Support housing projects that provide a mix of housing to serve a mix of income levels and integrating traditional market housing with affordable housing opportunities.
- 7. Continue to identify opportunities to provide housing to support County workforce needs.**
- *Action Item 5.7.1:* Work closely with existing employers and new commercial and industrial developments to identify the workforce needs and housing available for employees.
 - *Action Item 5.7.2:* Share information with local businesses about the types of housing available in the County.
- 8. Affirmatively further fair housing and reduce disparities in access to housing and opportunity.**
- *Action Item 5.8.1:* Address disparities in housing access and outcomes based on the Fair Housing Assessment in this chapter.

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9. Collaborate with local agencies to address homelessness and under-housing in the County.

Guiding Principles and Legislation

The housing vision found in Maryland's Land Use Article §3-114 recommends providing a range of housing densities, types, and sizes for citizens of all ages and incomes. This vision sets the baseline for the County to provide sufficient, affordable workforce housing along with a full range of housing options that meet the needs of all citizens. This vision is supplemented by requirements identified in HB 1045, which emphasizes adequately providing local, affordable workforce housing. These guidelines are the basis for the housing information and analysis presented in this chapter.

Fair Housing Act

The *Fair Housing Act* is a federal law that protects people from discrimination when they are renting, buying, securing financing for housing, or engaging in other housing related activities. The prohibitions specifically cover discrimination because of race, color, national origin, religion, sex, disability, and the presence of children. The Act covers most housing. In very rare circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family houses sold or rented by the owner without the use of an agent, and housing operated by religious organizations and private clubs that limit occupancy to members.

Land Use Article

The *Maryland Land Use Article §3-114* describes the requirements for a comprehensive plan's housing element. It requires that, among other components, the element addresses the need for affordable housing, including workforce housing and low-income housing. In this context, low-income housing is housing that is affordable for a household with an annual income that is below 60 percent of Area Median Income (AMI). Workforce housing includes rental housing that is affordable for a household with an annual income that is 50-100 percent of AMI, homeownership housing that is affordable to a household with annual income that is 60-120 percent of AMI, or in recognized Maryland Mortgage Program target areas, affordable to a household with an annual income that is 60-150 percent of AMI.

Recent Legislative Changes

Recent legislative changes have addressed housing in Maryland, especially House Bill 1045, enacted in 2019 to require Housing Elements in comprehensive plans, and House Bill 90, enacted in 2021, regarding Fair Housing.

HB 90 required that the Maryland Department of Housing and Community Development (DHCD) submit a report on fair housing to the Governor and General Assembly by December 1, 2023, and every five years thereafter. The house bill mandates that DHCD complete this report in consultation with local governments and housing authorities in Maryland and develop a template that these partners can use to gather and present data on fair housing within their own jurisdictions.

HB 90 defines affirmatively furthering fair housing as, "taking meaningful actions to:

- Overcome patterns of segregation;

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- Foster inclusive communities free from barriers that restrict access to housing and opportunity based on protected characteristics;
- Address significant disparities in housing needs and access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns; and
- Foster and maintain compliance with civil rights and fair housing laws.”

This Housing Element has been developed considering these legislative changes and requirements.

Housing Inventory

This section presents data analysis related to housing in Worcester County. The primary source of information was the US Census Bureau, and some information has also been included from the Worcester County Housing Study 2025.

Housing Units

According to the 2020 Census, there are 56,263 housing units in the County. Compared to the 2010 Census, which listed 55,749 housing units, the County added only 514 units, or about one percent. This was below Maryland’s growth rate of 6 percent. Some of the common reasons for the lack of new construction of new houses are reported as over-regulation and infrastructure costs. According to the 2025 Worcester County Housing Study, the County faces an estimated shortage of 1,518 owner units and 558 rental units and this need is likely to increase in accordance with anticipated population growth.

Table 5-1, Housing Units shows the number of housing units and percent change from 2000 through 2023. It should be noted that the County’s housing inventory did increase by 18 percent in the 2010s, outpacing the State as a whole (at 11 percent).

Table 5-1: Housing Units

Year	Worcester County		Maryland	
	Total Housing Units	% change	Total Housing Units	% change
2000	47,360		2,145,283	
2010	55,749	18%	2,378,814	11%
2020	56,263	1%	2,530,844	6%
2023	56,585	1%	2,588,337	2%

Source: U.S. Decennial Census (2000-2020) and 2023 ACS 5-year estimates

Housing Types

Worcester County offers a variety of housing unit types, including mobile homes, detached single-family dwellings, attached single-family dwellings, apartments, duplexes, townhouses, and multi-family dwellings. Most of the housing units have their own unique architectural style and range in age from newly constructed to more than 100 years old.

Table 5-2, Housing Types provides the types of occupied housing within the County in the years 2000, 2010, and 2020. The breakdown of units shown in this table may vary based on the respondent’s

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knowledge of housing types. Detached single-family housing units continue to be the predominant housing type within Worcester County, at 71.3 percent of the County’s total occupied housing units.

Table 5-2: Housing Types

Housing Type	2000		2010		2020		Change	
	#	%	#	%	#	%	2000-2010	2010-2020
Single Family, detached	14,160	71.9	15,896	72.2	16,146	71.3	12%	2%
Single Family, attached	681	3.5	1,497	6.8	1,450	6.4	120%	-3%
2 units	477	2.4	264	1.2	405	1.8	-45%	53%
3 or 4 units	543	2.8	440	2	691	3	-19%	57%
5 to 9 units	835	4.2	903	4.1	929	4.1	8%	3%
10 or more units	1,536	7.8	1,717	7.8	1,634	7.2	12%	-5%
Mobile home or other type of housing	1,462	7.4	1,299	5.9	1,406	6.2	-11%	8%
Total Occupied housing units	19,694		22,016		22,661			

Source: 2020 & 2010 ACS 5-year estimates, 2000 Decennial Census

Occupancy and Tenure

One of the fundamental choices people make about their living situation is whether to rent or buy a home. Homeownership is valued as a long-term investment strategy, while renting affords more flexibility and can appeal to those who do not want to be tied to a specific location. Sometimes, the desire to own a home is constrained by personal finances or life situations, and so renting may be the only choice available at that time.

National trends have demonstrated changes in home buying patterns, as young adults wait longer to purchase their first homes, sometimes as a function of affordability and price. There is also a national trend toward increased mobility and a desire for flexibility in housing options that favors renting among certain populations. A recent period of very low interest rates during the COVID-19 pandemic enabled many homeowners to refinance their homes. A subsequent rise in interest rates has resulted in many of these homeowners remaining in their residences, which in turn has diminished the housing supply in some areas, and especially for younger families looking for larger homes to start or expand their families.

Figure 5-1, Occupancy Rates in Eastern Shore counties and Table 5-3, Comparison of Occupancy Rates in Eastern Shore Counties compares the proportion of owner-occupied units, renter-occupied units, and vacant units in the County with those of the State, and other counties on the Eastern Shore. Worcester County exhibits a comparatively high rate of vacant housing largely due to its strong reliance on seasonal and tourism-based economies. The County’s coastal communities, particularly Ocean City and Ocean Pines, serve as major vacation and second-home destinations, leading to a substantial share of dwellings that remain unoccupied for much of the year. Many of these properties are owned by non-residents who use them only seasonally or as investment rentals, contributing to elevated vacancy rates in off-

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peak months. Additionally, the County's housing stock has expanded in response to tourism and retirement migration, outpacing year-round population growth and further amplifying seasonal vacancy. Unlike neighboring inland counties where the housing market is driven primarily by permanent residents and commuting populations, Worcester's market is more cyclical, reflecting the rhythms of tourism and recreation rather than stable residential occupancy patterns.

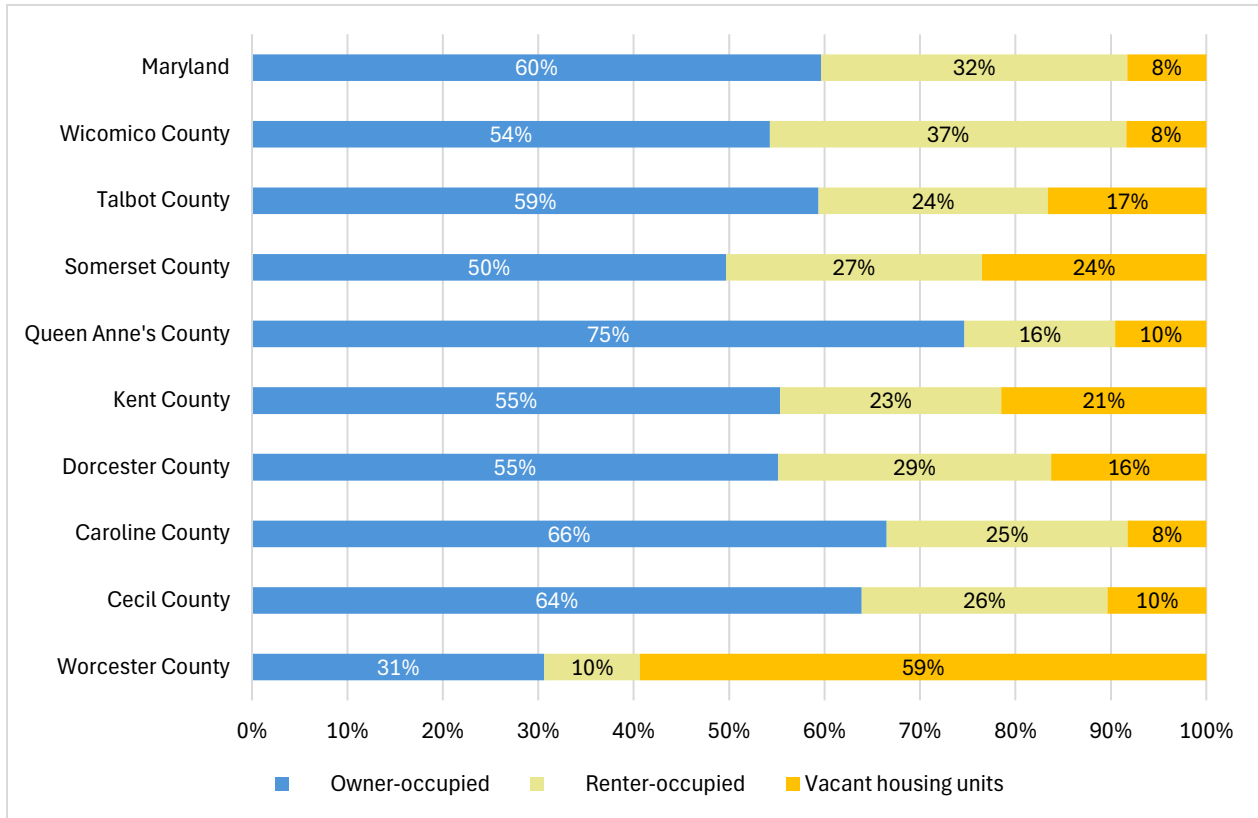
Table 5-3: Comparison of Occupancy Rates in Eastern Shore Counties

County Name		Occupied housing units	Owner-occupied	Renter-occupied	Vacant housing units	Total housing units
Worcester County	#	22,871	17,241	5,630	33,392	56,263
	%	41	75	25	59	
Cecil County	#	39,398	28,076	11,322	4,543	43,941
	%	90	71	29	10	
Caroline County	#	12,327	8,933	3,394	1,107	13,434
	%	92	73	28	8	
Dorchester County	#	13,721	9,033	4,688	2,662	16,383
	%	84	66	34	16	
Kent County	#	8,075	5,694	2,381	2,211	10,286
	%	79	71	30	22	
Queen Anne's County	#	19,240	15,885	3,355	2,034	21,274
	%	90	83	17	10	
Somerset County	#	8,334	5,412	2,922	2,561	10,895
	%	77	65	35	24	
Talbot County	#	16,296	11,598	4,698	3,242	19,538
	%	83	71	29	17	
Wicomico County	#	40,018	23,705	16,313	3,664	43,682
	%	92	59	41	8	
Maryland	#	2,321,208	1,509,586	811,622	209,636	2,530,844
	%	92	65	35	8	

Source: 2020 Decennial Census

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Figure 5-1: Comparison of Occupancy Rates in Eastern Shore counties



Source: 2020 Decennial Census

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Housing Features

The most common housing unit size in the County (**See Table 5-4, Number of Rooms**) is four-room housing units (11,536 units or 20.5%), whereas the most common size in Maryland is nine or more rooms (537,777 units or 21.2 percent, respectively). While these figures do not directly address square footage, it can be inferred that housing units in Worcester County are, on average, smaller than those found within the State as a whole.

Table 5-4: Number of Rooms (2022)

Rooms	Worcester County		Maryland	
	#	%	#	%
1 room	1,287	2.3	45,860	1.8
2 rooms	3,461	6.1	59,065	2.3
3 rooms	9,365	16.6	194,941	7.7
4 rooms	11,536	20.5	320,051	12.6
5 rooms	9,525	16.9	342,112	13.5
6 rooms	8,299	14.7	413,488	16.3
7 rooms	5,116	9.1	328,089	13
8 rooms	3,850	6.8	289,692	11.4
9 rooms or more	3,960	7	537,777	21.2
Median rooms	4.8		6.2	
Total housing units	56,399		2,531,075	

Source: 2022 ACS 5-year estimates

Table 5-5, Number of Bedrooms shows the number of bedroom housing units in Worcester County in 2020. The County has mostly two- and three-bedroom housing units (17,357 units or 30.8 percent and 23,397 units or 41.5 percent, respectively), while one-bedroom and studio (or no bedroom) units are limited (5,642 units or 10.0 percent and 1,287 units or 2.3 percent, respectively).

People wishing to downsize or those just starting out in the housing market have some opportunities, but larger homes (or those with a greater number of bedrooms) predominate. This is one factor that may affect the long-term ability of individuals and families to age in place, among other housing considerations, and points to the need for the County to encourage a variety of housing choices as the County continues to develop and the housing stock expands.

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Table 5-5: Number of Bedrooms

Bedrooms	Worcester County		Maryland	
	#	%	#	%
No bedroom	1,287	2.3	50,741	2
1 bedroom	5,642	10	258,561	10.2
2 bedrooms	17,357	30.8	538,014	21.3
3 bedrooms	23,397	41.5	918,751	36.3
4 bedrooms	7,318	13	560,103	22.1
5 or more bedrooms	1,398	2.5	204,905	8.1
Total housing units	56,399		2,531,075	

Source: 2022 ACS 5-year estimates

Households

According to the U.S. Census Bureau, “A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” A non-family household, by contrast, is either a person living alone or with one or more other householders unrelated to any of the other persons in the home.

Table 5-6, Average Household and Family Size, shows that households in Worcester County are smaller, generally, than those of Maryland as a whole. This may reflect the number of retirees and the fewer number of family-occupied homes in the County, and the older average age of the County’s population.

Table 5-6: Average Household and Family Size

Jurisdiction	Worcester County	Maryland
Average household size of owner-occupied unit	2.24	2.72
Average household size of renter-occupied unit	2.17	2.36
Average household size	2.22	2.6
Average family size	2.76	3.21

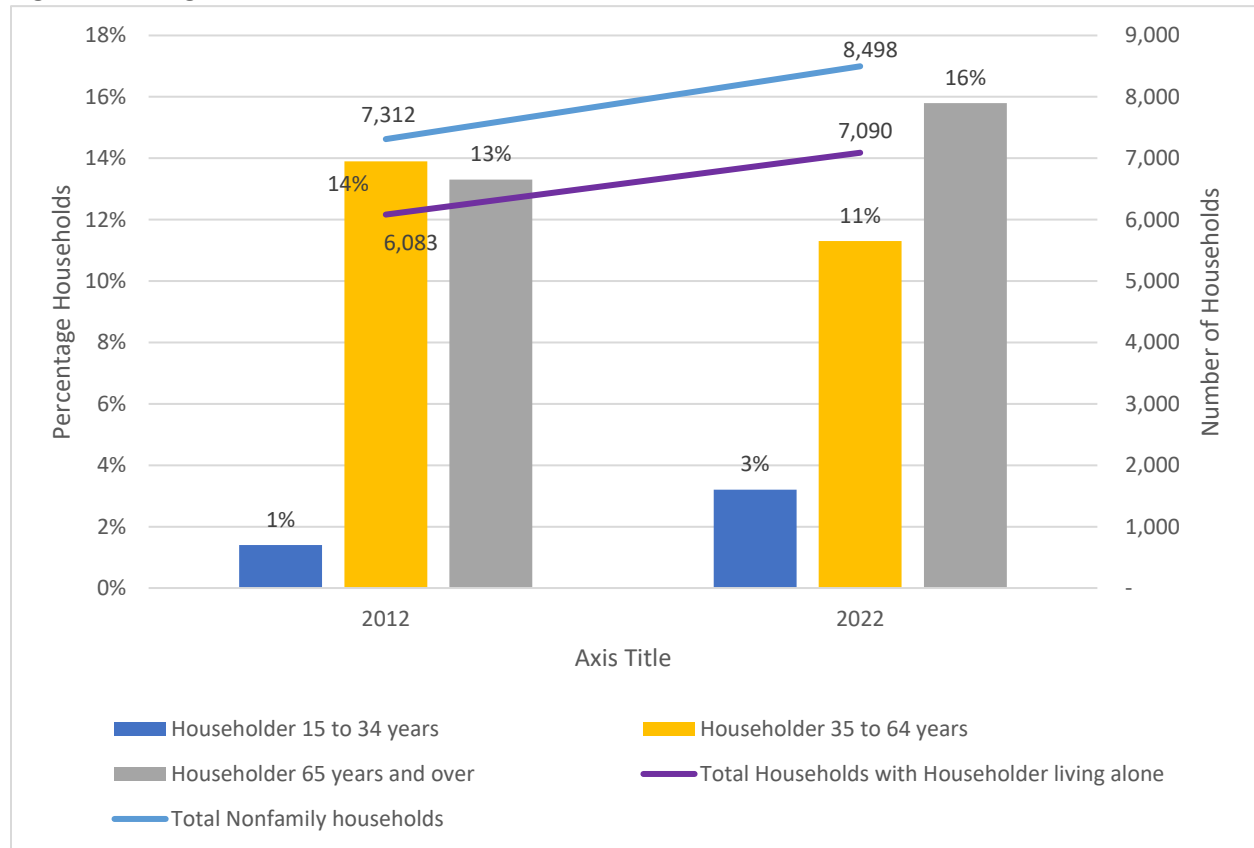
Source: 2022 ACS 5-year estimates

The number of single person households has increased over time with the highest proportion of households having a householder over the age of 65 years (**See Figure 5-2, Single Person Households**). The total number of nonfamily households has remained higher than total households with householder living alone. The data suggests that alternative housing types are likely to be in demand as people age and household sizes decrease (**See Figure 5-3, Household Size**). There are also potential public health implications of older residents living alone. There are specific housing factors that the County may need to consider given the high number of older residents:

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- The members of this age cohort are more likely to be homeowners, but they may struggle with upkeep of their homes and may be looking to downsize in the future.
- Senior housing options should include smaller independent living units, ‘granny pods’ or mother-in-law suites, residential care homes, respite services, assisted living and memory care facilities, and retirement communities.
- Due to a strong desire among this group to age-in-place as people become physically limited, they may need housing modifications (e.g., bathroom grab-bars, roll-in showers, ramps) to support the ability to live in existing housing units.

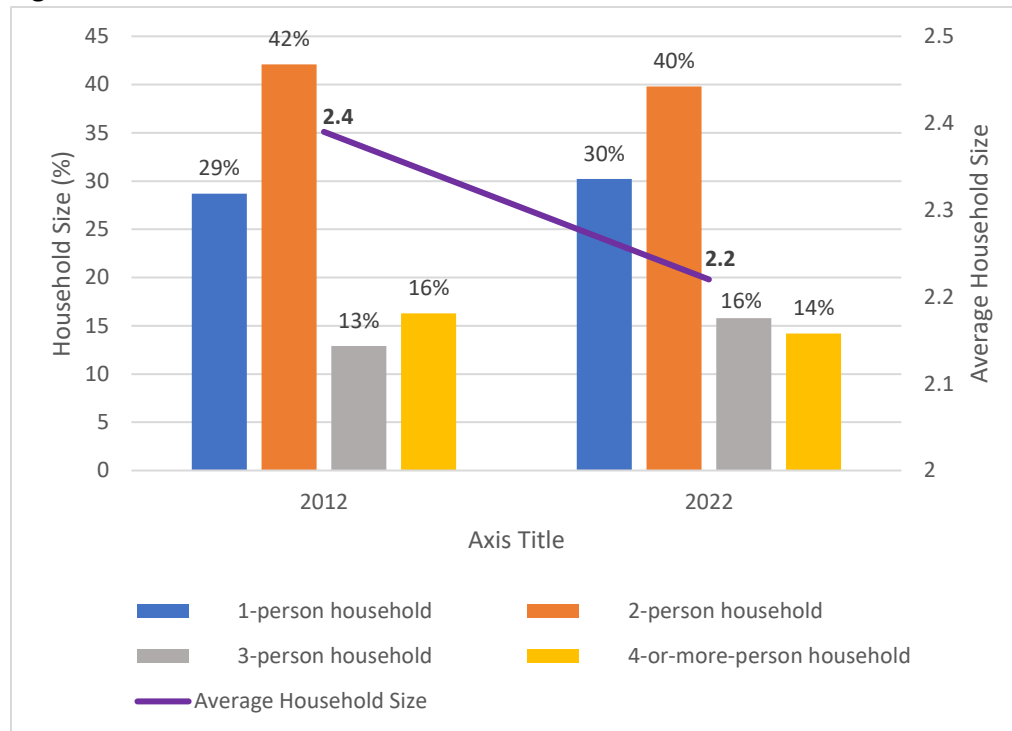
Figure 5-2: Single Person Households



Source: ACS 5-year estimates

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Figure 5-3: Household Size



Source: ACS 5-year estimates

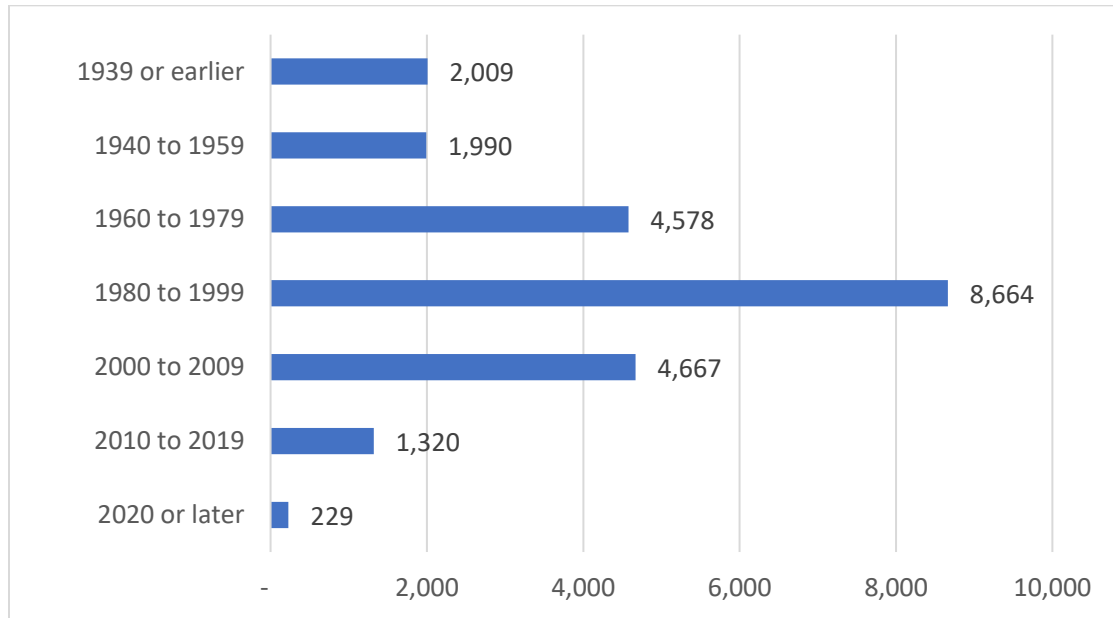
Housing Age and Conditions

The median year housing structures were built can be an indicator of the condition and livability of the housing stock. Older buildings typically require a greater degree of upkeep and maintenance. While numerous factors influence the cost to maintain homes, older structures typically cost more to rehabilitate than new construction and have a greater chance of deteriorating and being neglected or even abandoned.

Figure 5-4, Housing Age shows the age of housing in Worcester County. It shows that the County experienced a large housing boom between 1980 and 1999, with slightly smaller, but still significant, numbers of houses built between 1960 and 1979, and between 2000 and 2009, but much less housing unit growth since 2009.

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Figure 5-4: Housing Age



Source: 2022 ACS 5-year Estimates

Table 5-7, Housing Age, compares these numbers to the State as a whole. As in Worcester County, the largest numbers of units, within these timeframes, were also built in Maryland between 1980 and 1999, representing two decades of robust growth in the State.

Table 5-7: Housing Age

Year Structure Built	Worcester County	Maryland
2020 or later	229	9,304
2010 to 2019	1,320	172,622
2000 to 2009	4,667	266,892
1980 to 1999	8,664	680,507
1960 to 1979	4,578	581,466
1940 to 1959	1,990	375,039
1939 or earlier	2,009	232,294

Source: 2022 ACS 5-year Estimates

Value and Affordability

Housing costs often account for a significant portion of a household budget and can affect the lives of residents in a variety of ways. Homeowners who want to build equity would like to see the value of their investment increase to maximize their financial outcomes. Renters, on the other hand, may see their expenses rise over time as rents increase. Whether homeowner or renter, households that struggle to

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afford housing costs find themselves in unstable positions that can affect their quality of life. Municipalities and counties also have a stake in the cost and value of housing within their borders as it can affect the community's overall economic health.

Over the years, the County has encountered an increasing gap between household incomes and housing costs/values. This is a regional and national trend that most jurisdictions are experiencing. Between 2000 and 2010, the median house value in Worcester County increased sharply from \$121,500 to \$289,100 but then decreased slightly in 2020 to \$267,400. A similar pattern can be seen for the State with overall higher values than the County (**See Figure 5-5, Median Housing Values**).

In contrast, the median rental values have seen a steady increase from 2000 to 2020 in both the County and the State, with the values in the state being higher (**See Figure 5-6, Median Rental Values**). The rise in these housing values overtime has created affordability issues since the incomes have not increased proportionally. The median household income increased from \$40,650 in 2000 to \$65,396 in 2020 which is an increase of 61 percent in 20 years, however, the median housing values have increase by 120 percent (\$121,500 to \$267,400) during the same period (**See Figure 5-7, Median Household Income and Home Value**). The County's median household income is \$24,667 less than the median household income for the State (\$87,063). The major push that leads to increase in prices is the lack of affordable housing options since realtors and developers are more focused on seasonal homes instead of creating diverse housing availability for people with different income levels.

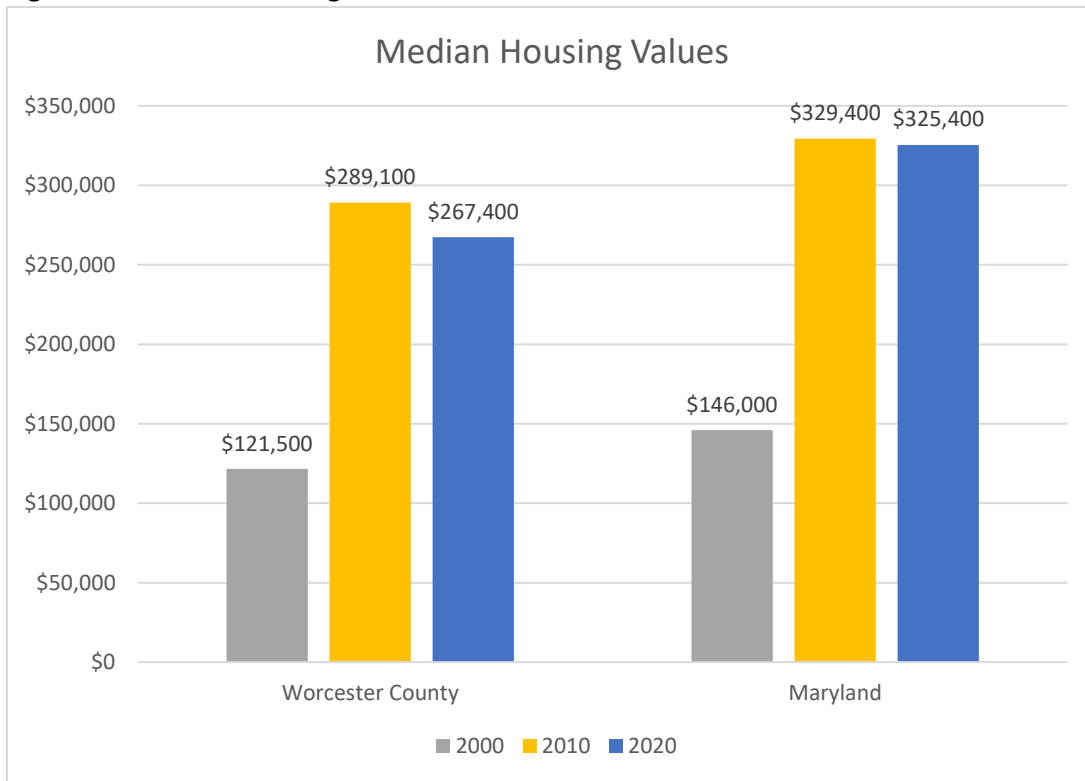
Data from the 2025 Housing Study corroborates these findings. The report states that rents across Worcester County have climbed in real terms over the past year. The Zillow Observed Rent Index (ZORI), a measure that tracks trends in listed rents for available rental units, was \$1,966 in May 2024 and rose steadily to \$2,273 by April 2025, an inflation-adjusted increase of more than 15 percent. Although the index declined slightly to \$2,228 in May 2025, rents remain significantly higher than one year earlier. Consistent with the HUD guidelines, a household would need to earn at least \$99,960 annually to keep combined rent and utilities below 30 percent of income – given the average monthly utility costs of \$271.²

However, the most recent data indicate that the median renter household in Worcester County earns about \$46,000, which is why rents are increasingly unaffordable. The report also indicates that affordability is an issue for mortgaged homeowners, where 31 percent of mortgaged homeowners spent 30% or more of their household income on total ownership costs, including mortgage payments, property taxes, insurance, and HOA fees. Cost burdens were much less for homeowners without a mortgage.

² Utility costs were estimated using Five-Year 2023 Public Use Microdata Sample (PUMS) data from the U.S. Census Bureau. Matrix filtered the data to include only renter households in the region and calculated average monthly utility expenditures, including electricity, gas, water, and other fuels. These estimates were then adjusted to 2025 dollars using the Consumer Price Index (CPI) for Fuels and Utilities for U.S. Cities, published by the U.S. Bureau of Labor Statistics.

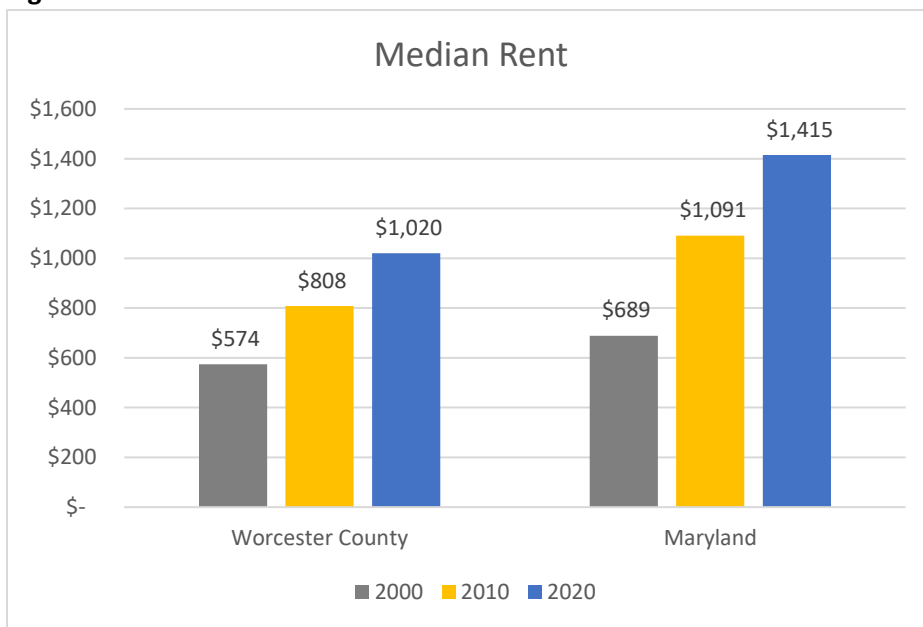
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Figure 5-5: Median Housing Values



Source: 2020 and 2010 ACS 5-year estimates, 2000 Decennial Census

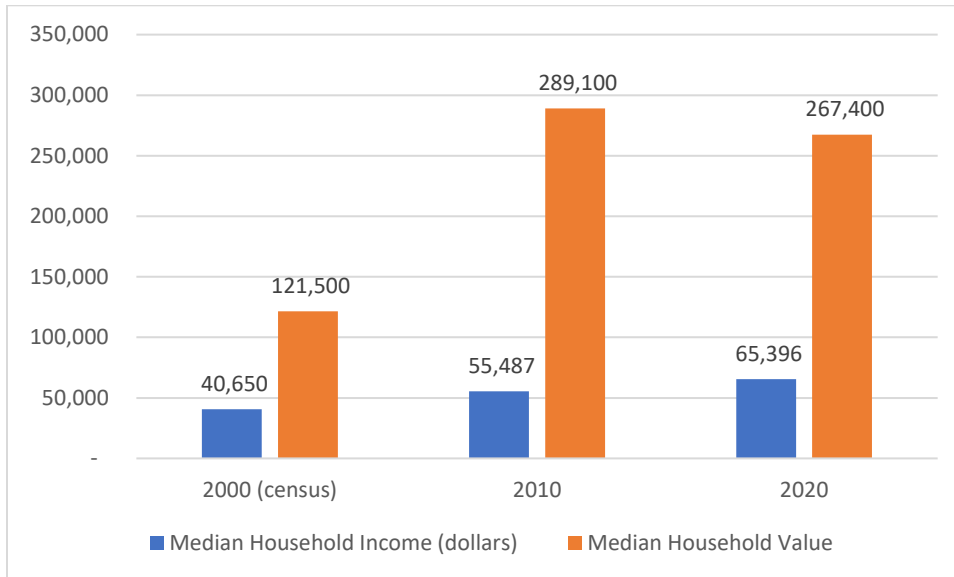
Figure 5-6: Median Rental Values



Source: 2020 and 2010 ACS 5-year estimates, 2000 Decennial Census

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Figure 5-7: Median Household Income and Home Value



Source: ACS 5-year estimates

Affordable and Workforce Housing

The U.S. Department of Housing and Urban Development (HUD) defines housing as affordable if the cost of occupying the house does not consume more than 30 percent of the household's income. HUD defines housing costs as contract rent plus utilities for renter, and monthly payment (mortgage, taxes, and insurance) for owners. Addressing these affordability gaps is essential to affirmatively further fair housing by expanding access to housing for lower and moderate income households.

According to HUD, affordable housing is determined based on the Area Median Income (AMI). For homeowners, affordable housing costs do not exceed 30 percent of the yearly income for those who earn 80 percent or less of the AMI. For renters, affordable housing costs do not exceed 30 percent of the yearly income for those who earn 60 percent or less of the AMI. Workforce housing is generally thought of as housing affordable to essential public- and service-sector employees such as teachers, fire fighters, and nurses. It is defined here as housing affordable to households with incomes up to 120 percent of AMI.

Income limits are calculated for metropolitan areas and non-metropolitan counties in the country using the Fair Market Rent (FMR) area definitions used in the Section 8 program, based on HUD estimates of median family income, with adjustments for family size. **Table 5-8: HUD FY24 Income Limits Summary** shows the income limits for different family sizes.

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Table 5-8: HUD FY24 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Worcester County, MD HUD Metro FMR Area	\$103,400	Very Low (50%) Income Limits (\$)	36,200	41,400	46,550	51,700	55,850	60,000	64,150	68,250
		Extremely Low- Income Limits (\$) *	21,700	24,800	27,900	31,200	36,580	41,960	47,340	52,720
		Low (80%) Income Limits (\$)	57,900	66,200	74,450	82,700	89,350	95,950	102,550	109,200

Source: HUD FY 2024 Section 8 Income Limits

NOTE: Worcester County is part of the Worcester County, MD HUD Metro FMR Area, so all information presented here applies to all of the Worcester County, MD HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Worcester County, MD HUD Metro FMR Area.

The Worcester County, MD HUD Metro FMR Area contains the following areas: Worcester County, MD;

** The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits. Income Limit areas are based on FY 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 Fair Market Rent documentation system.*

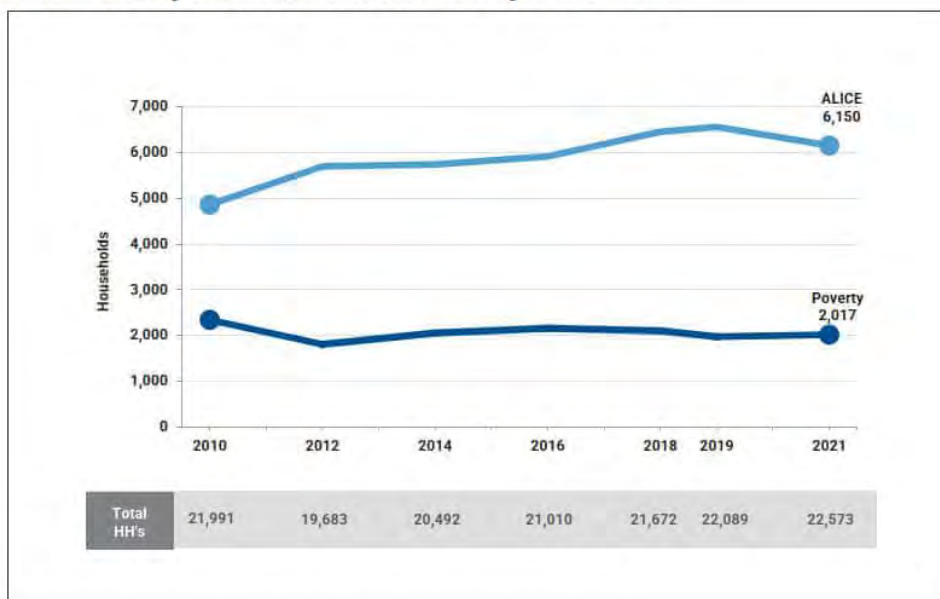
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ALICE 2023 Report shows the affordability statistics based on the ALICE threshold. ALICE is an acronym for Asset Limited, Income Constrained, Employed. These are households that earn more than the Federal Poverty Level, but less than the basic cost of living for the County (the ALICE Threshold). Households below the ALICE Threshold, ALICE households plus those in poverty, can't afford the essentials.

Figure 5-8: Households by Income below is taken from the ALICE Report 2023 to show the affordability in Worcester. As of 2021, more than 6,000 households are below the ALICE threshold in Worcester.

Figure 5-8: Households by Income

Households by Income, Worcester County, 2010–2021



Note: See an interactive version of this data at UnitedForALICE.org/Maryland

Sources: ALICE Threshold, 2010–2021; American Community Survey, 2010–2021

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Workforce Housing

Workforce housing is housing affordable to households earning between 60-120 percent of AMI. Workforce housing targets middle-income workers, which includes professions such as police officers, firefighters, teachers, healthcare workers, and retail workers. Those who need workforce housing may not always qualify for subsidized housing programs such as the Low-Income Housing Tax Credit (LIHTC) program or the Housing Choice Vouchers program (formerly known as Section 8).

From the 1940s to the 1990s, housing was generally affordable to many middle-income workers due to wages remaining relatively consistent with costs of living. During the late 1990s and early 2000s, incomes began to lag behind rising costs of living, and housing supply for middle-income workers grew stagnant, causing an acute need for workforce housing. Because affordable housing programs focused on serving households making 60 percent or lower of AMI, middle-income workers were left with fewer housing options.

Federal programs through HUD or state governments are predominantly focused on supporting people that make less than 60 percent of AMI. The workforce housing target of 60-120 percent of AMI is an income stratum that is largely unserved and unaddressed by both federal and state programs aside from FHA loans. Affordable housing for the working and middle classes is largely left to individual municipalities and counties to deal with. Families that fall into this income category have found it increasingly difficult to purchase a home that is located in the area where they work, and that provides for the needs of their household. In response, many families have found housing that is significantly further away from their place of employment. This results in increased commute times, greater reliance on transportation infrastructure, less free time, and ultimately lower quality of life.

The success of Ocean City as a tourism destination drives strong demand for seasonal workforce housing in Ocean City and the surrounding unincorporated areas. The influx of tourists and temporary residents during the summer months drives significant competition for short-term accommodations, prompting increased development of vacation rentals and second homes. This concentrated demand has placed upward pressure on housing prices and availability not only within Ocean City but also in surrounding unincorporated areas such as West Ocean City, Berlin, and Ocean Pines. As more of the local housing stock is directed toward seasonal or investment use, the supply of affordable, year-round residences has become increasingly constrained. This dynamic contributes to a growing shortage of workforce housing, particularly for employees in the hospitality, service, and retail sectors who sustain the local tourism economy. Consequently, many workers face long commutes or must seek housing outside the County, posing challenges for both economic stability and community sustainability.

Attainable Housing

According to a report by the Urban Land Institute on Attainable Housing,³ an additional area for discussion related to the country's housing affordability challenge is the near disappearance, in most areas, of modestly priced, new for-sale homes, which could be referred to as attainable housing. The

³ Attainable Housing: Challenges, Perceptions, and Solutions (<https://www.rclco.com/wp-content/uploads/2019/04/Attainable-Housing3-Challenges-Perceptions-and-Solutions-ULI-Terwilliger.pdf>)

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report defines attainable housing as nonsubsidized, for-sale housing that is affordable to households with incomes between 80-120 percent of the area median income.

Housing prices have accelerated rapidly, partly as a result of limited new supply. The lack of overall supply, and the very low rate of growth in new construction at attainable price points, has led to significant challenges among many young adult households, and others with moderate incomes, who are looking to become homeowners. According to the 2020 Maryland Housing Needs Assessment & 10 year Strategic Plan,⁴ Worcester's share represented less than 1 percent of total statewide housing funding, with only 2% of all subsidized units located in the County.

The majority of state-supported activity focused on single-family loans and neighborhood revitalization, with limited funding for multifamily construction, a gap that constrains the development of affordable rental options. This pattern of funding distribution contributes to the County's ongoing affordability challenges, where 34 percent of households are cost-burdened,⁵ paying more than 30 percent of income toward housing. The relatively low per-household funding levels highlight the limited capacity of existing state resources to address affordability needs in Worcester. Strengthening investment in multifamily development and rental assistance would be essential to improving housing accessibility for lower-income residents and ensuring a more equitable distribution of resources across the County.

Developers and builders are seeing housing demand shift because of the rise of small households. This trend has negative implications for the availability of smaller homes at attainable price points. The size of the traditional family household has been declining, and the proportion of smaller households is increasing. Factors contributing to these trends include delaying marriage until later in life; birthing fewer children; having both partners in the workforce; greater rates of divorce; later-in-life remarriages; healthy life spans and longevity; and increased rates of aging in place. The County also experiences a notable influx of retirees who frequently purchase second homes before relocating. Despite the shifts in household size, new construction has continued to focus on delivering larger homes with more bedrooms. This results in gaps between the needs and demands of residents and the supply of appropriate housing.

To successfully bridge this gap, attainable housing developments should focus on:

- **Smaller Homes**— Homes with less than 1,400 square feet offer first-time homebuyers, downsizers, and small households of any age and income level alternative housing options.
- **Value Housing**—Many homebuilders are introducing models to specifically address attainable housing. These scaled-down models often offer greater simplicity in terms of option packages and structural components, thereby enabling the homebuilder to deliver products more cost-effectively which can increase the supply of attainable housing.
- **Missing-Middle Housing**—This strategy provides housing options at densities between single-family homes and mid-rise communities whose scale would be compatible (e.g., duplexes, triplexes, courtyard buildings, bungalow courts, live-work buildings). The scale of these buildings

⁴ <https://dhcd.maryland.gov/Documents/Other%20Publications/Report.pdf>

⁵ Maryland Housing Needs Assessment & 10-Year Strategic Plan (2020), Page 165

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can be attractive, especially when higher density, multi-unit attached housing is often perceived as being of less value than traditional single-family homes.

- **Cluster Housing**—Detached cluster homes allow for higher densities than traditional single-family homes but create the traditional feel associated with single-family developments often desired by homebuyers.
- **Accessory Dwelling Unit (ADU)** — ADU’s are independent housing units located on the same lot as a single-family primary home. They can address affordable housing challenges by increasing housing supply, providing flexible living arrangements, and supporting lease. The County should continue encouraging and facilitating the use of Accessory Dwelling Units (ADUs) consistent with the State’s policy.

Housing Pipeline

The County’s demographics, and how they may affect future aspirations, are significant considerations in the development of a housing strategy. As the population continues to age, the need for a variety of housing types for those over 65 is growing. Demand for large, four-bedroom suburban homes may not be desirable for this age group, given cost, maintenance, and transportation considerations. Likewise, the millennial and younger generations have yet to demonstrate the same commitment to and ability to access homeownership and a suburban lifestyle as the generations preceding them, with many looking for more town-centered locations with less dependence on automobile-based transportation options.

How future housing projects will meet this need is yet to be determined. Gathering and analyzing housing data can help the County monitor its progress and adjust housing policies as appropriate. Data and mapping tools are becoming both more sophisticated and easier to implement and use. Building permit data is useful in tracking residential projects and also in determining infrastructure planning needs. The Maryland Department of Planning is developing a Statewide Building Permit Reporting System to identify the location and to quantify the amount of residential development activity. Permit data will be collected through counties and municipalities. The County should ensure that its reporting is consistent with the needs of this project, as the data collected can be used by the County to undertake more detailed analysis of housing trends and also as a tool for its public facility planning.

Coordinating with the State on the development of these tools may enable the County to implement these tools more easily. As data from these analyses becomes available, the County can coordinate with elected officials and regional organizations to identify housing needs, including the need for housing for all age groups.

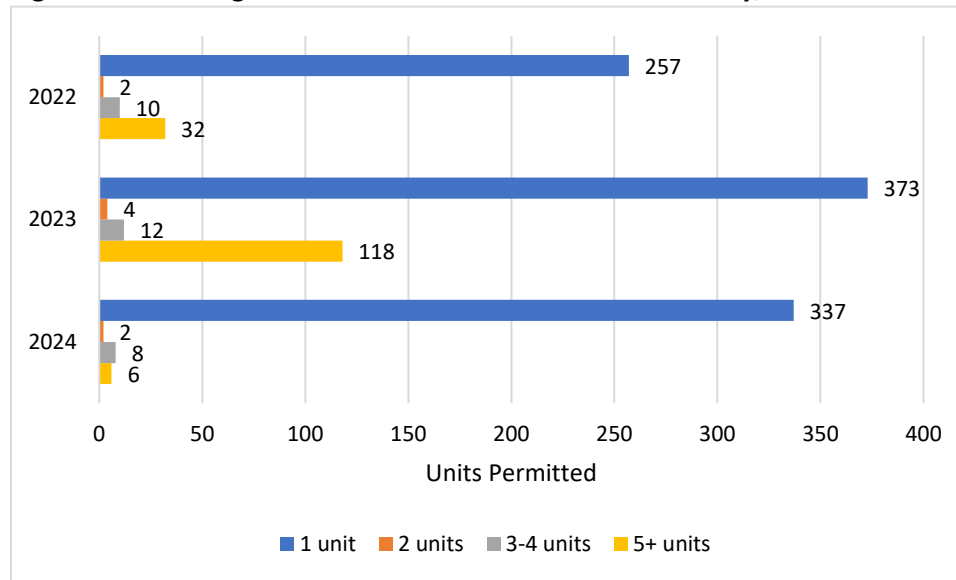
Housing Permits

The 2025 Housing Study reports the residential permitting trends by building size in Worcester County between 2022 and 2024, see **Figure 5-9: Housing Units Permitted across Worcester County, 2022-2024**. The figure provides a snapshot of the development pipeline, denoting the number of new housing units authorized for construction each year. Unsurprisingly, single-family homes consistently accounted for most permitted units, making up 85 percent of all units in 2022 (257 units), 74 percent in 2023 (373 units), and 95 percent in 2024 (337 units). There was an uptake in the total permits in 2023, especially

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permits for five or more units, which made up almost a quarter of that year’s total. However, the permits for duplexes and multifamily remained low overall.

Figure 5-9: Housing Units Permitted across Worcester County, 2022-2024



Source: U.S. Census Building Permits Survey; Matrix Design Group Inc. (Worcester County Housing Study 2025)

Note: The unit of analysis is the number of housing units permitted. Estimates are reported values, not imputed values.

The total number of housing units permitted in the unincorporated areas of Worcester County show a similar trend. The number of housing permits in unincorporated areas have increased over time, peaking to 301 in 2023 (see **Table 5-9: Housing Permits in Unincorporated Areas**). This increase could be attributed to post-pandemic growth period, which was followed by a more stable pace of development.

Table 5-9: Housing Permits in Unincorporated Areas

Year	# Building Permits issued
2018	168
2019	183
2020	193
2021	227
2022	200
2023	301
2024	284
2025	186

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Substandard Housing

The 2025 Housing Study finds that substandard housing remains a significant issue, especially in the County’s southern and inland areas, such as Pocomoke City, Snow Hill, and nearby unincorporated communities. The report’s analysis, which combines census tract data with parcel-level construction and age information, reveals clusters of older, lower-quality homes that are more vulnerable to deterioration, code violations, and health hazards. Many of these homes were built before 1970 and often rely on non-standard heating fuels like bottled gas or kerosene, indicating limited access to modern utilities and higher safety risks. In contrast, northern coastal communities such as Ocean City and Ocean Pines generally report newer, better-quality housing. The study emphasizes that addressing substandard conditions will require targeted rehabilitation programs, code enforcement, and modernization efforts, particularly in high-need southern areas to preserve affordable housing and improve living standards.

Homelessness

Like most of the United States, Worcester County and its surrounding region has also been facing the issue of homelessness. According to the Point-In-Time (PIT) count, which gives a snapshot of the sheltered and unsheltered homeless population on a single night in the month of January each year, 653,104 people – or about 20 of every 10,000 people in the United States – experienced homelessness across the United States in 2023.⁶ This is the highest number of people reported as experiencing homelessness on a single night since PIT count reporting began in 2007.⁷

The PIT count in Wicomico, Somerset and Worcester counties⁸ indicate that a total of 87 persons from households with children and 242 adults from households without children experienced homelessness. The data shows that majority of the people experiencing homelessness are Black/African Americans. Amongst the households with children, 61 out of the total 87 people were aged under 18 years. In contrast, the majority of the people in households without children were aged above 55 years (101 adults).

It should be noted, however, that this data only captures one night in January in a given year, therefore it may not be comparable to the average numbers or trends over the year.

Table 5-10: PIT Count Experiencing Homelessness in Wicomico, Somerset & Worcester Counties (2023)

	Overall	Females	Males	Black/African American	Chronically Homeless	Adults with Serious Mental Illness
Adults & Children	87	51	36	71	0	--
Adults only	242	89	150	121	70	53

Source: 2023 Point-in-Time Count MD-513 Wicomico, Somerset, Worcester Counties CoC

⁶ This count does not include people served in rapid rehousing, permanent supportive housing, or other permanent housing programs, which comprise 60 percent of the national inventory as reported in the 2023 Housing Inventory Count.

⁷ 2023 Annual Homeless Assessment Report (AHAR to Congress)

⁸ 2023 Point-in-Time Count MD-513 Wicomico, Somerset, Worcester Counties CoC

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The primary contributing factors of homelessness are a combination of low wages and a lack of available, affordable, or adequate housing. Low income relative to cost of living, disabling conditions, domestic violence, and sudden income loss are common issues that result in individuals losing housing. These conditions are closely tied to fair housing considerations, as disparities in income, race, disability, and access to services can increase vulnerability to housing instability and homelessness. Coupled with rising unemployment and loss of incomes, the historical drivers of homelessness were exacerbated by the COVID-19 pandemic. States and the Federal government responded with several new policies and programs to prevent or delay eviction which was helpful in the short run. Since the COVID-19 emergency has ended, most of these programs have been discontinued, making housing affordability a continued issue that has been a major cause of homelessness.

Worcester County's agencies work together to address homelessness, but they all agree that finding affordable housing is a major challenge. This issue makes provider agencies jobs harder. Most people experiencing homelessness need services in the northern part of the County, especially in Berlin or Ocean City areas.

Affordable housing is often available during the off-season months (October through April). However, during the tourist season, apartments can cost \$700 to \$1,000 more per month. This increase can lead to homelessness or raise the risk of losing housing starting May 1, when higher rental rates apply. Winter rental housing is not always available, but when the season starts after three months, prices for winter rentals increase. As a result, some individuals who cannot afford these higher prices end up returning to the streets.

Employment opportunities in Worcester County vary greatly. In the Ocean City area, many jobs come with seasonal tourism during the summer months. These jobs are usually not long-term since businesses cut back after the tourist season ends. During the off-season, Worcester County has one of the highest unemployment rates in Maryland. This can lead to housing instability, as people may not earn enough to support themselves and their families.

Worcester County also lacks primary care providers, dentists, pediatricians, and psychiatrists. Telepsychiatry has helped some, but it does not fully meet the demand for psychiatric services. Public transportation is another significant issue. Shore Transit connects towns like Berlin, Ocean City, Pocomoke, Salisbury, and Snow Hill, but its schedule is limited and often inconvenient for medical appointments. Using public transportation can also create financial strain, as costs are charged per person and per ride, with extra fees for transfers. After the tourist season, bus services are reduced even more.

Some specialized behavioral health services available in urban areas are not offered in Worcester County. Tidal Health Regional Medical Center, located in Wicomico County, is the only provider of adult inpatient mental health services. Crisis beds and partial hospitalization programs are available in neighboring counties but not in Worcester County. There is a continuous need for crisis beds and peer support for people with mental illness.

The Worcester County Homeless Outreach Team (HOT) initiated its coordinated outreach efforts in May 2018 to connect individuals experiencing homelessness to vital services. Outreach activities in the rural regions of Worcester County present significant challenges due to the transient nature of homelessness. The team is comprised of approximately 22 members from various agencies throughout the County,

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collaboratively providing support to homeless individuals encountered during their outreach efforts. The team convenes approximately twice monthly, designating one meeting for street outreach activities.

The data that is being collected is Point in Time (PIT), explained earlier, which can refer to a time metric, a count of people experiencing homelessness, or a general phrase that means at a specific moment in time. A PIT report provides a snapshot of data at a specific time.

Local Resources

Diakonia is actively serving the Tri-County Lower Eastern Shore Region. In the Summer of 2023, Diakonia piloted a new Rapid Response Team that responds to calls from the community and emergency dispatch regarding complaints/concerns of potentially homeless persons. Over the course of the year, Diakonia received almost 250 calls, averaging one person every other day. Diakonia has plans to build 42 affordable housing units to help mitigate the housing shortage on the Lower Eastern Shore.

Other resources for people experiencing homelessness in Worcester County include the following:

- Homeless Alliance for the Lower Shore (HALS)- Tri County Resource guides.
Offers emergency shelter, rental assistance, and case management. You can call (410) 219-0923 to assess the eligibility and availability of beds.
- 211 Maryland
Call 2-1-1 to connect with community resources to help with food, utility assistance, and other financial needs. 211 is available 24/7.
- Local shelters in and near Worcester County:
 - Christian Shelter: Located at 334 Barclay Street, Salisbury, MD 21804. Their phone number is (410) 749-5673.
 - Samaritan Ministries, Inc. Located at PO Box 661, 814 4th Street, Pocomoke, MD 21851. Their phone number is (410) 957-4310.
 - Diakonia, Inc. Located at 12747 Old Bridge Road, Ocean City, MD 21842. Their phone number is (410) 213-0923.
 - HALO Shelter : Located at 119 South Boulevard in Salisbury, MD 21804. Their phone number is (410) 742-9356.

Fair Housing Assessment

Worcester County is committed to affirmatively furthering fair housing in accordance with the federal Fair Housing Act and Maryland House Bill 90 (2021). This assessment evaluates local housing conditions to identify patterns of segregation, disparities in access to housing and opportunity, and barriers affecting protected classes. The analysis draws upon data presented throughout this chapter, including U.S. Census Bureau and American Community Survey (ACS) data, as well as findings from the 2025 Worcester County Housing Study. Together, these sources provide a comprehensive understanding of housing conditions, demographic trends, and inequities across the County.

Demographic Patterns and Protected Classes

Worcester County's population reflects several characteristics relevant to fair housing. The County has an older population than the State overall, with a significant share of residents aged 65 and older. This trend contributes to increased demand for accessible, adaptable, and age-friendly housing, particularly for individuals with mobility limitations or disabilities. The 2025 Housing Study indicates that

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approximately 15 percent of seniors report ambulatory disabilities, reinforcing the need for housing that supports aging in place.

Racial and ethnic diversity in Worcester County is more limited than in Maryland as a whole; however, Black residents are more concentrated in communities such as Pocomoke City and Snow Hill. These same areas also experience lower median incomes and a higher prevalence of older housing stock, suggesting potential overlaps between race, income, and housing conditions that may affect access to quality housing and opportunity.

Income and Affordability Disparities

Housing affordability remains one of the most significant fair housing challenges in Worcester County. As described earlier in this chapter, housing costs have increased substantially over time, while household incomes have not kept pace. Between 2000 and 2020, median home values increased by approximately 120 percent, compared to a 61 percent increase in median household income. More recent data from the 2025 Housing Study shows continued upward pressure on rents, with typical monthly rents exceeding \$2,200 and requiring annual incomes of nearly \$100,000 to remain affordable.

These trends disproportionately affect lower-income households and renters. The Housing Study identifies a substantial income gap between homeowners and renters, with median renter incomes significantly lower than those of homeowners. As a result, more than half of renter households are cost-burdened, meaning they spend more than 30 percent of their income on housing. In addition, the ALICE (Asset Limited, Income Constrained, Employed) data indicates that more than 6,000 households in the County fall below the threshold required to afford basic living expenses. These conditions limit housing choice and increase the risk of displacement, particularly for moderate- and lower-income residents.

Geographic Disparities in Housing and Opportunity

A defining feature of Worcester County's housing landscape is the geographic divide between coastal and inland communities. The northern and coastal areas, including Ocean City and Ocean Pines, are characterized by higher housing costs, a large share of seasonal or second homes, and strong demand driven by tourism. While these areas offer economic opportunities, the high cost of housing and prevalence of seasonal units reduce the availability of affordable, year-round housing for permanent residents and workers.

In contrast, southern and inland communities such as Pocomoke City and Snow Hill generally offer relatively lower housing costs but face other challenges, including lower household incomes, limited infrastructure, and reduced access to services and employment opportunities. These disparities create a spatial mismatch between housing affordability, housing quality, and access to opportunity, which may disproportionately impact vulnerable populations.

Housing Conditions and Substandard Housing

Housing quality is another important component of fair housing. As discussed in the Substandard Housing section, the 2025 Housing Study identifies concentrations of older, lower-quality housing in southern and inland areas of the County. Many of these homes were built prior to 1970 and may require significant rehabilitation. In some cases, housing units rely on non-standard heating fuels or lack modern infrastructure, which can increase maintenance costs and pose health and safety risks.

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These patterns indicate that residents in certain areas may face unequal access to safe and quality housing. Concentrations of substandard housing may also contribute to broader disparities in neighborhood conditions, property values, and long-term community investment.

Access to Opportunity

Access to opportunity (including employment, transportation, healthcare, and essential services) is closely tied to housing location. In Worcester County, several factors limit equitable access to opportunity. The County's seasonal tourism economy creates fluctuations in employment, with many jobs concentrated in lower-wage service sectors and limited off-season opportunities. At the same time, the availability of affordable housing near employment centers, particularly in coastal areas, is constrained.

Transportation also presents a barrier, especially in rural areas where public transit options are limited. Residents in inland communities may face challenges accessing jobs, healthcare, and other services, which can further restrict housing choice. The Homelessness section of this chapter highlights additional service gaps, including limited access to healthcare providers and behavioral health services, which may disproportionately affect vulnerable populations.

Addressing Needs for Fair Housing

To address the identified fair housing issues and further advance equitable housing opportunities, Worcester County may consider the following strategies consistent with the visions and implementation approaches outlined in Land Use § 3-114:

- **Promote a variety of housing choices** by encouraging mixed-income, workforce, senior, and accessible housing developments in both coastal and inland communities.
- **Support rehabilitation and preservation of existing housing stock** through housing repair programs, façade improvement initiatives, and targeted reinvestment in older neighborhoods.
- **Encourage compact and coordinated development patterns** that connect housing with employment centers, schools, healthcare, and commercial services.
- **Expand transportation and mobility options** to improve access between inland communities and major employment and service areas, particularly for low- and moderate-income households.
- **Advance age-friendly and accessible housing initiatives** that allow seniors and individuals with disabilities to safely age in place.
- **Strengthen public-private partnerships** with nonprofit organizations, housing agencies, and private developers to increase the supply of affordable and attainable housing.
- **Support equitable economic development efforts** that create year-round employment opportunities and reduce disparities between coastal and inland areas.
- **Improve infrastructure and community facilities** in underserved areas to enhance neighborhood quality, public health, and long-term investment potential.

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- **Encourage fair housing education and outreach** to ensure residents, landlords, and developers understand fair housing rights, responsibilities, and available resources.
- **Coordinate housing and land use planning efforts** to ensure future growth supports inclusive, resilient, and sustainable communities throughout Worcester County.

Housing Resources

Listed below are some of the current housing resources that operate within Maryland. These programs provide support for many of the goals established in this plan and are resources that should continue to be leveraged by the County and residents to facilitate the improvement of housing supply, affordability, and access.

Housing Choice Vouchers Program (formerly Section 8)

Multifamily federally funded, tenant-based vouchers. According to the DHCD website, “the Housing Choice Voucher Program (HCV) is a Federally funded, locally administered rental assistance program that subsidizes the rent of lower-income families, the elderly, and disabled to afford decent, safe housing in the private market using federal funds. The Maryland Department of Housing and Community Development administers the program in parts of the Eastern Shore and Western Maryland including Allegany County (including the City of Cumberland), Caroline County, Dorchester County, Frederick County, Garrett County, Kent County, Somerset County, Talbot County, Wicomico County and Worcester County.”

Maryland Housing Authority

Maryland Housing Authority is a government-run organization that provides housing help in certain areas. Residents who qualify can get access to affordable public housing, housing project assistance, or subsidized housing within the County.

Maryland Mortgage Program

The Maryland Mortgage Program (MMP) helps homebuyers achieve homeownership through a range of loan programs that make purchasing and owning a home more affordable. MMP home loans are available as either Government or Conventional insured loans. Government loans can be guaranteed by the Federal Housing Administration (FHA), the U.S. Department of Veterans Affairs (VA), or the U.S. Department of Agriculture/Rural Housing Service (USDA/RHS).

MMP has a dual track product line that includes loan products for first-time homebuyers and flexible products that include assistance for down payments and closing costs. The program also offers some specialty loans for specific types of borrowers (with student debt or purchasing in a particular location). Product enhancements may also be available (special assistance grants or mortgage credit certificates).

Maryland Housing Toolbox

This toolbox was developed from the Maryland Department of Housing and Community Development’s Housing Needs Assessment. It is a downloadable spreadsheet that includes approximately 70 housing-

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related actions. Each action has an overview, implementation considerations, and beneficiaries. This toolbox was developed to help communities shape housing framework and future policies.

Local Resources

Worcester County typically receives grant funding of \$300,000 every two years through the Community Development Block Grant (CDBG) program, administered through the Maryland Department of Housing and Community Development (DHCD). These funds enable Worcester County to provide grants to support rehabilitation activities to approximately 12 to 15 low- to moderate-income homeowners living in substandard housing units. Grant funds are supplemented through the Special Loans Program offered by DHCD; additionally, the County partners with Shore Up! Inc. to cover the cost of weatherization and other energy saving measures. Referrals are made to Chesapeake Housing Mission for the construction of handicap accessible ramps where these are needed.

Through DHCD's Operation Rebuild, the County is assisting in the replacement of 10 dwelling units as of 2024. This program assists owner-occupied single-family homeowners by providing low interest loans to replace their substandard home with one that meets current building codes and standards.

In 2024, Worcester County received a \$50,000 grant from DHCD to update the 2004 Housing Study and Affordable Housing Report. The updated 2025 Housing Study informs this chapter, and its recommendations will guide the County in developing a housing program focused on improving existing housing stock and prioritizing identified target areas. This approach will help ensure that DCHD funds are used effectively to achieve the greatest impact and expand the supply of affordable housing.

6. ECONOMIC DEVELOPMENT AND TOURISM



Introduction

Worcester County's geographic position as the easternmost county in the state of Maryland, and the only county in Maryland to border the Atlantic Ocean, presents unique economic opportunities. The county is home to the popular vacation resort area of Ocean City, founded in 1875, as well as wild habitats on the primitive wilderness areas on Assateague Island and in the Pocomoke River and Swamp. Additionally, Worcester is the only county in Maryland that borders both Delaware and Virginia. It offers ready access to major metropolitan markets, including Washington D.C., Baltimore and Philadelphia. This resulting regional connectivity is an advantage for residents and visitors alike.

Worcester County's economy is in an era of growth and diversification, with key elements like supporting small businesses and fostering tourism remaining highly relevant. Promoting a diverse economy and creating opportunities in higher-wage industries continue to be critical goals.

Since the County's last Comprehensive Plan was adopted in 2006, the economic landscape has undergone dramatic shifts, particularly with the rise of remote work, the increasing importance of digital infrastructure, and the growth of agritourism. These changes should be integrated into this plan.

Currently, Worcester County faces several economic challenges, including seasonal dependence on tourism, workforce retention, the need to attract skilled talent, limited affordable housing for workers, and threats to agriculture and fisheries from environmental changes, such as the potential displacement of commercial fishing due to wind farm development.

Moving forward, strategic land use and infrastructure planning will be essential to balancing economic expansion with the preservation of the County's rural and coastal character. By focusing on higher-wage job creation, workforce development, and sustainable tourism, Worcester County can work towards long-term prosperity. Efforts to foster balanced growth, support small businesses, and create living-wage opportunities while investing in affordable housing and infrastructure will be vital to the County's continued prosperity.

Goals and Objectives

A primary goal of economic development is to foster a resilient and inclusive economy by driving sustainable growth in tourism, small business, technology, agriculture, and light industry. In Worcester County, this includes preserving and celebrating the County's rural and coastal heritage while creating opportunities for year-round employment, innovation, and community well-being.

The following general objectives have been identified as critical to the ongoing success of Worcester County and its residents. These are grouped into categories as they apply to the County's big picture goals for economic development and tourism:

6. ECONOMIC DEVELOPMENT AND TOURISM



1. Support Business Retention and Expansion (BRE)

- *Action Item 6.1.1:* Support existing businesses with resources, guidance, and financial support.
- *Action Item 6.1.2:* Conduct regular outreach meetings to identify challenges and growth opportunities and provide connections and resources.
- *Action Item 6.1.3:* Continue collaboration with local chambers of commerce, county and town communication, and legislative officials.

2. Foster Economic Growth and Employment Opportunities

- *Action Item 6.2.1:* Seek to raise the County's median income to meet the state average by increasing access to higher-paying, year-round employment.
- *Action Item 6.2.2:* Diversify the economic base by extending the tourist season and fostering growth in emerging industries, such as technology and health care.
- *Action Item 6.2.3:* Increase employment opportunities to retain talented young workers and attract new talent to the County.
- *Action Item 6.2.4:* Align vocational education and workforce development programs with current and anticipated employment demands, including technical and soft skills training.
- *Action Item 6.2.5:* Support the expansion of existing employers and encourage entrepreneurship to grow the local economy.
- *Action Item 6.2.6:* Reduce unemployment by targeting job creation efforts to underserved populations and regions.
- *Action Item 6.2.7:* Promote southern Worcester's potential for housing employees and allied businesses of NASA and the Mid-Atlantic Regional Spaceport at Wallops Island.

3. Encourage Entrepreneurship and Innovation

- *Action Item 6.3.1:* Establish small business incubators and co-working spaces to support startups and small enterprises.
- *Action Item 6.3.2:* Provide resources for grants, loans, and incentives for innovative projects and new businesses.
- *Action Item 6.3.3:* Continue to host workshops, business roundtable discussions, business groups, and networking events to foster a culture of entrepreneurship.

4. Drive Sustainable Growth in Tourism and Hospitality

- *Action Item 6.4.1:* Strengthen the tourism and hospitality industry by supporting towns and cities that define the County's character.
- *Action Item 6.4.2:* Promote the creation of sports, cultural, and major attractions to boost visitation and increase tax revenue.
- *Action Item 6.4.3:* Develop attractions and initiatives to encourage visitation during off-peak seasons.
- *Action Item 6.4.4:* Highlight eco-tourism through environmental, heritage, and cultural attractions in partnership with heritage areas and museums.

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- *Action Item 6.4.5:* Support programming in sports tourism and arts and entertainment industries.

5. Create Opportunities for Engagement and Collaborative Development

- *Action Item 6.5.1:* Collaborate with towns, chambers of commerce, and local partners to advance tourism and business initiatives.
- *Action Item 6.5.2:* Partner with state-level entities to advocate for increased funding for economic development and tourism programs.
- *Action Item 6.5.3:* Address the needs of agricultural and agri-tourism sectors to ensure their continued growth and success.
- *Action Item 6.5.4:* Involve residents and stakeholders in decision-making processes.
- *Action Item 6.5.5:* Strengthen partnerships with state and regional economic development organizations.
- *Action Item 6.5.6:* Recognize and celebrate the achievements of local businesses and entrepreneurs.
- *Action Item 6.5.7:* Collaborate with businesses in the Aerospace industry to support sustainable expansion of operations and employment opportunities.

6. Invest in Community and Sustainability

- *Action Item 6.6.1:* Develop and support facilities catering to the County's aging population, including health care and accessible housing options.
- *Action Item 6.6.2:* Ensure economic development aligns with the County's rural and coastal sustainability goals.
- *Action Item 6.6.3:* Address the needs of the agricultural and agri-tourism sectors to ensure their growth and continued contribution to the local economy.

Economic Markets

Worcester County's economy is a dynamic blend of tourism, agriculture, and small business entrepreneurship. Anchored by Ocean City, a premier East Coast vacation destination, the County benefits from a robust hospitality sector that drives seasonal economic activity. Beyond tourism, the region boasts a thriving agricultural industry, including poultry farming, crop production, and agritourism ventures that connect local farms to visitors.

Small businesses and local artisans play a significant role, supported by a business-friendly environment and community-focused initiatives. Emerging sectors, including renewable energy and technology, add to the County's economic diversity. With its unique combination of natural beauty, vibrant communities, and strategic location near the Atlantic coast, Worcester County continues to grow as a hub for business and leisure.

The resort industry, construction, real estate, the public sector, agriculture, and an evolving focus on workforce development are the County's largest employers. These sectors employ a significant portion

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of the workforce and depend on the County's natural resources, rural charm, and coastal character for their success. For this reason, growth and economic development must be pursued in a manner that preserves these unique characteristics.

Year-round and seasonal population growth has expanded the market for the County's businesses. Service industries, including health care and technology, are expected to lead economic growth. Economic development efforts should focus on nurturing existing local industries, attracting higher-wage industries, and investing in workforce development to support a skilled and adaptable labor force.

See **Table 6-2, Employment by Industry with 10-year forecast** for the complete breakdown.

Table 6-1: Largest Employers in Worcester County (2024)

Employer	Location	Product/Service	Employment
Harrison Group*	Ocean City	Hotels & Restaurants	975
Atlantic General Health Systems	Berlin	Medical Services	970
Blue Water Development / Blue Water Hospitality*	Ocean City, Berlin	Hospitality Management & Real Estate Development	608
Bay Shore Development*	Ocean City	Amusements & Hotels	600
Fagers Island*	Ocean City, Berlin	Hotels & Restaurants	600
O.C. Seacrets*	Ocean City	Restaurant, Distillery & Liquor Store	487
Ocean Enterprise 589 / Ocean Downs Casino*	Berlin	Casino gaming	349
Ashore Resort & Beach Club*	Ocean City	Hotel & Restaurant	300
Dough Roller*	Ocean City	Restaurants	275
91st Street Joint Venture / Princess Royale*	Ocean City	Hotels & Restaurants	250
Real Hospitality*	Ocean City	Hotel Management	215
Ocean Pines Association	Berlin	Nonprofit civic organization	190
Sunsations*	Ocean City	Beach Wear / Products & Souvenirs	180
Bel-Art Products/SP	Pocomoke City	Scientific & Lab Products	164
Carousel Resort Hotel & Condominiums*	Ocean City	Hotels & Restaurants	150
Trimper Rides*	Ocean City	Amusements	145
Berlin Nursing & Rehabilitation Center	Berlin	Nursing & Rehabilitation	127

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Harrison House Senior Living¹	Snow Hill	Nursing & Rehabilitation	85
Hardwire	Pocomoke City	Protective armor products	83
Dolle's Candyland*	Ocean City	Candy	50
Benelli	Pocomoke City	Firearms	40

*Reflects summer employment levels

Source: Maryland Department of Commerce Brief Economic Facts sheet on Worcester County

Table 6-2: Employment by Industry with 10-year forecast, 2024-33

Industry	Employment	Current Avg. Annual Wages	10-yr. Forecast Employment
Accommodation and Food Services	7,919	\$33,275	14,474
Retail Trade	3,987	\$35,934	5,150
Health Care and Social Assistance	2,412	\$59,965	2,579
Public Administration	1,839	\$60,449	1,682
Educational Services	1,743	\$62,415	1,686
Construction	1,658	\$50,044	1,475
Arts, Entertainment, and Recreation	1,308	\$36,837	1,951
Other Services (except Public Administration)	1,170	\$33,506	1,381
Professional, Scientific, and Technical Services	1,132	\$61,925	992
Administrative and Support and Waste Management and Remediation Services	956	\$47,197	1,135
Real Estate and Rental and Leasing	909	\$53,683	875
Manufacturing	812	\$54,667	821
Finance and Insurance	472	\$83,076	393
Wholesale Trade	352	\$50,529	348
Transportation and Warehousing	297	\$47,351	321

¹ This facility is no longer owned or operated by Harrison Senior Living and is operating under the ownership of Snow Hill Nursing and Rehabilitation.

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Agriculture, Forestry, Fishing and Hunting	280	\$107,255	328
Information	190	\$53,961	172
Management of Companies and Enterprises	67	\$66,461	61
Unclassified	9	\$56,225	11
Utilities	7	\$66,288	6
Mining, Quarrying, and Oil and Gas Extraction	5	\$19,029	5
Total - All Industries	27,524	\$45,865	30510

Source: JobsEQ 2024Q2

Construction and Real Estate

Worcester County has had a growing construction and real estate industry, driven by both residential and commercial development. Worcester has seen significant interest from both investors and developers due to its desirable location as the only coastal county in Maryland. In recent years, residential construction has been robust, with both new homes and housing renovations in high demand.

The commercial construction in Worcester has been similarly active, with developments focused on tourism-related infrastructure, retail spaces, office buildings, and mixed-use projects. Waterfront properties and developments catering to hospitality and leisure industries are key contributors to the local economy.

The construction and real estate industry can encounter challenges such as rising material costs, labor shortages, high interest rates, and the economic cycle. Additionally, balancing development and environmental factors have proven to be difficult, especially in waterfront areas where sea level rise adds to the pressure. While some challenges may be unavoidable, careful planning can support the local construction and real estate industries. As long as demand for growth and/or redevelopment is strong in the County, these industries will continue to be viable.

Recommendations for Construction and Real Estate in Worcester County should focus on the following:

- **Stable Growth:** Leverage planned population growth to sustain the construction sector while balancing affordability and rural character.
- **Workforce Housing:** Prioritize affordable housing projects to support workforce retention and attract new residents.

Industry-specific objectives have been identified as critical to fulfilling recommendations and supporting the ongoing success of Construction and Real Estate in the County:

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- Ensure the land use plan provides adequate land for growth to meet housing, commercial, and support service demands.
- Continue to provide workforce training programs to supply skilled labor to the construction industry.
- Offer continuing education opportunities to keep construction and real estate professionals informed of county policies and market trends.

Tourism and Hospitality

Worcester County has longstanding ties to the tourism and hospitality industry based on its geographic location as Maryland's only point of access to the Atlantic Ocean through the town of Ocean City. Ocean City is one of the most well-known resort towns on the East Coast, making it a vital part of not just the County's tourism and hospitality industry but also the states. With 11,000 hotel rooms and more than eight million visitors each year, the economic potential Ocean City brings to the County cannot be understated.

Tourism in Worcester County is not limited to the beach, boardwalk, and other oceanfront and resort amenities in Ocean City. Along with Ocean City's allure, Berlin, Pocomoke and Snow Hill also provide opportunities for tourism. The County and the towns should continue to expand their cooperative tourism efforts.

Berlin is a historic community known for Victorian architecture and eclectic shops and restaurants. Snow Hill offers two museums, bustling streets filled with art and antique vendors, restaurants, and small shops. Pocomoke City is home to the Delmarva Discovery Museum and the historic Mar-Va Theater. Worcester is home to the only casino on the Eastern Shore, the Casino at Ocean Downs, nine championship golf courses, several state parks and forests, and Assateague Island National Seashore. The County's commitment to the protection of public and private open space has created opportunities for a plethora of recreational activities such as hiking, biking, kayaking, bird watching, golf, marine mammal tours, and more.

Worcester County is home to a wide variety of events throughout the year, enhancing its appeal to tourists. Notable annual events include:

Ocean Pines

- Bay Day in Ocean Pines
- Arts Day in the Pines
- Classic Car & Jeep Show
- 4th of July Fireworks Celebration
- Summer Series

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Berlin

- Jazz and Blues, Wine & Brews
- Bathtub Races
- Smalltown Throwdown
- Fiddler's Convention
- Oktoberfest
- Ice Ice Berlin
- New Year's Eve

Pocomoke

- 4th Friday Street Festivals
- Concerts in Cypress Park
- Great Pocomoke Fair
- Boat Docking Challenge

Snow Hill

- Annual Oyster Roast
- Blessing of the Combines
- First Fridays - Arts on the River
- Worcester County Fair
- Dicken's Holiday Weekend
- Iron Furnace Fifty
- Furnace Town Renaissance Faire

Ocean City

- Ocean City Music Festivals, Oceans Calling, Country Rock, Boardwalk Rock, Rising the Tides Festival, drawing in crowds from all across the country.
- Home of the White Marlin Open, largest billfish tournament in the world
- Summer Concert Series at Sunset Park
- Annual Springfest, Sunfest, and Winterfest
- Dreamfest
- Sundaes in the Park
- OC Film Fest
- OC Air Show

These events, along with the region's history, culture, and recreational offerings, contribute to making Worcester County a vibrant destination year-round.

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Based on summer employment numbers, three of the top five employers are in the tourism and hospitality industry – Harrison Group, Bay Shore Development, and Fagers Island.

The mission of the Beach to Bay Heritage Area is to promote, preserve and protect the cultural heritage, historical linkages, and natural assets of Maryland's Lower Eastern Shore. Worcester County incorporates by reference into this comprehensive plan all portions of the Beach to Bay Heritage Area Management Plan, except those sections solely pertaining to other jurisdictions within the Beach to Bay Certified Heritage Area.

Tourism and the Hospitality industry in Worcester County should focus on the following planning considerations:

- **Tourism Diversification:** Build on the success of outdoor recreation by expanding eco-tourism, cultural tourism, and off-season events to lengthen the shoulder seasons.
- **Protecting Rural and Coastal Character:** Prioritize natural resource stewardship and sustainable growth to differentiate from competing resorts and prevent sprawl.
- **Collaborative Marketing:** Strengthen partnerships with towns to promote distinctive attractions like Ocean City, Berlin, Snow Hill, and Pocomoke as complementary destinations.

Industry-specific objectives have been identified as critical to fulfilling recommendations and supporting the ongoing success of Tourism and Hospitality in the County:

- Invest in marketing campaigns to promote Worcester County's unique attractions, including Assateague Island, Ocean City, and Pocomoke River State Park.
- Expand off-season tourism by creating and promoting events, festivals, and eco-tourism opportunities.
- Partner with local businesses (outfitters, retail, restaurant), attractions (museums, historical sites) and other organizations such as the Heritage Area to enhance visitor experiences, encourage guests to have multi night stays and increase repeat visits.
- Support the traditional resort industry while diversifying offerings with high-quality recreational, cultural, and heritage experiences.
- Encourage the development of large-scale attractions, including sports, cultural, and environmental venues, to enhance the County's appeal.
- Continue support for beach replenishment projects to preserve coastal attractions.
- Collaborate with towns to strengthen their tourism efforts.
- Expand eco-tourism opportunities by leveraging the County's environmental, cultural, and heritage assets.
- Facilitate year-round recreational and resort-oriented developments to mitigate seasonality.

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- Address the needs of hunting, fishing, and boating sectors as part of the County's tourism strategy.

Industrial

Industrial attraction and location are a challenge. Successfully recruiting compatible industries requires a strategic approach that ensures access to the necessary utilities, transportation, and infrastructure. With limited opportunities for industry relocation and intense competition from neighboring regions, offering incentives such as tax abatements, below-market land prices, and other financial advantages is often essential. Therefore, economic development efforts should focus on supporting and expanding existing industries by providing the fundamental infrastructure they need to grow. Heavy industry and the hospitality sector can be incompatible. For this reason, both the type and location of industrial development must go through an intensive planning process.

In addition to tactical site selection, adhering to architectural design standards and ensuring adequate public services, including reliable electrical, natural gas, and other utilities, is vital. Given this, industrial development should focus on light and heavier industry in the Pocomoke area and light industry in the existing industrial areas near Berlin and near the Village of Showell. Ongoing economic development efforts should continue to focus on attracting higher-wage jobs and industries that align with the County's infrastructure and regional characteristics.

Neighboring Accomack County is home to Wallops Flight Facility (WFF), located on Wallops Island, Virginia, a prominent rocket launch site operated by NASA's Goddard Space Flight Center. The anticipated growth of this facility in upcoming years presents a tremendous opportunity for southern Worcester to house Wallops employees and allied businesses. Additionally, the aerospace industry attracts a skilled workforce with higher-wage jobs and capitalizing on the expanding market would help advance the County's economic development efforts.

The recommendations for the Industrial industry in Worcester County should focus on the following:

- **Strategic Industry Development:** Focus on light and medium industries in Pocomoke, Berlin, Bishopville, and Showell, emphasizing industries that align with the County's rural character and existing infrastructure.
- **Incentives and Infrastructure:** Continue offering competitive incentives (tax abatements, land subsidies) alongside investments in utilities, transportation, and broadband to attract compatible industries.
- **Design Standards:** Continue to enforce architectural and site design standards to ensure industrial development aligns with the County's aesthetic and environmental values.

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Industry-specific objectives have been identified as critical to fulfilling recommendations and supporting the ongoing success of industrial activity in the County:

- Identify and promote available industrial sites for immediate development.
- Maintain an inventory of suitable industrial sites and infrastructure to support business relocation and expansion.
- Focus industrial development efforts in designated industrial parks.
- Conduct a feasibility study for upgrading broadband and natural gas infrastructure in key industrial areas.
- Upgrade industrial infrastructure, including electrical supply, natural gas, and broadband connectivity.
- Develop industrial parks with state-of-the-art infrastructure to attract advanced manufacturing and technology firms.
- Offer short-term incentives, such as reduced fees or expedited permits, to attract light industries.
- Retain existing industries while attracting light industries in technology, research, health care, and advanced manufacturing.
- Identify and rehabilitate “brownfields” for potential industrial use.

Health Care

Worcester County has several major healthcare assets that serve the community and the surrounding region. Some notable ones include:

- **Atlantic General Hospital (AGH):** Located in Berlin, Atlantic General Hospital is a major healthcare provider in Worcester County. It offers a range of services, including emergency care, surgery, diagnostics, cancer care, and outpatient services. AGH serves as the primary hospital for many residents of Worcester County and the surrounding areas.
- **TidalHealth Worcester:** Located in Berlin, MD, this facility is an important extension of the TidalHealth network, based out of Salisbury, Maryland in Wicomico County. This TidalHealth campus providing both inpatient and outpatient services to residents of Worcester County. It offers emergency care, diagnostic services, and specialized medical care, helping to improve healthcare access in the area.
- **Chesapeake Health Care:** This organization operates multiple healthcare centers in Worcester County, offering a wide range of services including primary care, mental health, and dental services. It has a focus on underserved populations and provides services across various locations.

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- **UM Shore Regional Health:** While located primarily in the neighboring counties, UM Shore Regional Health extends its healthcare services to Worcester County as part of its regional healthcare network. It provides access to specialists, emergency services, and other advanced medical care in the region.
- **Health Departments and Community Clinics:** The Worcester County Health Department operates multiple clinics and community outreach programs to support public health initiatives, preventive care, and access to healthcare for vulnerable populations.
- **Veteran's Administration Outpatient Clinic in Pocomoke:** This is the only United States Department of Veteran Affairs outpatient clinic in all of Wicomico, Somerset and Worcester Counties and Virginia Eastern's Shore, servicing veterans from 5 counties.

These assets contribute significantly to the healthcare infrastructure in Worcester County and support the local community's healthcare needs. Additionally, TidalHealth, AGH, and other medical facilities significantly contribute to the local economy through sustainable job creation and regional economic growth by contributing to an environment conducive to business expansion and development.

The recommendations for the Health Care industry in Worcester County should focus on the following:

- **Healthcare Workforce Growth:** Collaborate with Atlantic General Hospital and TidalHealth to expand services and attract skilled healthcare professionals through targeted incentives and community integration initiatives.
- **Aging Population Needs:** Enhance healthcare infrastructure and services to cater to the County's growing senior population.

Industry-specific objectives have been identified as critical to fulfilling recommendations and supporting the ongoing success of Health Care activity in the County:

- Work with Atlantic General Hospital and TidalHealth to expand recruitment efforts for health care professionals.
- Launch a public awareness campaign showcasing Worcester County as an attractive place for health care workers to live and work.
- Support Atlantic General Hospital and TidalHealth in growing and expanding as they consolidate systems across the region. Provide health care employees with collateral information to assist in their decision to relocate to the County to live, work, and play.
- Anticipate growth in health care needs and work to expand the health care sector, addressing both service provisions and employment opportunities.

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Agriculture

The recommendations for Agriculture in Worcester County should focus on the following:

- **Sustainable Farming:** Support local farmers through incentives for value-added products, alternative crops, and agricultural tourism.
- **Right-to-Farm Policies:** Preserve rural character by protecting farmland and encouraging innovative income streams for farmers.
- **Infrastructure Investments:** Address challenges in the grain supply chain and support local processing facilities to bolster agricultural viability.

Agricultural operations in Worcester County continue to face significant economic pressures due to fluctuating commodity prices, rising input costs, and global market competition. The past decade has also seen the effects of climate change, such as more frequent extreme weather events, including flooding and drought, impacting yields and increasing operational risks. Inflationary pressures have further compounded these challenges by raising the costs of fertilizer, fuel, and equipment.

The poultry industry remains a cornerstone of the local agricultural economy, though it has undergone notable changes. While the County continues to be a major player in poultry production, consolidation in the industry has led to fewer processing plants, further reducing competition. This dynamic continues to exert downward pressure on grain prices and limits profit margins for grain farmers. However, recent investments in renewable energy by some poultry companies have created potential opportunities for farmers to partner on sustainability initiatives.

Field crop production, primarily corn and soybeans, continues to serve as a critical input for poultry feed. While the County remains a net importer of grains for feed, some local farms are exploring diversified cropping systems, including specialty grains and organic production, to meet growing demand for high-value, sustainable products.

To bolster farm income, there has been a significant push toward value-added agriculture and agritourism. Local farmers are increasingly embracing opportunities to process and market their products directly, such as producing artisan cheeses, craft beverages, and packaged goods. Agritourism ventures, including pick-your-own farms, farm-to-table events, and educational tours, have grown in popularity, driven by consumer interest in local food and experiences.

According to the most recent USDA Census of Agriculture (2017), the value of agricultural products sold in Worcester County was approximately \$141 million, reflecting modest growth compared to previous decades. Average sales per farm increased to \$340,000. The diversification of products, alongside higher-value ventures, has played a key role in maintaining this growth despite challenges.

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Industry-specific objectives have been identified as critical to fulfilling recommendations and supporting the ongoing success of Agriculture in the County:

- Preserve farming and enhance its economic viability by promoting agricultural tourism, value-added products, and alternative crops such as hemp, organic vegetables, and wine grapes.
- Support agricultural infrastructure and marketing cooperatives to improve profitability.
- Implement zoning and preservation programs to reduce farmland fragmentation.
- Enforce the “right-to-farm” policy to protect agricultural operations.
- Encourage educational and recreational agricultural initiatives to enhance public awareness.
- Preserve forestry by limiting fragmentation and supporting related industries.
- Organize workshops for farmers on value-added products and sustainable farming practices.
- Launch pilot programs for alternative crops, such as hemp or organic vegetables, with funding from state and federal grants.
- Establish partnerships with local retailers to market locally produced agricultural goods.
- Create a regional marketing cooperative to sell local products directly to consumers and retailers.

Commercial Services

Retailing is one of the largest employers in the County and is a significant contributor to the economy.

The Ocean City Boardwalk in Ocean City provides a vibrant space for businesses to cater to tourists. Shops selling souvenirs, apparel, and beach gear contribute to local sales tax revenue and support seasonal employment for residents.

The Outlets Ocean City in West Ocean City are a major shopping destination for both locals and tourists. This retail center attracts a range of retail, home accent stores, and restaurants and generates sales tax revenue, drawing in consumers year-round. These outlets not only support retail jobs but also create demand for maintenance, logistics, and service roles.

Downtown Berlin is known for its charming historic district and eclectic small shops, restaurants, and art galleries. These businesses boost sales and generate local tax revenues, while also enhancing Berlin’s reputation as a popular destination for day-trippers.

Downtown Snow Hill offers a mix of locally owned boutiques, antique shops, and seasonal markets, providing a unique shopping experience in this historic town. As part of an ongoing effort to revitalize, Snow Hill is a Main Street Affiliate. That is a community that is approved by the State to work on Main Street Designation but has not yet achieved that status. Main Street Maryland oversees and awards grants to Main Street efforts such as Snow Hill’s.

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Downtown Pocomoke City is a treasure trove of independent boutiques and antique shops. Like the downtown districts in Berlin and Snow Hill, downtown Pocomoke City has the potential to attract tourists with its unique selection of local businesses and reputation as a quaint and charming town.

The recommendations for Commercial Services in Worcester County should focus on the following:

- **Right-Sized Development:** Reassess commercial zoning to align with actual demand, reducing traffic congestion and underutilized spaces.
- **Mixed-Use Planning:** Encourage local commercial services in new residential developments while imposing strict design standards for large-scale commercial projects.
- **Support Small Businesses:** Provide resources and programs to nurture entrepreneurship while balancing the need for higher-wage industries.

Industry-specific objectives have been identified as critical to fulfilling recommendations and supporting the ongoing success of Commercial Service activity in the County:

- Locate commercial centers in major communities to serve as retail and service hubs.
- Encourage mixed-use developments that integrate commercial, office, and residential spaces.
- Balance commercial land supply with demand to prevent underutilization and over-congestion.
- Continue to implement design standards for commercial developments to ensure they enhance community aesthetics and functionality.
- Continue to implement siting and design standards for large-scale and commercial developments to ensure compatibility with community character.
- Continue to discourage “franchise architecture” in favor of unique, community-oriented designs.
- Host workshops for small business owners on digital marketing and e-commerce strategies.
- Offer grants to businesses that embrace mixed-use development and innovative designs.
- Collaborate with local chambers of commerce to identify underserved areas needing commercial development.

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Employment

The County's labor force stands at approximately 24,600 with an unemployment rate of 3.3 percent (2023), the lowest unemployment rate on record for Worcester County in at least 20 years ([Maryland Unemployment Rates - by County](#)). This percentage was slightly higher than the State unemployment rate of 2.1 percent but lower the national rate of 4.1 percent. See **Table 6-3, Employment Status** for the comparisons.

Table 6-3: Employment Status (2023)

	Worcester County		Somerset County (MD)		Sussex County (DE)		State of Maryland	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Civilian labor force	26,736	59.1	9,787	46.8	121,901	54.7	3,326,225	66.8
Employed	25,012	55.3	9,226	44.1	116,521	52.3	3,194,028	64.1
Unemployed	1,724	3.8	561	2.7	5,380	2.4	132,197	2.7

Source: 2023 ACS 5-year estimates

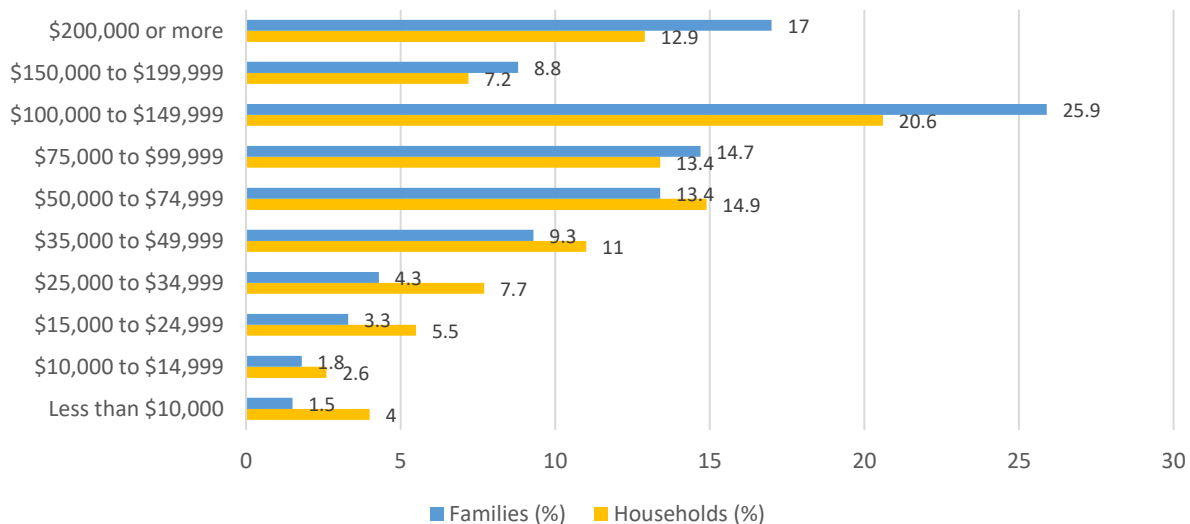
Income and Poverty

As of the 2023 American Community Survey (ACS), the County had a total of 23,827 households and 15,341 families. Of those, 12.1 percent of households and 6.6 percent of families had annual incomes less than \$25,000, while 40.7 percent of households and 51.7 percent of families had incomes greater than \$100,000. The income range of \$100,000-\$149,999 accounts for the largest single income range for households (20.6 percent) and for families (25.9 percent). (See **Figure 6-1. Worcester County Income Ranges**).

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Figure 6-1: Worcester County Income Ranges (2023)



Source: 2023 ACS 5-year estimates

Table 6-4, Annual Income, shows the median household, family, and per capita income for the County, in comparison to neighboring counties and the State of Maryland. Worcester's median household, family, and per capita income was lower than the State but consistently higher when compared to neighboring counties, Sussex County (Delaware) and Somerset County (Maryland). Household income is typically defined as the total gross income received before taxes in a 12-month period by all members of the household above age 15, regardless of whether the individuals are related to each other. Family income measures the income of all people living in one household and that are related to each other through blood, adoption, or marriage.

Table 6-4: Annual Income (2023)

Income	Worcester County (MD)	Sussex County (DE)	Somerset County (MD)	State of Maryland
Median Household Income	\$81,455	\$78,162	\$52,462	\$101,652
Median Family Income	\$102,724	\$95,047	\$70,366	\$124,487
Per Capita Income	\$51,620	\$44,963	\$26,031	\$51,689

Source: 2023 ACS 5-year estimates

According to the 2023 ACS, 5.2 percent of families and 8.1 percent of all people in Worcester County had incomes in the past 12 months that fell below the poverty level, as depicted in **Table 6-5. Poverty in Worcester County**. More than a quarter of families with a female head of household and related children under 18 years old were considered to be living below the poverty level in the County.

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Table 6-5: Poverty in Worcester County (2023)

	Total	% below poverty level
Population for whom poverty status is determined	52,574	8.1
Families	15,341	5.2
With related children of householder under 18 years	5,136	10.5
Married Couple Families	11,815	2.7
Female Householder, no spouse	2,601	16.1

Source: 2023 ACS 5-year estimates

Incentive Zones

Worcester County is committed to creating a business-friendly environment and assisting businesses in their growth and location in the County. To assist in this area, several incentive programs are available for assistance. The following are several of the programs available in support of sustaining and creating new opportunities for providing additional services to the residents of Worcester County.

Opportunity Zones

The Opportunity Zone program is a nationwide initiative administered by the U.S. Treasury created under the 2017 Tax Cuts and Jobs Act. This program provides federal tax incentives for investment in distressed communities over 10 years. Areas designated as opportunity zones will be able to reap the benefits of capital gains to help redevelop underserved communities. Snow Hill, Berlin, and Ocean City (from the inlet to approximately 33rd Street) are designated Opportunity Zones here in Worcester County.

Enterprise Zones

Businesses locating within an enterprise zone may be eligible for real property and state income tax credits. Upon application and approval, the zone offers a ten-year credit against local real property taxes on a portion of real property improvements. Credit is 80 percent for the first five years and decreases 10 percent annually to 30 percent in the tenth and final year. The zone also offers a one-time \$1,000 credit per new worker on state income taxes. In Worcester, the County has Enterprise Zones within the Berlin, Snow Hill and Pocomoke regions.

The Enterprise Zone program provides real property and state income tax credits for businesses located in a Maryland enterprise zone in return for job creation and investments. Businesses located in Focus Areas may be also qualified for personal property tax credits on new investment in personal property and enhanced income tax credit for creating new jobs.

Business and Industrial Property

Worcester County offers a diverse range of commercial and industrial spaces across its regions, spanning 2 to 80 acres. The presence of three designated Maryland Enterprise Zones (as outlined above) provides

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new and expanding businesses with access to crucial property and job tax credits. Additionally, the County takes pride in its two Arts and Entertainment Districts, actively fostering and supporting diverse artistic and cultural initiatives.

Pocomoke City serves as the County's central manufacturing hub, housing the expansive 175-acre Pocomoke Industrial Park, with continued growth. Also, a designated SBA HUBZone, small and medium-sized businesses gain a competitive edge in government contracting. Additionally, there are three federally designated Opportunity Zones located in Snow Hill, Berlin, and downtown Ocean City, aiming to stimulate economic growth by offering tax incentives to investors. The VLT (video lottery terminal) program utilizes slot machine proceeds from Ocean Downs Casino to assist small, minority, and women owned businesses throughout the County.²

Arts and Entertainment (A&E) District

An Arts and Entertainment District is a geographically designated area in which a high concentration of arts and entertainment facilities serve as an anchor attraction. The intent of the A&E District is to stimulate neighborhood revitalization, improve the attractiveness and safety of areas, stimulate business activity (particularly in the evenings and on weekends), attract residents and visitors and build the tax base.

The tax incentives available upon the designated Arts and Entertainment District include: an income tax subtraction modification for qualifying residing artists; a property tax credit; and an exemption from the Admissions and Amusement Tax.

Worcester County is home to two A&E districts with a concentration of cultural venues and arts activities: Berlin and Snow Hill. The program stimulates revitalization and business development, attracts residents and visitors, and builds the tax base.

The designation offers incentives to artists, arts organizations and creative businesses:

- Artist Income Tax Subtraction Modification
- Property Tax Incentives
- Admissions & Amusement Tax Exemption

Strategies supported by the A&E Districts program include:

- Creating accessible and unique arts destinations
- Leveraging the state's regional identities, natural resources, and heritage
- Facilitating dynamic arts experiences that engage community and attract visitors
- Enabling artists of all disciplines to live, work, and prosper

² Source: *Brief Economics Facts // Worcester County, Maryland*
(<https://commerce.maryland.gov/Documents/ResearchDocument/WorcesterBef.pdf>)

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- Investing in the power of place

Financial Resources and Incentives

Working with state, federal, and non-profit partners, business owners on Maryland's Coast have access to targeted resources to start or expand in Worcester County. From farming and fishing to technology and manufacturing, these programs incentivize job creation, innovation, and expansion.³

The Maryland Department of Commerce

The Maryland Department of Commerce offers programs including venture capital investments and tax credits, direct loans, grants, and loan guarantors. These programs work together to attract new companies to the state, encourage expansions and job creation and revitalize our economy.

- | | |
|---|-------------------------------------|
| • Enterprise Zone Property Tax Credits | • Maryland R&D Tax Credit |
| • Biotech Investment Incentive Tax Credit | • One Maryland Tax Credit |
| • Buy Maryland Tax Credit | • Partnership for Workforce Quality |
| • Job Creation Tax Credit | • Video Lottery Terminal Fund (VLT) |

More financial resources and incentives include:

- **Advantage Maryland** – Provides below-market, fixed-rate direct assistance to growth-industry-businesses.
- **Eastern Shore Entrepreneurship Center** – Loans from \$10,000 to \$100,000 for small business startups.
- **ExportMD** – Grants of up to \$5,000 to help offset international marketing costs.
- **Manufacturing Machinery Tax Exemption** – County tax rebate on new machinery and equipment of \$10,000 or more annually.
- **Maryland Agricultural & Resource-Based Industry Development Corp** – Assists farm, forestry, and seafood businesses.
- **Maryland Business Works** – Offers 50 percent reimbursement for worker training programs.
- **Maryland Capital Enterprises** – Funding for small and micro businesses to start or expand.
- **Maryland Industrial Partnerships** – Matching funding program for university-based research projects.
- **Maryland Industrial Development Financing Authority** – Ensures repayment on percentage of principal and interest for loans.
- **Maryland Economic Development Corporation** – Assists in the expansion, modernization, and retention of MD businesses.

³ Source: Choose Maryland's Coast - Economic Development Collateral Piece (<https://www.flipsnack.com/MarylandsCoast/choose-maryland-s-coast/full-view.html>)

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- **MidAtlantic Trade Adjustment Assistance Center** – Provides technical assistance and grants to businesses impacted by foreign competition.
- **Neighborhood BusinessWorks** – Flexible financing loans to new or expanding small businesses and non-profit organizations.
- **Small Business Development Center (Eastern Shore Region)** – Located at Salisbury University, SBDC offers no-cost consulting to help startups refine business plans.
- **TEDCO** – Manages multiple programs designed to invest in and support entrepreneurs.
- **USDA** – Rural Development Business Programs provide technical and financial assistance.

Worcester County Tourism and Economic Development Office

In March 2023, the Department of Tourism and the Department of Economic Development completed a rebranding process and were combined into one office – the Worcester County Tourism and Economic Development (WCTED).

Located in Snow Hill, WCTED serves business owners, employers and entrepreneurs throughout the County. Under the direction of the County Commissioners and Chief Administrative Officer, the office develops partnerships and programs to support businesses on Maryland’s Coast. The Economic Development team has established their mission, “to improve the quality of life for county citizens by increasing employment opportunities, expanding the tax base, protecting our environmental assets, and creating full-time, family supporting jobs.”⁴ Services and technical assistance include:

- Manufacturing Machinery Tax Exemption
- Site Selection & Real Estate
- Small Business Development and Financing
- Start Up & Entrepreneurial Assistance
- Tax Incentive Navigation
- Workforce Development & Training

While Economic Development focuses on County residents, Tourism’s objective is to increase visibility to outsiders and promote travel to the area. The Department maintains its own website, with information on lodging options, local businesses, entertainment, and an events calendar. The “Towns” tab enables visitors to explore what town in the County has to offer, highlighting the unique features of each community and further promoting regional connectivity.

⁴ Source: Maryland’s Coast Worcester County (<https://choosemarylandscoast.org/about-us/>)



7. FISHERIES

Introduction

Maryland law requires that all counties located on tidal waters include a Fisheries element in their comprehensive plan. This chapter focuses on the designation of areas for loading, unloading, and processing finfish and shellfish, and for docking and mooring commercial fishing boats and vessels.

Goals and Objectives

To support the long-term viability of fisheries in Worcester County, a focused strategy is needed that balances economic development strategies with the preservation of working waterfronts and existing marine activity. Key objectives include maintaining commercial marine zoning at the West Ocean City (WOC) Harbor to protect it from residential encroachment, encouraging sustainable aquaculture as an economic supplement and a tool for enhancing water quality, and thoughtfully integrating tourism by promoting secondary attractions that complement—rather than compete with—core commercial marine activities.

Specific goals and recommended actions have been identified as critical to fulfilling recommendations and supporting the ongoing success of fisheries in the County:

1. Preserve Working Waterfronts

- *Action Item 7.1.1:* Maintain the West Ocean City Harbor as a commercial harbor and explore opportunities for compatible tourism development.
- *Action Item 7.1.2:* Protect seafood landing and processing facilities through zoning and land-use incentives.
- *Action Item 7.1.3:* Sustain fisheries and recreational fishing through water quality and habitat restoration protection measures.
- *Action Item 7.1.4:* Enhance water quality initiatives to ensure long-term sustainability of local fisheries.

2. Support Aquaculture

- *Action Item 7.2.1:* Encourage sustainable aquaculture to supplement traditional fisheries and promote water quality improvements.
- *Action Item 7.2.2:* Promote aquaculture, including fish, clam, and oyster farming, to support the local economy.
- *Action Item 7.2.3:* Invest and explore grant funding in sustainable aquaculture research and development, including new methods for fish, clam, and oyster farming.

3. Tourism Integration

- *Action Item 7.3.1:* Develop secondary tourism attractions around the harbor to complement commercial marine activities without compromising their primacy.
- *Action Item 7.3.2:* Explore opportunities for compatible tourism development at West Ocean City Harbor.
- *Action Item 7.3.3:* Promote recreational fishing opportunities through marketing campaigns targeting regional anglers.
- *Action Item 7.3.4:* Create a regional marketing cooperative with commercial watermen to sell local products directly to consumers (for example, a fish market).



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- *Action Item 7.3.5:* Develop tourism initiatives around commercial fishing to create additional revenue streams.

Commercial Fishing

Worcester County has a strong connection to commercial fishing, given its proximity to the Chesapeake Bay and the Atlantic Ocean. The County is home to some of Maryland's most prominent seafood operations, particularly in communities such as Ocean City. These operations process types of seafood including blue crabs, oysters, and finfish.

Commercial fishing boats have Federal fishery catch quotas that require their harvest to be landed in a Maryland port. These catches, which are processed and sold in Worcester County by Southern Connection Seafood and Martin Fish Company, have an annual market value of more than \$3.7 million (2022). The most recent agricultural census in 2022 for Worcester included mollusk harvests for the first time at a value of \$977,000. A more recent survey of all the Coastal Bay aquaculture operations was completed by the local industry in 2024. At that point the county had eight operational farms with a total farming acreage of 62 acres. Total production of shellfish (Oyster and Bay Scallops) was 6.8 million animals for a total value of \$2.8 million.

Worcester County has more than 15 public boat ramps that provide access to local waters for both recreational and commercial fishing. The County also has several private and commercial docks, especially in and around Ocean City.

The Ocean City Inlet allows smaller vessels to travel between the Atlantic Ocean and coastal bays. Most commercial boats moor in the West Ocean City (WOC) Harbor, which is adjacent to the inlet. The WOC Harbor enables commercial fishing operations to offload their catch, and it also features dedicated facilities for seafood processing and shipping.

Within this harbor, the County hosts the annual "Harbor Day at the Docks," a waterfront festival which celebrates the County's rich history and maritime heritage, as well as sport fishing and commercial fishing industries. The harbor's commercial fishing buy operations also host Maryland's horseshoe crab bleed operations, generating necessary products used by drug and medical device makers to test for dangerous impurities in vaccines, prosthetics and intravenous drugs. The bleed operations are a key supplier of the state's biopharma and life sciences companies, which is key sector of Maryland's economy.

Besides the County's commercial marine facilities located in the West Ocean City Harbor, there is another commercial marina supporting watermen and aquaculture efforts in the Coastal Bays. The Baywater Marina in Snow Hill, perched on the shores of the Chincoteague Bay, is the only commercial marina located south of the Ocean City Inlet north of the Virginia state line.

These commercial marina areas accommodate businesses that supply and cater to marine activities and needs. The County is a destination for boating, both for people who choose it as a place to dock their boat and for people who visit and perhaps would like to rent or charter a vessel for recreational purposes. Opportunities abound to enhance these destinations, grow local businesses, and increase



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outdoor tourism. The fresh and tidal-fresh portions of the Pocomoke River support important recreational fisheries for largemouth bass, black crappie, chain pickerel, white perch and yellow perch. Tournament events for largemouth bass attract anglers from long distances, which helps to support local economies in areas like Snow Hill and Pocomoke City. From 2022-2024 the average was 15 tournaments a year out of Byrd Park. For the same time period the mean number of boats per tournament was 19.8 and the mean number of anglers per tournament was 31.5. White perch, yellow perch, blue catfish, channel catfish and American eel are also commercially harvested in the tidal-fresh portions of the Pocomoke River. Further downstream in the lower portions of the Pocomoke River and Sound there are important recreational and commercial fisheries for striped bass, summer flounder, Atlantic croaker, spot and blue crabs. Just as important as the recreational and commercial fisheries are the non-game fish species which are found throughout the Pocomoke's watershed. The Pocomoke River and some of its tributaries have been designated as "stronghold watersheds" for several rare and state-listed fish species

Promoting and Protecting the Seafood Industry

Charter boat services accommodate visitors looking for the opportunity to fish, crab, or cruise the waters of the Coastal Bays, the Atlantic Ocean, and the County's rivers. Within the Maryland Land Use Article, there is a requirement for counties located on tidal waters to include a Fisheries Element that designates areas on or near tidal waters for the loading, unloading, and processing of finfish and shellfish and for the docking and mooring of commercial fishing boats and vessels. Such areas are geographically located to facilitate the commercial harvesting of finfish and shellfish and to ensure reasonable access to the waterways by commercial watermen.

Given the historical significance of the seafood industry to the County's economy and to its culture, a number of locations within Worcester County meet these criteria. An indicator of the importance that the County places on ensuring and promoting the survival of the seafood industry was the establishment of the Commercial Marine District in the West Ocean City Harbor. Noting the critical need to preserve and protect Worcester County's commercial fishing industry, the County Commissioners established the Commercial Marine (CM) district and adopted sectional rezoning maps for the area in 1999. In the resolution approving this change, the Commissioners noted that "the commercial fishing industry has substantial historical, cultural and economic values for Worcester County and its protection is critical." Not only does the commercial fishing industry play a key role in the overall health and diversity of Worcester County's economy, but the CM district that receives the fleet's catch is a part of the required justification for federal maintenance of the Ocean City Inlet.

Tourism

Near the WOC harbor is the site of the world's largest billfish tournament, the White Marlin Open. The White Marlin Open is a 52-year-old deep-sea fishing tournament that is incredibly important to the area's history and has a large impact on the local economy. In 2023, this annual tournament generated 130 jobs, attracted 3,500 anglers, and awarded roughly \$10.5 million in prize money. In addition to the thousands of participants, the event also brings in thousands of spectators.



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Worcester County's commercial and sport fishing industries depend on the commercial marine support provided in and around the WOC harbor, the only harbor in Maryland with direct access to the Atlantic Ocean.

Challenges

While the County supports commercial fishing licenses and operations, it faces challenges from seasonal and supply fluctuations, state regulations, and pressures to rezone. Despite the current access points, CM District establishment and processing facilities, the County's seafood industry may face challenges with its ongoing viability as a sustainable business sector.

Offshore wind projects are one such threat. Another is the extent of dredging needed to keep the Ocean City Inlet and the federal channels open to the Atlantic Ocean and Coastal Bays for commercial fishing operations. Silted-in channels can prevent access or cause circuitous routes for the commercial boats to access the Ocean and Bays raising operational costs. While the current Maryland Coastal Bays Report Card has a grade of B, declining water quality and habitats will continue to be a threat to the County's fisheries.

While the County supports commercial fishing licenses and operations, it faces challenges from seasonal and supply fluctuations, and state regulations. Competing land uses can bring pressures to rezone. In support of marine activities as the primary use of the zoning district, the purpose and intent statement specifically prohibits recourse against the effects of any normal commercial fishing or other commercial marine activity or operation in the district, including but not limited to noise, odor, vibration, fumes dust or glare.

8. NATURAL RESOURCES

Introduction

Natural resources and sensitive areas including streams, coastal bays, wetlands and their buffers, floodplains, habitats of threatened or endangered species, agricultural and forested lands, and many other protected areas and resources are important to the County to promote tourism, support forestry, agricultural, and fishing industries, and are essential to the County's quality of life and appeal for residents and visitors alike. However, these sensitive areas can be vulnerable to adverse impacts from development activities, residential and tourist use, and climate change. This Environmental Resources and Sensitive Areas chapter provides information and guidance on protecting these natural resources and sensitive areas.

Goals and Objectives

Worcester County recognizes the importance of protecting its natural resources and will continue to do so by establishing and strengthening regulations, encouraging voluntary action and preparing for the future as climate change becomes an increasing threat. The County has developed several goals and recommendations that are discussed in more detail below:

- 1. Implement resource protection, conservation, and preservation strategies that promote high water quality and protect aquatic life and ecological function throughout Worcester County.**
 - *Action Item 8.1.1:* Continue to monitor state and federal regulation changes with respect to natural resources protection and update the County code, as necessary.
 - *Action Item 8.1.2:* Continue the County's participation as a partner working within the Maryland Coastal Bays Program's Comprehensive Conservation and Management Plan (CCMP) for the restoration and protection of Maryland's Coastal Bays.
 - *Action Item 8.1.3:* Adopt updated Critical Area map and continue to implement the Critical Area Program to minimize adverse effects of human activities on water quality and natural habitat and allow for development in a sensitive manner.
 - *Action Item 8.1.4:* Support State programs for the protection and the restoration of wetlands.
 - *Action Item 8.1.5:* Establish a standard stream buffer of 100 feet for perennial streams and 50 feet for intermittent streams outside of the Critical Area.
 - *Action Item 8.1.6:* Support State programs for the protection and restoration of the habitats of rare, threatened, and endangered species.
 - *Action Item 8.1.7:* Build on efforts set forth in Maryland's Whole Watershed program based on successfully implemented environmental actions within the Newport Bay watershed and other watersheds selected for this pilot program.
- 2. Undertake land preservation and other efforts to preserve and expand open space, forests and other "greenways" to protect habitat diversity, create biodiversity corridors, and provide contiguous areas for safe movement of people and animals throughout the County.**
 - *Action Item 8.2.1:* Use codes and plan reviews to ensure native, non-invasive vegetation is preserved and/or planted along waterways, and within parks, open spaces, and public rights-of-way to the extent practicable.

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- *Action Item 8.2.2:* Consider cooperating with other Lower Shore jurisdictions on mutual aid programs or consider implementing an invasive species removal program and focus on planting native species within natural areas and forest lands.
 - *Action Item 8.2.3:* Support the continued implementation of the Forest Mitigation Plan and Accounting Procedure with public availability of fund balances.
 - *Action Item 8.2.4:* When the state has clearly defined mapping and parameters of the not net loss policy, consider establishing a specific no net loss of forest policy for the County within the requirements of the revised state Forest Conservation Act (FCA) law.
 - *Action Item 8.2.5:* Permanently preserve agricultural land capable of supporting agricultural production.
 - *Action Item 8.2.6:* Protect natural, forestry, and historic resources and the rural character of the landscape associated with farmland.
 - *Action Item 8.2.7:* To the greatest degree possible, concentrate preserved land in large, contiguous blocks to effectively support long-term protection of resources and resource-based industries.
- 3. Prepare for and protect against impacts to natural resources, people, and infrastructure from the impacts of climate change.**
- *Action Item 8.3.1:* To accommodate storm surges, nuisance flooding, and climate change, prevent development in mapped flood zones and evaluate the appropriateness of going beyond FEMA requirements.
 - *Action Item 8.3.2:* After community outreach, consider adopting local mitigation, floodplain management, and outreach activities that exceed the minimum National Flood Insurance Program (NFIP) and allow for the application for Community Rating System (CRS) participation through the Federal Emergency Management Agency (FEMA).
 - *Action Item 8.3.3:* Review the CoastSmart CS-CRAB boundary and ensure projects that are regulated under CoastSmart apply the correct horizontal limits of floodplains for consideration during design.
 - *Action Item 8.3.4:* Seek grant funding to complete an updated inventory of eroding shorelines and consider stabilization methods to mitigate erosion for the most critical areas, with nonstructural or living shoreline approaches preferred. Consider utilizing MD Coastal Atlas and/or the Maryland Department of the Environment (MDE) Shoreline Stabilization Mapper in selecting shoreline replacement or enhancement projects.
 - *Action Item 8.3.5:* Complete an inventory and assess vulnerability of older commercial and residential structures to prepare for the anticipated higher frequency of heavy rainfall events.
 - *Action Item 8.3.6:* Direct concentrated growth away from vulnerable areas to planned growth areas to protect environmental resource and take advantage of adequate and adjacent infrastructure to accommodate residential and commercial expansion in an orderly, cost-effective and environmentally sustainable manner.
 - *Action Item 8.3.7:* Educate public on Maryland's new requirements for energy usage performance reporting.

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- *Action Item 8.3.8:* Educate residents on how to deal with heat waves and erratic weather to help prepare for such events and prevent the dangers of high temperatures.

Guiding Principles and Legislation

The guiding principles set forth in this plan help to foster protection, preservation, and conservation of natural resources and sensitive areas. Adhering to these principles provides for management of existing and future development in a way that sustains current and future populations, the environment, and the County's economic vitality. These guiding principles include:

- Careful management of natural resources and sensitive areas with goals of restoring and maintaining healthy natural systems.
- Focusing future growth within existing growth areas to ensure protection of natural resources and sensitive areas and to create resilient communities.
- Leveraging existing environmental programs and establishing new initiatives that foster universal stewardship of natural resources and sensitive areas, resulting in sustainable communities and protection of the environment.
- Collaboration with government, businesses, and residents for creation and maintenance of hazard-resilient communities that balance sustainable growth and resource protection.
- Encouraging opportunities with respect to the County's tourism and resource-based economy.

Legislation and Policies

The State's Land Use Article, which incorporates the provisions of the 1992 Economic Growth, Resource Protection, and Planning Act, requires local governments to include a "Sensitive Areas" element in their Comprehensive Plans. This element must include goals, objectives, principles, policies, and standards designed to protect the following sensitive areas from the adverse impacts of development:

- Streams or wetlands and their buffers
- Floodplains
- Habitats of threatened or endangered species
- Steep Slopes
- Agriculture or forest lands intended for resource protection or conservation
- Other areas in need of special protection

Maryland Land Use Article also requires comprehensive plans to include a Mineral Resources Element. The element must incorporate land use policies and recommendations for regulation necessary:

- To balance mineral resource extraction with other land uses.
- To the extent feasible, prevent the preemption of mineral resource extraction by other uses.

The County has a comprehensive program in place to protect natural resources and sensitive areas, including adherence to State and federal regulations and protections within the County ordinances and the development code. The County will monitor State and federal regulation changes with regard to natural resources and sensitive areas protection and will update ordinances, as necessary.

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Federal and State Regulations

- **Clean Water Act, Section 404.** The US Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into wetlands. The USACE district office determines whether various activities such as placement of fill material, levee and dike construction, mechanized land clearing, land leveling, transportation infrastructure construction, and dam construction require a permit.
- **Endangered Species Act.** The primary purpose of this Act is to protect wildlife, fish, and plants that are listed as threatened or endangered species by prohibiting their import or export and by preparing plans for their recovery.
- **Maryland Department of the Environment, Land Management Administration (LMA).** The LMA is responsible for licensing and permitting processes associated with mining activities, sewage sludge utilization, refuse disposal, groundwater discharge permits for rubble landfills, and other related permitting to protect the environment.
- **Maryland Forest Conservation Act.** The main purpose of this Act is to minimize the loss of Maryland's forest resources during land development by making the identification and protection of forests and other sensitive areas an integral part of the site planning process. Depending on the type or size of proposed development, Forest Stand Delineations and Forest Conservation Plans may be required.
- **Maryland Non-tidal Wetlands Protection Act.** The Maryland Department of the Environment (MDE), Nontidal Wetlands and Waterways Division ensures there is no overall net loss of non-tidal wetland acreage and reviews the following construction activities: grading or filling, excavating or dredging, changing the existing drainage pattern, disturbance of water levels or water table, or destroying or removing vegetation. Permits are required for activities that alter a non-tidal wetland or wetland buffer.
- **Chesapeake Bays and Coastal Bays Critical Areas Program.** The Maryland General Assembly passed the Chesapeake Bay Critical Area Protection Program legislation in 1984 due to the decline of certain Chesapeake Bay natural resources. The Act was amended in 2002 to include the Maryland Atlantic Coastal Bays. The Critical Area includes all land within 1,000 feet of Maryland's tidal waters and tidal wetlands. It also includes the waters of the Chesapeake Bay, the Atlantic Coastal Bays, their tidal tributaries, and the lands underneath these tidal areas. As a result, each Maryland county and municipality fronting the Bay or its tributaries had to adopt a local Critical Area Plan and development ordinances, based on criteria established by the Critical Area Commission, which required that new development within the Critical Area minimize impacts on the Bay's water quality and plant, fish, and wildlife habitat.
- **Maryland Tidal Wetlands Act.** MDE manages tidal wetlands and provides resource protection for the activities such as filling open water and vegetated wetlands, construction of piers, bulkheads, revetments, dredging, and marsh establishment.
- **Maryland's Stormwater Management Act of 2007.** These regulations, effective May 4, 2009, require Environmental Site Design (ESD) through the use of nonstructural best management practices and other better site design techniques to be implemented to the maximum extent practicable.
- **Policy for Nutrient Cap Management & Trading.** MDE has developed this policy to support restoration of the Chesapeake Bay watershed while accommodating expected population growth.

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While the trading regulations presently apply only to the Chesapeake Bay basin, Worcester County has requested the extension of nutrient trading regulations to the Atlantic Coastal Bays watershed.

- **Water Quality Infrastructure Program.** This program, administered by MDE, provides grants and loans for sewage treatment and drinking water system upgrades through the State's Biological Nutrient Removal (BNR) Cost-Share Grants Program, Supplemental Assistance Program, and State Revolving Loan Fund (SRF).
- **Living Shorelines Protection Act.** The Living Shorelines Protection Act of 2008 requires Maryland shoreline property owners to use natural materials to prevent erosion, except in areas where it can be demonstrated that these measures are not feasible. In making feasibility determinations, MDE considers areas of excessive erosion, areas subject to heavy tides, and areas too narrow for effective use of nonstructural measures. The goal of the act is to help communities become more resilient to climate change.
- **Robert T. Stafford Disaster Relief & Emergency Assistance Act.** In 2000, the Stafford Act enacted the Disaster Mitigation Act and, by FEMA's Interim Final Rule published in 2002, established in the Maryland Code that each Maryland jurisdiction adopt and maintain a Hazard Mitigation Plan (HMP). The HMP ensures eligibility for funding and technical assistance from State and federal hazard mitigation programs. It addresses natural hazards determined to be of high and moderate risk as defined by the updated results of the local hazard, risk, and vulnerability summary. Natural hazards continue to be evaluated during 5-year update cycles and include coastal resiliency planning priorities.
- **Chesapeake Bay Restoration Act.** This Act and subsequent policies, programs, and regulations address Bay restoration. This Act established the Chesapeake Bay Restoration Fund administered by MDE for upgrading the 66 largest wastewater treatment plants to Enhanced Nutrient Reduction (ENR) standards. This Act established the Septic Upgrade Program to remove nitrogen, and the fee paid by onsite sewage disposal system (OSDS) or septic users to fund the upgrade of septic systems with nitrogen-reducing technologies through the Septic Upgrade Program as well as connections of septic systems to sewers.
- **Maryland Model Floodplain Management Ordinance (FPMO).** MDE prepared the Maryland Model FPMO (January 2018) in response to the requirement that local jurisdictions adopt regulations that are fully compliant with the requirements of the National Floodplain Insurance Program (NFIP). For most communities, the requirement to update regulations is triggered by revisions to the Flood Insurance Rate Maps (FIRMs) and associated Flood Insurance Study (FIS).
- **Maryland Coastal Bays Program.** The Maryland Coastal Bays Program is one of the 28 National Estuary Programs receiving EPA funding for the restoration and protection of "estuaries of National significance." This grassroots, multi-stakeholder program collaborates to restore and protect the Maryland Coastal Bays watershed, which supports abundant wildlife, aquatic resources, and serves as a unique opportunity for tourists and residents to relax and recreate (the watersheds are both rural and urban). The towns of Ocean City and Berlin cooperate with the National Park Service, Worcester County, the EPA, and the Maryland Departments of Natural Resources, Agriculture, Environment and Planning to establish and implement a comprehensive plan (CCMP) for management of this sensitive resource.

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- Rural Legacy Program.** The Rural Legacy Program was created to discourage sprawl development and protect areas, designated by local government, for future generations to enjoy. Under the program, landowners sell or donate their development rights as an alternative to developing or subdividing their land or selling their property to developers. This option provides farmers and landowners the ability to retain ownership to continue growing crops, harvest timber or limited raising of livestock (similar to the MALPF program). Purchasing and placing perpetual easements also helps to protect natural resources in areas identified as particularly important to conserve, therefore supporting protection of water quality and habitat through additional protections including vegetated buffers and limitations on impervious surface. In Worcester County specifically, these easements provide habitat and water quality benefits to the Coastal and Chesapeake Bays and the local watersheds. This program is funded through DNR Program Open Space Funds and State general obligation bonds. Worcester County has established three Rural Legacy Areas (RLAs): The Coastal Bays (Chincoteague Bay Watershed) RLA, established in 1999, The Dividing Creek RLA, established in 2008, and the Bishopville-Showell RLA, established in 2024. To date, the County has protected more than 13,300 acres of farmland and forests. The County has a goal of protecting an additional 2,000 acres within each Rural Legacy Area within the next 10 years.
- Watershed Planning.** Watershed restoration plans (WRAS) have been completed for the Isle of Wight, Newport and Sinepuxent Bay subwatersheds. These documents provided a strategy for watershed protection and improvement, and outline locations and priorities for land use, best management practices (BMPs) and restoration of wetlands, habitats, and waterways. The WRAS program in Maryland has been molded into the WIP Phase III program for Chesapeake Bay watershed, and as part of the combined Coastal Bays Watershed Plan prepared in 2019 for the Atlantic Coastal Bays Watersheds for TMDL compliance as there was no comparable plan enacted for WIPs for the Coastal Bays. The Assawoman Watershed component of that plan has received plan approval from MDE and the EPA, making it eligible for Section 319 grant funding.
- Maryland Environmental Trust.** The Maryland Environmental Trust (MET) was created in 1967 to protect Maryland's natural environment and is the state's primary recipient of donated conservation easements. MET is affiliated with the Maryland Department of Natural Resources (DNR) and governed by a citizen board of trustees. It is one of the oldest and largest land trusts in the country and has protected over 129,000 acres of scenic open space, primarily with donated conservation easements. It seeks to protect farms and forest lands, wildlife habitat, waterfront acreage, natural areas, historic sites, and valuable scenic features. MET and its cooperating local land trusts prefer to accept donations on lands greater than 25 acres, though there is no fixed minimum parcel size. Donations are accepted throughout the year. A property owner may benefit from a donated conservation easement by the federal income tax deduction, the Maryland property tax credit, the Maryland income tax credit, and through estate tax savings. MET promotes the protection of natural, historic and scenic resources through its Land Conservation Program, Stewardship Program and Land Trust Assistance Program and provides grants to non-profit organizations for environmental education projects through its Keep Maryland Beautiful Program. In Worcester County, most easements held by MET are co-held by the Lower Shore Land Trust.
- Maryland Agricultural Land Preservation Foundation.** The Maryland Agricultural Land Preservation Foundation (MALPF) purchases agricultural preservation easements that forever restrict

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development on prime farmland and woodland. Worcester County continues to have a “certified” agricultural land preservation program (as of July 1, 2004). This allows the County to retain additional transfer tax and access additional state funding match for purchase of agricultural easements through MALPF.

County Regulations

The following is a list of key County code sections that pertain to natural resources and sensitive areas:

- **NR 1-III: Agricultural Land Preservation.** Agricultural land preservation program that protects agricultural land and woodland from development. This program allows owners of qualifying land to sell easements to the state, permanently protecting their land for agricultural use. Efforts to preserve agricultural land also leads to the protection of wildlife and the environmental quality of the Chesapeake and Coastal Bays and their many valuable tributaries.
- **NR 1-IV: Forest Conservation.** The Worcester County Forest Conservation Law was enacted under the Maryland Forest Conservation Act, which requires all county governments to adopt local forest conservation programs. The purpose of the Worcester County Forest Conservation Program is to “preserve, protect, and establish forest areas in conjunction with certain land development activities.”
- **NR 2-I: Shoreline Construction.** The Natural Resources Division of the Department of Environmental Programs is responsible for all aspects of the Shoreline Construction process. These responsibilities include the intake, review, and approval of applications during the beginning stages of the project and also subsequent permitting and inspections duties that occur during the construction and/or installation of improvements to ensure they are completed in accordance with their approved plan and building standards.
- **NR 3-I: Coastal Bays Critical Area.** The County completed a comprehensive update of the Critical Areas ordinance in July 2024 with Bill No. 24-05. This update included all state regulatory changes relevant to the Critical Areas law and combined the Atlantic Coastal Bays and Chesapeake Bay codes into a single ordinance.
- **BR 2-III: Floodplain Management.** The purpose of this chapter is to protect human life, health, and welfare; encourage utilization of construction practices to prevent or minimize future flood damage; minimize flooding of water supply and sanitary sewage disposal systems; maintain natural drainage; reduce financial burdens by discouraging unwise design and construction in areas subject to flooding; minimize need for rescue and relief efforts associated with flooding; minimize prolonged business interruptions; minimize damage to public facilities and utilities; reinforce those building in and occupying special flood hazard areas should assume responsibility for their actions; minimize impact of development on adjacent property within and near flood prone areas; provide and maintain flood storage and conveyance functions; minimize development impact on the natural and beneficial functions of floodplains; prevent floodplain uses that are hazardous or environmentally incompatible; and meet participation requirements of the National Flood Insurance Program (NFIP).

8. NATURAL RESOURCES

Significant Updates Since the 2006 Comprehensive Plan

Since the adoption of the 2006 Comprehensive Plan, Worcester County has adopted and passed multiple environmental resolutions and bills. These include:

- **The 2006 Comprehensive Plan Amendments.** The 2006 Comprehensive Plan was amended in 2009 to add a Priority Preservation Areas Element (PPA) to identify specific areas of the County where agricultural land preservation is highest priority, to institutionalize the County's certified Agricultural Preservation Program and further the County's conservation objectives to ensure the long-term viability of agricultural and forestry resources in the County. The plan was also amended in 2011 to add a Water Resources Element (WRE) which detailed examinations on suitability of water and water resources that will be adequate for the needs of existing and future development proposed in the Land Use Element of the Comprehensive Plan.
- **Resolution 12-7 Adopting 2012 Land Preservation, Parks and Recreation Plan.** The County updated and replaced the 2006 Plan, which identifies specific actions for improving parks, recreation, and open space preservations in Worcester County. Plans were also adopted in 2017 and 2023.
- **Resolution 14-22 Adopting 2014 Hazard Mitigation Plan Update.** The County updated and replaced the 2006 Hazard Mitigation Plan to include new data, mapping, HAZUS Level 2 Analysis, status of 2006 recommendations and new Mitigation Strategies and Actions.
- **Resolution 18-6 Adopting 2017 Land Preservation, Parks, and Recreation Plan.** The County updated and replaced the 2012 Plan.
- **Resolution 18-10 Adoption of Hurricane Evacuation Zone Maps Under FEMA's Know Your Zone Program.** Developed and adopted Hurricane Evacuation Zone Maps in support of the Know Your Zone Program to help educate the public on knowing when to evacuate a specific area in the event of a hurricane or other critical emergency.
- **Resolution 19-4 Adopting Revisions to 2017 Worcester County Land Preservation, Parks and Recreation Plan.** The County adopted proposed revisions to the 2017 Plan, including an updated total acreage of land protected by Lower Shore Land Trust.
- **Resolution 20-31 Adopting the 2020 Worcester County Hazard Mitigation and Resilience Plan.** The County adopted the 2020 Worcester County Hazard Mitigation and Resilience Plan, which identifies various hazard types, associated risks, and ways to address vulnerabilities.
- **Resolution 22-3 Modifying the Land Classification Designation for a Single Property in the Atlantic Coastal Bays Critical Area to Correct a Mapping Error.** The County amended a mapping area for a property in the Coastal Bays Critical Area. The land use classification for this property was amended from Resource Conservation Area (RCA) to Limited Development Area (LDA).
- **Bill 20-3 Natural Resources – Special Events in Resource Conservation Areas.** Establishes certain standards for events within Resource Conservation Areas of the Atlantic Coastal Bays Critical Area, including: activities must generally occur outside of the buffer area, and requiring compliance with and protection of Habitat Protection Areas.
- **Bill 20-4 Natural Resources – Forest Conservation Law.** Repealed and reenacted a subsection of the Worcester County Forest Conservation Law regarding the amount of payment in lieu of afforestation and reforestation to require a person subject to this law to demonstrate to the satisfaction of the

8. NATURAL RESOURCES

Department that they are unable to accomplish afforestation or reforestation onsite or offsite and appropriate credits generated by a forest mitigation bank in the County or in the same watershed are not available, before they shall be permitted to contribute money into the Forest Conservation Fund. Also established a rate of thirty and one half (30.5) cents per square foot for payments in lieu of afforestation and reforestation for projects located within a priority funding area, and 120 percent of the aforesaid rate for projects located outside a priority funding area, and provided that said rate may be adjusted annually for inflation.

- **Bill 21-8 Natural Resources – Critical Area Law.** Various changes were made to the Critical Area Law as written in the Worcester County Annotated Code, primarily to update it to reflect current State regulations.
- **Bill 23-09 – LRPRP Update.** This update reflected MDOT bikeways grant for 611 and the shared use path network along with new analysis and goals discussion and a revised Capital Improvements Program (CIP) that includes information from municipalities. The update also summarized public feedback on recreational/open space needs, updated parks and recreation inventory, and provides a level of service, proximity analysis and equity analysis to identify deficiencies and support the CIP.
- **Bill 24-05 Natural Resources – Worcester County Critical Area Law.** Amended the Worcester County Chesapeake and Atlantic Coastal Bays Critical Area Law to update and combine the Chesapeake and Atlantic Coastal Bays and their tributaries to comply with State law.

Physiography

Worcester County is part of the Delmarva Peninsula, the three-state region named for the states of Delaware, Maryland, and Virginia. This peninsula is the largest on the East Coast at 170 miles in length and 70 miles in width. Worcester County is the seventh largest County in Maryland with a land area of 490 square miles. Adjacent to the Atlantic Ocean, Worcester County provides Maryland's only ocean beach frontage with 31 miles of beach. The County's Coastal Bays afford protection for aquatic resources, support abundant wildlife, and offer recreational benefits for tourists and residents. In the western portion of the County, the Pocomoke River is one of the state's Wild and Scenic Rivers and serves as a navigable waterway connecting to the Chesapeake Bay.

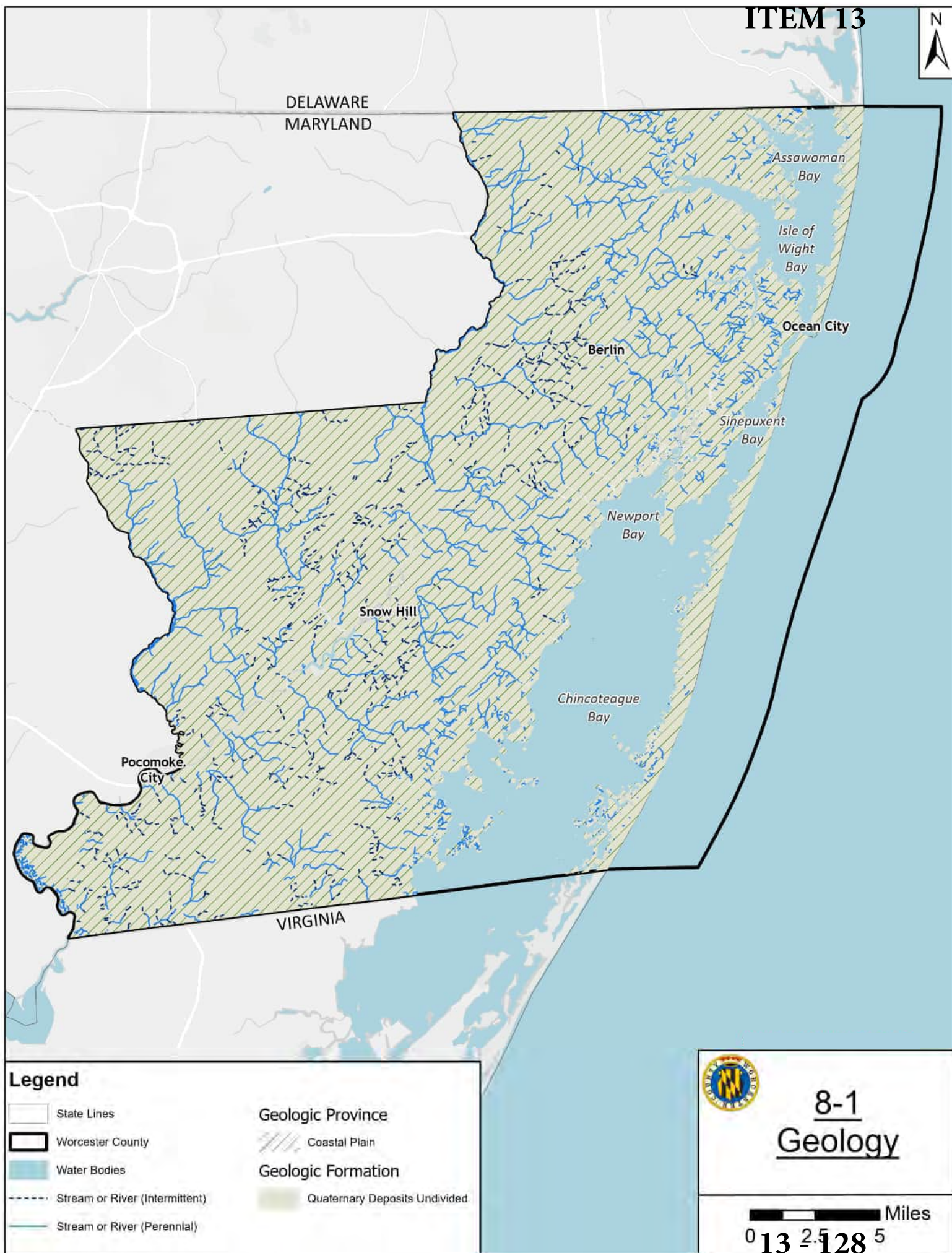
The County is in the Atlantic Coastal Plain geophysical region of the State of Maryland. The Atlantic Coastal Plain is the largest physiographic province in Maryland and is underlain by a wedge of unconsolidated sediments including gravel, silt, sand and clay (**Map 8-1 Geology**). This wedge thickens as you travel eastward to the Atlantic coastline. Mineral resources are mainly sand and gravel, which are often used by the construction industry as aggregate materials. The landforms of the Coastal Plain have an important effect upon the retention and infiltration of rainfall, the hindrance of runoff, and the discharge of groundwater by evapotranspiration.

Land elevation in the County ranges from sea level to approximately sixty feet. The topography is level to gently rolling, with most of the land lying between twenty- and forty- feet above sea level. Coastal Bay tributaries in the east provide surface drainage with the St. Martin's River provides drainage for the northernmost party of the County, and the Pocomoke River and its tributaries drain the remaining two-thirds of the County.

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The Coastal Bays and their tributaries cut across several different historical geologic formations. The primary formations – the Omar, Ironshire, and Sinepuxent formations – were deposited and eroded as sea level rose and fell during the glacial and intervening interglacial episodes of the Pleistocene. The most recent Quaternary deposits represent tidal marshes that developed during the most recent sea level rise or transgression, which began approximately 18,000 years ago. All these formations have one thing in common: they are composed of unconsolidated sediments, such as gravel, sand, silt and clay. While the sediments are compacted, they have not been lithified or turned into rock and are therefore easily eroded.

The Coastal Bays are bordered on the east by two barrier islands, Fenwick, and Assateague, which serve as major tourist attractions. These barrier islands enclose five bays: Assawoman Bay, Isle of Wight Bay, Sinepuxent Bay, Newport Bay, and Chincoteague Bay. Coastal processes operating along the barrier islands, particularly episodic storms that move sediment from the ocean side to the bay side of the islands or that open inlets through the islands, affect the present-day geology of the Bays.



8. NATURAL RESOURCES

Soils

The most current soil survey data is a product of the National Cooperative Soil Survey (NCSS), a joint effort of the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), other federal and State agencies, and local partnerships. The soil survey data identifies specific soil types and their limitations, which is important in determining whether they can support development. Examples of constraining factors can include steep slopes, wetness, depth to bedrock, frost action, shrink/swell, erosion factors, and flooding.

All seven recognized classes of natural soil drainage are represented in the County: excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. General definitions for each drainage class and the percent of soils in the County associated with each drainage class, as defined by the USDA, are below:

Excessively drained (3 percent): Water is removed very rapidly. The occurrence of internal free water commonly is very rare or very deep.

Somewhat excessively drained (3 percent): Water is removed from the soil rapidly. Internal free water occurrence commonly is very rare or very deep.

Well drained (11 percent): Water is removed from the soil readily but not rapidly. Internal free water occurrence commonly is deep or very deep; annual duration is not specified. Water is available to plants throughout most of the growing season in humid regions. Wetness does not inhibit growth of roots for significant periods during most growing seasons.

Moderately well drained (10 percent): Water is removed from the soil somewhat slowly during some periods of the year. Internal free water occurrence commonly is moderately deep and transitory through permanent rock. The soils are wet for only a short time within the rooting depth during the growing season, but long enough that most terrestrial plants that are not adapted to particularly wet conditions are affected.

Somewhat poorly drained (2 percent): Water is removed so slowly that the soil is wet at a shallow depth for significant periods during the growing season. The occurrence of internal free water commonly is shallow to moderately deep and transitory to permanent. Most terrestrial plants that are not adapted to particularly wet conditions have restricted growth unless artificial drainage is provided. The soils commonly have one or more of the following characteristics: low or very low saturated hydraulic conductivity, a high-water table, additional water from seepage, or nearly continuous rainfall.

Poorly drained (27 percent): Water is removed so slowly that the soil is wet at shallow depths periodically during the growing season or remains wet for long periods. Most terrestrial plants that are not adapted to particularly wet conditions cannot be grown unless soil is artificially drained. The occurrence of internal free water is shallow or very shallow and common or persistent. The soil, however, is not continuously wet directly below plow-depth.

Very poorly drained (22 percent): Water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season. The occurrence of internal free water

8. NATURAL RESOURCES

is very shallow and persistent or permanent. Most terrestrial plants that are not adapted to particularly wet conditions cannot be grown unless soil is artificially drained. The soils are commonly level or depressed and frequently ponded.

The remainder of the land (22 percent) is not classified by drainage class, as it is water, developed land, or subaqueous.

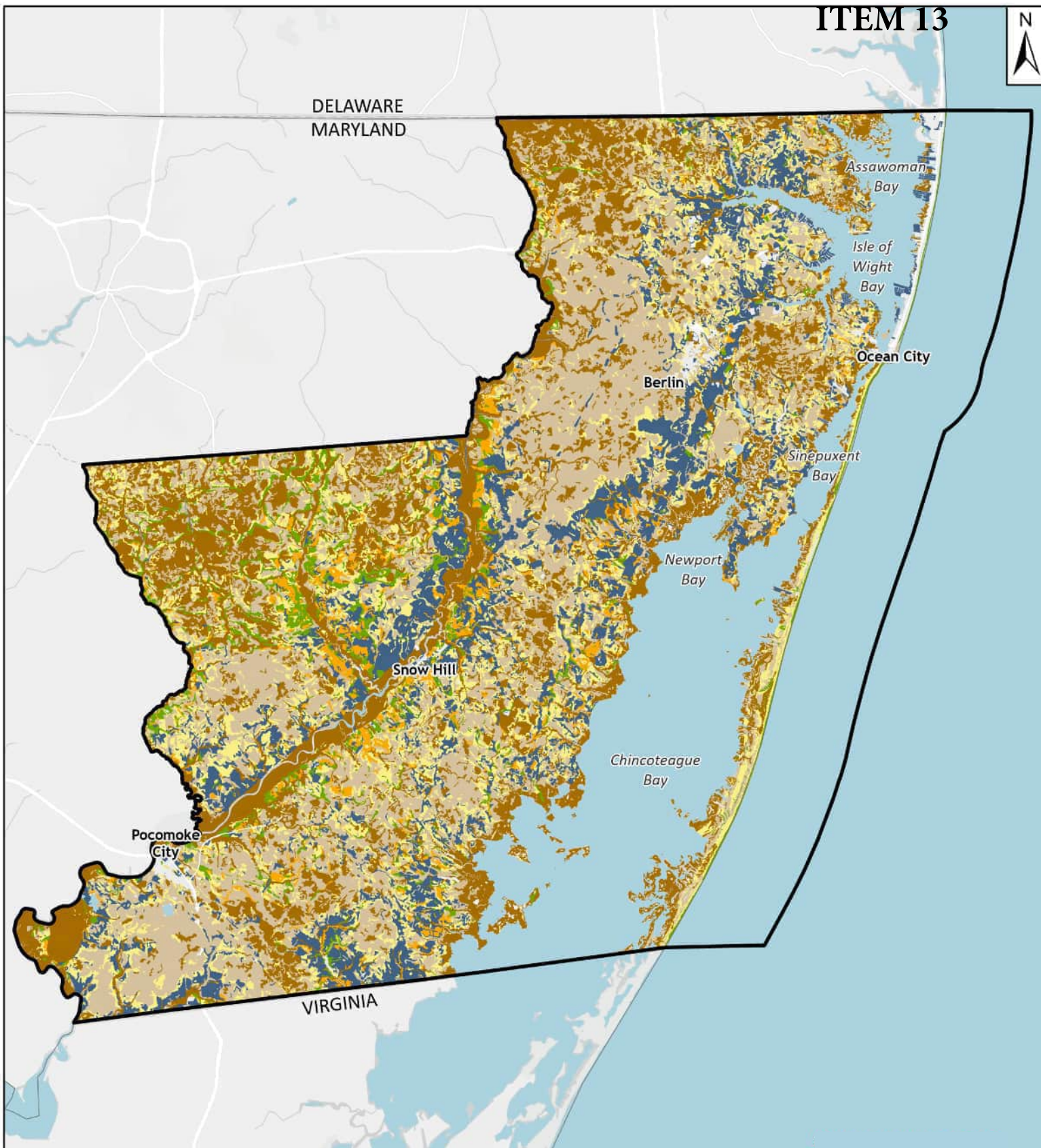
Table 8-1: Worcester County Soils, groups soil descriptions by their drainage class, which refers to the frequency and duration of wet periods under conditions like those that were present when the soil formed (**See Map 8-2, Soils**). Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil.

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Table 8-1: Worcester County Soils

Drainage Class	Soil Name
Excessively Drained	Acquango sand, 5 to 10 percent slopes, occasionally flooded; Evesboro loamy sand, 0 to 2, 2 to 5, and 5-15 percent slopes; Runclint loamy sand, 0 to 2 and 2 to 5 percent slopes
Somewhat Excessively Drained	Cedartown-Rosedale complex, 0 to 2 and 2 to 5 percent slopes; Galestown loamy sand, 0 to 2, 2 to 5, and 1 to 10 percent slopes
Well Drained	Fort Mott loamy sand, 0 to 2 and 2 to 5 percent slopes; Hambrook sandy loam, 0 to 2 and 2 to 5 percent slopes; Matapeake fine sandy loam, 0 to 2 and 2 to 5 percent slopes; Matapeake silt loam, 0 to 2 and 2 to 5 percent slopes; Nassawango fine sandy loam, 0 to 2 and 2 to 5 percent slopes; Nassawango silt loam, 0 to 2 and 2 to 5 percent slopes; Rosedale loamy sand, 0 to 2 and 2 to 5 percent slopes; Sassafra sandy loam, 0 to 2, 2 to 5, and 5 to 10 percent slopes, Northern Tidewater Area; Udorthents, loamy, 0 to 5 percent slopes
Moderately Well Drained	Brockatonorton sand, 0 to 2 and 2 to 5 percent slopes, occasionally flooded; Hammonton loamy sand, 0 to 2 percent slopes, Northern Tidewater Area; Hammonton loamy sand, 2 to 5 percent slopes; Mattapex fine sandy loam, 0 to 2 and 2 to 5 percent slopes; Mattapex silt loam, 0 to 2 and 2 to 5 percent slopes, Northern Tidewater Area; Woodstown sandy loam, 0 to 2 and 2 to 5 percent slopes, Northern Tidewater Area
Somewhat Poorly Drained	Klej loamy sand, 0 to 2 and 2 to 5 percent slopes
Poorly Drained	Askecksy loamy sand, 0 to 2 percent slopes; Elkton sandy loam, 0 to 2 percent slopes; Elkton silt loam, 0 to 2 percent slopes; Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area; Fox Hill sand, 0 to 2 percent slopes, frequently flooded; Hurlock loamy sand, 0 to 2 percent slopes; Othello silt loams, 0 to 2 percent slopes, Northern Tidewater Area; Zekiah sandy loam, frequently flooded
Very Poorly Drained	Beaches, very frequently flooded; Berryland mucky loamy sand, 0 to 2 percent slopes; Broadkill mucky silt loam, 0 to 1 percent slopes, very frequently flooded, tidal; Boxiron and Broadkill soils, 0 to 2 percent slopes, very frequently flooded, tidal; Chicone mucky silt loam, frequently flooded; Kentucky silt loam; Longmarsh and Indiantown soils, 0 to 1 percent slopes, frequently flooded; Manahawkin muck, 0 to 2 percent slopes, frequently flooded, Northern Tidewater Area; Mullica-Berryland complex, 0 to 2 percent slopes; Nanticoke and Mannington soils, 0 to 1 percent slopes, very frequently flooded, tidal; Puckum muck, 0 to 2 percent slopes, frequently flooded, occasionally ponded; Purnell peat, 0 to 1 percent slopes, very frequently flooded, tidal; Sunken mucky silt loam, 0 to 2 percent slopes, occasionally flooded, tidal; Transquaking and Mispillion soils, 0 to 1 percent slopes, very frequently flooded, tidal

Source: NCSS Web Soil Survey



Legend

	State Lines		Somewhat Excessively Drained
	Worcester County		Well Drained
	Water Bodies		Moderately Well Drained
Drainage Class			Poorly Drained
	Excessively Drained		Very Poorly Drained



8-2 Soils

0 13 2.5 132 5 Miles

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Mineral Resources

Sand and, to a lesser extent, gravel are the County's only mineral resources. These resources are mined and used for road fill and other construction uses. As of 2024, there were 24 active surface mines in the County.

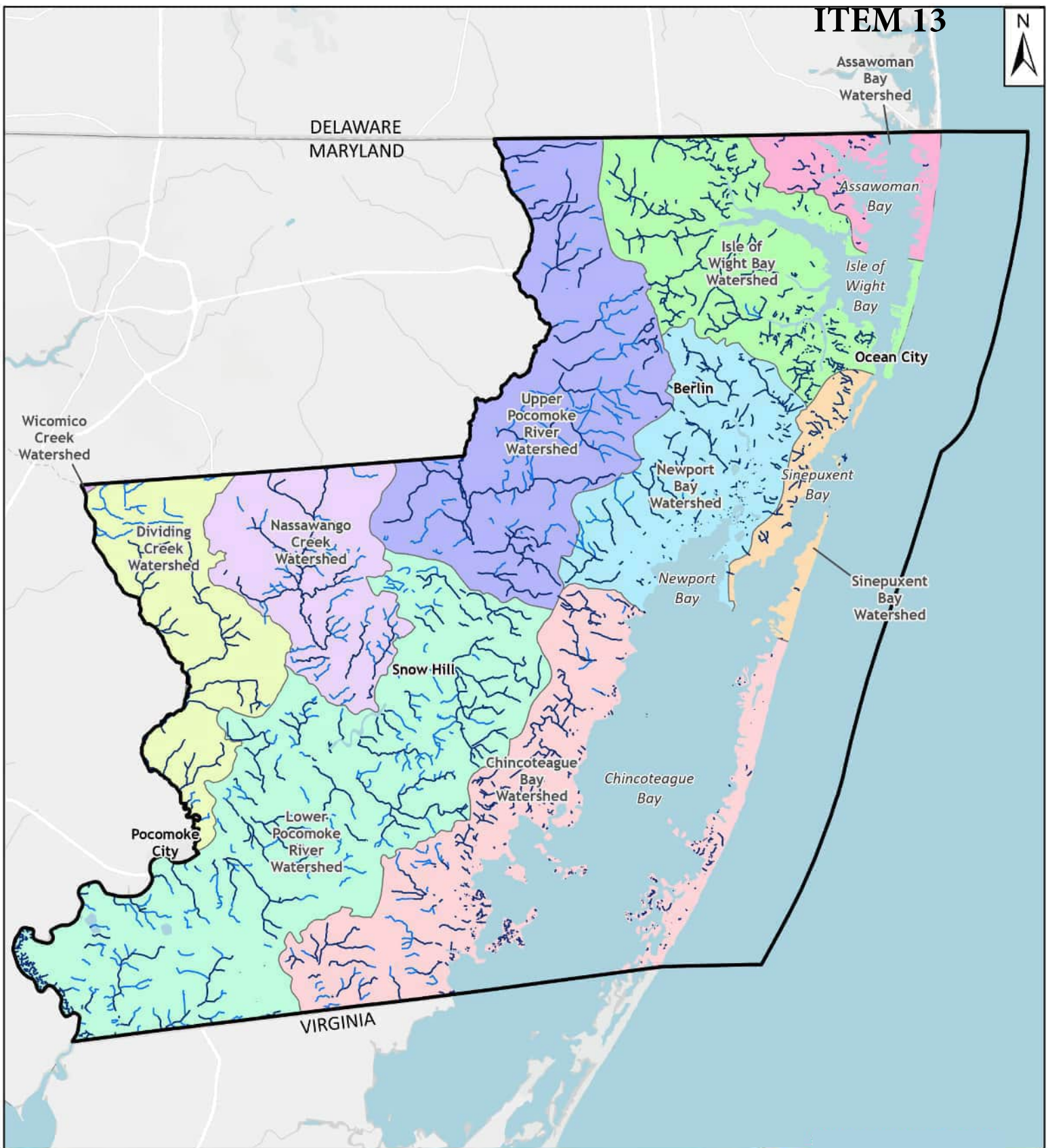
Surface mining is defined as the breaking of the soil surface to extract or remove minerals. This includes all parts of the extraction or removal process of minerals from their original location, the processing of minerals at the site of extraction, as well as the extraction of sand, gravel, rock, stone, earth or fill from borrow pits for highway construction purposes or other facilities. Surface mining operation permits are issued by MDE. Periodically, site inspections of permitted areas occur to ensure the conditions of the permit, and the accompanying Reclamation Plan, are being fulfilled.

All discontinued surface mining operations are required to be reclaimed per MDE standards. In some cases, discontinued extraction areas transition into wetlands, ponds, and other habitats. Some discontinued areas are actively reused for extraction of dried spoils for wetland and shoreline restoration projects.

New surface mining operations are permitted within the Critical Area if identification of appropriate post-excavation uses for this land such as recreation, habitat restoration, open space, or development are accomplished according to the appropriate land management classification and other applicable County and State codes and ordinances. New surface mining operations are not permitted in the Critical Area where: important natural resources occur; highly erodible soils exist; the use of renewable resource lands would result in the substantial loss of long-range productivity of forest and agriculture, or would result in a degrading of water quality or a loss of vital habitat; lands are within 100 feet of the mean high water line of tidal waters, tidal wetlands, or the edge of streams. More information on the Critical Area can be found in the **Critical Area** section of this Chapter.

Streams and Stream Buffers

Worcester County contains ten 8-digit watersheds: Assawoman Bay Watershed, Isle of Wight Bay Watershed, Newport Bay Watershed, Sinepuxent Bay Watershed, Upper Pocomoke Bay Watershed, Nassawango Creek Watershed, Wicomico Creek Watershed, Dividing Creek Watershed, Lower Pocomoke River Watershed, and Chincoteague Bay Watershed. These watersheds contain a network of streams, tributaries, and creeks that are used for irrigation, provide important spawning grounds for fish and shellfish, help support other kinds of wildlife, support commercial and recreational fishing and attract outdoor enthusiasts. **Map 8-3: Watersheds** shows the ten watersheds in the County while **Map 8-4: Environmental Features** shows the network of waterways throughout the County.



Legend

- State Lines
- Worcester County
- Stream or River (Intermittent)
- Stream or River (Perennial)
- Water Bodies

Watershed

- Assawoman Bay
- Isle of Wight Bay
- Newport Bay
- Sinepuxent Bay
- Upper Pocomoke River
- Lower Pocomoke River
- Chincoteague Bay
- Nassawango Creek
- Dividing Creek
- Wicomico Creek

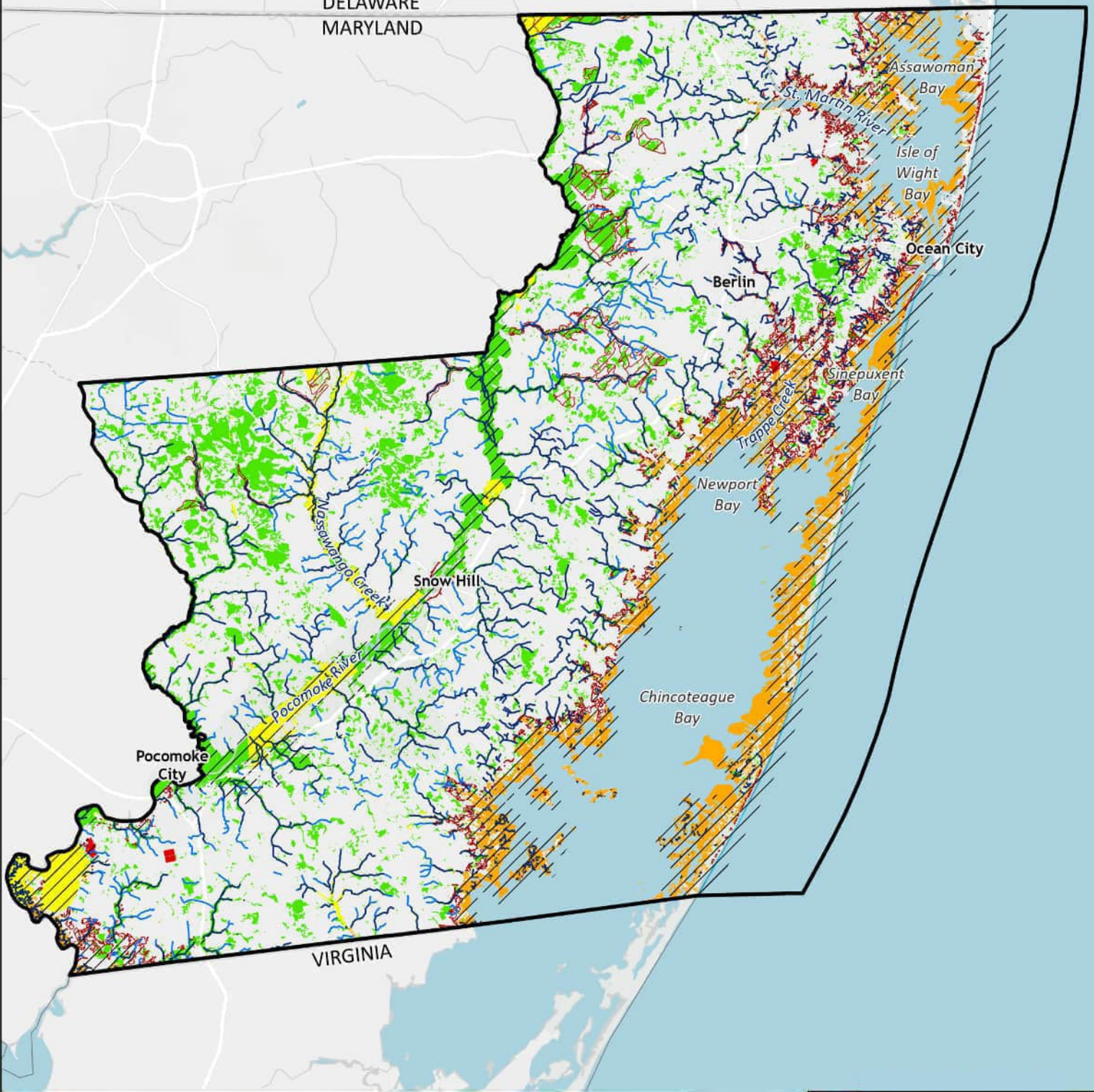


8-3
Watersheds

Miles



DELAWARE
MARYLAND



Legend

- State Lines
- Worcester County
- Water Bodies
- Stream or River (Intermittent)
- Stream or River (Perennial)

- Wetlands of Special State Concern
- Wetlands**
- Estuarine
- Lacustrine
- Marine

- Palustrine
- Riverine
- Floodplain**
- 100 Year
- 500 Year



8-4 Environmental Features

Miles
0 13.25 5

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The Pocomoke River is the main tributary of County's portion of the Chesapeake Bay Watershed. Important tributaries to the Pocomoke River include the Nassawango Creek and Dividing Creek. Associated with the upper Coastal Bays are large tidal tributaries such as the St. Martin River, Turville, and Herring Creeks, and Trappe Creek is a large tidal tributary associated with the lower Coastal Bays. Significant smaller tributaries include Manklin Creek, Greys Creek, Marshall Creek, and Roy Creek. These vital waterbodies are vulnerable to adverse impacts from development activities and certain types of agricultural practices, and their protection and regulation is a vital aspect of County plans.

Streams are categorized by the USACE based on the balance and timing of the stormflow and base flow components. Stormflow refers to streamflow that is influenced by precipitation events, such as rain and snow/snowmelt, while base flow refers to the streamflow that is sustained between those precipitation events. These include:

- Ephemeral streams – flow only during or immediately after periods of precipitation. They generally flow less than 30 days per year.
- Intermittent streams – flow only during certain times of the year. Seasonal flow in an intermittent stream usually lasts longer than 30 days per year.
- Perennial streams – flow continuously during both wet and dry times. Baseflow is dependably generated from the movement of groundwater into the channel.

Stream buffers are areas along the lengths of stream banks established to protect streams from human disturbances. They are defined by the State as an existing, naturally vegetated area or an area established in vegetation and managed to protect aquatic, wetlands, shoreline, and terrestrial environments from man-made disturbances (COMAR 27.02.05).

Stream buffers are a best management technique to reduce sediment, nitrogen, phosphorus and other runoff pollutants by acting as a filter, thus minimizing damage to streams. A healthy stream buffer will hold soil in place, filters stormwater runoff pollutants, can provide a refuge area for threatened animals and plants, hide predators from prey, and keep streams shaded and cool. The effectiveness of a buffer depends on the width and other factors such as soil erodibility, steep slopes, and wetlands. Ideal stream buffers include:

- Stream banks and steep slopes, which should remain intact to prevent erosion from clogging the stream bed and provide habitat for plants and animals.
- Streamside forests and other vegetation to provide habitat and shading, stabilize banks, and produce leaf litter to support microscopic shredders, filter feeders and decomposers that form the base of a healthy stream food chain.
- Floodplains, where most streamside wetlands are formed and where energy dissipation, natural filtration, food storage, and water storage occur.

Worcester County currently does not have a defined width for stream buffers that are not within the County's Chesapeake Bay Critical Area or Coastal Bays Critical Area but will be established with the adoption of the model floodplain ordinance. These programs generally require a minimum 100-foot

8. NATURAL RESOURCES

vegetated buffer extending landward from the tidal water's mean high water line, tidal wetlands and tributary streams. It is recommended that the County establish a standard stream buffer of 100 feet for perennial streams and 50 feet for intermittent streams outside of the Critical Area.

Groundwater is a major source of the County's existing and future water supply. The land area that overlays the aquifers that contribute water to the public water supply well is defined as the County's Wellhead Protection Area. The aquifer systems providing the community water supply and the wellhead protection area are integrally connected to many surface waters and streams, making protection of both groundwater and surface waters critical for ensuring public health, safety, and welfare. The designation of Wellhead Protection Area and careful regulation of activities within these districts ensures a future supply of safe and healthy drinking water. For more information on Wellhead Protection Area, see **Chapter 11 – Water Resources**.

Critical Areas

Both Chesapeake Bay Critical Area and Atlantic Coastal Bays Critical Area are found in Worcester County. The Chesapeake Bay Critical Area was established by the Maryland General Assembly in 1984 due to concern about the decline of water quality and natural resources of the Chesapeake Bay. The Critical Area is denoted as the area of land that exists within 1,000 feet of the mean high-water line of tidal waters of the landward edge of tidal wetlands, and all waters of and lands under the Chesapeake Bay and its tributaries. Worcester County Chesapeake Bay Critical Area begins 1,000 feet beyond the head of the tide at Whiton Crossing and includes about 10,000 acres of the County that lie within the Pocomoke River Watershed. Chesapeake Bay Critical Area maps were initially based on the 1972 State Wetland Inventory maps, with updates made in each jurisdiction by the Critical Area Commission. Current tax maps showing the Chesapeake Bay Critical Area were adopted by the Worcester County Commissioners in September 2003, but updates have been initiated with DNR.

In 2002, Maryland's General Assembly formally recognized the five Coastal Bays unique to Worcester County and their ecological value. Over the last quarter century, these bodies of water had felt the effects of significant growth along the County's shoreline and needed protection. Like the Chesapeake Bay Critical Area, the Atlantic Coastal Bays Critical Area is denoted as the area of land that exists within 1,000 feet of the head of the tide or tidal wetlands. Current tax maps showing the Atlantic Coastal Bays Critical Area were adopted by the Worcester County Commission in November 2002, but updates are currently underway with DNR. Both the Chesapeake Bay Critical Area and Atlantic Coastal Bays Critical area will be referred to simply as "Critical Area" for the remainder of this document.

Critical Area is broken into different designations. These designations are classified by the land's predominant use and intensity of development and is one of the following:

- RCA—Resource Conservation Area. An area characterized by nature-dominated environments including wetlands, forests, abandoned fields, and resource-utilization activities (e.g., agriculture, forestry, fisheries activities, aquaculture).

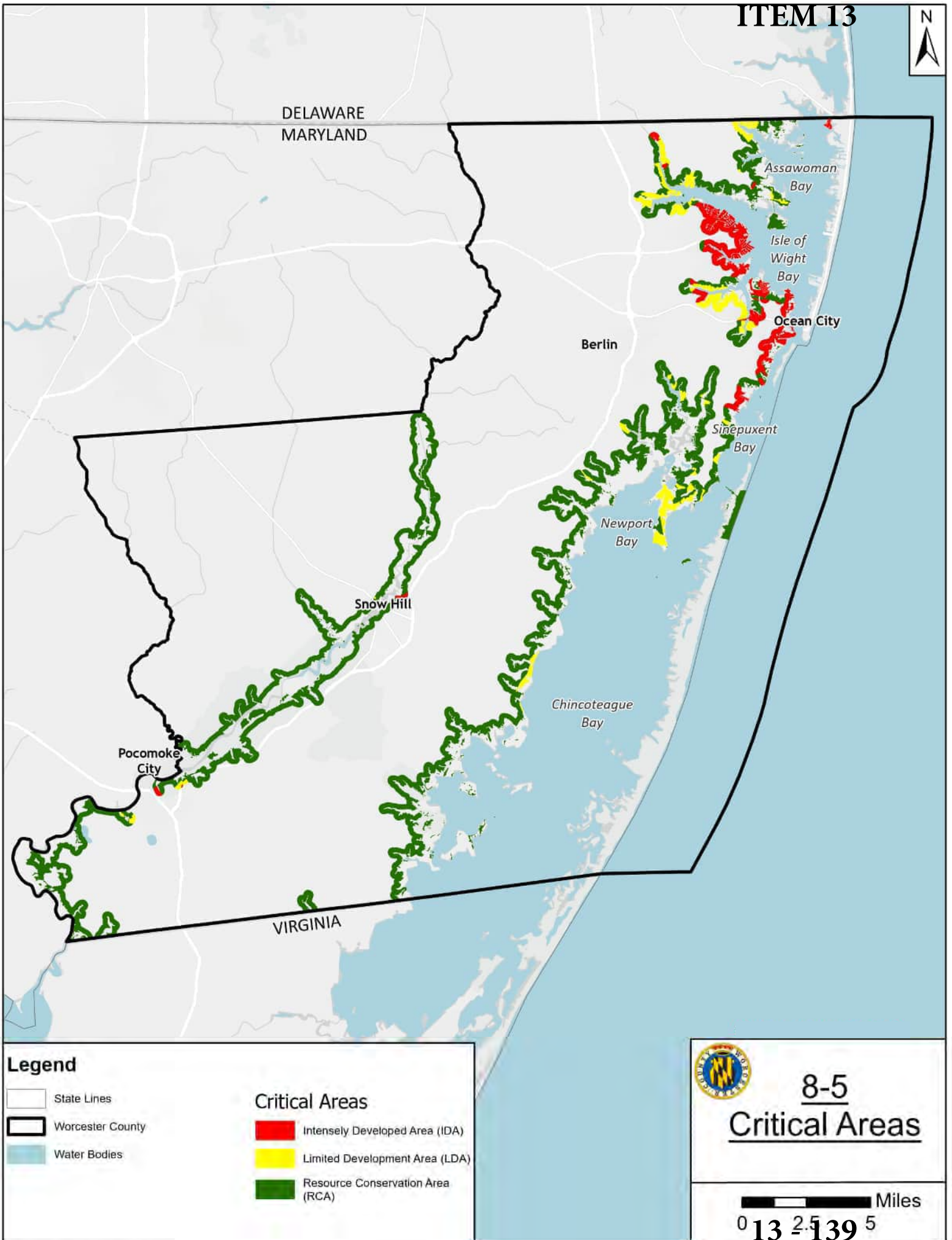
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- LDA—Limited Development Area. An area that is currently developed with low- or moderate intensity uses, which contains areas of natural plant and animal habitats and where the quality of runoff has not been substantially altered or impaired.
- IDA—Intensely Developed Area. An area where residential, commercial, institutional, or industrial land uses are predominant and where relatively little natural habitat, if any, occurs.

Approximately 57,671 acres of land in the County fall within the Critical Area. While development is not prohibited within the Critical Areas, it is reviewed for compliance with the appropriate designation. The most restrictive is the RCA, which limits densities to no greater than one dwelling unit per 20 acres and limits lot coverage generally to a maximum of 15 percent of the lot area. These areas are usually undeveloped areas characterized by agricultural use, forests, or other natural resources. Approximately 26,429 acres of the County's land area are designated as RCA.

The density and intensity of use in the LDA and IDA are established by using the underlying zoning classifications. Lot coverage in the LDA is generally limited to a maximum of 15 percent of the lot area. There are no lot coverage limits within the IDA, but it is required to minimize the destruction of forest and woodland vegetation and to control sediment, reduce runoff, and remove nutrients. Properties within the IDA are subject to water quality improvement requirements to offset an increased lot coverage. Approximately 3,094 acres of land are designated LDA within the County, and approximately 3,603 acres are designated as IDA.

On all waterfront properties or properties that border tidal wetlands, there is a 100-foot buffer that is measured from mean high water, the most landward extent of tidal wetlands, or the bank of tributary streams. In this area there are greater restrictions on what can legally occur relative to clearing, cutting, structures or general disturbance. In some areas, however, the restrictions are reduced. These less restrictive buffer areas are known as buffer management areas. **Map 8-5: Critical Areas** show the extent of Critical Areas throughout the County.



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Wetlands

Wetlands are defined by wetland hydrology, hydric soils, and hydrophytic vegetation (i.e., plants adapted to wet conditions). Wetlands help to reduce or mitigate flooding impacts, provide erosion control, maintain and improve water quality, support groundwater recharge, and provide habitat for various plants and animal species. Wetlands are categorized as nontidal or tidal. Nontidal wetlands are defined by the MDE as inland, freshwater areas not subject to tidal influence and are usually covered or saturated with water for long periods during the growing season. Tidal wetlands include saltwater and brackish areas as well as some freshwater habitats. These wetlands may be permanently, irregularly, or seasonally flooded.

Map 8-4: Environmental Features, shows that approximately 76,672 acres (approximately 18 percent of the County) are covered in tidal and nontidal wetlands. This map is a guidance map and likely only represents minimums. These wetlands are classified as palustrine, lacustrine, estuarine, and riverine. The most abundant type is palustrine or freshwater wetlands, which may be either tidal or nontidal, which represent 68 percent of the County's total wetlands (51,877 acres). Estuarine wetlands (salt and brackish wetlands) represent 31 percent of the County's total wetlands (24,119 acres). There is a very small percentage of lacustrine wetlands (less than 1 percent of total wetlands or 288 acres), riverine wetlands (less than 1 percent of total wetlands or 7 acres), and marine wetlands (less than 1 percent or 380 acres). Additionally, 8,026 acres or 10 percent of the wetlands in Worcester County are designated as Wetlands of Special State Concern, primarily located along the Pocomoke River and Nassawango Creek. These wetlands are considered the best examples of Maryland's nontidal wetland habitats and are designated for special protection under the State's nontidal wetlands regulations.

There are Tier II waters in Worcester, which are streams and rivers where water quality exceeds the state minimum standards and biological communities are healthy, robust, and diverse. These waterbodies have extra review and protective measures for development within their watershed areas. MDE has designated Little Mill, Nassawango, and Dividing Creek as Tier II waters. MDE divides up Tier II waters according to their ability to maintain ecological integrity. Waters with "assimilative capacity remaining" can withstand proposed landcover changes. Those classified as "no assimilative capacity remaining" require a more in-depth analysis of the potential impacts from proposed landcover changes and may need impact mitigation.

While the United States Geological Survey (USGS) and the Maryland Department of Natural Resources (DNR) both provide generalized mapping of wetland areas, the specific location and extent of wetlands require a site-by-site analysis. Final delineation of wetland locations is required as part of the development review process.

The USACE and MDE jointly regulate wetland activities in the County. That regulation occurs through Section 404 of the Clean Water Act, Maryland Nontidal Wetlands Protection Act, Maryland Tidal Wetlands Act, and the Waterway and 100-year Floodplain Construction Regulations. MDE also regulates shoreline activities under the Living Shorelines Protection Act, with authorization from MDE and a permit from the local government required prior to starting a project.

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Climate change, subsidence, erosion, and development remain the largest threats to the County's wetlands. The County has measures in place to protect wetlands, such as zoning the Pocomoke River Corridor and much of the Chincoteague Bay shoreline and shorelines of its tributaries as "RP" Resource Protection District. Currently, the total amount of RP zoned land is 86,737 acres. Additionally, much of the Nassawango Creek corridor is owned and protected by the Nature Conservancy. 7,500+ acres of the southeastern portion of the Chincoteague Bay watershed are permanently protected from development with Rural Legacy easements and approximately 1,000 acres of this area is wetlands. There are also established Rural Legacy Easements in the Lower Pocomoke River watershed and the Dividing Creek watershed. More information on efforts to preserve wetlands in the County can be found in the **Conservation Lands** section of this chapter.

Tidal and non-tidal wetlands have been lost, especially in the northern coastal bays, as much as 25 percent lost since 1989 (2025 CCMP). Salt marshes in the coastal bays are degrading and drowning. Restoration of coastal marshes is important for the species that depend on this habitat, for water quality and also for flood protection. Inlet dredging is an important source of material for marsh and island restoration. Cooperation among agencies is essential for use of dredge material for marsh restoration. Worcester County should work with Maryland Coastal Bays and other agencies to plan for use of dredge material to protect and restore salt marshes.

Floodplains and Flood Hazards

The National Weather Service classifies flooding as "the inundation of normally dry areas due to increased water levels in an established watercourse." Floods threaten life, safety, and health and causes damage to property and infrastructure. Flooding can occur during any season of the year from a variety of sources. Riverine floodplains and coastal areas tend to be the most susceptible to flooding, however flooding can occur in other areas due to unusually long periods of heavy rainfall. There are multiple flood types, including:

- **Riverine Flooding:** Originates from a body of water, typically a river, creek, or stream, as water levels rise onto normally dry land. Water from snowmelt, rainfall, freezing streams, ice flows, or a combination thereof, causes the river or stream to overflow its banks into adjacent floodplains.
- **Flash Flooding:** Occurs when a large volume of water flows or melts over a short period, usually from slow moving thunderstorms or rapid snowmelt. These types of floods occur rapidly with significant impacts, and due to their localized nature do not have well-defined hazard areas.
- **Urban Flooding:** This type of flooding occurs due to development and the ground's decreased ability to absorb excess water without adequate drainage systems in place. This type of flooding typically occurs when land uses change from fields or woodlands to roads and parking lots. When the amount of water generated from rainfall and runoff exceeds a storm water system's ability to remove it, developed areas may flood.
- **Nuisance Flooding:** This type of flooding is associated with high tides that flow back through the stormwater system, increasing or raising the level of groundwater, and overtopping the banks and edge of waterways. The occurrence of nuisance flooding is an indicator of rising water levels in the Atlantic Ocean, Chesapeake Bay and Coastal Bays, and associated tributaries. Areas that were

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previously dry now flood during high tide events since the water elevation is high enough to crest the banks of waterways through outfalls that were previously high enough to prevent backflow while also allowing outflow. A Nuisance Flooding Plan was prepared in 2020 and is scheduled to be updated in 2026 and will be incorporated as a chapter within the updated *Worcester County Hazard Mitigation and Resilience Plan*.

The National Flood Insurance Program (NFIP) produces Flood Insurance Rate Maps (FIRMs) nationwide, which are a community's official map where the Federal Emergency Management Agency (FEMA) has delineated both the special hazard areas and the risk premium zones applicable to the community. The NFIP underwrites flood insurance coverage using the information from the FIRM and the associated Flood Insurance Study (FIS). Communities that adopt and enforce regulations that meet or exceed NFIP criteria are eligible for flood insurance. Buildings built to these regulations have lower flood risk and insurance rates.

The County participates in the NFIP with an effective date of its FIRM and FIS of July 16, 2015. The Town of Berlin, Ocean City, Pocomoke City, and the Town of Snow Hill also participate in the NFIP.

The County is prone to various forms of flooding, and FEMA's Digital Flood Insurance Rate Map (DFIRM) shows flood inundation areas that are depicted as flood zones. These flood zones include A, AE, AO, VE and X (shaded and un-shaded). Floodplains are shown on **Map 8-4: Environmental Features**.

In 2018, the MDE prepared the Maryland Model Floodplain Management Ordinance (FPMO) in response to the requirement that local jurisdictions adopt regulations that are fully compliant with the requirements of the NFIP. For most communities, the requirement to update regulations is triggered by revisions to the Flood Insurance Rate Maps (FIRMs) and associated FIS.

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Table 8-2: FEMA Special Hazard Flood Areas (SHFA) Risk Areas

Flood Zone	Description
A	Areas with a 1 percent annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE	Areas with a 1 percent annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
AO	River or stream flood hazard area, and areas with a 1 percent or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1-3 feet. These areas have a 26 percent chance of flooding over the life of a 30-year mortgage.
Moderate Risk Areas	
X (Shaded) 0.2% or 500-Year	Moderate flood area(s), shaded area(s) shown on FIRM, are the areas between the limits of the base flood and the 0.2 percent annual chance (or 500-year) flood.
Minimum Risk Areas	
X (Unshaded)	The areas of minimal flood hazard, which are areas outside the SFHA and higher than the elevation of the 0.2 percent annual chance flood, are labeled Zone X (unshaded).

Source: FEMA

There are 88,319 acres of FEMA-mapped 100-year flood zone in the County, which equates to approximately 20 percent of the County's total land area. There are 11,123 acres of FEMA-mapped 500-year flood zones, which equates to approximately 3 percent of the County's total land area.

Undisturbed floodplains are important for moderating storm floodwaters, absorbing wave energy, and reducing erosion and sedimentation. Additional resources within floodplains, such as wetlands and stream buffers, also help to maintain water quality, provide recharge groundwater, protect fisheries, and provide habitat and natural corridors for wildlife. By protecting floodplains from development, downstream communities benefit from reduced risks and costs associated with loss of life and property.

It is important to note that FIRMs provide an analysis of flood scenarios based on past events and data. They indicate areas of high, moderate, and low risk. Future conditions are not considered. FEMA FIRMs do not account for:

- Shoreline erosion, wetland loss, subsidence, or relative sea rise
- Upland development or topographic changes
- Degradation or settlement of levees and floodwalls
- Changes in storm frequency and severity
- Effects of multiple storm events

While some of these factors do not impact the County directly, or have as great an impact as others, it is important to be aware that approximately 25 percent of flood damages nationally occur to structures

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that are outside of FEMA mapped flood hazard areas and that few, if any, standards exist nationwide for development in the areas immediately adjacent to the floodplain or outside of mapped floodplain areas.

To help the County review proposed developments, developers are required to provide detailed base flood elevation information to the County. The County then provides this information to FEMA and request revisions to floodplain maps with more accurate data as needed.

In 2000, the Stafford Act enacted the Disaster Mitigation Act and, by FEMA's Interim Final Rule published in 2002, established in the Maryland Code that each Maryland jurisdiction adopt and maintain a Hazard Mitigation Plan (HMP). The HMP ensures eligibility for funding and technical assistance from State and federal hazard mitigation programs. It addresses natural hazards determined to be of high and moderate risk as defined by the updated results of the local hazard, risk, and vulnerability summary. Natural hazards continue to be evaluated during five-year update cycles and include climate change and coastal resiliency planning priorities. The County's latest version of this plan is the 2020 Worcester County Hazard Mitigation and Resilience Plan.

Community Rating System (CRS)

Worcester County is not currently participating in the FEMA Community Rating System (CRS). The CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed NFIP requirements. As an incentive, flood insurance premium rates are discounted to reflect reduced risk. Additional benefits of the CRS include:

- Increased opportunities for citizens and property owners to learn about risk, evaluate their individual vulnerabilities, and take action to protect themselves as well as their homes and businesses;
- Adoption of floodplain management activities that enhance public safety, reduce damage to property and public infrastructure, and avoid economic disruption and loss;
- Opportunities for communities to evaluate the effectiveness of their flood programs against a nationally recognized benchmark;
- Availability of free technical assistance for community officials in designing and implementing some activities; and
- Incentives for communities to maintain and improve their flood programs over time.

The three goals of the CRS include:

1. Reducing and avoiding flood damage to insurable property
2. Strengthening and supporting the insurance aspects of the NFIP
3. Fostering comprehensive floodplain management

These goals can be reached by implementing higher regulatory standards, establishing a robust public outreach initiative, preserving open space to reduce flooding risk and increase resiliency, and creating an emergency preparedness plan.

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It is recommended that the County consider applying for participation in the CRS as many of the activities that are awarded points in the rating system are already underway. These activities include, but are not limited to, open space preservation and establishing a Hazard Mitigation and Resilience Plan.

Coastal Bays

Atlantic Coastal Bay resources in Maryland only occur in Worcester County. There are five Coastal Bays: Newport Bay, Assawoman Bay, Chincoteague Bay, Isle of Wight Bay, and Sinepuxent Bay (see **Map 8-4: Environmental Features**). In total, these bays boast 248 miles of shoreline and nearly 35,000 acres of wetlands. They are home to a variety of wildlife, including 360 different types of birds as well as more than 108 rare, threatened and endangered species.

These five bays receive drainage from approximately half of Worcester County and have felt the effects of significant growth along the County's shoreline during the past quarter century. Because the impacts of climate change are eroding tidal wetlands and shorelines in all the Coastal Bays in the County, each faces its own challenges and ecosystem threats based on various factors such as geography, land use, and environmental influences.

The region is expected to experience an increase in precipitation along with an increase in the frequency and intensity of storm events. This will lead to more flooding. Improving stormwater systems and installing them in places where there are no systems can reduce flooding.

Multiple restoration projects have been completed by the Maryland Coastal Bays Program in partnership with various entities who have helped both fund and maintain efforts. These various entities include Worcester County, the Maryland Department of Transportation State Highway Administration (SHA), The Lower Shore Land Trust, the Coastal and Estuarine Land Conservation Program, the National Estuary Program, DNR, and other private partners. These projects include living shorelines, establishment of nature parks, wetland restoration, dam removal, establishment of a kayak launch, and various other efforts to preserve ecological function of sensitive resources and provide educational and recreational spaces for residents and tourists to enjoy.

The Pocomoke River Restoration Project is an example of enhancing resiliency and restoring floodplain function that might have applications in other parts of the County. (dnr.maryland.gov/ccs/pages/pocomoke-river-restoration.aspx).

The 2024 Maryland Coastal Bays Report card gave the Coastal Bays an overall score of a "B", which is the highest score the Coastal Bays have received since the annual report card began in 2008. Coastal Bay health is defined by four water quality indicators – nitrogen, phosphorus, chlorophyll *a*, and dissolved oxygen – and two biotic indicators – seagrass and hard clam – toward scientifically derived ecological thresholds or goals. More information on each Bay and their 2024 ratings is below.

Newport Bay

In 2024, Newport Bay received a "C minus" on the Maryland Coastal Bays report card. Intact natural shorelines, high wetland coverage, and low impervious surfaces were balanced by degraded water quality, low densities of hard clams, and poor seagrass coverage. This resulted in Newport Bay's overall

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ecosystem health grade ranking as last in the Coastal Bays. Newport Bay, one of the smallest of the Coastal Bays, sports wide and productive marshes on both banks. The Bay's many tributaries come together in a vast complex of wetlands, channels, ponds, and uplands. However, extensive mosquito ditches are also present in these marshes, which compromise natural drainage.

With 42 percent forested land, Newport Bay has the second-highest proportion of land covered with woodland of any subwatershed of the Coastal Bays. Add to this the watershed's diverse hardwood forests and lack of loblolly pine monocultures, and the area emerges as one of the most important forest hubs in the Coastal Bays watershed. While Berlin anchors the watershed's northern side, the expansive tidal guts, marshes, and forests on Newport Bay's southern side help it rival Chincoteague Bay in wildlife diversity. Like its southern cousin, its expansive marshes and riparian forest provide critical habitat for birds, reptiles, amphibians, and rare plants. Extensive hardwood forested wetlands on the watershed's northeastern and southeastern sides is important for maintaining water quality and also for forest interior dwelling birds. About 325 ha (800 acres) of forest (7 percent of the total forestland) are currently protected in the 11,000-ha (27,400-acre) watershed.

The Newport Bay watershed was selected as one of the five watersheds participating in Maryland's Whole Watershed Program (a five-year pilot project). The goal of the program is to improve watershed health through a diverse selection of environmental actions. An initial \$2 million dollars will be allocated to the Maryland Coastal Bays Program (MCBP) for the first phase of work. This grant is the result of a collaborative effort between MCBP, the Lower Shore Land Trust, Worcester County, Assateague Coastal Trust and the Town of Berlin who submitted a proposal to the Maryland Department of Natural Resources in December of 2024. Funding will be dedicated to improving stormwater management, addressing flooding issues, working with farmers on installing best management practices on agricultural lands and improving habitat in streams and marshes in Newport Bay.

Assawoman Bay

The Assawoman Bay watershed includes both Worcester County and Sussex County in Delaware. The northern half of Ocean City drains into Assawoman Bay; more than 40 percent of the overall drainage is from Delaware. This area is largely agricultural, other than existing developed areas and Ocean City. In 2024, Assawoman Bay received a "C plus" on the Maryland Coastal Bays report card, which is its highest recorded rating. Assawoman Bay is directly connected to Little Assawoman Bay in Delaware through a channel known as 'The Ditch.'

The extent of exchange between these two waterbodies is unknown, but wind and tides are thought to play an important role. Preliminary monitoring results suggest that Greys and Roys Creeks, as well as the Ditch, may contribute negatively to the water quality in the northern end of Assawoman Bay. Additionally, substantial loss of tidal marsh occurred in Assawoman Bay prior to implementation of wetlands protection laws in the 1970s. Only small parcels of tidal marsh remain today on the bay shore of Fenwick Island. However, substantial areas of tidal marsh still survive along the mainland shoreline. The remaining marshes of this area are probably highly vulnerable to loss in association with climate change.

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Chincoteague Bay

The Chincoteague Bay watershed is the largest of the five Coastal Bay watersheds, with both Worcester County in Maryland and Accomack County in Virginia contributing to the drainage area. The drainage area contains extensive marshes, farms, and forest, with forested areas accounting for nearly half of the land cover. There are twelve wetlands of special state concern in the watershed. In 2024, Chincoteague Bay received a “B” on the Maryland Coastal Bays report card. In recent years there has been an increase in nutrients and phytoplankton in the bay, which is a threat to seagrass coverage. Many bay islands are also being lost to erosion and climate change impacts. These islands provide essential habitat for numerous waterbird species as well as other organisms. Like the other Coastal Bay watersheds, agricultural activities contribute to nutrient pollution in the bay

Isle of Wight Bay

The Isle of Wight Bay watershed is the second largest of the five Coastal Bay watersheds, with both Worcester County in Maryland and Sussex County in Delaware contributing to the drainage area, with headwaters near Selbyville, Delaware. This watershed contains Ocean City, Ocean Pines, some of West Ocean City, and most of the Route 50 commercial corridor. This area has been a receiver of population growth and development. In 2024, Isle of Wight Bay received a “C plus” on the Maryland Coastal Bays report card.

Isle of Wight Bay and its watershed are the most heavily used of the Coastal Bays. Bounded on the east by densely developed Ocean City, it is also bounded on the west by very dense residential development. The north boundary is Route 90 with two in-line bridge spans leading from the mainland to Cape Isle of Wight and then to north Ocean City. The south boundary is the Route 50 bridge, bringing traffic into south Ocean City. Flowing into Isle of Wight Bay are waters from Herring Creek, Turville Creek, and St. Martin River, all with increasing residential development.

There are at least 111 canals adjacent to the Coastal Bays, 59 of which are in Isle of Wight Bay. Most of these canals were built between 1960 and 1980 by development projects that dug the canals to create residential waterfront lots. Dead-end canals are problematic for several reasons. They usually have only one opening. Most were dug through wetlands with the material being side-cast to build elevation. The canals were often dug deeper than their receiving waters, creating lower bottom elevation and poor flushing. This causes canal water to stagnate and become depleted of dissolved oxygen, which is essential for organisms to survive. The canals receive pollutants from stormwater runoff. The Ocean Pines community alone, located in both Isle of Wight Bay and St. Martin River watersheds, has 322 km (200 mi) of ditches, mostly draining into 19 km (12 mi) of canals that serve to remove stormwater from 8,300 properties.

While the amount of waterfront has increased dramatically by this development, the result is that non-point source pollution from all residences has increased as well. Additionally, the loss of wetlands associated with this development has meant a decreased ability to filter out nutrients and pollution before reaching the bays. Animal waste, lawn trimmings, fertilizers, fishing waste (scraps and bait), and trash are all major sources of pollution.

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Sinepuxent Bay

Sinepuxent Bay ranked first in the Coastal Bays for estuarine health and second for watershed health, receiving a “B plus” on the 2024 Maryland Coastal Bay Report card. It had the best water quality, highest density of hard clams, and greatest seagrass coverage—likely due to its small, relatively undeveloped watershed and good oceanic flushing through the Ocean City Inlet. This resulted in Sinepuxent Bay’s overall ecosystem health ranking as the best of the Coastal Bays. Sinepuxent Bay’s long, thin dimensions give its recreational qualities a dichotomous feel.

On its northern end, near the Ocean City Inlet, yachts and commercial fishing boats depart for sea from the sprawling West Ocean City Harbor. A public boat ramp there also brings jet skiers and recreational boaters from around the East Coast. Good fishing in the inlet and the northern half of the bay makes for crowded conditions in July and August north of Assateague Road. South of there, campgrounds, shallow water, and limited development change the scene to a rural one. On the eastern border of Sinepuxent Bay lies one of the East Coast’s true gems— Assateague Island National Seashore. The barrier island, known for its wild horses, is a refuge for both wildlife and the two million people who visit the island every year.

Sinepuxent Bay’s small, relatively undeveloped shoreline and flushing from the Ocean City Inlet give it the best water quality among the Coastal Bays. With the lowest nitrogen levels, Sinepuxent Bay enjoys healthy fisheries and abundant seagrass.

Hazard Mitigation

Hazard mitigation involves reducing the risks of natural hazards and their associated damage to people and property. The County developed a *2020 Worcester County Hazard Mitigation and Resilience Plan* that addresses all natural hazards that are most likely to affect Worcester County. The natural hazards identified in the County include coastal hazards (flooding, storms and erosion), riverine flooding, wildfire, wind, drought, thunderstorms, tornados, winter storms, and hazardous materials. These were ranked to provide structure and prioritize mitigation goals and actions. Table 7-3 shows the overall risk potential identified in the 2020 plan for each hazard. For more information on these hazards, please see the *2020 Worcester County Hazard Mitigation Plan*.

Table 8-3: Worcester County Hazard Identification and Risk Assessment

Identified Hazard	Type of Events	2020 Worcester Hazard Identification and Risk Assessment
Coastal	Coastal Flooding; Coastal Storms; Storm Surge; Hurricane/Tropical Storm; Nor’easter; Potential Sea Level Rise; Shoreline Erosion	High
Flood	Riverine Flood	Medium-High
Wildfire	Wildfire; Brush Fire; Conflagration	Medium-High
Wind	Thunderstorm winds; non-thunderstorm wind	Medium-High
Drought	Drought; Extreme Heat	Medium

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Thunderstorm	Thunderstorm; Lightning; Hail	Medium
Tornado	Tornado	Medium
Winter Storm	Winter Storm; Extreme Cold; Nor'easter (Snowfall)	Medium-Low
HazMat	Toxic Chemicals	Medium-Low

Source: 2020 Worcester County Hazard Mitigation and Resilience Plan

Climate Change

Climate change refers to the long-term change in the average weather patterns and temperatures. Worcester County is susceptible to climate change, facing pressing issues such as climate change, heavy precipitation events, and increasing temperatures. Adaptation of infrastructure in the face of climate change and mitigation of the effects on the County is an important part of what will shape Worcester County in the coming years.

The 2015 Maryland Commission on Climate Change (MCCC) Act required the MCCC and its participating agencies to develop an action plan and firm timetable for mitigation of and adaptation to the likely consequences and impacts of climate change in Maryland. In February 2021, MDE released the 2030 Greenhouse Gas Reduction Act (GGRA) Plan, which is a comprehensive plan that sets a clear and unifying path for the State to dramatically reduce greenhouse gas emissions that contribute to climate change.

In 2020, the County prepared their 2020 Worcester County Hazard Mitigation and Resilience Plan, which received a 'satisfactory' rating from FEMA. The plan "seeks to eliminate or reduce hazard related human, economic, and environmental losses" and includes unincorporated areas of the County as well as the towns of Berlin, Pocomoke, and Snow Hill. Ocean City has its own plan, the 2017 Ocean City, Maryland Hazard Mitigation Plan. While the County's Hazard Mitigation and Resilience plan mostly addresses current impacts of hazards for a five-year span (2020-2025), it also identifies and addresses the anticipated role of climate change for hazards such as flooding, extreme weather events, extreme heat, and coastal erosion.

Sea Level Rise

The rising and spreading of water over normally dry land is referred to as inundation. Scientists use models to develop maps showing the possible impacts of inundation based on various Sea Level Rise (SLR) scenarios for state's waterways and the land that surrounds them (watersheds). These maps reflect the filling of these watersheds at constant elevations, also referred to as bathtub modeling. In other words, the maps show the water levels rising in the watersheds similar to the filling of a bathtub.

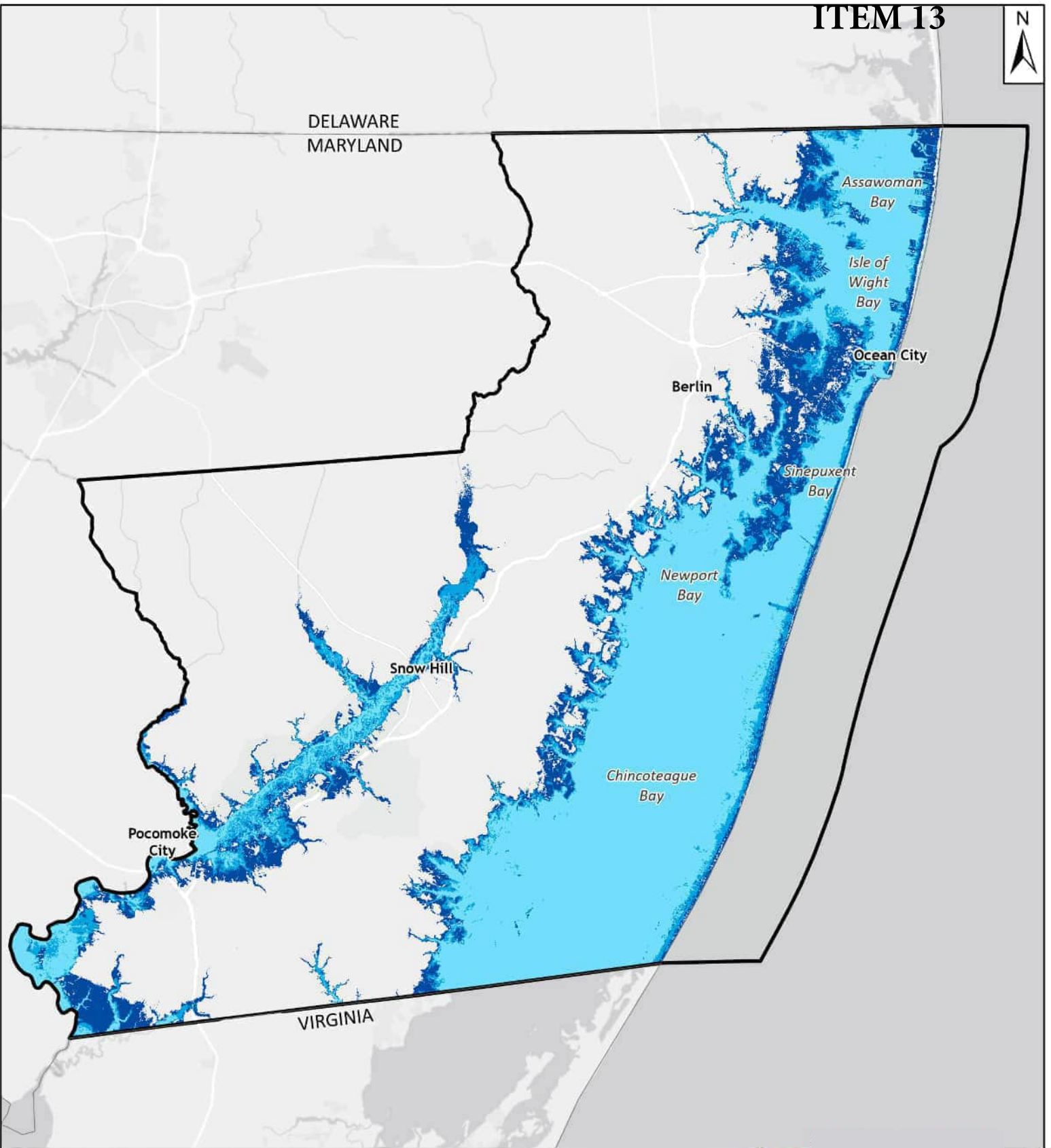
Worcester County boasts 774 miles of coastline, which are important for the County's economy and quality of life. Due to its location, low elevations, and dependence on the coast, the County is particularly vulnerable to the effects of SLR. Changes in sea level have the potential to impact existing infrastructure and natural resources in the short-term and also the durability of future development with long-term design life.

The impacts of 2-, 5-, and 10-foot SLR are shown in **Map 8-6: Sea Level Rise Inundation**. With many areas of the County susceptible to SLR, it is important to consider potential associated impacts, which

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include coastal erosion, flooding and loss of wetlands, saltwater intrusion, and expansion of flood-prone areas. Long-range planning and accounting for changes in sea level that may be expected in the County will help lead to informed decisions for public and private investments by minimizing risk potential for damage to both existing and future resources.

The Maryland CoastSmart Council was established in 2014 by the Maryland General Assembly for the purpose of adopting specific Coast Smart siting and design criteria to address impacts associated with coastal flooding on future capital projects. Per the Maryland CoastSmart regulations, state construction projects and projects in coastal areas that receive more than \$500,000 in state funding must apply the horizontal limits of a floodplain corresponding to a Design Flood Elevation (DFE) with 3 feet of freeboard. This will show wider inundation areas. MDE, DNR, and other state agencies developed the CoastSmart – Climate Ready Action Boundary (CS-CRAB) for the Maryland CoastSmart Council, which shows these updated horizontal limits that account for these wider inundation areas consistent with projected Maryland sea level rise. This boundary is shown on **Map 8-7: CS-CRAB**.



Legend

State Lines

Worcester County

Sea Level Rise

0 to 2 Foot Inundation

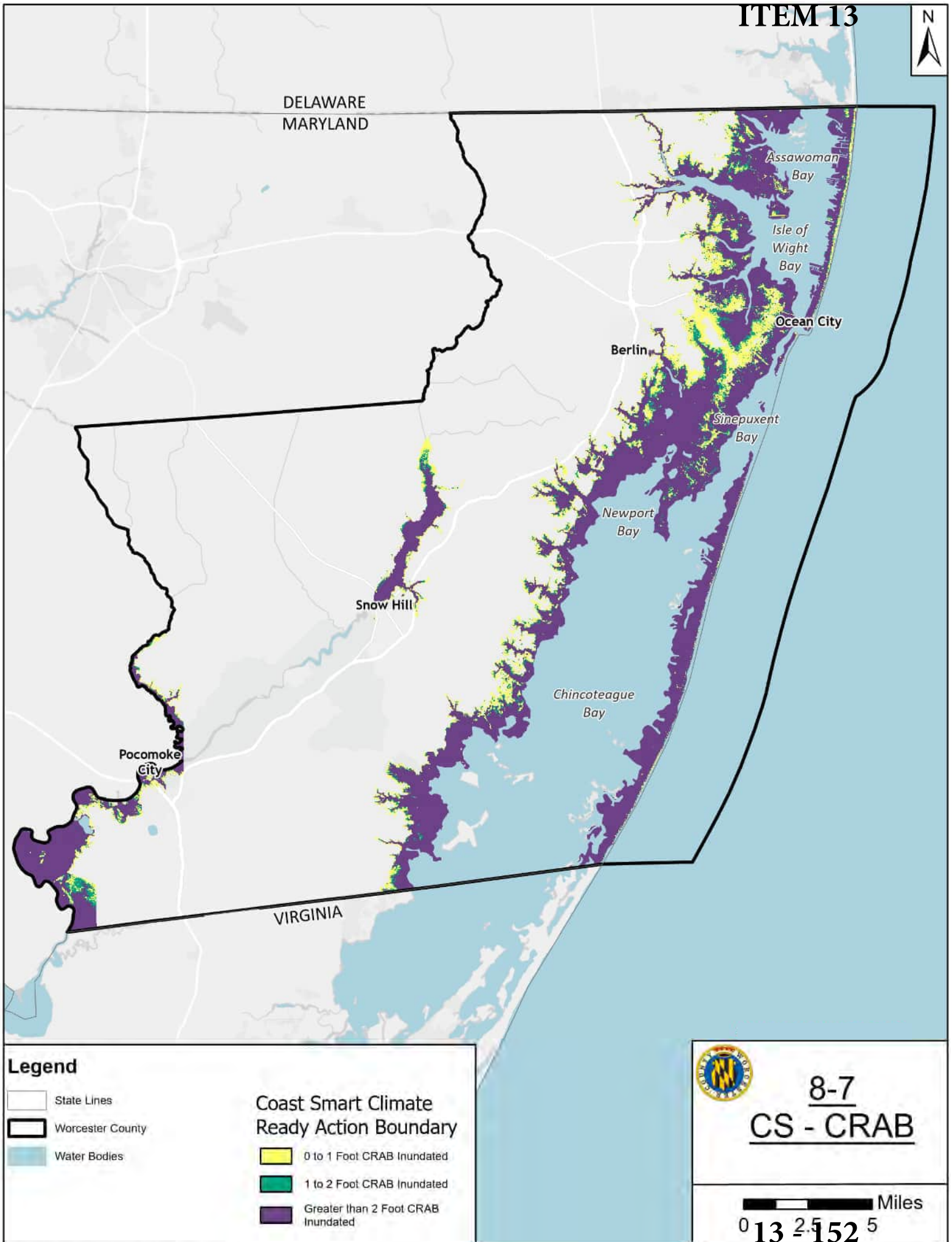
2 to 5 Foot Inundation

5 to 10 Foot Inundation



**8-6 Sea Level
Rise
Inundation**

Miles
0 2.5 5



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In 2008, a document was prepared for the County titled *Sea Level Response Strategy* which presented several scenarios to assess the impacts of climate change on Worcester County over the next century. The document also provided a prioritization of response options to determine which options would be useful despite uncertainties in the rate and range of climate change. The *2020 Worcester County Hazard Mitigation and Resilience Plan* indicates that the Seaside area of Worcester County ranks “very high” on the SLR Hazard Ranking, while the Bayside area ranks “low.”

One of the expected impacts of sea level rise is coastal erosion, which causes loss of land and habitat, damage to infrastructure, increase vulnerability to hazards, and economic impacts especially for areas that rely on coastlines for recreational industries and tourism.

Shoreline erosion is not a serious threat to human life; however, it is a slow and ongoing geological process that could lead to significant economic, property and infrastructure loss. The *2008 Sea Level Rise Response Strategy, Worcester County, Maryland*, notes that approximately 56 percent of the County’s shoreline is receding, with 4 percent eroding at over 4 feet per year. These eroding areas are candidates for nonstructural or living shoreline stabilization approaches to mitigate erosion.

The *2020 Nuisance Flood Plan* was prepared to document the County’s response and monitoring of these conditions. Worcester County, Maryland is experiencing nuisance flooding in mapped floodplains that is occurring on a more frequent basis, including urban flooding in the towns of Pocomoke City and Snow Hill. This has County and town responders busy responding to these events. These challenges are exacerbated by the increase in frequency and intensity of storms caused by higher global temperatures creating more favorable conditions for heavier and more frequent participation. Citing one useful tool for reported nuisance flooding events, the County has logged 158 events reported to the *MyCoast* reporting application, with the majority occurring within the Town of Ocean City, which has their own nuisance flooding plan. Worcester County has approximately 92 roads that were identified in the *Hazard Mitigation and Resilience Plan* as being potentially flooded during an event with 33 roads identified as impacted by tidal flooding, which is frequently referred to as “sunny day” or high tide flooding.

The *2020 Worcester County Hazard Mitigation and Resilience Plan* notes that the Virginia Institute of Marine Science inventoried a large portion of the Coastal Bays and found that approximately 26 percent of the shoreline was armored or contained some form of erosion control structures. However, these erosion control measures often cause erosion to nearby unarmored shores. It is recommended that the County complete an updated inventory of eroding shorelines and consider stabilization methods to mitigate erosion for the most critical areas, with nonstructural or living shoreline approaches preferred.

Another impact of sea level rise is saltwater intrusion. As sea level rises, the extent of tidal, brackish surface waters within the Chesapeake Bay, Coastal Bays, and Atlantic Ocean expands both upstream and landward above and below the ground, which in turn increases saltwater intrusion into aquifers. Saltwater intrusion is discussed further in the Water Resources section.

Heavy Precipitation Events

Climate change is expected to result in more frequent heavy precipitation events. This can lead to flooding, especially in areas with inadequately sized drainage infrastructure. This flooding can result in

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safety hazards, inaccessible roadways, travel delays, and damage to buildings or other infrastructure. The County's infrastructure and its ability to handle such events plays a contributing role in how effectively the area can be evacuated and how it can prevent damage from these events. Planning for these events determine how successful the County and emergency services can respond to these events. An assessment of the vulnerability of older commercial and residential structures would be helpful to prepare for the anticipated higher frequency of heavy rainfall events. Improving stormwater systems and installing them in places where there are no systems can also help reduce flooding.

Temperature Rise

Another key issue surrounding climate change is a steady rise in temperature. Rising temperatures will result in a longer growing season, heat waves, and more consecutive days where it does not cool off at night. This has many implications for infrastructure and human health. Air conditioning systems in buildings may not be sized appropriately for increasing temperatures and shorter, milder winters can mean residents are dealing with more ticks and mosquitoes. Of particular concern are vulnerable populations who may not have access to air conditioning in the summer. Although temperature is not something that can be controlled, there are ways for the County to prepare for a possible increase. Tree planting and shade contribute greatly to heat dispersion. Making sure buildings are up to code for cooling systems will also mitigate the effects of long-term temperature changes. Educating people on how to deal with heat waves and erratic weather also helps prepare the population for such events and can be a successful way to prevent the dangers of high temperatures.

Habitats of Rare, Threatened, and Endangered Species

The Federal Endangered Species Act of 1973 requires a list of endangered and threatened species and the protection of those species and their ecosystems. The primary State law that allows and governs the listing of endangered species is the Nongame and Endangered Species Conservation Act (Md. Natural Resources Code Ann. §10-2A). This Act is supported by regulations that contain the official State Rare, Threatened, and Endangered Species list.

Protecting animal and plant species and their habits is important for many reasons:

- Animal and plant species contribute to the County's environmental quality, making it an attractive place to live.
- An abundance of animal and plant species support outdoor recreational activities such as hunting, boating, wildlife viewing, and hiking.

Habitats of rare, threatened, and endangered species are defined as areas that, due to physical or biological features, provide important elements for the maintenance, expansion, and long-term survival of threatened and endangered species. This area may include breeding, feeding, resting, migratory, or overwintering areas. Physical or biological features include (but are not limited to) the structure and composition of the vegetation, faunal community, soils, water chemistry, and quality; and geologic, hydrologic, and microclimatic factors.

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The DNR's Wildlife and Heritage Service Natural Heritage Program (WHS) tracks over 1,250 native plants and animals that are among the rarest in Maryland and most in need of conservation efforts as elements of the State's natural diversity. Lists of rare, threatened, and endangered animals and plants, including federally listed species are maintained by the WHS, statewide, which officially recognizes 566 species and subspecies as endangered, threatened, in need of conservation, or endangered extirpated:

- **Endangered.** A species whose continued existence as a viable component of Maryland's flora or fauna is determined to be in jeopardy.
- **Threatened.** A species that appears likely, within the foreseeable future, to become endangered in Maryland.
- **In Need of Conservation.** A species whose population is limited or declining in Maryland, such that it may become threatened in the foreseeable future if current trends or conditions exist.
- **Endangered Extirpated.** A species that was once a viable component of the flora or fauna of Maryland, but for which no naturally occurring populations are known to exist.

As of November 2021, within the County, 28 animals and 97 plants are listed by the Maryland Department of Natural Resources (see **Table 8-4**). Of these, three animals and one plant species are listed as endangered under the federal *Endangered Species Act*, which include the Leatherback Sea Turtle (a rare visitor to Maryland's coastal waters), the Red-cockaded Woodpecker (extirpated in Maryland), the Roseate Tern (which no longer breeds south of Long Island, NY), and Chaffseed (also extirpated in Maryland).

Table 8-4: DNR-Listed Species in Worcester County

Category	Plants	Animals
Endangered	66	20
Threatened	22	3
In Need of Conservation	0	2
Endangered Extirpated	9	3
Total	97	28

Source: Maryland Department of Natural Resources

Populations of many island and marsh nesting birds in the Coastal Bays are in decline, including the common tern (state-endangered and facing 90 percent decline), seaside sparrow, salt marsh sparrow (projected for extinction by 2060), and black skimmer (near extirpation). All of Maryland's breeding royal terns and black skimmers nest in the Coastal Bays and the salt marsh sparrow only lives in salt marshes. Erosion of islands and decline in salt marsh habitat in the bays is a significant reason for the decline.

Multiple projects are underway to combat loss of habitat and subsequent population decline for island and marsh nesting birds. The Maryland Coastal Bays Program and DNR have deployed a raft to serve as habitat for common terns as a stop gap measure until more island habitat can be restored. Additionally, Marshes for Tomorrow, an effort with Audubon and Maryland Coastal Bays Program, is working to restore marsh at a landscape scale in Maryland, including the Coastal Bays, which will provide critical habitat for the salt marsh sparrow.

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To assist in identifying the potential habitats for these species areas, DNR designates Sensitive Species Project Review Areas (SSPRAs). SSPRAs represent the general location of documented rare, threatened, and endangered species, and other areas of concern including Critical Areas, Natural Heritage Areas, Listed Species Sites, and Nontidal Wetlands of Special State Concern.

Forest Interior Dwelling Species (FIDS) are those species that require large blocks of forests to survive and maintain sustainable populations. FIDS include a diverse group of birds such as tanagers, warblers, and vireo, as well as short-distance migratory birds such as woodpeckers, hawks, and owls. Many factors have contributed to the decline of FIDS; however, the loss and fragmentation of forests on the breeding grounds is a major contributor to this decline. In general, FIDS are not well adapted to compete with species that evolved along forest edges and openings. The fragmentation of large forest tracts largely through land development threatens the habitat needed for long-term survival of these species and exposes them to predators or competing species.

When forests are under extreme stress, individual species and their habitats become threatened, thereby endangering the health of the forest. The plants, animals, and forests are essential to maintaining biological diversity in this region. The distance between blocks of forests influences the abundance of many FIDS. Some species can survive in smaller forests if they are connected to other areas via corridors.

Aquatic habitats are another vital resource—they not only protect waterways and their biodiversity, but also help with the County's resiliency efforts in the face of climate change. Submerged aquatic vegetation (SAV, i.e. bay grasses) serves as important food, nursery, and habitat for many species of fish and fowl. Its health is a good indicator for measuring Chesapeake Bay and Coastal Bay restoration progress as the health of these grasses are closely linked to water quality. They provide essential food and habitat for many important species of waterfowl, fish, shellfish, and invertebrates; remove suspended solids from the water; protect shorelines from erosion; and oxygenate the water. Shellfish beds are both an economic and a natural resource—the bottom (benthic) community provides food for bottom feeding fish.

Within Worcester County, portions of the Upper Pocomoke River watershed, Dividing Creek watershed, Lower Pocomoke River watershed and the entire Nassawango Creek watershed are identified as stronghold watersheds by DNR. These watersheds are considered to be the most important for the protection of Maryland's freshwater stream biodiversity and are places where greatest conservation need species of stream-dwelling fish, amphibians, reptiles, or mussels have the highest abundance or diversity. These species are generally most sensitive to environmental degradation, with a small change in watershed or stream health able to permanently eliminate one or more of these sensitive species. Maintaining the health of these watersheds is critical for sustaining these species and the vital ecosystem services they provide.

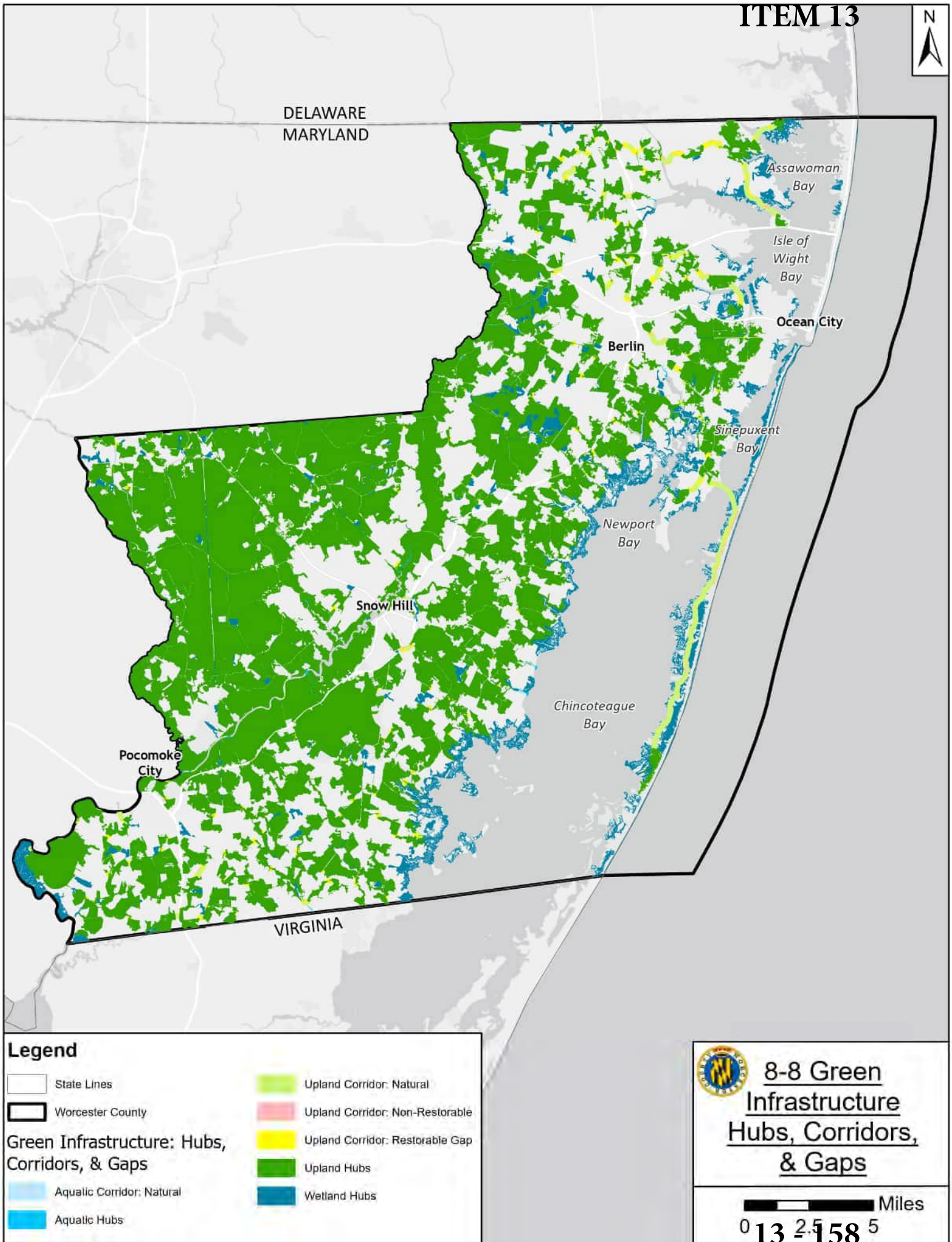
The County contains three State designated Natural Heritage Areas. These include Lower Nassawango Creek, Mattaponi, and North Sinepuxent Bay Dunes. Natural Heritage Areas are within legally protected lands, such as parks or state wildlife management areas. They must contain one or more threatened or endangered species or wildlife species in need of conservation, must be a unique blend of geological,

8. NATURAL RESOURCES

hydrological, climatological, or biological features, and must be considered among the best Statewide examples of its kind.

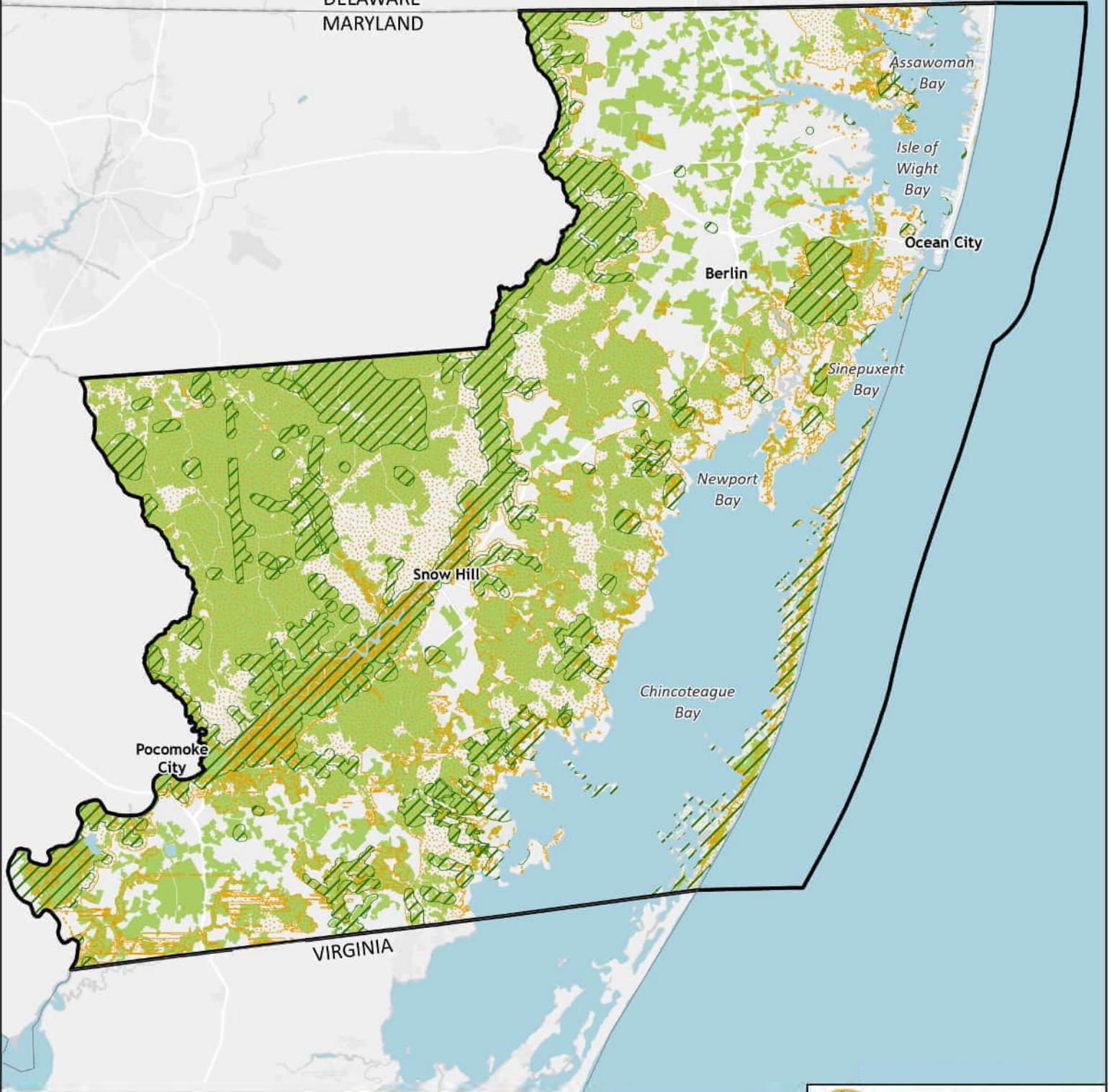
In the late 1990s, DNR began an effort to identify ecologically important lands in Maryland. The result of this effort is a mapped network of large blocks of intact forest and wetlands called “hubs” linked together by linear features such as forested stream valleys, ridgelines, or other natural areas called “corridors.” **Map 8-8: Green Infrastructure, Hubs, Corridors and Gaps**, shows the location of these hubs and corridors, which are vital to maintaining healthy wildlife populations across the state, while also providing a number of ecosystem services to the citizens of Maryland, including clean water, clean air, carbon sequestration, and climate resilience. In August 2024, DNR and the Chesapeake Conservancy partnered to update mapping of these hubs and corridors, calling it Maryland’s Habitat Connectivity Network. The updated mapping helps the state understand where the most important natural habitat areas in the state are currently located, how these areas are connected, and how these areas have changed in the past two decades. These data will also provide essential information to help target and prioritize lands for protection or restoration.

Map 8-9: Ecological Areas includes significant wildlife assessment areas in the County including SSPRAs, Targeted Ecological Areas, and FIDS habitats. These areas may need special management or protection because of their importance to conservation of threatened or endangered species. The County should continue to pursue all efforts to protect habitats of threatened and endangered species by adopting regulations protecting these species from habitat loss. Further protection of woodlands or forested lands will have a positive impact on targeted ecological areas and wildlife habitats, will contribute to ecological balance, and offer sustained recreational opportunities for residents. Development in these areas should be discouraged and if development does occur, techniques to reduce impacts on targeted ecological areas and wildlife habitats should be utilized. Control of non-native invasive species within ecological areas will further protect wildlife and habitats from degradation. The County may consider establishing and implementing an invasive species removal program and focus on the planting of native species within open lands, ecological areas, natural areas, and forest lands.





DELAWARE
MARYLAND



Legend

- | | |
|---|--|
|  State Lines |  Sensitive Species Project Review Areas |
|  Worcester County |  Targeted Ecological Areas |
|  Water Bodies |  Forest Interior Dwelling Species |



8-9 Ecological Areas

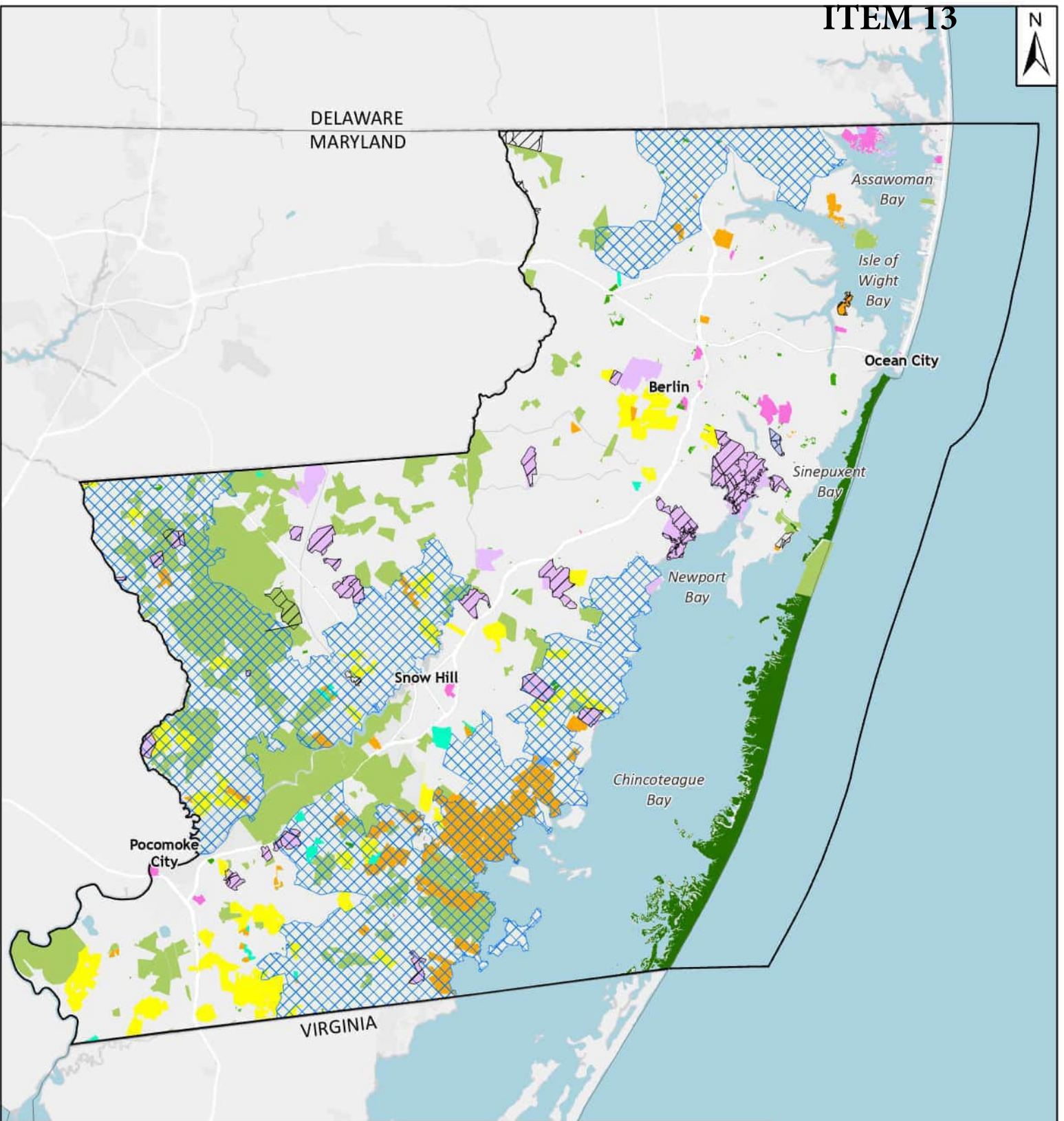
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Conservation Lands

Map 8-10: Conservation Lands identifies areas of conservation lands based on the status of properties through a variety of federal, State and County preservation and conservation programs. These include:

- Maryland Agricultural Land Preservation Foundation (MALPF) Easements
- Lower Shore Land Trust (LSLT)
- DNR Owned Lands and Conservation Easements
- Forest Conservation Act Easements
- Rural Legacy Easements and Areas
- Coastal and Estuarine Land Conservation Program (CELCP)
- Conservation Reserve Enhancement Program (CREP) including the Permanent Easement Program
- Maryland Coastal Bays Program's (MCBP) Comprehensive Conservation and Management Plan (CCMP)
- Private Conservation
- Protected Lands – local and federal
- Transfer of Development Rights (TDR) Areas
- Purchase Development Rights



Legend

	State Lines		DNR Owned Properties		Local Protected Lands – Protected Open Spaces
	Worcester County		DNR Owned Properties - Submerged		Coastal and Estuarine Land Conservation Program
	Water Bodies		Conservation Reserve Enhancement Program		Private Conservation Lands
	Rural Legacy Areas		Forest Legacy		Protected Federal Lands
	CREP Easement		Other		Transfer Development Rights
	Lower Shore Land Trust Easements		Forest Conservation Act Easements		Purchase Development Rights
	MD Agricultural Land Preservation Foundation Easements		Local Protected Lands – Fee Simple		



8-10 Conservation Lands

0 13 2.5 161 5 Miles

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As of 2025, a total of 32.8 percent of County lands are protected with easements or with state ownership; this is 26 percent of the Coastal Bays watershed. A few of the conservation programs and achievements in the County are highlighted in this section.

The MALPF program, in existence since 1977, is one of the most successful farm preservation programs in the country. It strives to preserve sufficient agricultural land to maintain a viable base of food and fiber production. The pace of land protection increased significantly since 2017. From 2017 to 2024, approximately 3,696 acres (25 properties) were protected with MALPF easements, or about 462 acres protected annually. More than 10,800 acres in Worcester County have been permanently protected by the Maryland Agricultural Land Preservation Foundation (MALPF) Program as of 2025.

The Program consists of two basic steps: the application process and the purchase of perpetual agricultural conservation easements. MALPF's "round 2" funding cycle prioritizes bargain sales, and Worcester County landowners have increasingly received "round 2" offers due to its competitive bid process. Worcester County also provides a cash match from the agricultural land transfer tax, revenue allocated by the County, as well as funds allocated from the county general fund. These funds are matched by MALPF on a 60/40 basis. This has allowed for additional MALPF easement purchases and has been necessary for the County to meet minimum acreage protection goals. The county should continue to provide an annual cash match to MALPF.

In order to protect natural resources, the County has established three Rural Legacy Areas (RLAs): the Coastal Bays RLA (1999) the Dividing Creek RLA (2008) and the Bishopville-Showell RLA (2024). To date, Worcester County's Coastal Bays Rural Legacy Area, which includes the entire Chincoteague Bay shoreline and watershed, lower Pocomoke River watershed, and connects the Chincoteague Bay to the Pocomoke State Forest with a permanent "greenway" is approximately 46,007 acres (expanded in FY2019). 17,711 acres and counting are permanently protected as of January 2025, either by state ownership or privately owned under land conservation easement in this Rural Legacy Area.

The 2024 Coastal Bays Rural Legacy application stated a goal of protecting an additional 2,500 acres by FY34. 9,900 acres are protected with a Coastal Bays Rural Legacy easement as of end of 2025. Dividing Creek RLA was created in 2008 in partnership with Somerset County, The Nature Conservancy, and Lower Shore Land Trust. The boundary was expanded in 2019 in both counties. In Worcester County, it was expanded to include the entire Dividing Creek watershed, portions of the Nassawango Creek watershed, and upper Pocomoke River shoreline and watershed. The Dividing Creek and Nassawango Creek watersheds are an area of Maryland recognized by The Nature Conservancy as high in biodiversity. The Dividing Creek RLA is also an area with productive and contiguous farmland. The area is 67,922 acres in size, including both counties. Protection of the first Dividing Creek RLA easement in Worcester County occurred in 2009. Thirteen (13) properties have been protected in Worcester County to date (6 since 2017), totaling approximately 3,472 acres. FY26 Dividing Creek RLA application stated a goal of protecting an additional 4,500 acres by FY36.

The Bishopville-Showell Rural Legacy Area was established in 2024. The Area is 11,743 acres and contains important farmland under significant development pressure. Many of the farms are small and are unable to participate in MALPF, which requires a minimum of 50 acres to enroll.

8. NATURAL RESOURCES

Worcester County has partnered with, and plans to continue to work with, the state and the Coastal and Estuarine Land Conservation Program (CELCP) (NOAA) and the Coastal Wetlands Program (USFWS), two federal programs that protect coastal resources through purchase of conservation easements or fee simple purchase for passive parks. The Greys Creek Nature Park and Ilia Fehrer Nature Preserve were both purchased with CELCP funding.

The State acquired the Greys Creek Nature Park and transferred the property to the County in 2006. This property is 517 acres and contains extensive tidal marsh, nontidal wetlands, and woodlands which provide habitat and water quality benefits. This property is jointly managed by the County and the Maryland Coastal Bays Program (MCBP). The park functions as a passive recreational outlet while also providing educational opportunities to learn about the ecology of wetlands, marsh lands, and coastal woodlands.

The Ilia Fehrer Nature Preserve was acquired by Worcester County in 2011 and is managed by MCBP for conservation purposes. The property is a 437-acre wetland preserve and is part of the larger Holy Grove Swamp Area within the Newport Bay Watershed. The west parcel of the property consists of open scrub and shrubland while the east parcel is characterized by older growth hardwood stands and a large loblolly pine stand between the two parcels of the property. A primitive loop trail was established by the MCBP on the west parcel for access to water level meters and was improved and mapped during the winter of 2023. During fall of 2022 MCBP began developing a series of trails on the east parcel. While there is no parking area at the west parcel, visitors may access the east parcel and its trails from a parking lot located off Sinepuxent Road. MCBP is working to connect the two trail systems to afford visitors the opportunity to visit the west parcel.

In 2023, DNR in partnership with the Lower Shore Land Trust purchased the former Bay Club near Berlin. This former golf club site helps conserve 672 acres of land in the headwaters of the Pocomoke River watershed, which restores wetlands, fosters reforestation, and provides public access.

Assateague State Park is located on Assateague Island and is bordered by the Assateague National Seashore to the north and south. The State Park is managed by DNR, whereas the National Seashore is managed by the National Park Service. These protected lands provide recreational activities such as swimming, beachcombing, camping, kayaking, and fishing, and also provide habitat to a variety of wildlife including deer, waterfowl and feral horses.

It is the County's intent to protect and promote private farming and forestry by accommodating inevitable population growth through appropriate planning and zoning, and by taking advantage of every program available to landowners to voluntarily protect open space. Specifically, the County is committed to continuing to seek and/or provide additional funds for the purchase of both Rural Legacy and Maryland Agricultural Land Preservation Fund (MALPF) easements, to pursue other agricultural land conservation programs, and to maintain State certification for the County's agricultural land preservation program, which allows access to additional agricultural transfer tax funds that are collected in the County.

8. NATURAL RESOURCES

The county also promotes restoration projects on private lands through watershed planning efforts and other programs. Local, state and federal programs available include Wetland Reserve Program and other U.S. Department of Agriculture Programs, Conservation Reserve Enhancement Program (CREP), various State Forest Service programs, and the County Forest Conservation Fund and Critical Area fee-in lieu programs. The county has also pursued funding for restoration and resiliency projects as part of its TMDL compliance program.

The county also takes part in the Maryland Coastal Bays Program's (MCBP) Comprehensive Conservation and Management Plan (CCMP) which is a blueprint to guide future decisions and addresses a wide range of environmental protection issues, including: water quality, habitat, fish and wildlife, pathogens, land used, resiliency, and introduced species. Each CCMP is based on a scientific characterization of the estuary and is developed and approved by a broad coalition of stakeholders. A new CCMP was completed in 2025 for Maryland's Coastal Bays. A National Estuary Program, the Maryland Coastal Bays Program is a cooperative effort between Worcester County, Berlin, and Ocean City which have come together to produce successive 10-year management plans for the coastal bays. Established in 1987 under the Clean Water Act, the National Estuary Program was developed to protect economically and environmentally sensitive estuaries across the nation by engaging all user groups. The Maryland Coastal Bays Program is one of only 28 such programs nationwide.

Worcester County's 2006 comprehensive plan, as revised and amended with the adoption of the Priority Preservation Element in 2010, recommended the goal of 1,000 acres of agricultural land protection per year (800 acres within the PPA annually). The 2010 Priority Preservation Element identified a Priority Preservation Area (PPA) of 195,332 acres, with a long-term goal to protect 100,000 acres within this area for agricultural and forestry. These goals are re-articulated in the County's Agricultural Land Preservation Re-certification report, which was last updated in 2023.

The proposed Priority Preservation Area that would be adopted with this PPA map update would expand the County's PPA to 204,235 acres, including the Bishopville Showell RLA. The County's Agricultural Preservation Advisory Board reviewed this in November 2025.

Forest and Woodlands

A forest is defined in the Maryland Code as a biological community dominated by trees and other woody plants covering a land area of 10,000 square feet or greater. A forest includes areas that have at least 100 live trees per acre, with at least 50 percent of those trees having a two-inch or greater diameter at 4.5 feet above the ground. A forest also includes areas that have been cut but not cleared. A forest does not include orchards.

According to the County's 2010 Land Use/Land Cover classifications, Worcester contains approximately 155,021 acres of forest coverage, which represents roughly 51 percent of the County's land mass. In addition to enhancing the County's rural character, some of the forested lands are owned and operated by timber companies practicing silviculture (the growing of trees), an integral part of industry. Due to the nature of forested land use and limited development potential of the soil types typically associated with extensive woodlands, fewer County services are necessary in largely forested areas. Additionally, large forest tracts provide a variety of ecological benefits.

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The County implements its Forest Conservation Law which is in full compliance with the Maryland Forest Conservation Act. The main purpose of this Act is to minimize the loss of Maryland's forest resources during land development by making the identification and protection of forests and other sensitive areas an integral part of the site planning process. The County specifies that activities that require an application for any public or private subdivision plan, site plan approval, or grading and sediment control permit on areas 40,000 square feet or greater must comply with the Forest Conservation Law.

In 2013, the Maryland General Assembly clarified that it is the policy of the State to achieve "no net loss of forest," meaning at least 40 percent of all land in Maryland is to be covered by tree canopy. In 2003, the Governor signed a bill which outlines the State's plan for no-net forest cover loss. Each County was given the option to establish its own plan by July 1, 2024, or default to the state requirements. The "no net loss" policy is being replaced on July 1, 2026, with a net canopy growth policy which requires measurement every four years. There are also policy measures underway at the state level regarding mitigation banking under the new FCA that have yet to be clarified with the counties. One big change is that qualified conservation of existing forests is now creditable again. The new state forestry manual is being updated and has yet to be delivered to the counties. DNR anticipates updating the local model ordinance by July 1, 2025, and adopting new regulations by July 1, 2026.

In October 2019, the State enacted legislation that updated the Natural Resources Article §5-1610, Forest Conservation Fund, which required all Counties to implement a Forest Mitigation Plan and Accounting Procedure. This Plan prioritizes a plan of action to maintain a viable Forest Conservation program by exploring land acquisition, forest banking, GIS tracking, and an increased forest conservation fee in lieu rate. In 2010, in response to this legislation, the County enacted changes under Bill No 20-4 by incorporating the Forestry Policy Act of 2009 which reduced clearing thresholds, addressed the reporting of easement information in GIS layers, and made changes to inter-family exemptions for transfers. It was again amended in 2020, under Bill 20-4, for changes including: demonstration of unavailability of forest mitigation bank credits, procedures and assurances of mitigation, and an update to fee in lieu rates.

9. AGRICULTURE

Introduction

This chapter articulates the County's policy framework for sustaining agricultural land and industry. Despite the intensive urbanization of Ocean City and commercial and residential development of the northeastern portion of the county, Worcester County remains a largely rural community, with a landscape dominated by cropland and forest. Agriculture is second to tourism in sustaining the local economy.

According to the 2010 Land Use/Land Cover data produced by the Maryland Department of Planning, Worcester County contains 89,000 acres of cropland and 145,000 acres of forested land;¹ accounting for 30 percent and 49 percent of the County, respectively. The 2022 Census of Agriculture, which collects data in a different way, notes that the County's 361 designated farms accounted for 104,121 acres or 34 percent of Worcester County (a negligible change from the 2017 census).² The average farm size was 288 acres (the average farm size has been trending upward for decades), and the median was 63 acres.³ A total of 92 percent of these are characterized as family farms.

More than 67,000 acres in Worcester County are classified as "prime farmland," with another 40,000 acres designated as "prime farmland if drained or irrigated." According to the US Department of Agriculture (USDA),⁴ "prime farmland" is defined as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

In addition, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable [pH], acceptable salt content, and few or no rocks. When treated and managed properly, these soils have the capability to produce sustained high yields of crops.

To classify the various levels of soil quality, USDA Soil Surveys include a Land Capability Classification system to group and prioritize soil classifications according to their limitations for field crops, the risk of damage if they are used for crops, and the way soils respond to management. Prime agricultural soils are considered to include Soil Capability Classes 1 and 2.

In the 17th and 18th centuries, tobacco was the mainstay agricultural commodity in Worcester County. This gave way to grain crops and livestock grazing by the early 20th Century. Today, grains for poultry feed (corn, soybeans and wheat) are the mainstay crops, and Worcester County ranks fifth in the state in broiler production. According to the Census of Agriculture, 8.61 million broilers (meat type chickens)

¹ <http://www.mdp.state.md.us/OurWork/landuse.shtml>

² Census of Agriculture, USDA. 2022.

³ *Ibid.*

⁴ United States Department of Agriculture, Natural Resources Conservation Service; Soil Survey of Worcester County, Maryland. 1997.

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were sold in 2022.⁵ Worcester County ranks eighty-seventh among *all counties nationwide* in broiler production.⁶ The total value of all agricultural products sold in Worcester County in 2022 was more than \$289 million (ranking fifth in Maryland and a 16 percent change from 2017).⁷ The average market value of products sold per farm was over \$800,000 in 2022 (a 19 percent increase from 2017).⁸

The poultry industry is a staple element of the economy on the Delmarva Peninsula as a whole. Overall, on Delmarva, chickens outnumber people 390 to 1.⁹ Not only chicken production itself, but also locally produced grains for feed are essential for the continued success of the chicken industry; the large base of local farmers is an important part of the “three legged stool” (poultry growers, poultry companies, and grain farmers) needed to sustain the industry. Contiguous farmland that is minimally disrupted by other types of development is also important for the continued success, and flexibility of farming industries. When residential and other development fragments farmland, it not only results in loss of farmland, but creates traffic, adjacent landowner complaints and other conflicts with agriculture which at some point becomes detrimental economically to farming on a larger scale.

Value-added agriculture includes not only the production and /or processing of agricultural products, but an associated public educational or interactive component, also known as “agritourism.” With increased interest from the public, value-added products and agritourism has become a more viable economic option for farmers and processors in Worcester County, but it is still a small part of the overall agricultural economy in the county. According to the 2022 Census of Agriculture, farm-related income was more than \$5.3 million in 2022, a 62 percent increase from 2017.¹⁰

The forest products industry is also important in Worcester County. Like farmland, all forestland is not equally productive. Forested riparian areas, critical area buffers, wetlands and certain hydric soils are important to protect for habitat and water quality, but not as critical to the forestry industry. The lower eastern shore has experienced a significant loss of local timber mills over the past several decades, mirroring a wider trend across Maryland’s Eastern Shore with only a few remaining mills today.

Market consolidation and other factors have contributed to this decline. Regardless, forestry contributes significantly to the economy and supports jobs. In the eastern shore region, in 2019, forestry contributed nearly \$203 million in direct economic impact to the state economy and supported 2,309 jobs.¹¹ Direct contribution in Worcester County was \$25 million and 69 jobs directly involved in forestry.¹² Beyond timber, forests provide essential ecological services such as clean air and water,

⁵ *Ibid.*

⁶ *Ibid.*

⁷ *Ibid.*

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ *Ibid.*

¹¹ Hickman, John and Guy, Sarah. The Impact of Resource-Based Industries on the Maryland Economy. October 2022. Business Economic and Community Outreach Network (BEACON) at Salisbury University.

¹² *Ibid.*

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habitat for hundreds of species of birds and other organisms, and contribute to the health of the Chesapeake and Coastal Bays. The more acres of forestland available in the future, the more likely Worcester's forests can be managed sustainably.

Goals and Objectives

It is important to note that farmland and forested land do much more for a community than provide for a specific industry. Cost of Community Service Studies carried out across the nation consistently find that farmland, forested land and other agricultural land use generates a fiscal surplus for a community, even when the land is assessed at its current agricultural use. In this way, farmland is similar to other commercial and industrial uses. In contrast, residential land use does not cover its costs to local government; it must be subsidized by the aforementioned land uses. Conversion of agricultural land to residential land, therefore, should not be seen as a way to generate more revenue for local government and balance local budgets.¹³

Given the imperative to protect agricultural land, Worcester County will aim to target the following goals and recommended actions:

- 1. Protect and promote private farming and forestry by accommodating inevitable population growth through appropriate planning and zoning.**
 - *Action Item 9.1.1:* Continue to support DNR forest service and other entities that provide technical assistance to private forest owners.
 - *Action Item 9.1.2:* Promote cooperative work between farmers/landowners and other stakeholders to balance water quality and productivity and other environmental challenges facing farmers and owners of forested land.
 - *Action Item 9.1.3:* Work with the state and other partners and entities to balance commercial solar development in rural areas with protection of farmland.
- 2. Establish a Priority Preservation Area within which protection efforts will be focused and non-agricultural development will be discouraged. Specifically, in the long term, protect at least an additional 84,196 acres through conservation easements and restrictive zoning.**
 - *Action Item 9.2.1:* Continue purchase of Rural Legacy and Maryland Agricultural Land Preservation Fund (MALPF) easements using a system that prioritizes land most at risk for development and/or purchase of the best bargains.
 - *Action Item 9.2.2:* Cooperate with the Lower Shore Land Trust in their efforts to preserve farmland.
 - *Action Item 9.2.3:* Pursue other agricultural land conservation programs and funding, when available.
 - *Action Item 9.2.4:* Maintain State certification for the county's agricultural land preservation program, which allows access to additional agricultural transfer tax funds that are collected in the county.
- 3. Prioritize prime farmland for permanent protection.**

¹³ American Farmland Trust. Fact Sheet: Farmland Information Center, Cost of Community Services Studies. September 2016.

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- *Action Item 9.3.1:* Continue to support the Soil Conservation District, the Extension Service and other entities that provide technical services, support innovation as well as promote environmental protection actions on agricultural land.
- *Action Item 9.3.2:* Establish a farmland conservation fund as a source of local matching funds for land protection.

Agricultural Zoning

Approximately 84 percent of the County is zoned A-1 (Agricultural) or RP (Conservation); 169,158 and 87,463 acres, respectively, after Worcester County underwent comprehensive re-zoning in 2009. In these zones only, five lots may be subdivided from what was an entire parcel of land in 1967. In the A-1 zone, six lots may be created under certain circumstances, including clustering of lots (extremely rare). In the RP zone up to five lots per parcel are permitted only by special exception. This has allowed the county to minimize development pressure in these zones.

An A-2 zone was created from A-1 and E-1-zoned areas in 2009 (7,253 acres). This zone is intended to foster agricultural use, while also allowing uses of a more commercial nature that require large tracts of land that had been permitted in the entire A-1 zone prior to 2009.

Worcester County has not adopted a tier map or otherwise made any changes to zoning regulations following the enactment of the Sustainable Growth and Agricultural Preservation Act of 2012 (the “septics law”). All of this has ensured that development is minimized in the A-1 zone.

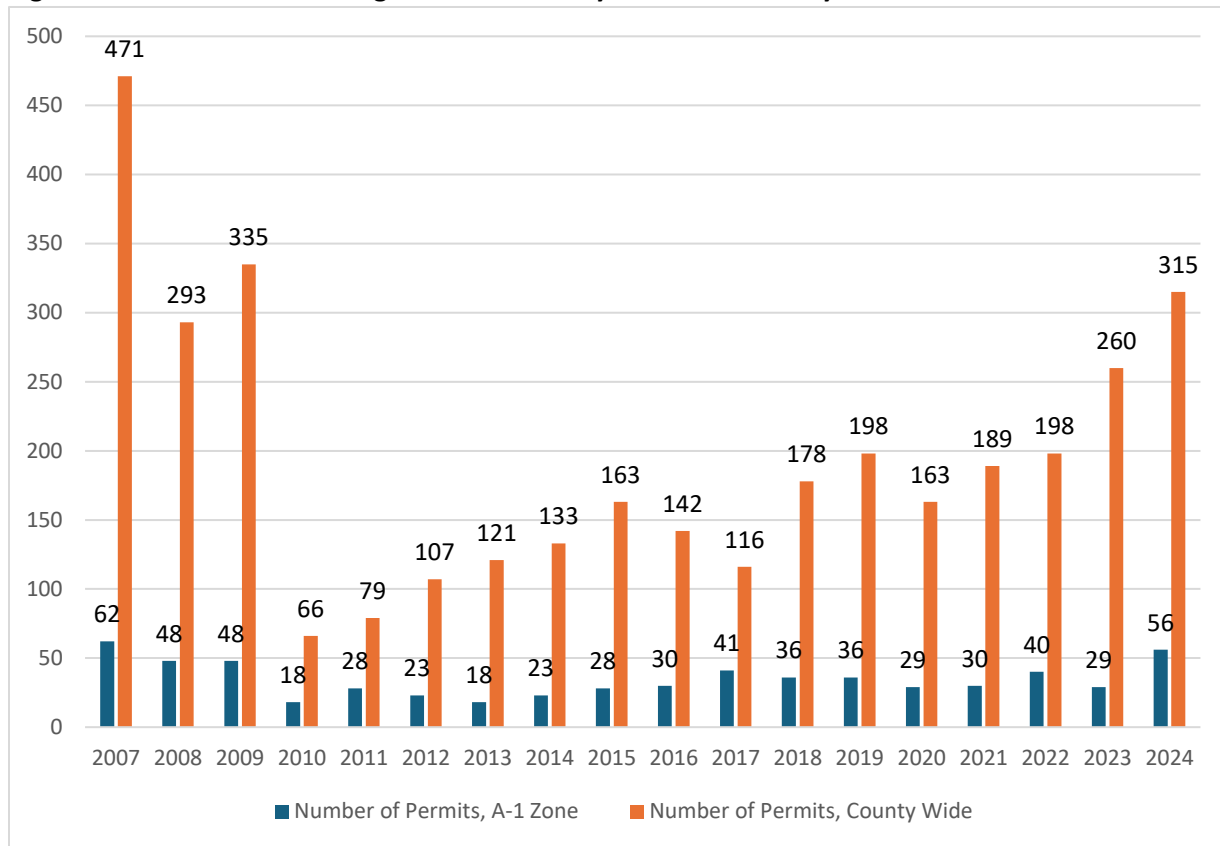
Figure 9-1 depicts the number of residential building permits issued annually, county wide and in the A-1 zone. Within the period of 2007 to 2025, 3,666 building permits were issued in total; 648 in the A-1 zone. This data shows that development is concentrated in designated growth areas, with limited development occurring in the A-1 zone.

Subdivisions within the PPA are a similar metric to gauge development impact as reflected in **Table 9-1: Residential Land Use and Land Protected in Priority Preservation Areas**. From 2018 to 2024, approximately 1,158 acres were involved in subdivision for residential purposes and 4,366 acres were protected.

Protection outstripped development more than three-fold on a per acre basis in this period. It is also likely that some of the acreage involved in subdivision remained in agricultural use. This slow pace of development is anticipated to continue to provide ample time for the acquisition of conservation easements on agricultural and forested land.

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Figure 9-1: Residential Building Permits Issued by Worcester County 2007-2024



Data source: Worcester County Development, Review and Permitting

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Table 9-1: Residential Land Use and Land Protected in Priority Preservation Area (PPA)

Year	Lands subdivided for residential use in the PPA	Residential units constructed in the PPA*	Lands Protected in the PPA
2018	11 lots; 72.41 acres	22	811.4 acres (MALPF) 474.8 acres (Rural Legacy)
2019	6 lots; 22.1 acres	21	800.17 acres (MALPF) 186.9 acres (Rural Legacy)
2020	6 lots; 36.79 acres	24	173.5 acres (MALPF) 137 acres (Rural Legacy) 56.7 acres (CREP Permanent Easement)
2021	11 lots; 120.67 acres	27	458.58 acres (MALPF) 2,046.48 acres (Rural Legacy) 153.56 (LSLT/MET)
2022	10 lots; 117 acres	38	481.46 acres (MALPF) 244.57 acres (Rural Legacy)
2023	19 lots; 578 acres	25	103.98 acres (MALPF) 88.74 (Rural Legacy)
2024	3 lots; 211 acres	39	722.84 acres (MALPF) 113.6 acres (Rural Legacy)

**Data 2022 and prior is relevant to the original PPA

Priority Preservation Areas

To help keep a critical mass of land in farming use, the county established a state certified agricultural preservation program effective July 2004. Certified counties keep 75 percent of the agricultural transfer tax and are eligible for additional state matching funds which are used to fund the program.

To remain eligible for this program, the County must establish a Priority Preservation Area (PPA) that includes a strategy for assuring the long-term integrity of the agricultural resources in this area (Agriculture Article 2-518 and State Finance and Procurement Article 5-408, modified by House Bill 2 in 2006).

The County established a PPA in 2010 with the adoption of a Priority Preservation Areas Element. The PPA established was 195,332 acres and at that time 53,724 acres, approximately 28 percent of the PPA, was protected land. In the following 15 years, more than 25,000 acres of farm and forested land were protected. It is also important to note that, during this period, fewer than 3,000 acres were converted to residential use in the County. **Table 9-1: Residential Land Use and Land Protected in Priority Preservation Area (PPA)** shows acres subdivided and acres protected during the period between 2018 and 2024.

Figure 9-2 depicts the boundaries of the updated PPA, which has been expanded to include the entire Bishopville-Showell Rural Legacy Area that was established in 2024. The new PPA is 204,235 acres, 67

Agriculture 9-6

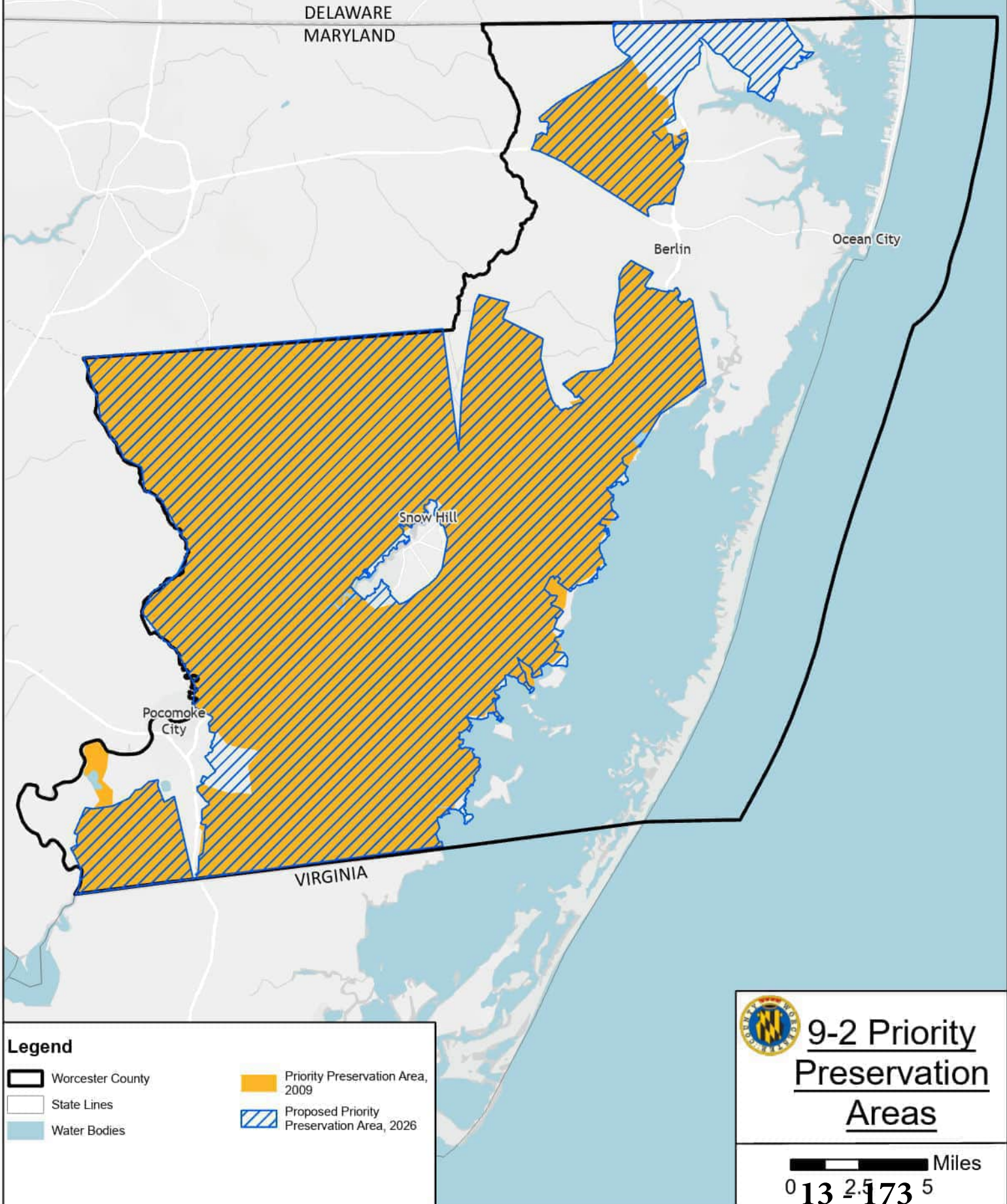
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percent of the County's total area. A total of 81,284 acres of the PPA (39 percent) are designated as "prime farmland." **Table 9-2** provides data on land use in the PPA. Approximately 94 percent of the PPA is undeveloped. **Table 9-3** provides a breakdown of protected land in the PPA.

Approximately 38 percent of the PPA is protected through state-ownership, conservation easements or other permanent mechanisms. The State of Maryland requires that the acreage goal for land protection within the PPA be equal to at least 80 percent of the remaining undeveloped land in the area. To meet this goal, at least 163,000 total acres should be protected. Since 79,192 acres are already protected in the PPA, an additional 84,196 acres would need to be protected to achieve this requirement.

Protection of this acreage and minimization of fragmentation is necessary to support the continued viability of the poultry industry, which is increasingly challenged by residential development in rural areas across Delmarva, as well as to ensure that adequate prime and farmable soils are available to meet future market demands for food and other crop products. Dust, odor, chemical applications, noise and other activities associated with farming create conflicts with residential development, which can ultimately harm the industry.

A large inventory of forest land will be important to meet future needs for forest products, as well as protect air and water quality for county residents and visitors. Fortunately, a base of good forest land is already protected in the PPA. Most of the 38,400 acres of state-held land is forested. As noted above, 116,000 acres of the PPA are forested. **Figure 9-2** depicts the PPA boundary and generalized land cover.



9. AGRICULTURE

The County's land use plan map found in **Chapter 4 – Land Use** is consistent with the PPA.

Table 9-2: Land Use in the Priority Preservation Area (2010 MDP Land Use/Cover data)

Land Use Category	Acres
Low-Density Residential/Large-lot subdivision	8,702
Medium to High-Density Residential	140
Commercial	369
Industrial	162
Institutional	192
Open Urban Land	501
Wetland	6,020
Bare Ground/Extractive	339
Open water	1,850
Forest or Brush	116,000
Cropland/agricultural use	71,945
Roads	289

Source: Worcester County

Table 9-3: Protected Land in the Priority Preservation Area (as of September 2025)

Land Protection Program/Owner	Acres
The Nature Conservancy	5,426
Rural Legacy Program Easement	13,467
Deed Restricted Private Land	412
MALPF Easement	10,740
CREP Permanent Easement	655
DNR-held Conservation Easement	5,285
Forest Legacy	95
State-owned Lands	38,777
Other Lower Shore Land Trust Easement	1,946
County-owned Lands	500
WRE/WRP Easement	1,889
Total	79,192

Source: Worcester County

Implementation

Worcester County protected approximately 12,340 acres of farmland/productive forestland from 2009 to 2025, through the Rural Legacy and MALPF programs, the vast majority within the Priority Preservation Area (PPA). The County's stated goal has been to protect 1,000 acres annually within the PPA and the county protected an average of 823 acres annually.

9. AGRICULTURE

MALPF

Created by the General Assembly in 1977, Maryland Agricultural Land Preservation Foundation (MALPF) purchases agricultural preservation easements that forever restrict development on prime farmland and woodland. Worcester County continues to have a “certified” agricultural land preservation program (as of July 1, 2004). This allows the county to retain additional transfer tax and access additional state funding match for purchase of agricultural easements through the Maryland Agricultural Land Preservation Foundation.

The pace of land protection increased significantly since 2009. From 2009 to 2025, about 5,774 acres (37 properties) were protected with MALPF easements, or about 385 acres annually.

Worcester County’s approach to ranking that prioritizes discount offers, along with other factors, has increased the acreage protected in the County. MALPF’s “Round 2” funding cycle prioritizes bargain sales, and Worcester County landowners have increasingly received “Round 2” offers due to its competitive bid process.

Worcester County also provides a cash match from the agricultural land transfer tax, revenue collected by the County, and allocates funds in most years from the County’s General Fund. These funds are matched by MALPF on a 60/40 basis. This has allowed for additional MALPF easement purchases, thus enabling the County to meet its minimum acreage protection goals. The County should continue to provide an annual cash match to MALPF and consider establishing a farmland conservation fund that would support additional easement purchases.

Rural Legacy

The Rural Legacy Program was created to discourage sprawl development and protect areas, designated by local government, for future generations to enjoy. The program provides farmers and landowners an alternative to developing (or subdividing) their land or selling their property to developers. The program also supports the protection of water quality and habitat through additional protections including vegetative buffers and limitations on impervious surfaces.

Under the program, landowners can sell or donate their development rights and still retain ownership to continue growing crops or limited raising of livestock (similar to the MALPF program).

Worcester County’s Coastal Bays Rural Legacy Area includes the entire Chincoteague Bay shoreline and watershed, the Lower Pocomoke River watershed, and connects the Chincoteague Bay to the Pocomoke State Forest with a permanent “greenway.” This area is approximately 46,007 acres (and was expanded in FY 2019).

More than 18,000 acres are permanently protected, either through state ownership or by privately owned land under conservation easement. Approximately 10,000 acres are protected with a Coastal Bays Rural Legacy easement as of October 2025. Due to difficulty finding remaining interested landowners, the County has focused on the other two Rural Legacy Areas: Dividing Creek RLA and Bishopville-Showell RLA.

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Dividing Creek Rural Legacy Area was created in 2008 in partnership with Somerset County, The Nature Conservancy and Lower Shore Land Trust. The boundary for this area was expanded in 2019 in both counties. In Worcester County, it includes the entire Dividing Creek watershed, portions of the Nassawango Creek watershed, and upper Pocomoke River shoreline and watershed. The Dividing Creek and Nassawango watersheds are an area of Maryland recognized by The Nature Conservancy as high in biodiversity.

The Dividing Creek Rural Legacy Area is also an area with productive and contiguous farmland. The area is 67,922 acres in size, including land in both counties. Protection of the first Dividing Creek Rural Legacy Area easement in Worcester County occurred in 2009. To date, 14 properties have been protected in Worcester County, totaling more than 3,500 acres.

The Bishopville-Showell Rural Legacy Area was established in 2024. The area is 11,743 acres and contains important farmland under significant development pressure. It includes lands surrounding the unincorporated villages of Bishopville and Showell. To date, multiple uses, some not compatible with agriculture, have occurred in this area. Many of the farms are small, and so are unable to participate in MALPF, which requires a minimum of 50 acres to enroll. Protection of the remaining farms in this area is needed to maintain the rural landscape. To date, one easement within this area has been purchased.

Donated Conservation Easements

Worcester County is served by the Lower Shore Land Trust, a non-profit organization that works in cooperation with the Maryland Environmental Trust to obtain donated permanent conservation easements in rural areas. More than 1,900 acres in Worcester County are protected by a donated conservation easement, held by the Lower Shore Land Trust and Maryland Environmental Trust. Landowners who donate are eligible for tax benefits.

Land Use Management

Worcester County's zoning code, and specifically the A-1 and RP zones as currently established, protects rural areas from irreversible, sprawl development that would negatively impact farming and forestry. By not adopting septic tier maps, Worcester County has not mapped areas where major subdivisions may be developed on septic systems. This plan recommends that these policies continue.

Value-added processing, agri-tourism, continuing education for farmers, and educating county citizens on the value of supporting local farms are supportive actions that can be taken to keep farming viable.

Value-added retail and agri-tourism are permitted by special exception in the A-1 zone. There are many roadside farm stands permitted throughout the county in several zoning districts, although exact numbers are not available. A-1 zoning enables farm owners to hold special events in their principally agricultural structures, thus allowing temporary/short-term uses that do not impact farming, but provide income, and may also help connect the public to the agricultural landscape and products. Agricultural alcohol production facilities, including farm breweries and wineries, have emerged as a new growth area that the county supports through zoning policies.

9. AGRICULTURE

Challenges

It is important to identify the challenges the agricultural sector/rural land faces and will face in the coming years. Farming is dynamic—the industry is continually affected by economic and regulatory factors, changes in population and land use and innovations in technology.

Along with the threat of fragmentation and loss of farmland due to encroachment of other land uses, the poultry and associated feed industries are facing other challenges. Saltwater intrusion and land loss is already occurring on the Delmarva peninsula and anticipated to continue to impact low lying land, including in Worcester County. This makes the soil unproductive as farmland or woodland transforms into marsh or open water. Storm surges exacerbate this. Drought conditions may increase in intensity and duration in the future, stressing both poultry and crops.

Agricultural practices continue to trend towards intensification and higher productivity, with yields per acre up 70 percent between 1982 to 2022.¹⁴ While efficiency has also improved, balancing production with water quality protection will continue to pose a significant challenge.

The poultry industry is faced with several economic challenges, including inflation, global trade conflicts, and avian influenza. Meanwhile, the forestry industry is facing declining forest markets. Pests and invasive plants pose threats to native vegetation. Continued parcelization of forested land poses a challenge for forest management, as many private forest owners may not opt to use professional services to assist with sustainable management, and management of smaller woodlots can be more challenging. All of these challenges will require creative solutions, many at the local level, through the period covered in this comprehensive plan.

¹⁴ Delmarva Land and Litter Collaborative.

10. TRANSPORTATION

Introduction

Transportation is an important part of County planning because it provides for connectivity, supports community sustainability, and helps to enable local economic activity. This chapter discusses the County's transportation infrastructure and examines the importance of maintaining and supporting the current and future vehicle and multimodal transportation needs of the County.

Goals and Objectives

Worcester County, in cooperation with local, state, and federal entities, will provide for safe and efficient movement of people and goods by the various transportation modes with an acceptable level of congestion.

1. Support transportation infrastructure and future transportation needs.

- *Action Item 10.1.1:* Improve connectivity to recreational facilities and other points of interest by adding missing sidewalk or bicycle connections.
- *Action Item 10.1.2:* Conserve and maintain scenic roadway views to maintain the rural character of the County.
- *Action Item 10.1.3:* Integrate walkability and multi-modal transportation into land use planning and development.
- *Action Item 10.1.4:* Support expanded routes for bus services such as Shore Transit to increase housing and employment opportunities for transit-dependent residents.

2. Improve safety, mobility, accessibility, and resiliency in the transportation network.

- *Action Item 10.2.1:* Limit the number of access points to maintain road capacity and reduce conflicting vehicular movements.
- *Action Item 10.2.2:* Strongly encourage the use of service roads or interparcel connectors where appropriate.
- *Action Item 10.2.3:* Implement or consider implementing resilience measures to mitigate the impacts of flooding for roadways that are identified as "flood prone roads" in the Worcester County Nuisance Flooding Plan.

3. Seek to integrate transportation and land use where feasible, to create more sustainable patterns of development, especially in designated growth areas.

- *Action Item 10.3.1:* Encourage traffic studies as part of large development projects or rezoning requests to assess the effect of the project on the road network.
- *Action Item 10.3.2:* Develop a policy that requires developers to pay for infrastructure upgrades as part of new development.
- *Action Item 10.3.3:* Continue cooperation between Ocean City Airport and the County on land-use planning and development projects located within the Airport Protection District.

10. TRANSPORTATION

Policies and Guidelines

Three statewide and countywide plans provide context for the County's transportation planning.

The Playbook – 2025 Maryland Transportation Plan

The Playbook is Maryland's long-range transportation plan. It defines goals and objectives in support of the State's efforts to create safe, reliable, accessible, and sustainable transportation options across Maryland. This plan provides guidance to local officials to enhance safety for all, expand transportation infrastructure to serve local communities and support the economy, and to promote environmental stewardship.

2050 Maryland Statewide Bicycle & Pedestrian Master Plan

This Plan identifies statewide goals and strategies for improving active transportation access, safety, and connectivity. It establishes priorities and performance measures to guide future planning and investment based on the goals instituted in the *2023 Moore-Miller Transition Report* as well as *The Playbook*. Maryland counties and municipalities serve as partners in developing these connected and safe transportation networks.

Maryland's Coast Worcester County Greenway Trails Master Plan

This Plan provides guidance to help strengthen Worcester County's active transportation by providing healthy, equitable, and sustainable greenways. The goals identified in this Plan are to:

- Identify key origins, destinations, and trail corridor opportunities, including along existing roadways, utility corridors, parklands, or railroad rights of way.
- Identify safe, convenient, and cost-effective opportunities to make trail connections.
- Identify opportunities for additional trail amenities such as trailhead parking, wayfinding, seating areas, playgrounds, interpretive signage, landscape enhancements, or other amenities supported by community members.
- Identify engineering constraints such as needs for stormwater management, bridges, roadway crossings, or right of way acquisition.
- Inventory and assess existing environmental resources, including sensitive habitats and ecosystems, historic sites, and cultural amenities, and identify the permitting and regulatory requirements for any potential impacts.
- Build partnerships with key stakeholders for project support and participation, including potential for partnerships in trail funding and maintenance.
- Position priority trail corridors for the next steps towards implementation, including strategies to secure grant funding with the Maryland Department of Transportation Kim Lamphier Bikeways Grant program or through a multitude of Federal grant opportunities.

Functional Classification

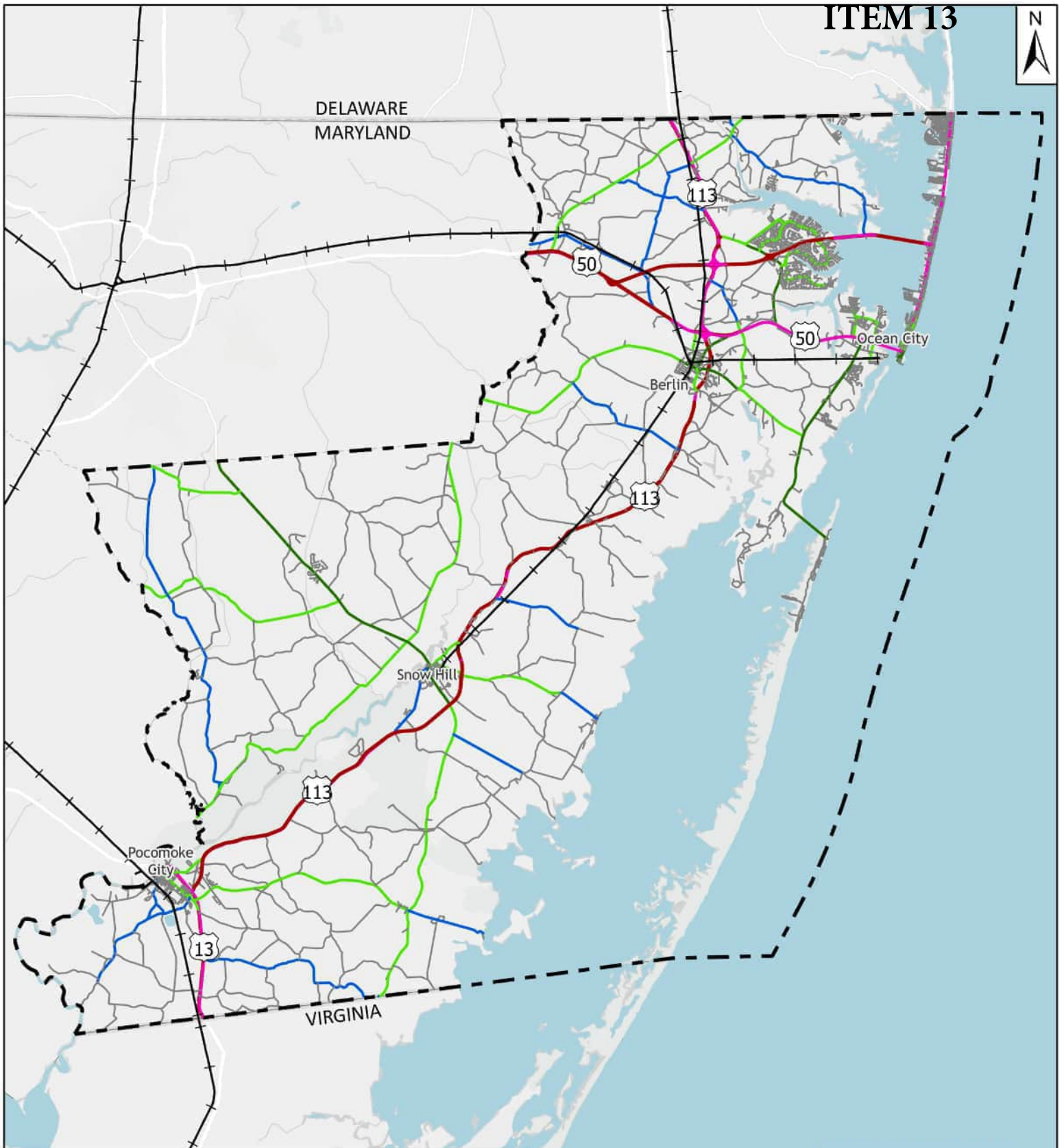
The Maryland Department of Transportation State Highway Administration (MDOT SHA) identifies roadways by their functional classification, which groups the highways, roads, and streets by the role

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each roadway plays in moving vehicles. The five classifications, as described and defined by MDOT SHA and the Federal Highway Functional Classification system, are:

- Interstates - highest classification of roadway, designed and constructed with mobility and for long-distance travel.
- Principal Arterials - connectors that serve regional traffic. The primary function is to move traffic efficiently through the area with controlled access to neighboring roads or destinations.
- Minor Arterials - connect traffic from Principal Arterials to lower classified streets. They connect access to neighboring roads and local destinations. Direct access to individual properties and neighborhoods is usually discouraged.
- Collectors – provide road access to higher density residential neighborhoods and commercial areas. Traffic is usually a higher density of thru traffic from local roads and streets. They provide access to neighborhoods, commercial, and industrial areas.
- Local Roads - intended to provide access from residences to the higher roadway network. Local roads can be connected as an urban grid in smaller blocks or as a single road with direct connection to the main line.

Within the County, the existing roadway facilities are classified as Arterial Highways, Major Collector Highways, Minor Collector Highways, and Local. All roadways and their corresponding functional classifications for MDOT SHA are shown in **Map 10-1: Functional Classification**. **Table 10-1: County Classifications** lists the main roadways that connect the County to neighboring Counties and States along with their corresponding County classification.



Legend

- | | |
|------------------|----------------------------|
| State Lines | Principal Arterial - Other |
| Worcester County | Minor Arterial |
| Water Bodies | Major Collector |
| Railroad | Minor Collector |
| | Local |

Functional Classification

- | |
|----------------------------|
| Principal Arterial - Other |
| Freeways And Expressways |



10-1 Functional Classification

Miles
0 13 2.5 182 5

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Table 10-1: County Classifications

Roadway	Route	Functional Classification
Ocean City Expressway	MD 90	Arterial Highway
Ocean Gateway	US 50	Arterial Highway
Ocean Highway	US 13	Arterial Highway
Worcester Highway	US 113	Arterial Highway
Bay Street/Assateague Road	MD 376	Major Collector Highway
Racetrack Road	MD 589	Major Collector Highway
Snow Hill Road	MD 12	Major Collector Highway
Whaleville Road	MD 610	Major Collector Highway
Stephen Decatur Highway	MD 611	Major Collector Highway
Old Ocean City Road	MD 346	Minor Collector Highway
Whiton Road	MD 354	Minor Collector Highway
Dividing Creek Road and Nassawango Road	MD 364	Minor Collector Highway
Public Landing Road and Bay Street	MD 365	Minor Collector Highway
Stockton Road	MD 366	Minor Collector Highway
Bishopville Road	MD 367	Minor Collector Highway
Saint Martins Neck Road	MD 368	Minor Collector Highway
Libertytown Road	-	Minor Collector Highway
Market Street	-	Minor Collector Highway
Beauchamp Road	-	Minor Collector Highway
Broad Street (Pocomoke)	-	Minor Collector Highway
Golf Course Road	-	Minor Collector Highway
Harrison Road	-	Minor Collector Highway
Keyser Point Road	-	Minor Collector Highway
Nassawango Road	-	Minor Collector Highway
Old Bridge Road	-	Minor Collector Highway
Pocomoke Baby Beltway	-	Minor Collector Highway

Source: Worcester County Zoning Code § ZS 1-326. Classification of highways.

Maintenance

The Roads Division of Worcester County Public Works is responsible for the day-to-day operation and maintenance of County-owned roads and bridges. MDOT SHA is responsible for all other state roadways and bridges. The Roads Division is responsible for maintaining approximately 571 miles of roads and 35 bridges within the County. Maintenance responsibilities include:

- Road repairs
- Paving
- Drainage

10. TRANSPORTATION

- Landscaping maintenance
- Installation of traffic signs
- Marking of County roadways
- Roadway design and construction

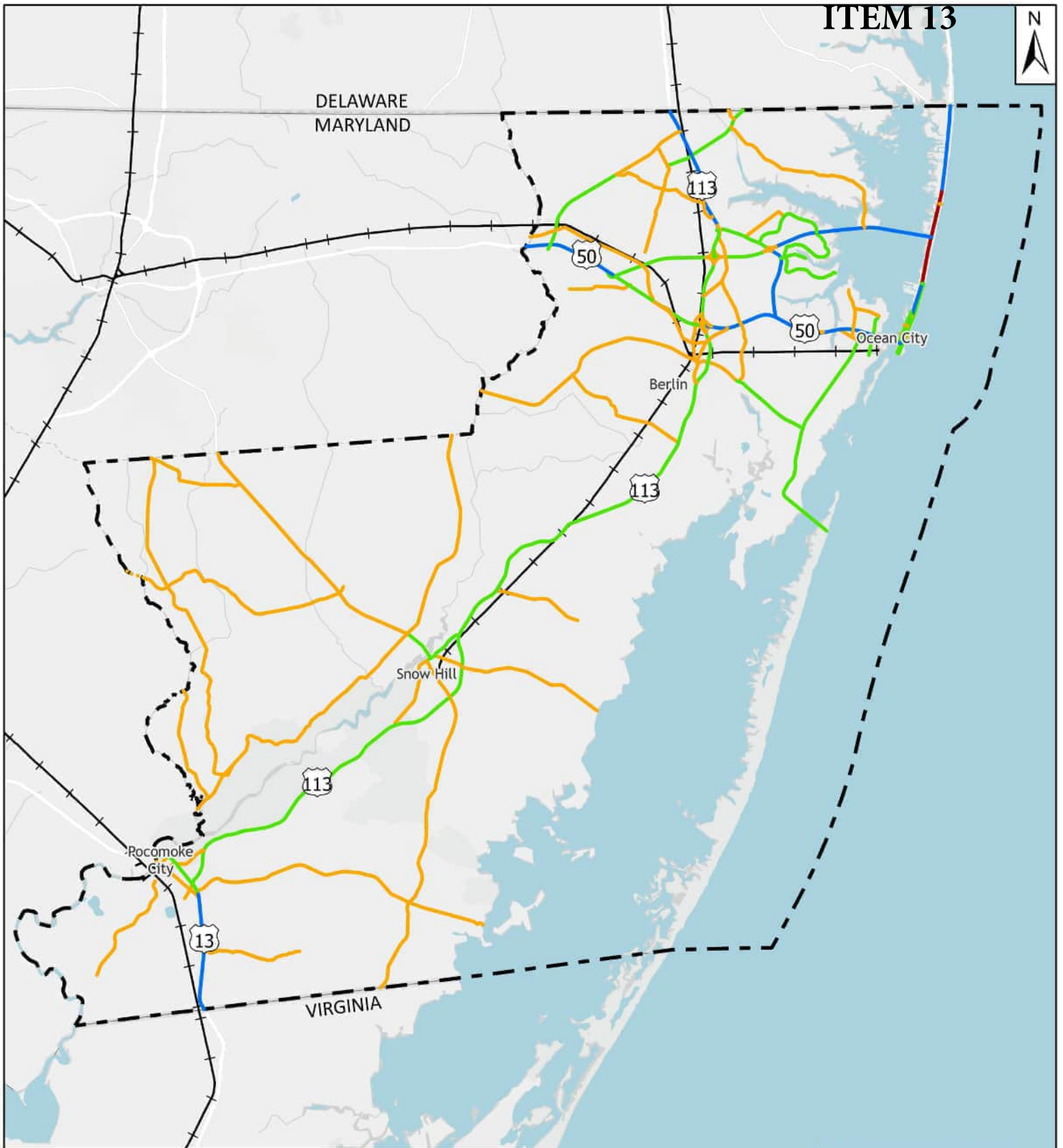
Traffic Volumes

MDOT SHA monitors roadway volumes by measuring Annual Average Daily Traffic (AADT). AADT is measured by counting the total multi-direction vehicle volume of a roadway in 24 hours and dividing it by one year (365 days). **Table 10-2: Annual Average Daily Traffic** shows the MDOT SHA AADT's for the main arterial roadways within the County. **Map 10-2: AADT** shows all 2022 AADT values for the existing roadway system.

Table 10-2: Annual Average Daily Traffic

Roadway	Route	Functional Classification	AADT
Ocean City Expressway	MD 90	Principal Arterial – Other Freeways and Expressways	24,830
Ocean Gateway	US 50	Principal Arterial – Other Freeways and Expressways	33,522
Ocean Highway	US 13	Principal Arterial – Other Freeways and Expressways	20,686
Worcester Highway	US 113	Principal Arterial – Other Freeways and Expressways	23,360
Coastal Highway	MD 528	Principal Arterial – Other	50,242
Baltimore Avenue	MD 378	Minor Arterial	18,172
Bay Street/Assateague Road	MD 376	Minor Arterial	6,010
Broad Street	MD 374	Minor Arterial	2,315
Old Ocean City Road	MD 346	Minor Arterial	2,673
Philadelphia Avenue	MD 528	Minor Arterial	37,882
Racetrack Road	MD 589	Minor Arterial	21,141
Snow Hill Road	MD 12	Minor Arterial	5,565
Stephen Decatur Highway	MD 611	Minor Arterial	11,670
Williams Street	MD 377	Minor Arterial	2,874

Source: MDOT SHA 2020 Roadway Functional Classification & 2022 Annual Average Daily Traffic (AADT)



Legend

- State Lines
- Worcester County
- Water Bodies
- Railroad

AADT (2022)

- Less Than 5,000 Vehicles
- 5,001 to 20,000 Vehicles
- 20,001 to 50,000 Vehicles
- Over 50,000 Vehicles



10-2
AADT

Miles
0 13 2.5 5

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Scenic Byway

Maryland has 19 designated scenic byways that cover approximately 2,487 miles of roadway. Scenic byways are mapped driving routes that go through areas rich with nature, culture, and history. They offer a slower paced travel route that encompasses a travel theme such as, mountains, beaches, or small-town Main Streets. There are two designated scenic byways in Worcester County, the Cape to Cape route and the Blue Crab Scenic Byway.

The Cape to Cape route is a 79-mile route that promotes the East Coasts' historic beaches and islands that travel from the Delmarva Peninsula to Chincoteague, Sinepuxent, and Assawoman. This byway encourages users to stop and experience Ocean City, Berlin, Snow Hill, and Assateague Island. The Blue Crab Scenic Byway is a 210-mile route that promotes Crisfield/Smith Island, Ocean City, Assateague Island National Seashore and other public lands within the Lower Eastern Shore Heritage Area. The route combines several existing state scenic byways into one primary tour. (More can be read about this route from the *Blue Crab Scenic Byway Corridor Management Plan*.) The County should continue to promote, preserve, and maintain these scenic routes and their Corridor Management Plans.

Transit

Bus service in Worcester County is provided by Shore Transit and the Ocean City Beach Bus. Shore Transit is the public transit agency for the Maryland Lower Eastern Shore counties of Somerset, Wicomico, and Worcester. The agency's mission is to provide safe, reliable, friendly, and effective transportation services to the community. The fleet consists of 45 vehicles that operate 361 days a year (operation is 7 days a week along six fixed routes with 70 total bus stops).

Worcester County has two of these fixed routes (Routes 452 and 432) with 20 associated bus stops. The County continues to monitor the growing needs for transit and the existing workforce. **Table 8-3: Shore Transit Ridership** shows the available ridership data for all the route bus stops in 2024.

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Table 10-3: Shore Transit Ridership

Bus Stop ID	Bus Stop Name	2024 Ridership
S236	Atlantic General Hospital	3,567
S242	Decatur St	1,540
S247	Walmart – Berlin	6,159
S253	Hardee's - Pocomoke City	657
S255	Pocomoke Plaza	3,178
S256	Snow Hill Detention Center	1,211
S258	Ocean City Transfer Point	13,542
S259	Walmart - Pocomoke City	10,246
S261	White Marlin Mall (at KFC)	3,688
S262	West Ocean City Park and Ride	20,571
S263	Worcester Addiction Cooperative Services (WAC)	408
S264	Worcester Co. Commission on Aging Inc (MAC)	1,865
S266	Market St. & Maple St	1,372
S267	Byrd Park – South	2,074
S268	Byrd Park – North	547
S296	Franklin Ave. (across from Medical Center)	564
S301	Market St. @ Pocomoke Family Medical Ctr	5,196
S304	Ocean Pines Sports Core Pool	805
S351	12th St. & Market St. - Pocomoke	1,087
S352	Market St. & 12th St. - Pocomoke	358
Total 2024 Ridership:		78,635

Source: Shore Transit 2024 Fixed Route Bus Stop Stats for Worcester County

The Ocean City Beach Bus and the Park-N-Ride Beach Bus are the public transit agencies serving Ocean City. Their mission is to provide transportation, which is safe, convenient, affordable, reliable, and friendly to the residents, visitors, and those who work or do business in Ocean City. The Park-N-Ride Beach Bus operates only during the summer season but is available seven days a week. It provides service every 20 minutes from 6 a.m. to 11 p.m. from the South Division Street Transit Station to and from the West Ocean City Park-N-Ride located off Ocean Gateway.

The Ocean City Beach Bus operates year-round and provides service from the South Division Street Transit Station to/from the 144th Street Transit Station. There are 124 bus stops along these two routes.

Map 10-3: Transit, shows the routes and bus stops for all Worcester County transit agencies. Bus stop locations for the Ocean City lines were excluded due to the quantity and scale of the map. However, all

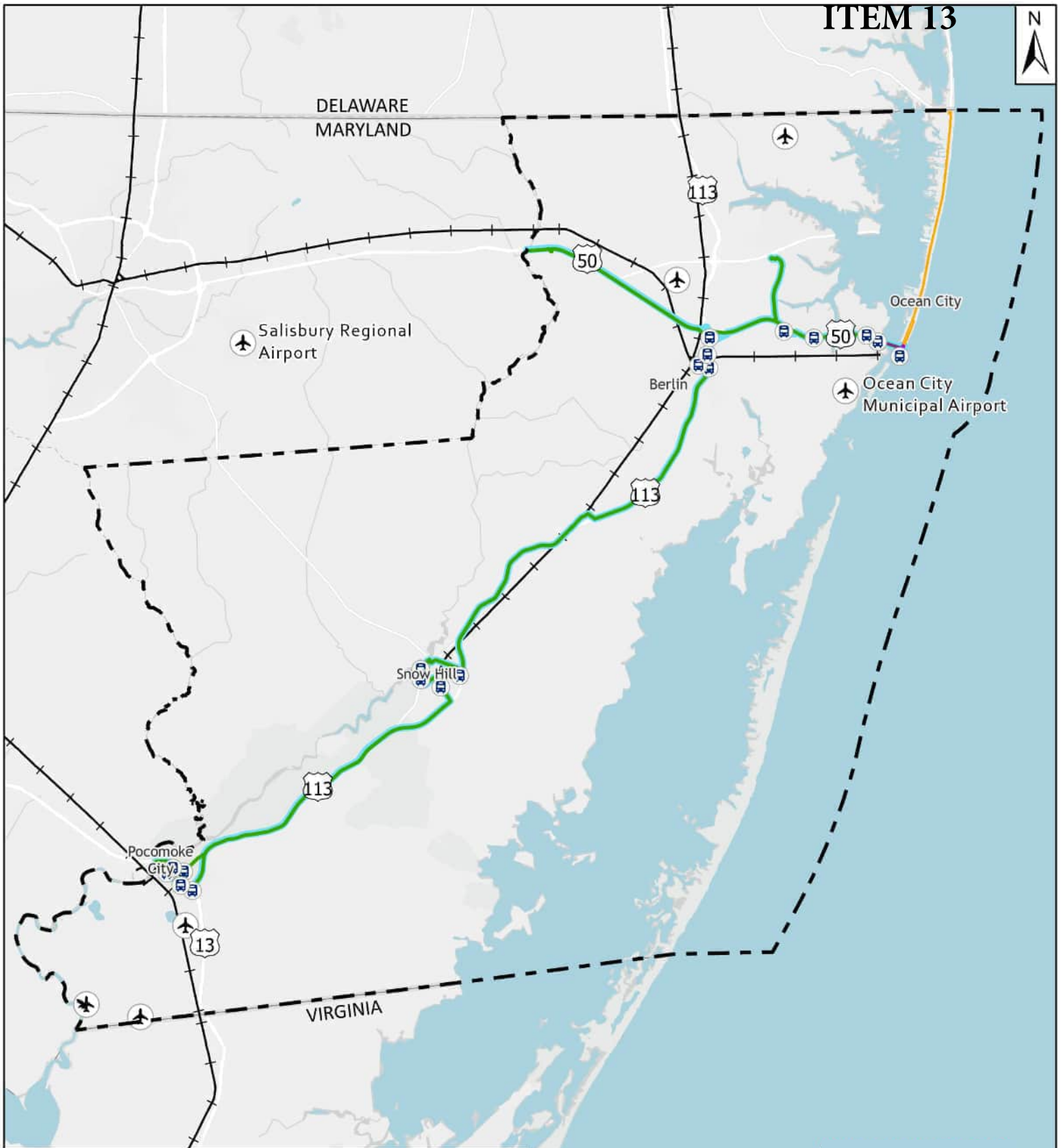
10. TRANSPORTATION

bus stop locations can be found on the oceancitymd.gov website. **Table 10-4: Ocean City Transit Ridership** shows the available monthly and yearly ridership data for the last five years (2020 to 2024).

Table 10-4: Ocean City Transit Ridership

Month	2020 Ridership	2021 Ridership	2022 Ridership	2023 Ridership	2024 Ridership
January	15,331	10,741	12,544	15,608	14,310
February	17,943	9,605	15,105	15,383	15,134
March	23,815	17,168	22,957	26,390	28,802
April	6,472	19,119	40,393	37,627	30,007
May	15,578	86,115	137,772	123,981	117,583
June	97,150	247,089	317,916	307,986	291,727
July	98,753	277,627	328,366	307,320	281,775
August	88,510	234,971	304,006	277,667	251,744
September	62,630	156,845	176,429	203,125	200,118
October	31,024	60,294	66,867	83,223	107,874
November	12,827	17,921	19,013	18,435	18,147
December	11,189	16,619	17,702	19,134	16,801
Total Ridership	481,222	1,154,114	1,459,070	1,435,879	1,374,022

Source: Ocean City Transit – Bus Ridership by Calendar Year for Worcester County



Legend

- State Lines
- Worcester County
- Water Bodies
- Railroad
- Airports
- Shore Transit Stops

Ocean City Transportation Routes

- 1
- 2

Shore Transit Routes

- 452
- 432



10-3
Transit

0 13 2.5 189 5 Miles

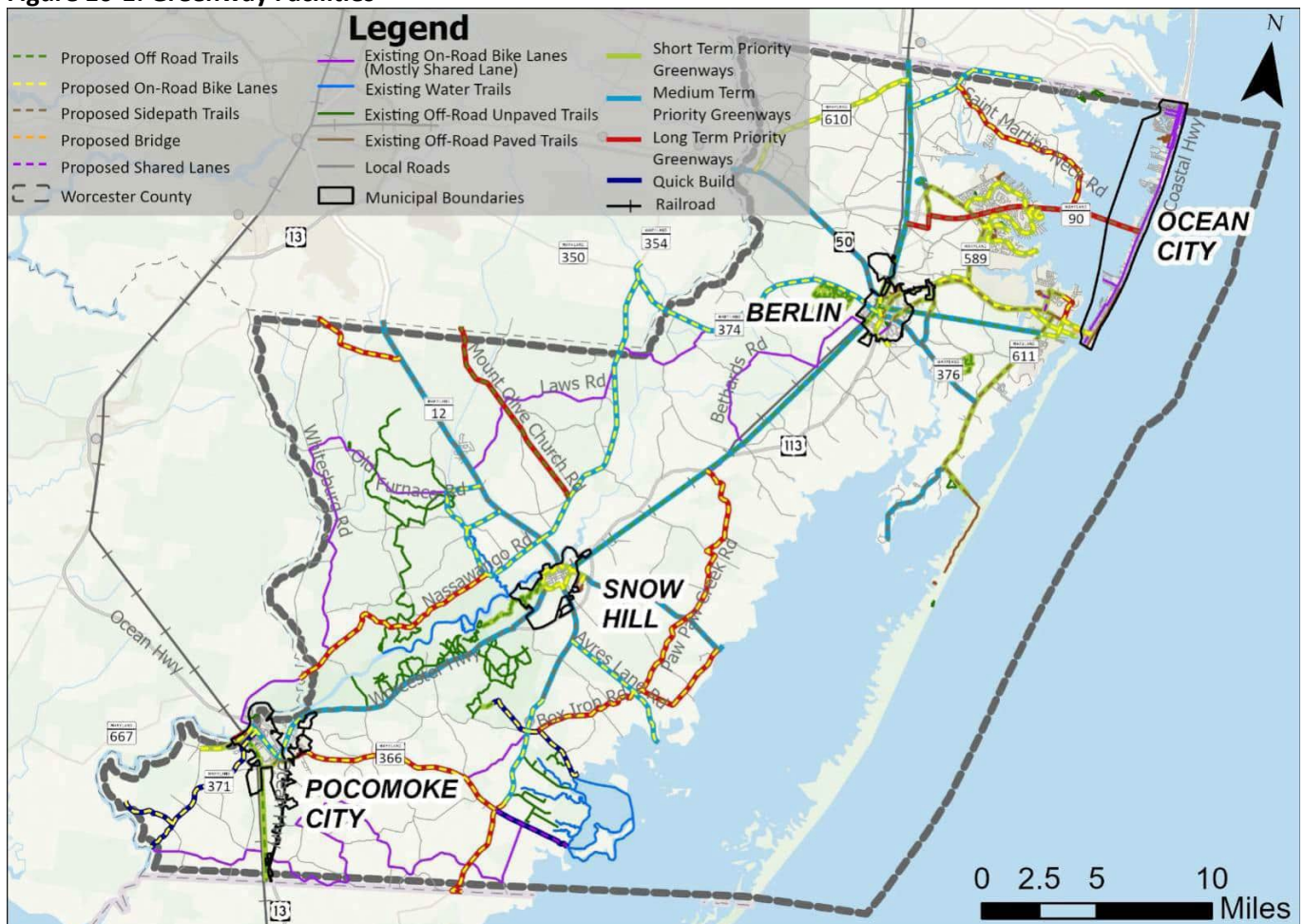
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Pedestrian Facilities

Pedestrian facilities include bicycle facilities, sidewalks, side paths, crosswalks, and trails. Accessible and connected non-motorized facilities are important to the County to encourage non-vehicle transportation, community health, and environmentally friendly means of transportation. It is important for the County to be consistent with all State bicycle and pedestrian master plans, as well as local municipal multimodal plans.

The County took an important step forward in 2024 in developing the *Worcester County Greenway Trails Master Plan*. This Plan sets goals and guidance for the County's pedestrian facilities, bicycle facilities, and greenways/trails that go hand in hand with this Comprehensive Plan. All existing and proposed facilities identified in this Greenway Plan are shown in **Figure 10-1: Greenway Facilities**.

Figure 10-1: Greenway Facilities



Source: Maryland's Coast Worcester County Greenways Trails Master Plan, page 28.

10. TRANSPORTATION

Bicycle Facilities

Bicycle facilities provide users with safe riding options to protect them from vehicles and traffic congestion. Bicycle facilities within the County include designated bicycle lanes, shared lanes, and off-road trails. There are many on-road bike options within the County, as depicted in **Figure 10-1**, that are identified as either a dedicated bike lane or a marked shared lane. The County should continue to work with municipalities and MDOT SHA to maintain these existing facilities and consider adding additional facilities when future roadway projects and new developments arise.

Sidewalk Facilities

Sidewalk facilities are paved paths that follow roadway alignments that only pedestrians may use. Sidewalk facilities also include curb ramps, pedestrian crosswalks, and pedestrian signals. These facilities are important within the County and municipalities so that pedestrians have safe and accessible connections to schools, shopping centers, work, places of worship, and other common points of interest.

Worcester County has a large network of sidewalks within residential and commercial areas. The County and/or property owners should continue to maintain these existing facilities and plan for future improvements. Sidewalk improvements should be considered and incorporated in all ongoing and future roadway or development projects. The County should also continue to work closely with the State to ensure that the State sidewalk facilities are also maintained.

Trails

Trails are pedestrian facilities that are typically paved or unpaved roadway-separated paths utilized by cyclists and pedestrians. These paths follow a roadway alignment with a landscaping or concrete buffer or their own alignment. The two main coastal trails within the County are Ocean City's Boardwalk and within the Assateague Island National Seashore. There are also trails present throughout the County, most of which are located within parks. Park locations can be found in **Chapter 3 – Community Facilities**.



Water Trails

Water trails are routes on a waterway that are designated for recreational use by canoes, kayaks, and paddle boards. Since Worcester County is a coastal community, it has an extensive network of water trails and access points. This network is included in the Greenways Trail Master Plan and should continue to be maintained, protected, and expanded by the County. All existing water trails are shown in blue in **Figure 10-1**.

Water Transport

Worcester County through zoning has provided protection and encouragement for the commercial marine operations at the West Ocean City Harbor. The commercial component is critical to the federal calculus for funding maintenance dredging of the inlet. Maintaining the Ocean City Inlet for safe passage

10. TRANSPORTATION

for the commercial fishing fleet and a substantial number of recreational vessels is vital to the economy of the area and safety during severe storms. Worcester County is not alone as many coastal inlets exposed to the Atlantic Ocean experience frequent and less predictable shoaling because of environmental conditions.

These ocean inlets typically require multiple dredge visits each year to maintain the authorized depth. The dynamics of sediment movement and the sources of that material have notably changed in the Ocean City Inlet since Hurricane Sandy in 2013. These changes have also been acknowledged by the US Corps of Engineers.

The commercial fishing industry has substantial historic, social, cultural and economic values for Worcester County and its protection is critical. Establishment in 1999 of the Commercial Marine zoning district around the West Ocean City Commercial Harbor was done to protect this vital economic engine. Commercial marine zoning within the West Ocean City Harbor should be continued and strengthened where needed to protect the harbor's commercial status.

Marinas, docks, and shoreline stabilization have received increasing attention due to their effect on the shoreline and near-shore waters. The land and water boundary provides important habitat for the Coastal Bays' fish and wildlife. For this reason, a marina, dock, and shoreline stabilization policy should be developed to provide guidance to the county staff when reviewing water-oriented facilities. The objective should be to provide water access yet provide protection for these special habitats. Community docking facilities should be pursued to the maximum extent feasible to minimize shoreline construction.

The County's Natural Resources Article limits the length of waterfront structures to one hundred twenty-five feet unless a variance is granted. To conserve the beauty of the waterfront by controlling pollution and hindering wetlands impacts such as fragmentation and unnatural shading in addition to preventing overcrowding and congestion, care should be taken to limit the impacts of these structures on the County's shorelines.

Worcester County and their partners in the Coastal Bays watershed are working towards developing and implementing an updated Sediment Management and Dredging Plan. This program will utilize sediment for restoration, coastal resiliency, and habitat enhancement projects within the Coastal Bays. Another part of this effort will be working towards an update to the Corps Ocean City Water Resources Study (OCWRS) of 1998 to review the increasing water resource issues within the OC inlet and the Coastal Bays and look holistically at providing solutions for flooding, navigation, and ecosystem restoration.

Maintenance of the Pocomoke River channel should continue, and it should be monitored for design changes to accommodate cargo traffic needs. In addition to the environmental, recreational and aesthetic benefits, the Pocomoke River provides valuable routes to transport critical resources and commercial products to and from the lower County. These include items such as aggregates and agricultural products.

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Railroads

Two rail lines serve Worcester County: the Maryland and Delaware Line and the Delmarva Central Railroad. The Maryland and Delaware Line is a 92-mile, Class III short-line rail that connects Snow Hill, Newark, and Berlin to Maryland and Delaware. The Delmarva Central Railroad is a 188-mile, Class III short-line rail that connects Delaware, Pocomoke, and Virginia. These lines mainly serve the County for bulk hauling of grain and stone.

Airports

There are two public airports that serve Worcester County: Salisbury Regional Airport and the Ocean City Municipal Airport. The Salisbury Regional Airport supports the American Airlines, FEDEX cargo, Maryland State Police helicopter operations, and general-aviation activities. The Salisbury Regional Airport won a grant under the FY23 Small Community Air Service Development Program to support a new flight route from Salisbury Regional Airport (SBY) to Orlando International Airport (MCO) in Orlando, Florida, which will help support the County's economy and transportation connections. The Ocean City Municipal Airport maintains a general aviation center for local flights and plane maintenance. Both airport facilities provide car rental services.

County Priorities

Every year Worcester County updates its list of transportation priorities for the Maryland Department of Transportation's Consolidated Transportation Program (CTP). The letter is developed based on input from the public, county staff, and elected and appointed officials and sent to MDOT.

MDOT evaluates the projects in the letter to assist the state in updating the CTP, which is a six-year capital budget for State transportation projects. The CTP includes capital transportation projects that may involve planning, environmental studies, design, right-of-way acquisition, or construction. In 2024, Worcester County identified the following transportation priorities:

- Dualize MD 90 to address increased traffic demands and widen the shoulders.
- Dualize MD 589 to address increased traffic demands and increased development.
- Replace the defective drawbridge on US 50.
- Signalize the intersection of MD 611 and MD 376.
- Signalize the intersection of MD 367 and MD 368 (Bishopville).
- Signalize the intersection at US 13 and MD 366 (Pocomoke).
- Signalize the intersection at US 50 and MD 610.
- Construct safety improvement on US 113 near Corkers Creek to prevent crashes.
- Eliminate flooding on MD 12 north of Snow Hill.
- Construct dedicated right turn lane on southbound St. Martin's Neck Road at MD 90.
- Construct APS/CPS for pedestrians to cross the intersection of US 113 and MD 346.
- Develop an access management plan for the MD 611 to address growth and traffic.
- Construct a shared-use path on MD 611 from US 50 to Assateague State Park.
- Update the bathrooms at the MD State Line – US 13 – Pocomoke Welcome Center.

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Ocean City, Snow Hill, and Berlin also submitted priority letters to be attached with Worcester County. The County should continue to monitor these projects as well as future needs, and work with the State to ensure these transportation goals are implemented.

Highway Needs Inventory

The Highway Needs Inventory (NHI) is a MDOT SHA long-term document that identifies highway improvement projects to serve the existing and projected population and economic activity in the State as well as address safety and structural problems that need to be constructed. The NHI notes that only a portion of the proposed projects may be addressed in the future due to needs and resources that are subject to change. **Table 10-5: Highway Needs Inventory** presents the lists of Worcester County projects from 2021.

Table 10-5: Highway Needs Inventory

Route	Improvement	Estimated Cost (\$000)
Primary System		
MD 90 (Ocean City Expressway)	Freeway reconstruction	\$655,700
US 13 (Ocean Highway)	Access control improvements	\$141,200
US 50 (Ocean Gateway)	Access control improvements with interchange at MD 589	\$216,700
US 50 (Ocean Gateway, Kelly Bridge)	Bridge construct/reconstruct	\$376,200
US 113 (Worcester Highway)	Interchange construct	\$84,700
Secondary System		
MD 376 (Bay Street)	2 lane reconstruct	\$17,800
MD 589 (Racetrack Road)	Multi-lane reconstruct including interchanges	\$251,500
MD 611 (Stephen Decatur Road)	Multi-lane reconstruct	\$30,100
MD 756 (Old Snow Hill Road)	2 lane reconstruct	\$16,300

Source: 2021 Highway Needs Inventory

Transportation Studies and Projects

There are no current or future planned County roadway projects; however, MDOT SHA has a few active projects within the County.

MD 90 (Ocean City Expressway) US 50 (Ocean Gateway) to MD 528 (Coastal Highway) Planning and Environmental Linkages (PEL) Study

The importance of addressing MD 90 needs was identified by Worcester County as their number one Consolidated Transportation Program (CTP) priority in their 2022 letter to MDOT. As a result, SHA completed a Planning and Environmental Linkages (PEL) Study for the MD 90 corridor between US 50 and MD 528 in February 2023. The PEL study identified long-term transportation needs, including traffic

10. TRANSPORTATION

operations, capacity, safety, pedestrian and bicyclist accessibility and emergency evacuations. Transportation goals for the MD 90 corridor were determined based on current and modeled future corridor transportation conditions, traffic analyses, and evaluation of environmental resources. The study identified the following goals for MD 90:

- Accommodate existing and future traffic needs between US 50 and MD 528 by improving capacity, traffic operations, and accommodating bicycle and pedestrian travel.
- Improve the level of safety for motorists travelling between US 50 and MD 528 by reducing stop and go movements that cause crashes and ensuring good bridge conditions.
- Provide access for evacuation during current flood events and future predicted sea level rise.

MD 528 (Coastal Highway) 15th Street to 67th Street

SHA initiated the MD 528 (Coastal Highway) project as part of the Pedestrian Safety Action Plan (PSAP). The PSAP program prioritizes safety enhancements along corridors. Implementation decisions are made using factors such as equity, destinations and connections, crash data and density. This project aims to make Context Driven improvements along 3.13 miles from 15th Street to 67th Street in Worcester County.

US 50 (Ocean Gateway) Harry W. Kelley Memorial Bridge Repairs

SHA initiated the repair work on US 50 (Ocean Gateway) Harry W. Kelley Memorial Bridge. The project will involve repairing the structural steel beams and replacing damaged connection plates. The sidewalks and hatches on the bridge will also be rehabilitated. This project is currently in the construction phase.

Transportation and Land Use

Integrating transportation and land use creates opportunities to coordinate infrastructure planning. The transportation network affects land use by creating access to land. Land use, if planned with transportation in mind, can help to reduce the number and length of vehicle trips by locating employment and residential uses in proximity to one another through mixed-use development and other land use measures. This can create a more efficient pattern of development that can be served more cost effectively in the long run.

Development intensity affects the number of vehicle trips while land use patterns influence trip length. Reducing the number and length of trips will decrease both air pollution and congestion. This can be achieved by locating work and living areas close to one another.

Mixed-use development supports the daily needs of residents by locating commercial and employment uses within walking and biking distance to residential areas. For this reason, planned growth areas benefit from detailed study of potential transportation improvements.

The majority of the County's local roads were constructed to serve rural demand and are generally uniform in capacity and construction. More urbanized areas of the County require a more robust hierarchy of local, collector and arterial streets.

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Transportation planning in growth areas should consider alternatives to integrate transportation and land use, including plans for bicycle, pedestrian and transit facilities. Such improvements should be the developers' financial responsibility.

Commercial development will have a significant impact on future congestion levels. Commercial uses generate significant traffic, so planning for the proper amount, location and design will be critical to maintain road capacity. The current amount and location of commercially zoned land poses problems for the road system, particularly for US 50 and MD 589. Commercialization of US 113 beyond its current zoning could also pose significant infrastructure challenges to the County in the long term.

11. WATER RESOURCES

Introduction

The Water Resources Element (WRE) articulates the County’s policy framework for sustaining public drinking water supplies and protecting the County’s waterways and riparian ecosystems by effectively managing point and nonpoint source water pollution.

Worcester County intends to meet its requirements under Maryland’s stormwater regulations with continued support in developing restoration work plans and implementing water quality best management practices (BMPs) to address the impacts of stormwater runoff and nutrient loadings. This chapter aligns with the State of Maryland’s Eight Sustainable Growth Planning Principles, in particular concerning growth areas, infrastructure, and sustainability.

This chapter identifies opportunities to manage existing water supplies, wastewater effluent, and stormwater runoff, in a way that balances the needs of the natural environment with the County’s projected growth. In this way, the WRE creates a framework to protect the local and regional ecosystems while ensuring clean and adequate drinking water for future generations of Worcester County residents. Climate change, including sea-level rise, stronger storms, and prolonged droughts, poses new challenges for water supply reliability and watershed health. Accordingly, the WRE is designed to serve not only as a regulatory compliance tool but also as a proactive resilience strategy to safeguard the County’s communities and resources.

Goals and Objectives

The goal of the WRE is to preserve and protect the County’s existing water resources for their ecological value and importance to the water supply, while also addressing the impacts of future growth.

Objectives include providing adequate public services, protecting drinking water supplies, preserving ecological functions, accommodating growth through compact patterns, and ensuring that future development minimizes disruption to environmental resources.

To strengthen accountability, the County will establish measurable objectives which are listed below:

1. Provide Adequate Public Services

Water Supply and Infrastructure Resilience

- *Action Item 11.1.1:* Work towards a goal of unaccounted water loss to below 10% of system withdrawals by 2030.
- *Action Item 11.1.2:* Update design standards for water and wastewater infrastructure to account for increased flood frequency and intensity.
- *Action Item 11.1.3:* Require siting of new wells, pumping stations, and treatment facilities outside of FEMA 100-year and 500-year floodplains where feasible.
- *Action Item 11.1.4:* Require abandonment of private wells in areas with new public service connections.
- *Action Item 11.1.5:* Consider informative updates to annual monitoring and public reporting of water and wastewater performance.

Wastewater Services

11. WATER RESOURCES

- *Action Item 11.1.6:* All new private systems up to 50,000 GPD must incorporate enhanced nutrient removal technology as required by the state in their discharge permits.
- *Action Item 11.1.7:* Adherence to nutrient management plans and discharge permits for spray irrigation sites to achieve nutrient uptake effectiveness.
- *Action Item 11.1.8:* No new surface water discharges will be approved in sensitive and impaired watersheds.
- *Action Item 11.1.9:* Once the State of Maryland enacts regulatory changes allowing trading in the Coastal Bays, Worcester County will develop a nutrient trading framework for agricultural, municipal, and development sectors.
- *Action Item 11.1.10:* Depending on grant funding, Worcester County work towards a goal of reducing septic nitrogen loads by 20% by 2035.
- *Action Item 11.1.11:* The County will review opportunities for the use of BAT systems for properties within 1,000 feet of streams on dispersed rural lots to reduce septic loadings.

2. Protect Drinking Water Supplies

Contaminant Monitoring & Response

- *Action Item 11.2.1:* Comply with state testing regimes and requirements for testing public water systems and explore grant funding to test suspect private wells for PFAS and other emerging contaminants.
- *Action Item 11.2.2:* Work within MDE - established clear action thresholds for PFAS that will be incorporated into discharge permits, appropriation permits, and bio-solid application limits.

Aquifer Protection

- *Action Item 11.2.4:* Monitor aquifer water levels and salinity and chloride levels for saltwater intrusion risks tied to sea-level rise, especially in the Pocomoke and Ocean City aquifers.
- *Action Item 11.2.5:* Prioritize monitoring in the Pocomoke aquifer area due to chloride risks.
- *Action Item 11.2.6:* Consider adopting wellhead protection ordinances for Pleistocene aquifer-dependent systems.

3. Preserve Ecological Functions

Groundwater & Land Use Decisions

- *Action Item 11.3.1:* Consider connecting land use policies in recharge areas, especially for unconfined aquifer supply wells.
- *Action Item 11.3.2:* Prioritize low-impact land development practices that maintain natural infiltration.

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Stormwater and Non-Point Source Pollution

- *Action Item 11.3.3:* Consider establishing a retrofit program with a goal of converting at least 25% of existing stormwater facilities to enhanced BMPs by 2035 dependent upon grant funding.
- *Action Item 11.3.4:* Ensure developers meet nutrient reductions standards applicable to the project through on-site BMPs or other acceptable practices.

4. Accommodate Growth Through Compact Patterns

Growth and Infrastructure Coordination

- *Action Item 11.4.1:* Consider the use of water conservation technologies in new developments.
- *Action Item 11.4.2:* Ensure that land use decisions and infrastructure planning support compact development and reduce strain on ecological systems.

5. Ensure that Future Development Minimizes Disruption to Environmental Resources

Unified Approach to Environmental Stewardship

- *Action Item 11.5.1:* Explore ocean outfall as well to reduce nutrient loadings to the bay.
- *Action Item 11.5.2:* Integrate climate resilience throughout the water management framework, and maximize interconnection of water and wastewater systems to provide operational flexibility and efficient use of our natural resources.
- *Action Item 11.5.3:* Establish measurable targets for nutrient reduction, water conservation, and infrastructure resilience.

Water Supply – Current Conditions and Groundwater

Worcester County's water supply relies entirely on groundwater resources, primarily from four aquifers: the Pleistocene, Pocomoke, Ocean City, and Manokin. Studies have shown both the productivity of these aquifers and their vulnerability to saltwater intrusion and over-pumping. While older reports provide a foundation, more recent USGS and MDE data will be incorporated into ongoing assessments to ensure planning decisions reflect current conditions. An informed management of Worcester's aquifer system can help ensure a sustainable supply from our groundwater resources. Development proposals in sensitive recharge areas need to consider no-net-loss of infiltration capacity, and future planning will emphasize cross-jurisdictional coordination with Delaware for aquifers shared across state lines.

Available Groundwater Resources

According to the State of Maryland, Department of Geology, *Mines and Water Resources Bulletin 16*, 1955, "The quantity of groundwater in the sedimentary deposits of Somerset, Wicomico, and Worcester Counties is estimated at 600,000 billion gallons."¹ Much of this water cannot be recovered because it

¹ http://www.mgs.md.gov/publications/report_pages/BULL_16.html

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exists in clay formations or at depths down to 8,000 feet and much is highly mineralized, which limits its uses.

As *Bulletin 16* states, “Of greater importance than the quantity of water stored in the sediments is the quantity of groundwater recharge by infiltration from rainfall and from bodies of surface water.” The importance of aquifer recharge is obvious when wells are impacted by drought or saltwater intrusion due to over-pumping. Reclaiming, reusing, and returning groundwater to the aquifer source is the best way to protect and preserve the water resources locally.

In 2016, the United States Geological Survey (USGS) published a report documenting a regional assessment of groundwater availability in the Northern Atlantic Coastal Plain Aquifer System that identified the amount, location, and character of groundwater supply sources to help Coastal Plain counties facilitate sound management of these sources.² The report noted that, due to population increases and changes in land use the water levels in many of the confined aquifers are decreasing by as much as two feet per year. The report emphasizes the need to balance the water withdraw with the aquifer recharge and the potential effects of long-term climate change on changes in aquifer recharge and in sea-level rise.

General Hydrology

Worcester County lies within the Atlantic Coastal Plain Physiographic Province. This province includes roughly the area east of Interstate 95 in Maryland. It is underlain by unconsolidated elastic sediments of Lower Cretaceous to recent age, which thicken to the southeast so that they appear wedge-shaped. The thickness of these sediments is greater than 8,500 feet beneath the Atlantic shore. There are five small community water systems that pump water from the Quaternary sediments, an unconfined aquifer. This aquifer has been studied considerably, and hydrologic, lithologic, and geochemical data is available in several Maryland Geological Survey reports (1955, 1972, 1974, 1982, 2013 and 2018).

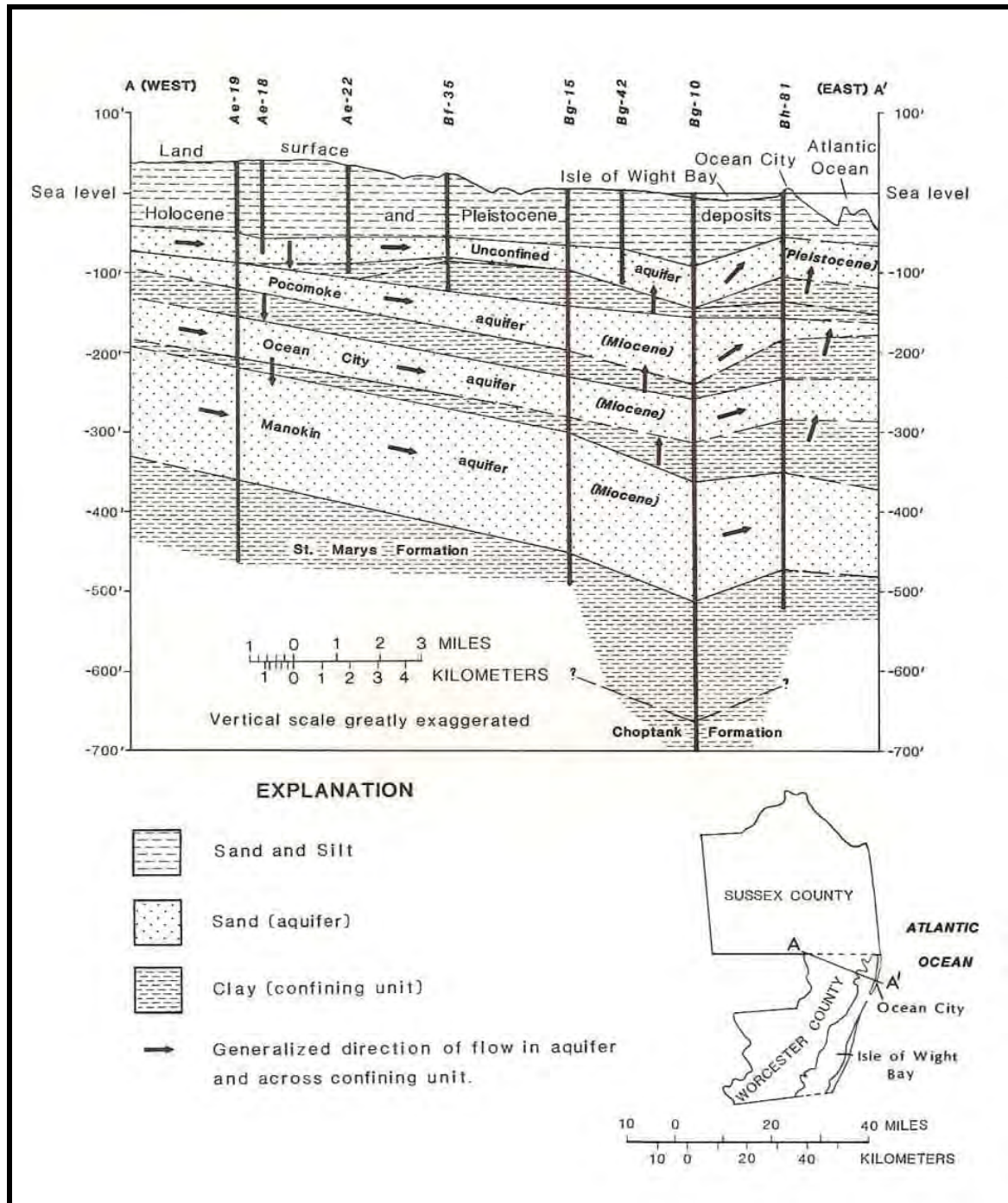
The County has four main sand and gravel aquifers that yield substantial quantities of groundwater. The four aquifers used in Worcester County, in order of increasing depth, are the Pleistocene, Pocomoke, Ocean City, and Manokin Aquifers.

Figure 11-1 shows a cross section of these aquifers in northern Worcester County. **Figure 11-2** shows the areas of the County where the principal aquifers, Pleistocene, Pocomoke, and Manokin Aquifers, are used, and **Table 11-1** lists the aquifer nomenclature-depths, thickness, and soil characteristics. A brief explanation of each aquifer follows.

² <https://pubs.usgs.gov/publication/pp1829>

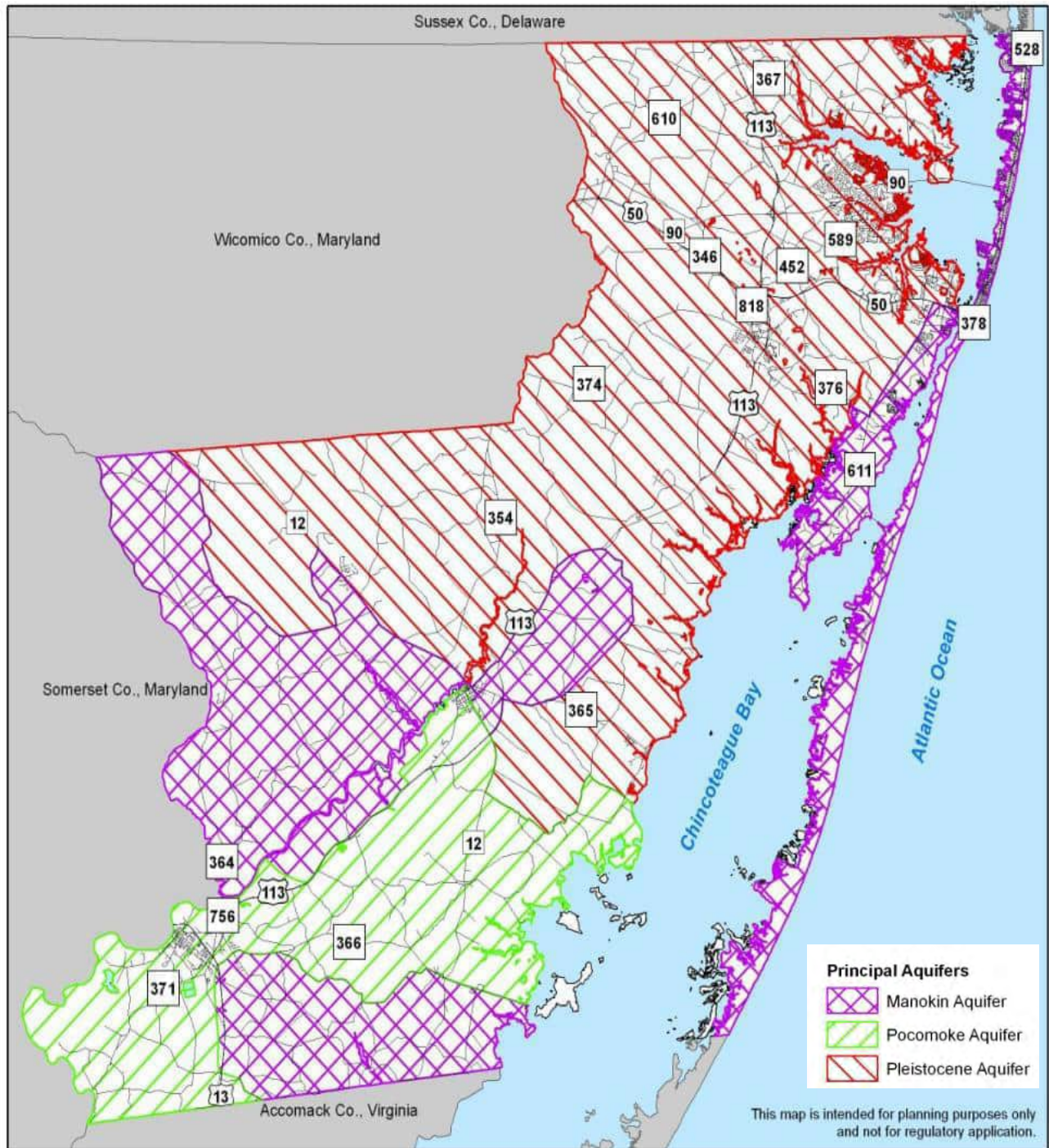
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Figure 11-1. Cross Section of Aquifers in Northern Worcester County, Maryland.



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Figure 11-2. Principal Aquifers in Worcester County, Maryland



11. WATER RESOURCES

Table 11-1. Coastal Plain Stratigraphic Nomenclature and Aquifers of the Eastern Shore of Maryland

System	Series (Group)	Geologic Unit		Thickness (feet)	Hydrogeologic Unit(s)	Dominant Lithologic Character
Quaternary & Tertiary	Holocene	Holocene deposits		0 – 40	----	Soil, alluvial sand and silt, dune sand, and peat. Disconformable base.
	Pleistocene & Pliocene (Columbia Group)	Shoreline complex		0 – 230	Columbia Aquifer	Lenticular deposits of sand, silt, clay, and peat. Some beds of coarse sand and fine gravel. Tan; some gray and blue clay.
		Salisbury Formation	Beaverdam Fm. and Pensauken Fm. of Owens and Denny (1979)			Beaverdam Sand: Light gray to light tan, fine to coarse grained, moderately sorted, feldspathic sand. Pensauken Formation: Light tan to orange tan, medium to coarse grained, moderately to poorly sorted, pebbly feldspathic sand.
Tertiary	Miocene (Chesapeake Group)	Upper Miocene Aquifer Complex [Yorktown and Cohansey Formations of Rasmussen and Slaughter (1955)]		0 – 50	Upper confining bed	Lenticular silts, clays, and fine sands. Green-blue silt and fine gray sand most common, but occasionally includes blue-green pebbly clay.
				0 – 80	Pocomoke Aquifer	Sand, gray or tan-gray; coarse and pebbly generally, but locally fine.
				0 – 85	Lover confining bed	Blue and gray clayey silt and sand; some peat. Some beds of shell and calcite and/or limestone.
					Ocean City Aquifer	Coarse gray sand, fine gravel.
				0 – 240	Manokin Aquifer	Fine to very coarse gray sand, and some lignite or peat. Some silty sand and clay. Occasional beds of shell and/or “rock”.
		St. Marys Formation		0 – 190	Confining layer	Gray fossiliferous clay, silt, fine sand, and silty and sandy clay.
		Choptank Formation		0 – 240	Frederica Aquifer and confining layer	Gray fine sand. Thin Beds of shell and calcite. Green or brown clay and fine sand. Thin beds of shell and calcite or limestone.

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The Pleistocene Aquifer

In many areas of the County, adequate quantities of groundwater can be obtained within the upper 100 feet of land surface from the Pleistocene Aquifer. The aquifer is very productive and is the most used; however, the deeper confined aquifers are becoming more utilized now. The Town of Berlin and the Ocean Pines community both utilize this aquifer, along with many smaller public water systems and hundreds of private wells. Agricultural wells are usually limited to this aquifer as well. This aquifer is generally considered to be unconfined, although in many areas it is partially confined by shallow silty clay layers. It receives recharge by local precipitation and is vulnerable to surface contamination and saltwater intrusion.

This aquifer is also referred to as the Columbia Aquifer or Quaternary Aquifer in MGS reports. The Quaternary sediments are mostly surficial, of fluvial and estuarine origin and are composed predominantly of sand and gravel with some layers of silty clay and clay. The aquifer functions as a water-table aquifer. Its thickness ranges from a few feet to 220 feet, with the thickest layers located in the northeast and southeast parts of the County. In general, the regional movement of groundwater is from areas with a high-water table, corresponding to topographic highs, towards streams and the Chesapeake Bay and the Atlantic Ocean. In areas with high water tables, there may be hydraulic connections with underlying aquifers, and water may move downward to recharge these underlying aquifers. Aquifer tests conducted on Quaternary sediments indicate that transmissivity ranges from 100 to 50,000 feet²/day.

The Pocomoke Aquifer

The Pocomoke Aquifer is present in the southeastern two-thirds of Somerset County and most of Worcester County. The aquifer pinches out updip in northeastern Worcester County. The altitude of the top of the Pocomoke aquifer decreases from its sub crop area to about 200 feet below sea level beneath Ocean City in Worcester County, Maryland. The Pocomoke Aquifer is composed of individual sands 10 to 20 feet thick, which cumulatively reach a maximum thickness of over 100 feet at Ocean City.³ Transmissivity of the Pocomoke aquifer calculated at three sites in Worcester County ranges from 1,070 feet²/d at Pocomoke City to 9,170 feet²/d near Ocean City. A belt of above-average transmissivity extends northeastward from Newark, Maryland to Isle of Wight Bay, near Ocean City.

The Ocean City Aquifer

The Ocean City Aquifer is present in Maryland in the eastern half of Worcester County and the easternmost portion of Wicomico County. The altitude of the top of the Ocean City aquifer ranges from about 150 feet below sea level in northern Worcester County near the Wicomico County boundary, to 254 feet below sea level south of Ocean City. The aquifer pinches out updip in eastern Wicomico County. The aquifer ranges from about 30 to 110 feet thick and dips at about 10 feet/mi. The aquifer is thickest in the Town of Ocean City. Transmissivity of the Ocean City aquifer calculated at eight sites in

³ http://www.mgs.md.gov/groundwater/coastal_plain_aquifers_mobile.html

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Worcester County ranges from 670 to 5,500 feet²/d. The most transmissive portion of the aquifer occurs in the fine to coarse sands that dominate the section in the southern portion of the Town of Ocean City.

The Manokin Aquifer

The Manokin aquifer is present in Maryland in Wicomico, Worcester and Somerset Counties. The altitude of the top of the aquifer decreases from its sub crop area in the western portion of Wicomico County to approximately 370 feet below sea level at Ocean City and southeastern Worcester County. Individual sands within the Manokin aquifer average 10 to 20 feet thick, with the greatest cumulative thickness reaching 195 feet in Worcester County. The aquifer generally dips to the southeast at about 5 to 10 feet/mi. Transmissivity of the Manokin aquifer ranges from 480 to 14,800 feet²/d. At Salisbury, transmissivity is as high as 7,440 feet²/d. Storage coefficient ranges from 2×10^{-4} to 1×10^{-3} . As described above, the County's sole source of potable water is withdrawn from four aquifers.

The Pleistocene Aquifer is the most used; however, the deeper confined Manokin and Pocomoke Aquifers, as shown in **Figure 11-3**, supply potable water to the southern and far eastern and central western parts of the County. The deeper aquifers are confined (artesian) aquifers, except for the Pocomoke Aquifer in a small area of Bishopville. The recharge areas for these aquifers may be several miles away. These aquifers are less susceptible to surface contamination but more impacted by over-pumping. Ocean City, Snow Hill, and Pocomoke utilize these aquifers, along with many smaller public systems and private wells. Combined, these aquifers have supplied and are likely to continue to supply an adequate amount of water to users in the County. In the following discussion, the *Groundwater Protection Report* is summarized.

Water Supply Infrastructure

Table 11-2. Non-transient Water Systems by Use

Use	Transient, Non-Community	Non-Transient, Non-Community
Mobile Home Parks	4	2
Golf Courses	8	0
Commercial Centers	4	9
Hotel/Motel	5	2
Racetracks	0	1
Campgrounds	8	2
Industrial	4	1

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Daycare/schools	2	7
Offices	3	2
Restaurants	33	0
Parks and Recreation	<u>17</u>	<u>0</u>
TOTAL	88	26

Source: Worcester County Department of Environmental Programs, August 2025.

The County provides water service to approximately 16,900 customers through 16 supply wells and multiple treatment facilities, with Ocean City as the largest provider. To maintain reliable and resilient service, the County will require all community water systems to prepare asset management plans addressing long-term maintenance, replacement, and funding. The County will also establish a program to monitor and reduce unaccounted-for water losses and will prioritize interconnections between systems to enhance redundancy during emergencies. County-wide PFAS testing will be initiated for all public systems and a representative sample of private wells, with thresholds for action established in coordination with MDE and USGS.

Groundwater is the sole source of potable water in the County. There are 19 community water systems: four municipalities (Ocean City, Pocomoke City, Berlin, and Snow Hill), six County-owned systems, six mobile home parks, and three systems serving apartment complexes. There are 26 non-transient non-community water systems that serve a variety of large non-residential uses. **Table 11-2** lists the number of non-transient systems by use. In addition, there are 88 transient non-community water systems that serve a variety of commercial, government, office, and seasonal residential uses. There are also 4 non-transient, non-community systems within Ocean City, two that serve hotels and two that serve condominiums that provide secondary water treatment for their users.

Depending on their location, these water systems may use the shallow Pleistocene Aquifer or the deeper confined aquifers. Many of these water systems have multiple wells. The largest water supplier in the County is the Ocean City municipal system, which has 24 wells in the Ocean City Aquifer. The wells are strategically distributed across three water treatment plants in Ocean City: 15th Street Water Treatment Plant, 44th Street Water Treatment Plant and the Gorman Avenue Water Treatment Plant. The Mystic Harbour Water Service Area, which partially overlaps the West Ocean City Service area, currently has several hundred domestic and commercial wells at varying depths. These wells serve a variety of uses including existing residences. If these wells fail, user(s) must connect to a public water distribution network if it is readily accessible to the property.

Water Planning Areas

Water planning areas are tied to designated growth centers, with expansion requiring amendments to the Water and Sewer Plan. To strengthen this framework, all amendments must be supported by groundwater availability analyses that confirm long-term aquifer recharge capacity. New W1

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designations will not be approved in FEMA-designated floodplains, ensuring that infrastructure investments are resilient to climate-related risks. Future amendments must explicitly demonstrate that proposed expansions will not exceed sustainable withdrawal levels.

A water planning area is an area designated as planned to receive public water service from a town or the County. The estimated time for receiving service is represented by one of the following designations: Present to two years (W1), future service 3-5 years (W2), or future service 6-10 years (W3). The areas served by private community systems can be designated W1 but are not planning areas.

Creating or amending a planning area requires an amendment to the *Water and Sewer Plan*. However, the inclusion of any water system in the *Water and Sewer Plan* does not legally obligate the County or any of its political subdivisions to take any action to implement such projects or to enforce the implementation of such projects.

The *Comprehensive Plan* has designated growth areas near existing population centers and attempted to continue the County's compact development pattern. **Figure 11-3** shows the water system planning areas overlain on areas zoned for development and planned for growth at urban densities. This approach will assist in the containment of water service costs.

Most of the existing water systems serve communities or uses with limited expected growth. Growth in such areas will generally be infill or modest service area expansion over the next ten years. Some of the water service areas will expand in accordance with the County's planned growth strategy. An amendment to the *County Water and Sewer Plan* is necessary for expansion of a water or sewer planning area. Compliance with this plan is a prerequisite for state approval of both groundwater discharge and groundwater appropriation permits.

Water Management Strategy Area

The St. Martin's River/Ocean Pines area has been identified as vulnerable to saltwater intrusion.⁴ **Figure 11-4** shows the general boundary line for the strategy area. To address this, all new wells in the strategy area will be required to undergo saltwater intrusion modeling prior to permitting. Worcester County, in partnership with MDE and USGS, will implement annual chloride monitoring and public reporting to provide early warning of aquifer deterioration.

⁴ https://mde.maryland.gov/programs/Water/water_supply/Pages/WaterManagementStrategyAreas.aspx



DELAWARE
MARYLAND

Ocean City

Bertin

Snow Hill

Pocomoke
City

VIRGINIA

Legend

- | | |
|------------------|------------------------|
| State Lines | W2 (Future 3-5 Years) |
| Worcester County | W3 (Future 6-10 Years) |
| Water Bodies | State Lines |

Water Service Areas

- | |
|-------------------------|
| W1 (Present to 2 Years) |
|-------------------------|

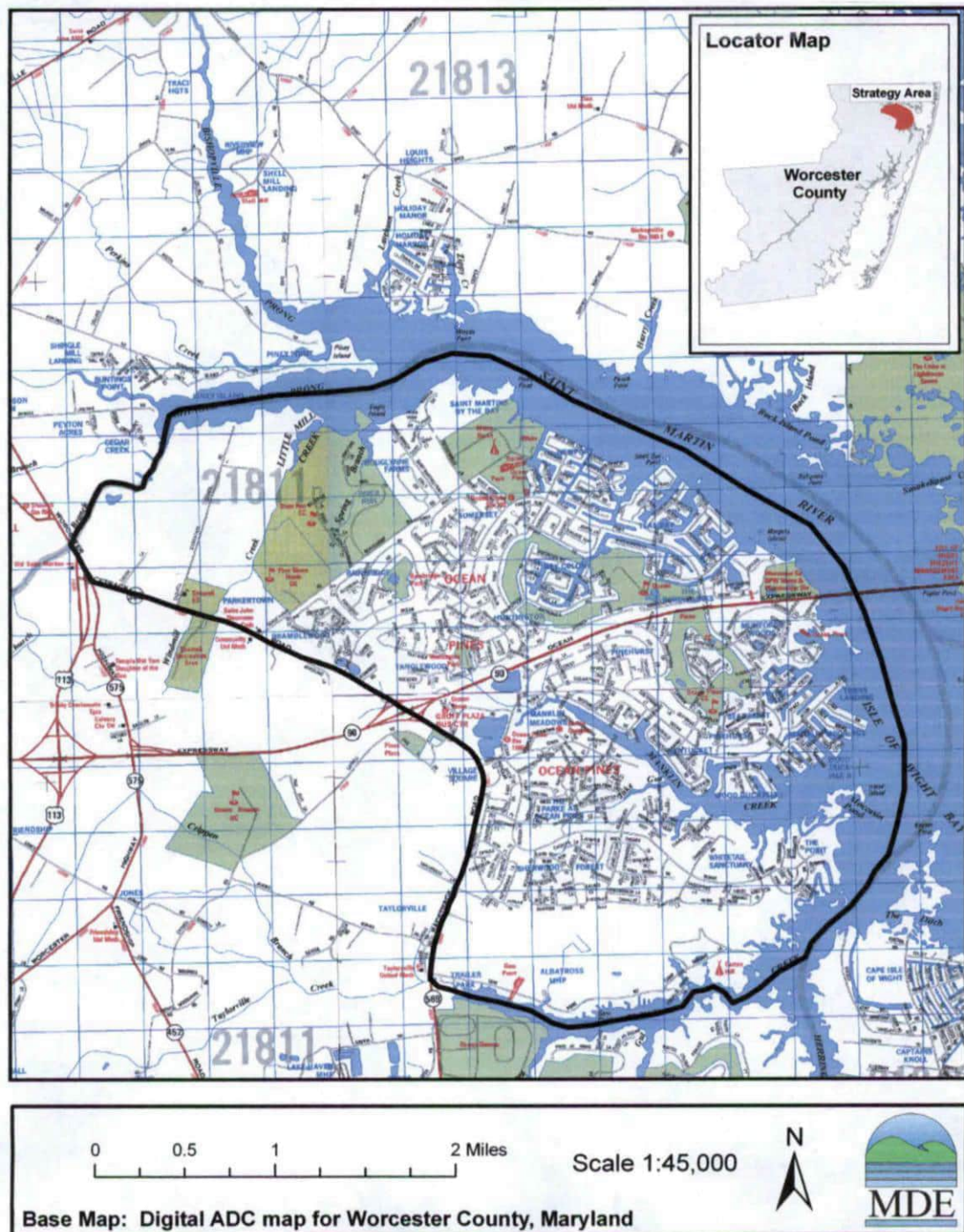


11-3 Water Service Areas

0 13 2.5 208 5 Miles

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Figure 11-4. St. Martins River/Ocean Pines Water Management Strategy Area



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Additional State regulations address unaccounted water for capacity development for new systems, water appropriations, and water conservation plumbing fixtures. The Code of Maryland Regulations (COMAR) 26.04.01.36.G (b) requires a plan for tracking unaccounted for water. This regulation is intended to keep systems informed about how much water is leaking in distribution systems.

MDE also issues water withdrawal permits for beneficial appropriations or use (COMAR 26.17.06.05.A). This regulation assists local jurisdictions by adding further scrutiny to the permitting process; for example, during the permit review process, applicants are required by the State to determine unaccounted water in their permit application. Applicants must also certify that they will install water conserving fixtures that will conform with the State Plumbing Code. For instance, COMAR 09.20.01.02.H (1) requires low flow toilets to be installed for all new facilities. Furthermore, COMAR 09.20.01.02.J (9) and 12-605 to 12-607 in the Annotated Code of Maryland prohibits the installation or sale of a plumbing fixture which is not an approved plumbing fixture. Thus, no high flow plumbing fixtures can be legally sold or installed in buildings in the County. The County's *Water and Sewer Plan*, according to COMAR 26.03.01.07, must also conform with Maryland's Water Conservation Plumbing Fixtures Act (MWCPFA).

Water Supply Assessment and Rural Water Supply

Groundwater withdrawals are projected to increase from 31 to 38 million gallons per day over the next 20 years, with agriculture accounting for roughly one-third of this demand. To ensure sustainability, Worcester County will require annual agricultural irrigation reporting to improve accuracy of water use data. The County will also support cost-share programs to encourage precision irrigation and water reuse in farming operations. In areas such as southwestern Worcester County, where the Pocomoke Aquifer shows signs of stress, the County will develop contingency measures that may include alternate supplies and drought restrictions.

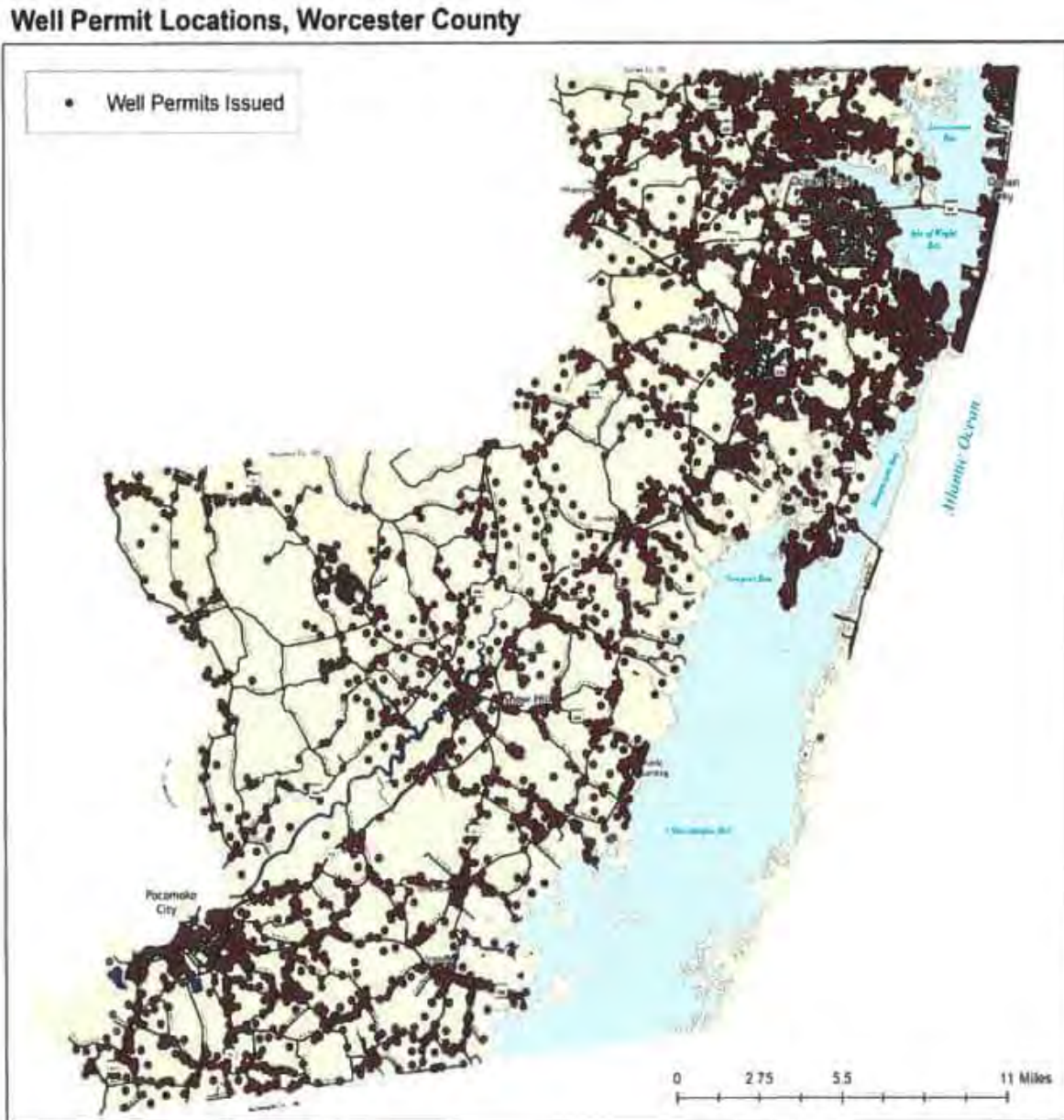
Groundwater Withdrawals

Maximum daily groundwater withdrawals in Worcester County are estimated at approximately 31 million gallons per day, or GPD (**Table 11-3**). In the future, withdrawals are projected to increase to approximately 38 million gallons per day. This reflects a 17 percent increase in withdrawals from all uses. Three fourths of the withdrawal will be in municipal water systems. Public water systems including major community water and municipal water serving residential and commercial areas as well as major industry have the potential to withdraw up to 19.5 million GPD of groundwater. Maximum withdrawal by public water systems is projected to increase by approximately 5.6 million gallons per day. There are a few industrial users on individual wells which withdraw up to 90,000 GPD of groundwater. The maximum daily withdrawal for private residential wells is approximately 2.1 million GPD, which includes approximately 5,533 wells.

Agriculture withdraws an average of 9.3 million gallons of water daily, accounting for nearly one third of the potential water usage in the County. This is common for most of Maryland's Eastern Shore, where farmers use groundwater for crop irrigation and livestock (primarily poultry) watering. Agriculture's groundwater withdrawal may increase by nearly 1 million GPD in the future.

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Figure 11-5. Well Permit Locations, Worcester County



Source: Database from Department of Environmental Programs, August 2025.

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Table 11-3. Existing and Future Maximum Daily Groundwater Withdrawals (GPD)

Use	Existing Use	Future Use
Major Community Water System	3,995,000	4,623,500
Municipal Water System	15,564,000	20,570,000
Industrial	90,000	90,000
Agriculture water use*	9,352,500	10,194,225
Private residential well	2,100,000	2,306,250
Total Groundwater usage	31,101,500	37,783,975
Natural groundwater available⁵	Adequate	Adequate
Recharge rate	Adequate	Adequate
Groundwater remaining	Adequate	Adequate

Source: Maryland Department of the Environment and Worcester County Department of Environmental Programs

*Agricultural water use is based on daily average amount not to exceed annual withdrawal permits.

Rural Water Supply

Worcester County is still largely a rural County, with agriculture as a primary industry (second to tourism). Poultry production and agricultural crop production (particularly corn and soybean) are the largest consumers of water in rural areas. While groundwater is the main source of water for farm irrigation, there is some surface water also used for irrigation in the southern areas of the County. Farm irrigation wells are restricted to the Pleistocene Aquifer but many poultry house wells utilize the deeper aquifers. Sufficient groundwater resources currently exist to supply the requirements of domestic wells in rural areas of the County and for the future, based on projected growth rates in those areas.

One area of concern is southwestern Worcester County, including the area surrounding Pocomoke City. This area utilizes the Pocomoke Aquifer only. The transmissivity of this aquifer has been decreasing over the years. Below the Pocomoke Aquifer, the groundwater is high in chlorides. Over-withdrawal of the Pocomoke Aquifer, causing decreased pressure in the aquifer and a large cone of depression, could cause chloride problems in the future. Monitoring water use in this region, including withdrawals from neighboring Somerset County, should be undertaken to ensure supplies are adequate for future growth in the area.

Projected Water Demand

Population growth is expected to increase demand by approximately 2.1 million gallons per day. To address capacity constraints, Worcester County will prepare a capacity gap action plan identifying areas where growth should be redirected or where additional infrastructure investment is needed. New

⁵ Sustainability of the Ground-Water Resources in the Atlantic Coastal Plain of Maryland by Robert J. Shedlock and David W. Bolton, <https://pubs.usgs.gov/fs/2006/3009/>

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development will be required to demonstrate water efficiency at least 20 percent above state code minimums. Major subdivisions will be required to incorporate rainwater harvesting and greywater reuse systems as standard practice.

The following assessment was conducted to estimate potential water supply demand based on the County's *Comprehensive Plan*. The county-wide assessment required consideration of all persons living within municipal boundaries and in the County regardless of whether a private or public water supply is provided. The *Comprehensive Plan's* growth projections estimate approximately 5,000 more residents and approximately 2.1 million more gallons per day of water demand. **Table 11-4** shows the *Comprehensive Plan's* allocation of population growth among the designated growth areas and identifies the additional water supply that will be needed to meet this demand.

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Table 11-4. Growth Projects on Water Demand

Growth Area	Population Increase	Residential EDUs Generated	Non-Residential EDUs Generated	GPD/EDU	Additional Demand Projected (GPD)
1	1067	483	0	250	120,800
3	671	304	407	250	177,700
4	1261	570	0	250	142,600
5	0	0	351	250	87,900
6	2	1	810	250	202,800
7	154	70	4	250	18,500
9	33	15	0	250	8,300
10	201	91	0	250	22,800
11	6	3	0	250	700
12	382	173	0	250	43,300
14	33	15	369	250	96,200
15	2	1	707	250	176,900
16	0	0	99	250	24,900
17	0	0	162	250	40,700
18	0	0	15	250	3,700
19	0	0	73	250	18,300
20	0	0	1,187	250	296,700
21	0	0	37	250	9,400
22	0	0	139	250	34,800
23	79	36	763	250	199,700
24	0	0	318	250	79,500
26	92	42	0	250	10,400
28	142	64	0	250	16,200
29	4	2	0	250	500
30	0	0	133	250	33,300
31	379	171	0	250	42,900
33	195	88	333	250	105,400
35	174	79	0	250	19,800
36	0	0	192	250	48,000
Totals	4,877				2,082,700

Water System Capacity for Future Projected Growth

Table 11-5 lists the County and municipal public water systems and pertinent system facts. Except for Briddletown, Newark, Pocomoke, and the Village of Showell, the majority of the water systems in the County have more than enough planned capacity to supply water to the projected population under the

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growth assessment. The difference between the planned capacity and current capacity is the capacity for growth. Beyond this, additional users can be hooked up to existing water distribution systems while considering improvements needed for infrastructure distribution as well as the location of potential users relative to nearest water distribution system.

New Development Water Supply Policy

The County's policy regarding providing potable water to new development within a public water service area is that the developer(s) and/or property owner(s) associated with the growth area or the service area's expansion shall bear the responsibility for all costs associated with the water system's expansion. This includes costs that accommodate the proposed development, including infrastructure and treatment system costs. Treatment facilities and public infrastructure for new and expanded public water areas are built by the developer(s) and turned over to the County for operation and management of the systems.

Table 11-5. County and Municipal Water Systems

Water System	No. of Wells	Source Aquifer	Current Capacity (GPD) ¹	Planned Capacity (GPD) ²
Assateague Pointe	2	Ocean City	35,000	64,000
Berlin	3	Pleistocene	490,000	1,000,000
Briddletown ¹	0	Pleistocene	0	0
The Landings	2	Ocean City	115,000	200,000
Mystic Harbour	3	Ocean City (1) Pocomoke (2)	512,500	1,000,000
Newark	2	Manokin (1) Pocomoke (1)	142,500	142,500
Ocean City	21	OC/Manokin	16,600,000	18,100,000
Ocean Pines	5	Pleistocene	1,500,000	2,000,000
Pocomoke	5	Pocomoke	860,000	860,000
Riddle Farm	2	Manokin	205,000	228,000
Village of Showell	n/a	n/a	n/a	n/a
Snow Hill	3	Manokin	320,000	1,094,000

Notes: Bold text indicates growth areas.

1. Briddletown is served by a contract with Berlin.
2. The current capacity for water means that the figure shown is the maximum treatment capacity of the water treatment system in conjunction with the average withdrawal limit under the water appropriation permit for the system.
3. The planned capacity is a number that was planned for the system and either has been achieved or will be achieved by infrastructure improvements and/or increases in water appropriation permits in the future. Planned capacity should be the increased capacity level needed to meet projected growth.
4. Water demand projections outside the County Growth Areas include: private residential wells which are expected to increase by 9% and the major community water systems which are projected to increase by 14% by 2025.

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Water System Conclusion and Recommendations

An adequate water supply is necessary for growth and development within the County. Equally important is water system infrastructure, which may be the limiting factor for expansion of any water service area. While the quantity of groundwater in the County may be adequate, the quality of the water may make use of the water economically unfeasible, due to treatment costs.

Protection of the groundwater in areas that use the shallow Pleistocene Aquifer is highly recommended. Abandonment of water appropriation permits for areas connected to public water is highly recommended. Well-head protection ordinances should be considered for these systems. If they are approved, they should be adopted and implemented for each of the water systems that utilize this aquifer. While the deeper aquifers are not susceptible to surface contaminants, in Ocean City and Pocomoke, caution should be exercised so that increased withdrawals do not lead to saltwater intrusion either from lateral saltwater movement or upwelling from salty formations below.

Specific recommendations for water system improvements to address both quantity and quality as well as system maintenance needs are as follows.

- Adopt wellhead protection ordinances for Pleistocene aquifer-dependent systems.
- Require abandonment of private wells in areas with new public service connections.
- Prioritize monitoring in Pocomoke aquifer area due to chloride risks.
- Monitor aquifer water levels for saltwater intrusion risks tied to sea-level rise, particularly in the Pocomoke and Ocean City aquifers.
- Update design standards for water and wastewater infrastructure to account for increased flood frequency and intensity and require siting of new wells, pumping stations, and treatment facilities outside of FEMA 100-year and 500-year floodplains where feasible.
- Establish a County-wide program to test public water systems and a representative sample of private wells for PFAS (per- and polyfluoroalkyl substances) and other emerging contaminants of concern.
- Coordinate with the Maryland Department of the Environment (MDE), the U.S. Geological Survey (USGS), and the EPA to establish clear action thresholds for PFAS.
- Incorporate PFAS monitoring results into water appropriation permitting and Water and Sewer Plan amendments.

Wastewater Services

Worcester County's wastewater services guide development patterns and protect water quality. To further reduce nutrient loads, all new private systems up to 50,000 GPD will be required to incorporate enhanced nutrient removal technology. Spray irrigation sites will undergo performance monitoring to confirm nutrient uptake effectiveness. No new surface water discharges will be approved in sensitive and impaired watersheds, reflecting the County's commitment to protecting the Coastal and Chesapeake Bays.

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Current Wastewater Conditions

The County adopted a policy in the 1980s that all wastewater services serving more than one lot or processing more than 5,000 gallons per day (GPD) must be owned and operated by the County or a municipality. This policy resulted from health and management issues with private systems in the County. It has recently been amended to permit certain larger systems up to 50,000 GPD that serve or plan to serve a shopping center, planned commercial development, unified development or cooperative campgrounds and mobile home parks to be privately owned. Provisions for County oversight and other safeguards have been provided. Systems with flows of 10,000 GPD or more must obtain an Individual Groundwater Discharge Permit from MDE per COMAR 26.04.02.05, as do systems utilizing spray irrigation for wastewater disposal of treated effluent, regardless of discharge volume. For areas outside of public service areas, development relies on on-site septic waste disposal systems. In the following discussion, the County's current wastewater planning areas and facilities, policy regarding new development and the current and future state of septic systems in the County are discussed.

Sewer Planning Areas

Worcester County has 14 wastewater treatment plants (WWTP) with varying levels of capacity. To ensure long-term compliance with nutrient reduction goals, all WWTP expansions will require demonstration of nutrient offsets. The County will prepare a resiliency plan to address the vulnerability of WWTPs in flood-prone areas. Facilities with remaining capacity will be prioritized for ENR upgrades to ensure consistent performance under stricter nutrient caps.

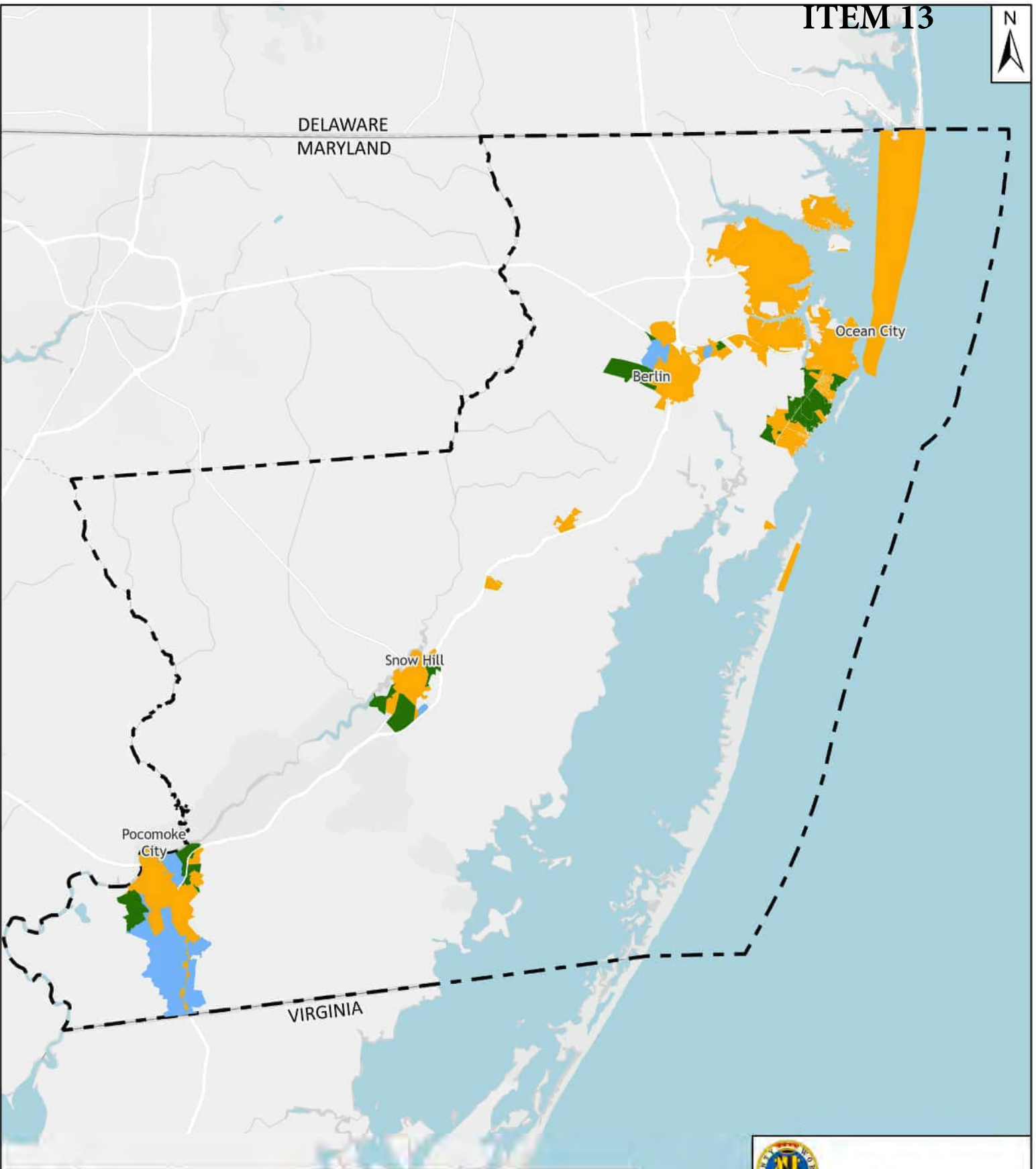
Sewer planning areas are generally adjacent to existing population centers and municipalities. A sewer planning area is an area designated as planned to receive public sewer service from a municipality or the County. The estimated time for receiving service is represented by one of the following designations: Present to two years (S1), future service 3-5 years (S2), or future service 6-10 years (S3). The areas served by private community systems can be designated S1 but are not planning areas. Creating or amending a planning area requires an amendment to the *Water and Sewer Plan*. However, the inclusion of any sewer system in the *Water and Sewer Plan* does not legally obligate the County or any of its political subdivisions to take any action to implement such projects or to enforce the implementation of such projects. Generalized sewer planning areas are shown in **Figure 11-6** along with the general location of existing WWTP. Using **Table 11-6** each WWTP can be named and described by its facility and discharge type.

As shown in **Figure 11-6** and **Table 11-6**, there are 13 Existing WWTPs located in the Coastal Bays Watershed: ten are owned and operated by the Worcester County Government while the National Park Service, Town of Berlin, and Ocean City each own and operate WWTPs in the watershed.

Currently, eight of the County-owned and operated WWTPs utilize spray irrigation and two discharge treated effluent via injection wells; thus, eliminating nutrient point sources from the Coastal Bays Watershed. There are three WWTPs in the watershed that discharge directly to surface waters. Converting these to spray irrigation in the future would eliminate the nutrient point sources from the watershed. The Ocean Pines WWTP will continue to discharge to St. Martin's River. This plant uses best available technology and exceeds ENR standards. In turn, this plant will serve to accept effluent from

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households previously on septic systems, lowering overall nonpoint source nutrient contributions to the Isle of Wight Bay. Generalized boundaries for S1, S2, and S3 are shown in **Figure 11-6**. Use Table 11-6 to identify facility descriptions.



Legend

- | | |
|----------------------------|------------------------|
| State Lines | S2 (Future 3-5 Years) |
| Worcester County | S3 (Future 6-10 Years) |
| Water Bodies | State Lines |
| Sewer Service Areas | |
| S1 (Present to 2 Years) | |



11-6 Sewer Service Areas

Miles
0 13 2.5 19 5

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Table 11-6. Wastewater Treatment Plant Description

ID No.	Watershed Name	Facility Type	Facility Name	Capacity (GPD)	Discharge Type
1.	Sinepuxent Bay	Major Community	Assateague Pointe	64,000	Spray
2.	Sinepuxent Bay	Owned and operated by National Park Service	Federal Assateague Park	20,000	Overland flow *Spray in the future
3.	Newport Bay	Major Community	The Landings	100,000	Injection wells
4.	Assawoman Bay	Major Community	Lighthouse Sound	40,000	Spray irrigation onto golf course
5.	Sinepuxent Bay	Major Community	Mystic Harbor	450,000	Shallow groundwater injection wells and spray irrigation onto golf course
6.	Newport Bay	Major Community	Newark	58,000	Spray irrigation
7.	Isle of Wight Bay	Major Community	Ocean Pines	2,500,000	Surface water discharge
8.	Isle of Wight Bay	Major Community	Riddle Farm	280,000	Spray onto adjacent golf course
9.	Isle of Wight Bay	Major Community	River Run	112,000	Spray in a dedicated spray field
10.	Lower Pocomoke River	Municipal	The City of Pocomoke	1,470,000	Surface
11.	Newport Bay	Municipal	Town of Berlin	750,000	Spray in two dedicated spray fields
12.	Isle of Wight Bay	Municipal	Town of Ocean City	14,000,000	Ocean outfall
13.	Lower Pocomoke River	Municipal	Town of Snow Hill	500,000	Surface

Note: Overland flow treatment directs effluent into a wetland where three processes occur: transpiration, infiltration, and evaporation.

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There are two plants whose discharge type is ocean outfall, Edgewater and Ocean City. The County sends wastewater from West Ocean City to the Town of Ocean City WWTP where treated effluent is discharged to the Atlantic Ocean. The Town of Snow Hill and the City of Pocomoke's WWTP are located along the Pocomoke River in the Chesapeake Bay Watershed and discharge directly to the river. Continued management of these wastewater services will help to reduce nutrient loads overall, is vital to the continuation of the County's concentrated development pattern, and the Comprehensive Plan's implementation.

Current Facility Parameters

Specific parameters for existing WWTPs owned and operated by either the County or a municipality are shown in **Table 11-7**. The average current flow estimates the average daily wastewater flow by gallons from current users. To determine the current committed capacity, the designated number of gallons per day per equivalent dwelling unit (GPD/EDU) is multiplied by the total number of users. The sum equals the current committed capacity and shall not exceed the permitted capacity. The difference between the permitted and committed capacity is the remaining capacity, implying that additional users may utilize wastewater services. In some cases, WWTPs have the capacity to serve expansions of growth, while others are very limited, having committed most of their capacity to undeveloped or developed properties within their service areas. However, to determine a WWTPs remaining capacity, the factors below must also be considered.

- *Disposal Capacity:* A WWTP utilizing spray irrigation is limited by the ability of the service area to locate suitable land area for the purpose of spraying treated effluent.
- *Discharge Limits:* Increasing volume of treated effluent that is sprayed may exceed the land's ability to absorb and process the treated effluent per design standards.
- *Treatment Capacity:* Each WWTP must meet total nitrogen and total phosphorus standards measured on a pounds per year basis. Increasing the volume of treated effluent will increase nutrient loads. WWTPs cannot exceed nutrient caps and/or permit limits, whichever is more restrictive.
- *Physical Constraints:* The infrastructure may not function properly if permitted design limitations for the disposal method are exceeded or volume increases.

Despite having a small remaining capacity, these plants do have committed capacity that will be available to support new growth whether from undeveloped land or the intensification of uses on previously developed lands. Each municipality is currently upgrading or planning to upgrade their WWTP as necessary to conform with State treatment standards while accommodating new growth.

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Table 11-7. Current Facility Parameters

Facility Name	Average Current Flow (GPD)	Current Committed Capacity (GPD)	Current Permitted Capacity (GPD)	Estimated Remaining Capacity (GPD)	Percent Remaining Capacity
Assateague Pointe	34,500	37,640	41,930	4,290	10%
Edgewater (Sussex County, DE)	60,750	60,750	60,750	0	0%
The Landings	32,000	32,000	100,000	68,000	68%
Lighthouse Sound	27,750	27,750	37,950	6,600	19%
Mystic Harbour	187,000	187,000	363,000	176,000	48%
Newark	45,500	45,500	57,000	11,500	20%
Ocean Pines	1,010,000	1,010,000	2,600,000	1,590,000	61%
Riddle Farm	54,000	54,000	277,750	223,750	81%
River Run	55,000	55,000	112,000	57,000	51%
Village of Showell	Planned Growth Area				
The City of Pocomoke	707,000	707,000	1,470,000	763,000	52%
Town of Berlin	407,000	407,000	343,000	64,000	16%
Town of Ocean City	8,688,000	11,200,000	14,000,000	2,800,000	20%
West Ocean City	653,000	1,205,120	1,000,000	0	0%
Town of Snow Hill	303,000	330,500	500,000	169,500	34%

Septic System Assessment

There are approximately 6,613 septic systems countywide, with a significant portion located in Critical Areas. Worcester County will now require the use of Best Available Technology (BAT) systems for all new or replacement septic systems. A mandatory five-year inspection and pump-out program will be instituted to ensure existing systems function properly. The County will also create a septic-to-sewer conversion fund, with priority given to watersheds under TMDL nutrient restrictions.

For areas outside sewer service areas, development relies on waste disposal systems located on-site, commonly known as “septic systems”. Currently, there are approximately 6,613 septic systems in Worcester County as shown in **Figure 11-7**. There are approximately 3,576 septic systems located in the Coastal Bays Watershed, with 1,562 located in the Critical Area (**Table 11-8**). The Isle of Wight Bay Watershed has the highest number of septic systems followed by the Newport Bay Watershed, 1,677 and 1,090 respectively. By 2035, the County anticipates an overall reduction of 229 septic systems in the

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Coastal Bays Watershed. There are approximately 3,037 septic systems in the Chesapeake Bay Watershed (**Table 11-9**). Of this amount, 1,647 septic systems are located in the Lower Pocomoke River Watershed. There are currently only 202 septic systems in the Chesapeake Bay Critical Area. By 2035, the County anticipates 67 less septic systems in the Chesapeake Bay Watershed Critical Area.

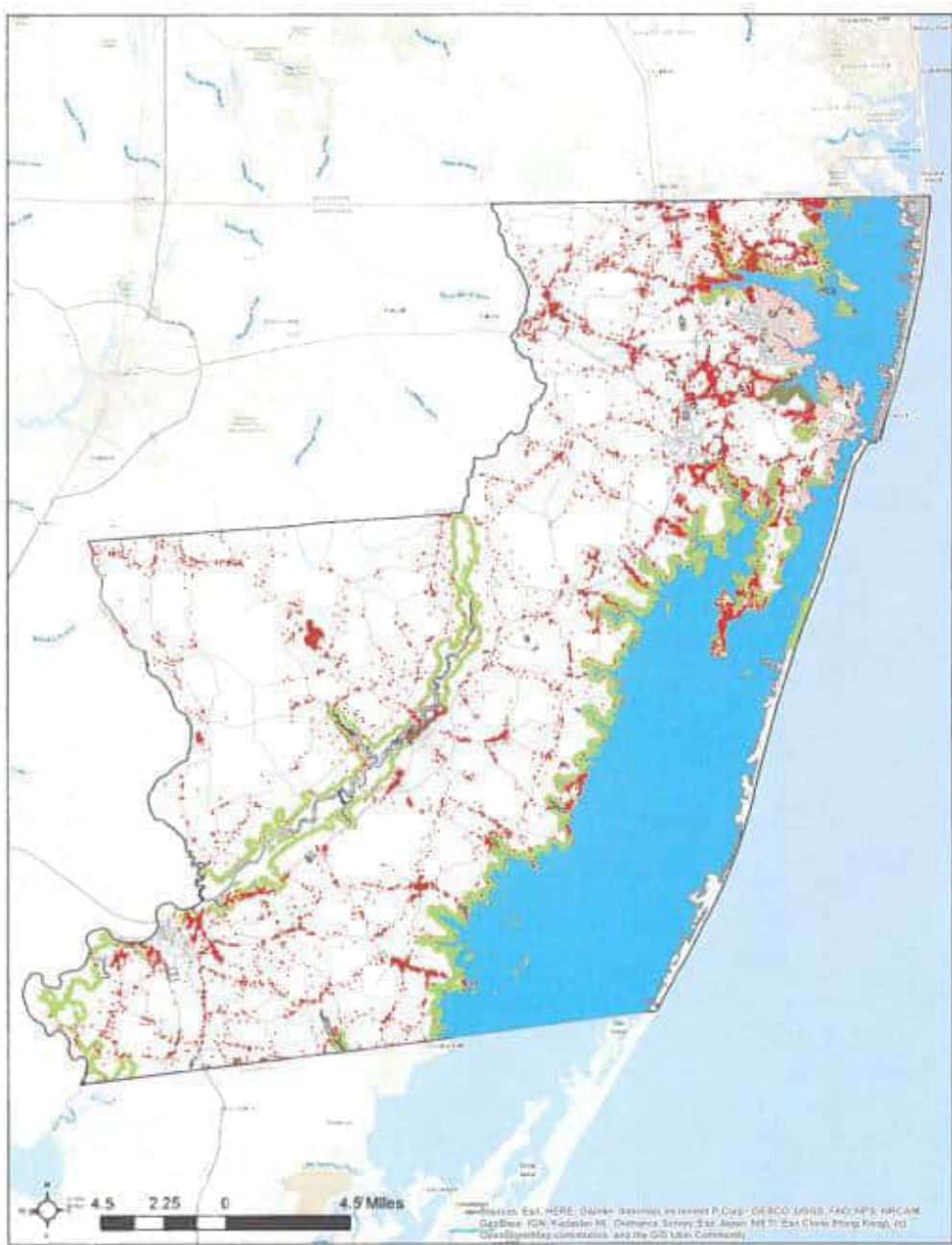
By 2035, an estimated 183 additional septic systems are expected to be installed in the Coastal Bays watershed and 178 new septic systems will be added in to the Chesapeake Bay watershed, for a net increase of 361 septic systems in the County. These additions less the 296 existing septic systems anticipated to be removed results in a net increase of 65 septic systems in the County by 2035.

To estimate the number of septic systems by 2035, the County estimated the number of septic systems that may be connected to a public WWTP and estimated the number of new septic systems in the County based upon an annual application rate of 60 permits per year for 10 years. **Tables 11-18 and 11-19** shows where the County anticipates connecting septic systems and new septic systems based upon the number of potential lots in each watershed for both inside and outside the critical areas.

Development near the water with septic systems is discouraged by the *Comprehensive Plan* and is expected to be very limited. Inland sites are also very limited and will be widely dispersed. This will result in negligible water quality impacts, if standards requiring best available technology are applied. As a result, the remainder of this section focuses on the few existing wastewater service areas where limited increases in capacity are planned and the facilities needed to address the designated growth areas.

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Figure 11-7. Worcester County Septic System Locations



Atlantic Coastal Bays Critical Area

- | | |
|------------|-------|
| Septics | Out |
| IDA | RCA |
| IDA_int_ex | SH |
| LDA | Tidal |
| LDA_int_ex | |



Septics Worcester County, Maryland September 2023

Source Data: Worcester County Environmental Programs Database

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Table 11-8. Septic Systems in the Coastal Bays Watershed

Watershed Name	No. Septic (2025)	Potential Lots for New Septic	Predicted Additional Net No. of septic systems 2025-2035 ⁶
Assawoman Bay	380	372	35
Inside Critical Area	258	254	24
Outside Critical Area	122	118	11
Chincoteague Bay	182	717	67
Inside Critical Area	182	182	17
Outside Critical Area	0	535	50
Isle of Wight Bay	1,677	1,467	62
Inside Critical Area	618	599	6
Outside Critical Area	1,059	877	56
Newport Bay	1,090	919	5
Inside Critical Area	331	282	-34
Outside Critical Area	759	637	39
Sinepuxent Bay	247	211	15
Inside Critical Area	173	165	-34
Outside Critical Area	74	46	39
Total Inside CA	1,562	1,482	23
Total Outside CA	2,014	2,213	161
Grand Total	3,576	3,695	183

⁶ The predicted additional number of septic systems in **Tables 11-8** and **11-9** is based upon the current county wide average of 60 new system permits per year over the 10-year window distributed proportional to the number of potential lots within each area that would be served by septic systems less the predicted number of systems expected to switch from septic to WWTP from **Table 11-10**. A negative number indicates that it is anticipated more systems will be removed from septic systems and put on WWTP than the number of new permits expected within the watershed area.

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Table 11-9. Septic Systems in the Chesapeake Bay Watershed

Watershed Name	No. Septic (2025)	Potential Lots for New Septic	Predicted Additional Net No. of septic systems 2025-2035
Dividing Creek	216	211	20
Inside Critical Area	4	0	0
Outside Critical Area	212	211	20
Lower Pocomoke River	1,647	1,425	53
Inside Critical Area	171	0	-67
Outside Critical Area	1,476	1,425	132
Nassawango Creek	381	365	34
Inside Critical Area	16	0	0
Outside Critical Area	365	365	34
Upper Pocomoke River	792	763	71
Inside Critical Area	11	0	0
Outside Critical Area	781	763	71
Wicomico Creek	1	1	0
Inside Critical Area	0	0	0
Outside Critical Area	1	1	0
Total Inside CA	202	0	-67
Total Outside CA	2,835	2,765	257
Grand total	3,037	2,765	178

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Table 11-10. Septic Tank Connections to Public WWTP

Watershed Name	2026-2036	
	Outside Critical Area	Inside Critical Area
<i>Coastal Bays Watershed</i>		
Assawoman Bay	0	25
Chincoteague Bay	0	0
Isle of Wight Bay	25	50
Newport Bay	20	60
Sinepuxent Bay	0	5
Grand Total	45	140
<i>Chesapeake Bay Watershed</i>		
Dividing Creek	0	0
Lower Pocomoke River	12	67
Nassawango Creek	0	0
Upper Pocomoke River	0	0
Wicomico Creek	0	0
Grand Total	12	67

Pollution Impacts

Nutrient caps established through TMDLs will be directly tied to County strategies for wastewater and septic management. Worcester County will develop a nutrient trading framework that allows agricultural, municipal, and development sectors to participate in cost-effective nutrient reduction projects, provided they meet or exceed state standards.

Total nitrogen and total phosphorus (more generally referred to as “nutrients”) from WWTPs contribute to degraded water quality in the Chesapeake and Coastal Bays and their tributaries. Maryland's involvement in the *Chesapeake Bay 2000 Agreement* requires water and sewer planning to consider the assimilative capacity of a water body—the amount of nutrients the stream can handle while preserving water quality. This section describes the key limits on assimilative capacity as they apply to the County’s WWTPs.

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Table 11-11. Nutrient Limits of Public WWTP

Facility Type	Facility Name	Permit No	Date of Expiration	Receiving Water	Discharge Type	Annual Average Effluent Permit Limitations (GPD)	Annual Max Total Nitrogen (lbs/yr)	Annual Max Total Phosphorous (lbs/yr)
Major Community	Assateague Point	24DP2608	3/31/2031	Groundwater Type I Aquifer	Spray Irrigation	41,930	N/A	See Note 1
Major Community	Edgewater (Sussex County, DE)	See Note 3		Atlantic Ocean	Point (Outfall)	60,750		See Note 1
Owned & operated by National Park Service	Federal Assateague Park	14DP2530	10/31/2024	Sinepuxent Bay	Point (Outfall)	12,000	110	11
Major Community	The Landings	See Note 3			Injection Well	100,000		
Major Community	Ocean Landings II	18DP3401	12/31/2025		Spray Irrigation	30,000	913	See Note 1
Major Community	Lighthouse Sound	20DP3155	2/28/2029	Groundwater Type I Aquifer	Spray Irrigation	37,950	1,386	See Note 1
Major Community	Mystic Harbour	10DP273	4/30/2022	Groundwater Type II Aquifer	Injection Well	250,000	2,283	See Note 1
Major Community	Mystic Harbour	10DP273	5/1/2022	Groundwater Type II Aquifer	Spray Irrigation	81,000	740	See Note 1
Major Community	Newark	24DP3851	6/30/2030	Groundwater Type I Aquifer	Spray Irrigation	57,000	1,735	See Note 1

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Major Community	Ocean Pines	22DP0708	12/31/2029	St. Martin's River	Point (Outfall)	2,600,000	31,926	4566
Major Community	Riddle Farm	20DP2710	4/30/2029	Groundwater Type I Aquifer - Columbia	Spray Irrigation	277,750	4,227	See Note 1
Major Community	River Run	20DP2394	11/30/2027	Groundwater Type I Aquifer - Beaverdam Formation	Spray Irrigation	112,000	3,409	See Note 1
Industrial	Village of Showell ⁽⁴⁾	See Note 4						
Municipal	City of Pocomoke	19DP0674	5/31/2028	Pocomoke River	Point (Outfall)	1,470,000	17,908	1,343
Municipal	Town of Berlin	See Note 3			Spray Irrigation	343,000		
Municipal	Town of Ocean City	19DP0596	4/30/2029	Atlantic Ocean	Point (Outfall)	14,000,000	333,150	10,047
Municipal	Town of Snow Hill	20DP0717	12/31/2028	Pocomoke River	Point (Outfall)	500,000	6,091	457
Municipal	West Ocean City	See Note 3				1,000,000		
Municipal	Riverview Mobile Home Park	24DP3885	7/31/2028	St. Martin's River (Bishopville Prong)	Point (Outfall)	30,000	27	0

Notes:

(1) Per DEP permit concentration is to be monitored without limitation

(2) The spray irrigation limits are not assigned allocations to the receiving waters because the permits assume vegetation uptake and other natural processes reduce the amount of nitrogen reaching the receiving waters i.e. these are monitoring limits

(3) Permit and/or permit documents not available on MDE Wastewater Public Interface Tool (<https://mes-mde.mde.state.md.us/WastewaterPermitPortal/> last accessed 8/19/2022)

(4) Planned facility not built or permitted

11. WATER RESOURCES

The County has the benefit of a no-new point discharge requirement in the *Water and Sewer Plan*, save for a permitted discharge for an upgrade of a conventional large flow septic system in the Critical Area to be upgraded with an advanced treatment package plant. This is why all new plants in the County utilize spray irrigation. The spray irrigation limits are not assigned allocations to the receiving waters because there is an assumption that vegetation uptake and other natural processes reduce the amount of nitrogen reaching the receiving waters.

Some nutrient increases will result from meeting future growth via existing WWTPs but only in those that have a significant amount of capacity left of new development. Snow Hill and Pocomoke City's WWTPs flows will be limited by the Chesapeake Bay Tributary Strategy point source caps. Action on the Chesapeake Bay TMDL could possibly lower those caps in the future and therefore lower their nutrient contributions to the Bay. The performance of those treatment plants to reduce nutrient loading by optimal operation can also contribute to lower impacts as will connection of existing septs to those plants that exist in adjacent sewer planning areas.

Most of the new growth in point source inputs will be mitigated by the elimination of point source discharges and transition to spray irrigation or other alternative discharges.

TMDLs

Another measure of assimilative capacity is the Total Maximum Daily Load (TMDL), the maximum amount of pollutant that a water body, such as a river or a lake, can receive without impairing water quality.

Point Source Caps

To address nutrient loads from point sources such as WWTPs, the State has established Chesapeake Bay Tributary Strategy point source caps. These caps are numerical limits on the amount of nitrogen and phosphorus that WWTPs can discharge to the Bay and their tributaries (expressed as pounds per year of nitrogen and phosphorus). Point source caps have been established for the Pocomoke and Snow Hill WWTPs and are reflected in their permits.

Future Wastewater Services

Future wastewater demand is expected to increase by nearly 2 MGD by 2035. To meet this demand without worsening nutrient loads, Worcester County will require all new growth areas to utilize spray irrigation or subsurface discharge systems. A nutrient neutrality requirement will be adopted, ensuring that no net increase in nitrogen or phosphorus results from new growth. The County will also evaluate regional treatment opportunities to reduce costs and environmental risks.

This section discusses future upgrades to existing wastewater service areas within the County as well as those growth areas designated in **Chapter 4** of the *Comprehensive Plan*. In general, if an area is not associated with a growth area the existing service areas will rely on infill development of similar character to the existing community. For those existing service areas not designated for growth by the *Comprehensive Plan*, expansion of the service areas is not planned. To begin this discussion, the following highlights upgrades planned in the sewer service areas.

11. WATER RESOURCES

Growth Area Wastewater Service

Chapter 4 of the *Comprehensive Plan* designates 29 growth areas.

The number of potential Residential and Non Residential EDU's for each growth area is identified in **Table 11-4**. If the County's population projection is realized then an additional wastewater service demand of nearly 2 million GPD by 2035 is expected and can be used for long-range planning purposes.

11. WATER RESOURCES

Table 11-12. Anticipated Wastewater Service Demand

Facility Name	Average Current Flow (GPD)	Current Committed Capacity (GPD)	Current Permitted Capacity (GPD)	Estimated Remaining Capacity (GPD)	Current Percent Remaining Capacity	Growth EDUs Generated	Growth Gallons (GPD)	Future Remaining Capacity
Assateague Pointe	34,500	37,640	41,930	4,290	10%			10%
Edgewater (Sussex County, DE)	60,750	60,750	60,750	0	0%			0%
The Landings	32,000	32,000	100,000	68,000	68%			68%
Lighthouse Sound	27,750	27,750	34,350	6,600	19%			19%
Mystic Harbour	187,000	187,000	400,000	213,000	53%			53%
Newark	45,500	45,500	50,250	4,750	9%			9%
Ocean Pines	1,010,000	1,010,000	2,600,000	1,590,000	61%			61%
Riddle Farm	54,000	54,000	237,000	183,000	77%			74%
River Run	55,000	55,000	112,000	57,000	51%			51%
Village of Showell	Planned Growth Area							
The City of Pocomoke	707,000	707,000	1,470,000	763,000	52%			52%
Town of Berlin	425,000	407,000	750,000	343,000	46%			46%
Town of Ocean City	8,688,000	11,200,000	14,000,000	2,800,000	20%	6,961	1,740,165	8%
West Ocean City[4]	653,000	1,205,120	1,000,000	-205,120	0%			0%
Town of Snow Hill[5]	303,000	330,500	500,000	169,500	34%			34%

11. WATER RESOURCES

Septic and Point Source Pollution Assessment

Septic system nitrogen loads remain a major contributor to nonpoint source pollution. Worcester County will adopt a goal of reducing septic nitrogen loads by 20% by 2035. All Critical Area septic systems must be upgraded to BAT by 2030. To further improve efficiency in rural development, the County will incentivize cluster and shared BAT systems to reduce nutrient leaching from dispersed rural lots.

Point sources in Worcester County are comprised of the WWTPs that discharge directly to surface waters. In the Coastal Bays Watershed, point sources are found in the Isle of Wight Bay and Sinepuxent Bay Watersheds. There are two point-sources located in the Chesapeake Bay; both are located in the Lower Pocomoke River drainage basin.

Overall, total nitrogen (TN) and total phosphorus (TP) from WWTPs may decrease in the future in the Coastal Bays Watershed. However, a closer look at the overall reduction shows that the Ocean Pines WWTP may increase its TN contribution to their respective watersheds. In the Chesapeake Bay Watershed, TN may increase in the future by 2,517 lbs largely because of the Lower Pocomoke growth areas.



DELAWARE
MARYLAND

Ocean City

Berlin

Snow Hill

Pocomoke
City

VIRGINIA

Legend

 State Lines

 Worcester County

 Water Bodies

 Point Sources

 County Point Source Discharges



11-8
Direct Loads

 Miles
0 13 2.5 34 5

11. WATER RESOURCES

Stormwater Management and Nonpoint Source Assessments

Stormwater runoff remains one of the largest contributors to water quality degradation. Worcester County will require all new development greater than one acre to implement green infrastructure best management practices such as bioretention, permeable pavement, and green roofs. A retrofit program will be established with the goal of converting at least 25 percent of existing stormwater facilities to enhanced BMPs by 2035. A stormwater utility fee will be created to fund these retrofits and long-term maintenance. Developers will be required to meet nutrient reduction standards through either on-site BMPs or participation in a nutrient trading program.

This section provides an assessment of (1) programmatic aspects of effective stormwater management, (2) how nonpoint source pollution could impact water quality and wildlife habitat, and (3) the total potential nutrient impact based on nonpoint and point sources.

Stormwater Management Assessment

Stormwater runoff is generated when the ground's natural ability to infiltrate and hold rainwater is exceeded. This is primarily caused by impervious surfaces that do not allow the rainwater to infiltrate into the ground. Development activities can affect the ability of the ground to absorb the rainfall by compaction, removal of vegetation and the installation of impervious surfaces, such as roads, parking lots, buildings, and houses. When rainwater's ability to infiltrate is lessened, stormwater runoff is directed to the nearest rivers, streams, and bays. This increased runoff also contributes to the erosion of stream banks, more rapid introduction of pollutants to the water bodies, and reduced infiltration, which results in decreases in groundwater recharge.

Research conducted by the Center for Watershed Protection has shown that stream degradation occurs when its watershed is at least 10 percent impervious. Imperviousness is one of the few variables that can be explicitly quantified, managed, and controlled at each stage of land development. It is also a management practice that can be remedied by the homeowner simply by choosing to install pervious products to create driveways or sidewalks, maintaining more forests rather than lawns, and creating more gardens that allow stormwater to soak into the ground. Redirecting runoff from impervious surfaces towards areas that can absorb stormwater also reduces the amount of polluted runoff flowing into our storm drains that ultimately empty into our local waterways.

The Assawoman Bay and Isle of Wight Bay Watersheds have the highest percentage of impervious surfaces in the County, roughly 10 percent and 9 percent respectively,⁷ mainly due to the Town of Ocean City (**Table 11-13**). Streets alone occupy 25 percent of the town's land area. These percentages have increased by 11 and 57 percent, respectively since 2014. County wide, the increase in impervious surfaces has been approximately 49 percent. Additional efforts are required to create and/preserve more open space, increased pervious land coverage, and improved stormwater management (SWM),

⁷ A GIS-based landcover file, digitized based on the 2025 aerial imagery, was used to calculate the acreage amount of buildings, paved and unpaved roads, paved and unpaved driveways, parking lots, sidewalks, trails, tennis courts, and dirt roads.

11. WATER RESOURCES

together with the Coastal Bays Critical Areas Program restrictions on future redevelopment projects to reduce nutrient loading in the future.

Stormwater runoff can carry a whole host of pollutants, including sediments, heavy metals, phosphorus, and nitrogen. If left untreated, these pollutants have a serious impact on the receiving water bodies, leading to diminished water quality and less than desirable habitat.

Since 1982, the State of Maryland has had a SWM program in effect. Initially this program was primarily intended to provide abatement to flooding issues by capturing and storing stormwater. However, although not particularly planned for at the onset, regulators noticed a water quality benefit from capturing and storing stormwater before ultimate discharge to local rivers, streams and bays.



DELAWARE
MARYLAND

Ocean City

Berlin

Snow Hill

Pocomoke
City

VIRGINIA

Legend

- | | |
|--|---|
|  State Lines |  Municipal Separate Storm Sewer System (MS4) |
|  Worcester County |  Non-Regulated |
|  Water Bodies |  State Lines |
|  Combined Sewer Overflow | |



11-9
MS4

0 13 2.5 37 5 Miles

11. WATER RESOURCES

Figure 11-10. The Sediment at the Edge of Stream (lbs/yr) with No Action in 2010 and ongoing progress in 2023

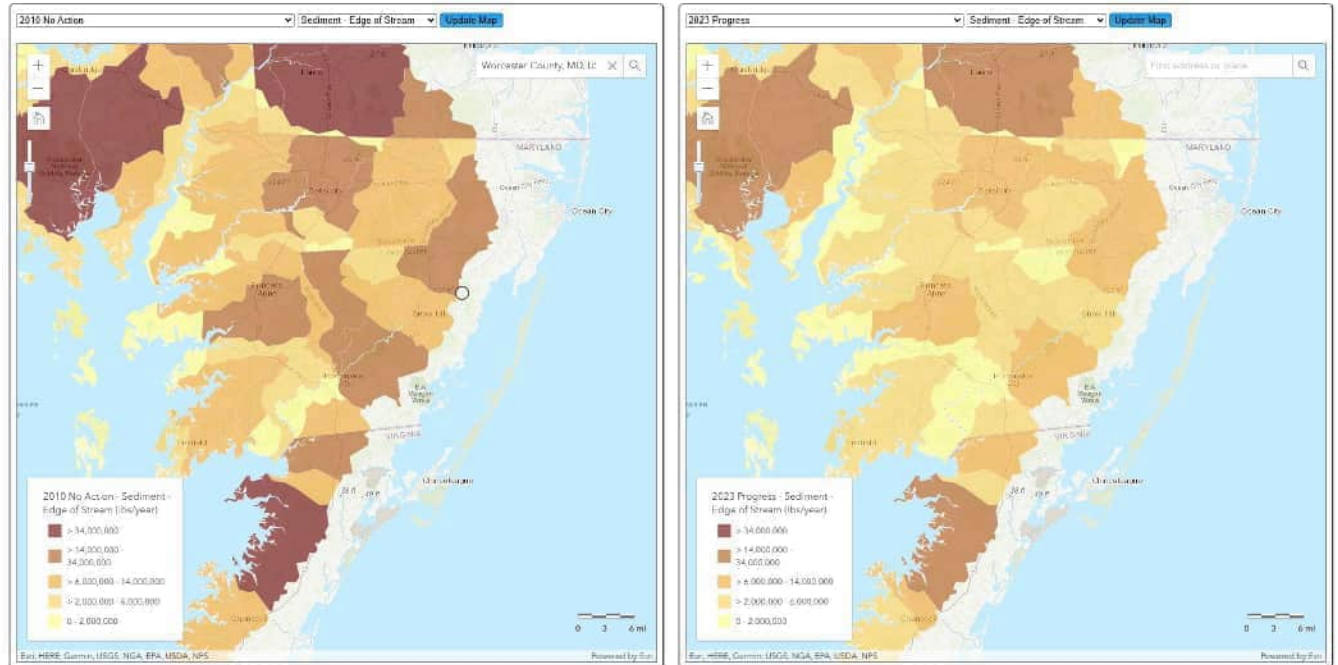
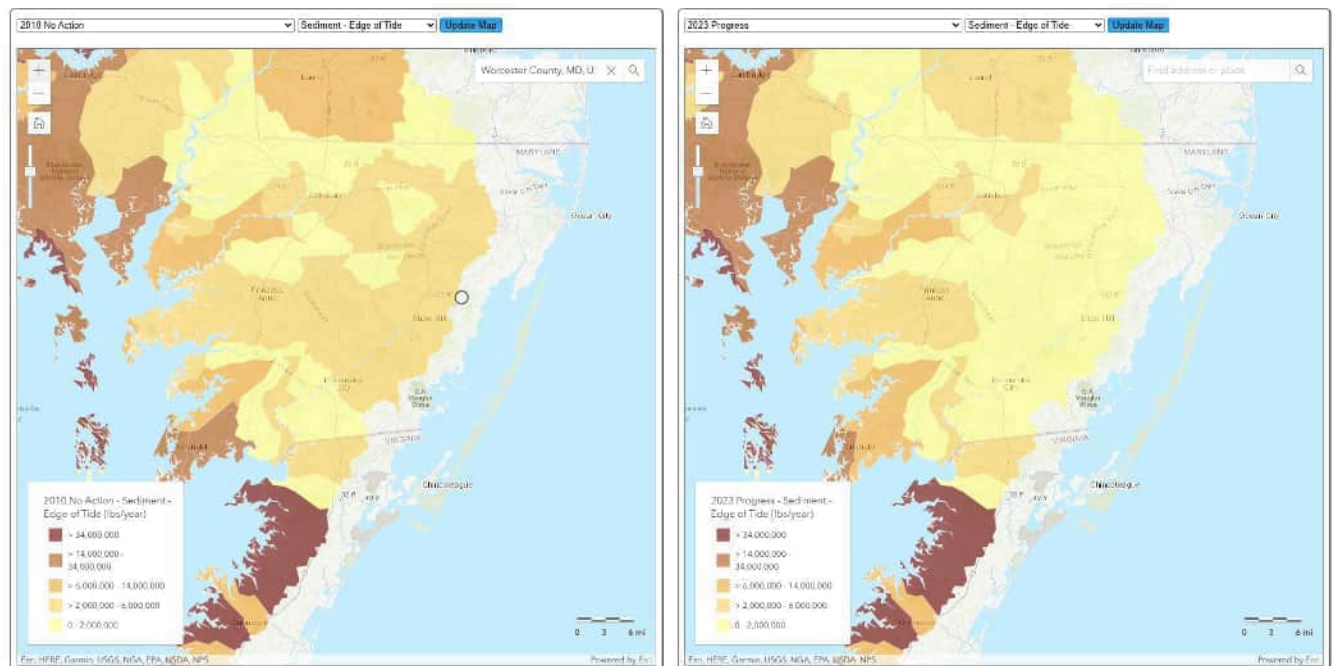


Figure 11-11. The Sediment at the Edge of Tide (lbs/yr) with No Action In 2010 and ongoing progress in 2023



11. WATER RESOURCES

Figure 11-12. Phosphorus at Edge of Stream (lbs/yr) with No Action in 2010 and ongoing progress in 2023

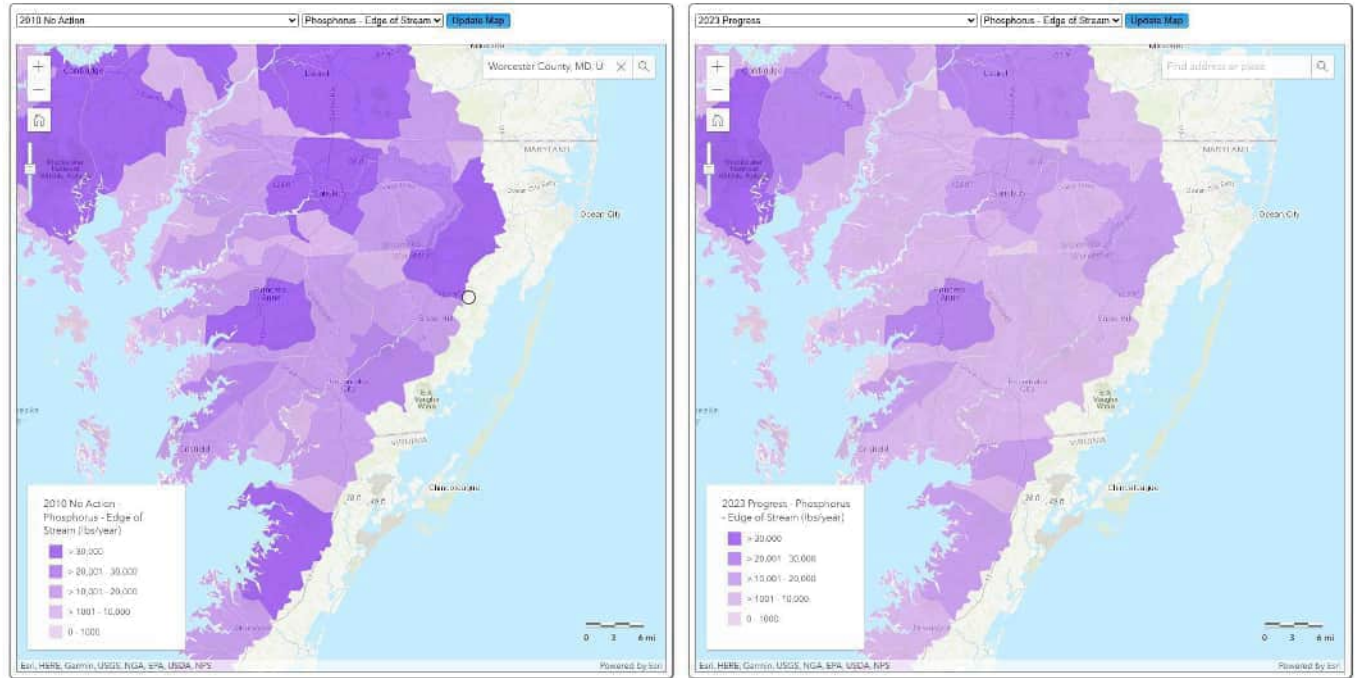
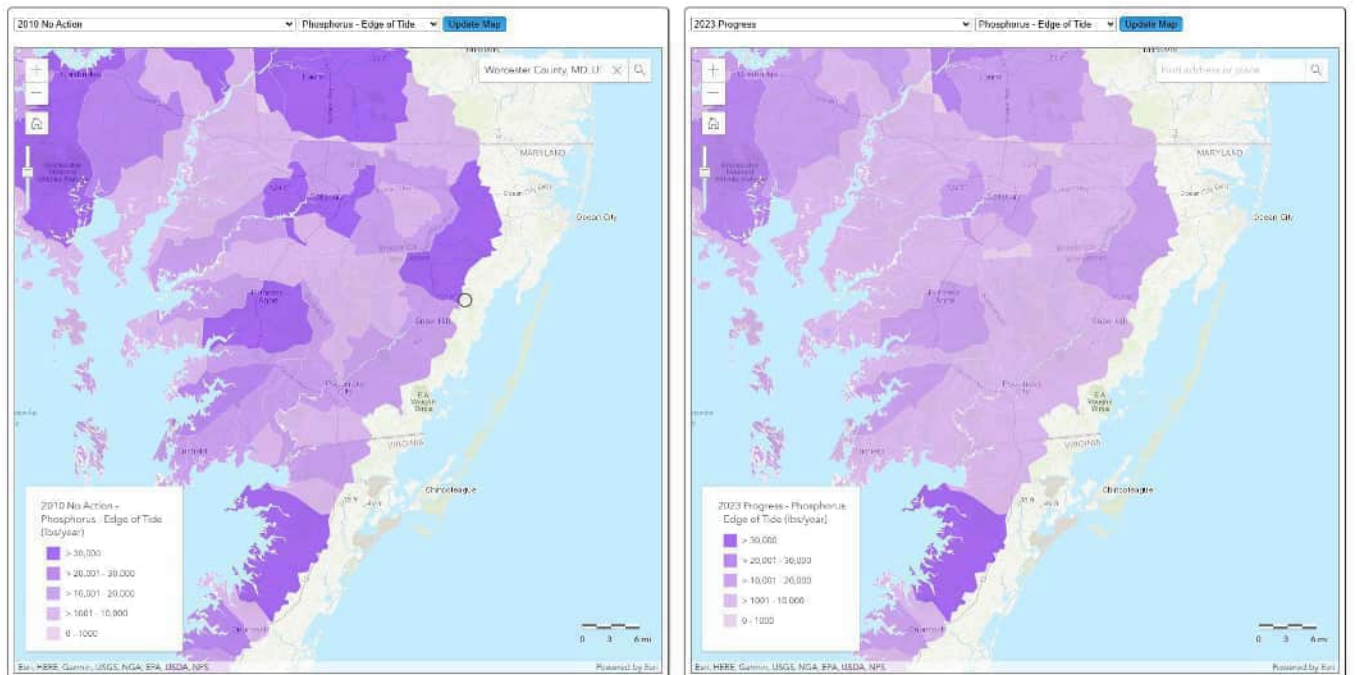


Figure 11-13. Phosphorus at Edge of Tide (lbs/yr) with No Action in 2010 and ongoing progress in 2023



11. WATER RESOURCES

Figure 11-14. Nitrogen at Edge of Stream (lbs/yr) with No Action in 2010 and ongoing progress in 2023

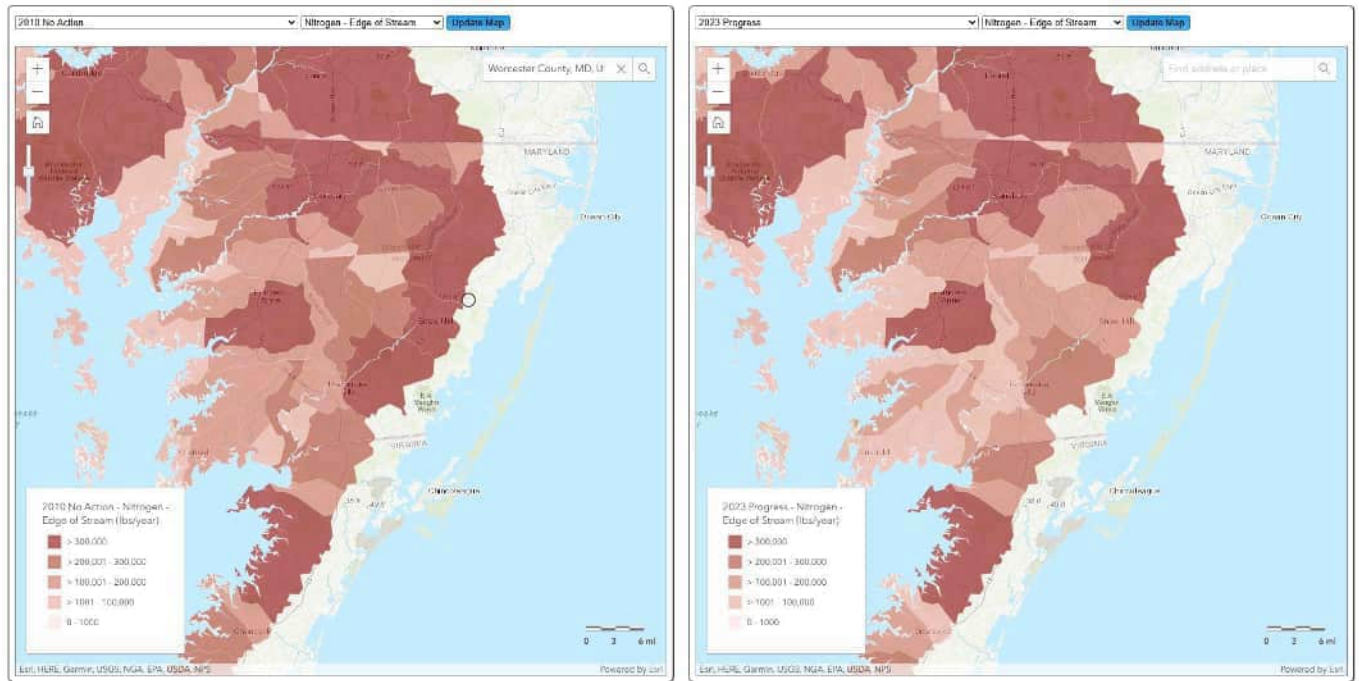
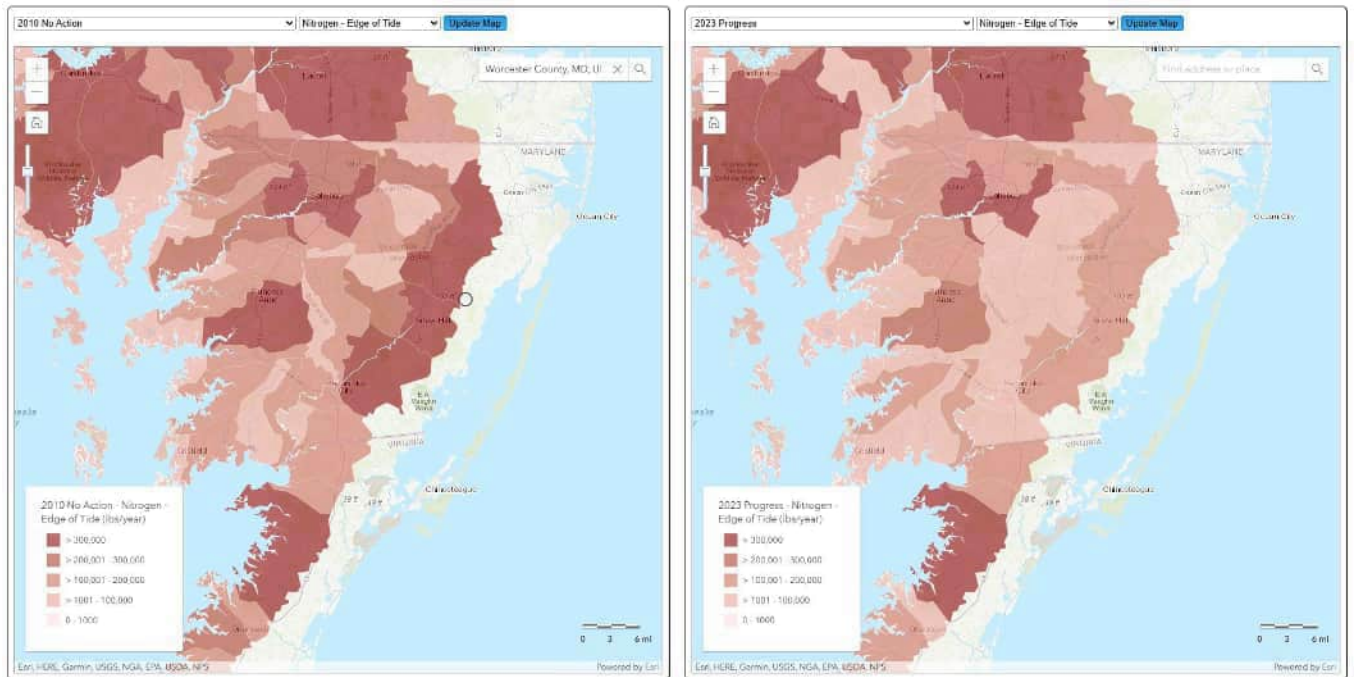


Figure 11-15. Nitrogen at Edge of Tide (lbs/yr) with No Action in 2010 and ongoing progress in 2023



11. WATER RESOURCES

Table 11-13. Impervious Surfaces by Watershed

Watershed Name	Watershed Area (acres)	2014 Impervious Area (acres)	2025 Impervious Area (acres)	Percentage Increase in Impervious	Percentage of Watershed Area Impervious
Coastal Bays Watershed					
Assawoman Bay	12,802	1,195	1,329	11.2%	10.4%
Chincoteague Bay	89,293	300	573	91.0%	0.6%
Isle of Wight Bay	41,121	2,369	3,734	57.6%	9.1%
Newport Bay	32,492	813	1,244	53.0%	3.8%
Sinepuxent Bay	13,710	409	642	57.0%	4.7%
Chesapeake Bay Watershed					
Dividing Creek	26,320	208	303	45.5%	1.1%
Lower Pocomoke River	81,443	1,723	2,526	46.6%	3.1%
Nassawango Creek	25,997	259	332	28.2%	1.3%
Upper Pocomoke River	51,204	687	1,169	70.2%	2.3%
Wicomico Creek	70	1	1	11.9%	1.6%
Grand Total	374,452	7,964	11,853	48.8%	

Source: 2025 Aerial Imagery, GIS-based building footprints and streets layer.

The County's current SWM Ordinance, adopted in 2014 by Bill No. 13-1, incorporates changes mandated by the State and referenced in the *2000 Maryland Stormwater Design Manual* and subsequent changes in Maryland regulations and outlined in MDE's model ordinance. One of the significant changes outlined in this manual is a menu of non-structural best management practices (BMPs) that allowed for a more environmentally sensitive approach to site development.

Unlike other areas of the State, Worcester County has little to no relief in its topography, thus allowing for easier and more successful use of non-structural BMPs. These practices incorporate existing site conditions along with vegetative filtering practices to provide water quality on site. Once approved and implemented, they provide a profound impact on water quality. The relatively flat topography lengthens the amount of time stormwater runoff takes to reach receiving waters, thus allowing for more natural nutrient uptake from existing vegetation.

In July 2024, Worcester County adopted updates to the County Critical Area Law to protect the Chesapeake Bay and Atlantic Coastal bays from the adverse impacts of development on water quality and natural habitats. The law establishes buffer requirements from tidal waters, wetlands and streams, limits forest clearing, requires mitigation for deforesting, and otherwise restricts development activities in certain areas.

11. WATER RESOURCES

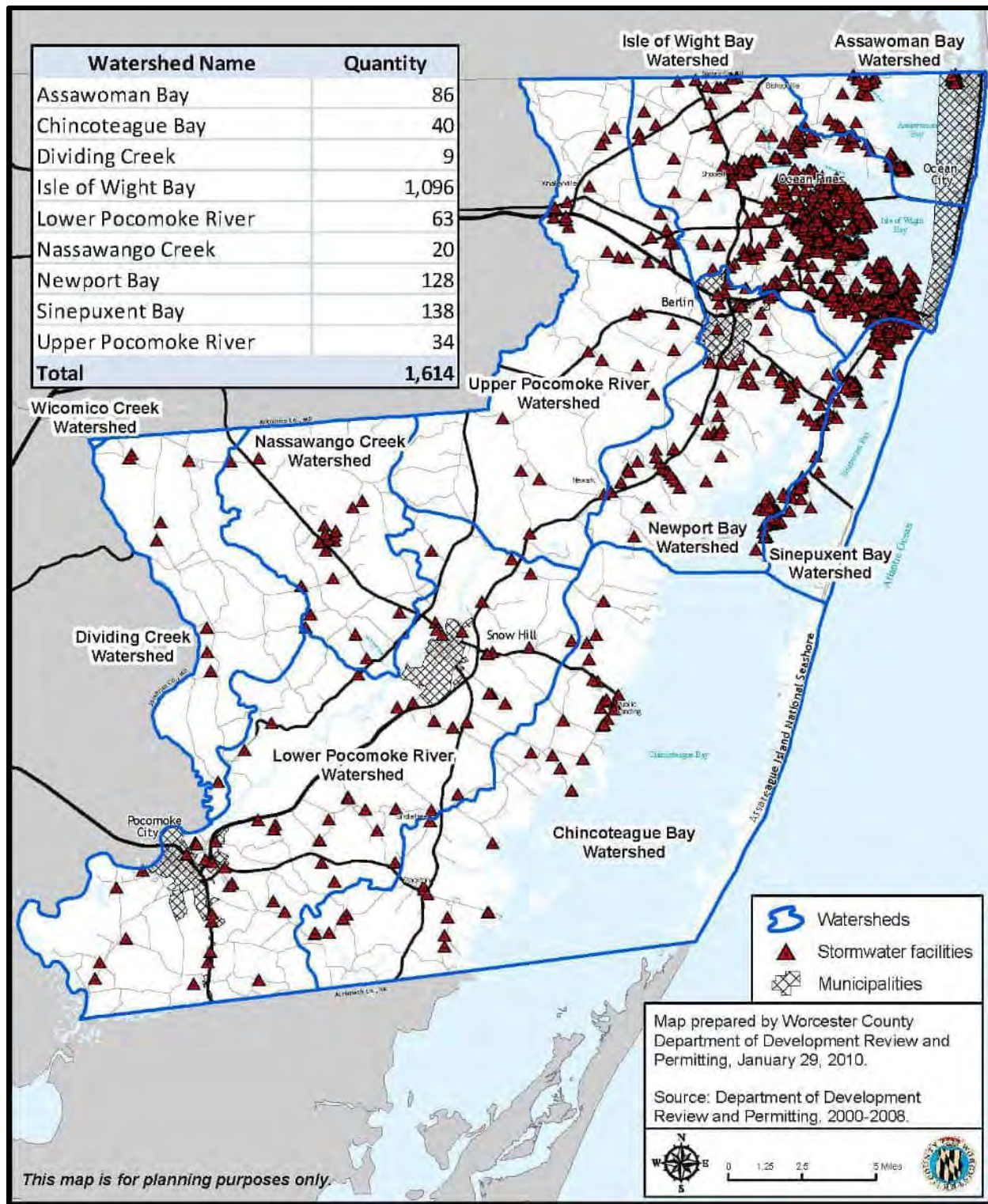
Currently, Worcester County has more than 1,600 permitted and approved SWM facilities as shown in **Figure 11-16**. After final approval and associated inspections, these facilities are inspected once every three years to ensure the functionality of the sites. Of the approved stormwater management facilities, almost 85 percent incorporate non-structural BMPs.

Enforcement procedures in place in the local ordinance require developers and subsequent property owners to enter into inspection and maintenance agreements which bind properties to perpetual compliance with the approved stormwater management plan. This, along with strong oversight during construction, ensures the continued functionality of onsite SWM facilities.

In the next discussion, nutrient pollutant loads from urban stormwater and other nonpoint sources including agricultural and forest designated areas are assessed to determine its potential water quality impact.

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Figure 11-16. Stormwater Facilities in Worcester County



11. WATER RESOURCES

Nonpoint Source Assessment

This assessment focused on two sources of nonpoint pollution: land use activities and septic systems. To understand the potential impact of septic systems, the County projected the future number of septic systems while considering their location, possibility of connecting systems to nearby WWTPs, and potential for upgrading systems to denitrification technologies.

Through this nonpoint source (NPS) assessment, the County quantified the potential nutrient load, specifically total nitrogen (TN) and total phosphorus (TP), each land use scenario and septic system could contribute at a watershed scale. This initial NPS assessment could supplement existing planning decision-making tools that help to identify appropriate places for future growth and development while protecting our natural resources.

This NPS assessment's methodology is based on nutrient loading rates provided by the Chesapeake Bay Program as well as land use acreages and the number of septic systems in the County (**Tables 11-8 and 9-9**). These three variables are applied in the equations shown in **Table 11-15**. Based on this methodology and generalizations of the land, the County recognizes that the results described in this WRE NPS assessment do not reflect the *actual* amount of nutrients in the watershed, but demonstrate how different land use activities, given its size, location and nutrient loading potential, could impact a watershed's water quality and wildlife habitat.

Additionally, for the purposes of this WRE, the County does not provide additional recommendations regarding air deposition but recognizes that it can contribute nutrients to water resources. EPA has committed to reducing air deposition of nitrogen to the tidal waters of the Chesapeake Bay and these reductions will be achieved through implementation of the Clean Air Act during the coming years (TMDL Implementation Letter dated 11-4-09, p. 34). The County will continue to work with federal and state agencies and assist where needed to comply with regulations. Following is a discussion focused on the land use scenarios. Then a quantitative assessment of septic systems is provided.

Table 11-14. Nutrient Loading Rates (lbs/ac/yr)

Nutrient loading rate	Septic System (lbs/system/yr)					
	Forest	Agriculture	Urban	Pasture/Hay	Outside Critical Area	Inside Critical Area
Total Nitrogen Load	1.7	13.5	8.0	4.0	6.0	12.0
Total Phosphorus Load	0.1	1.5	1.2	0.5	0.0	0.0

Source: Chesapeake Bay Program, 2024. Chesapeake Assessment and Scenario Tool (CAST) Version 2023, Phase 6-[7.14.1]. Chesapeake Bay Program Office, Last accessed [May, 2025].

For this NPS assessment the change in nutrient loadings were determined by taking the existing unconstrained Agriculturally zoned land (assuming a 30 percent conservation assumption) and assuming 50% of the unconstrained land is agriculture and 50 percent is pasture/hay. Although this assessment was conducted at a county-level and not a site-level, this broad-based planning exercise gave the County insight on how land use changes impact the environment. For this WRE, this assessment level is deemed

11. WATER RESOURCES

appropriate and can translate into improving the implementation of environmental site design standards, assisting others with voluntary approaches that can help reduce nutrient loads, and informing the land use element of the *Comprehensive Plan*.

The land use scenarios used in this NPS assessment are based on land use maps that can be found in **Chapter 4 – Land Use**. A land use map generally shows where the County anticipates growth and development, identifies the natural resources that should be protected, and the preservation of agricultural landscapes. Its purpose is to help guide over-arching planning principles. Following is a discussion about how land use changes affected nutrient loads in each watershed.

Table 11-15. Nonpoint Source Assessment Equations

Equation ID	Result	Equation	Variable	Definition	Units
Eq. 1	Total nitrogen load	$TN = LR_n * LU$	TN	Total nitrogen load	lbs/yr
			LR_n	Nitrogen loading rate	lbs/ac/yr
			LU	Land use	acres
Eq. 2	Total phosphorus load	$TP = LR_p * LU$	TP	Total phosphorus load	lbs/yr
			LR_p	Phosphorus loading rate	lbs/ac/yr
			LU	Land use	acres
Eq. 3	Septic nitrogen load	$S_n = LR_{sn} * S_a$	S_n	Septic nitrogen load	lbs/yr
			LR_{sn}	Septic nitrogen load per system	lbs/sys/yr
			S_a	Number of septic systems	n/a
Eq. 4	Total nitrogen NPS load	$TNPS_n = S + TN$ or	$TNPS_n$	Total Nitrogen nonpoint source load	lbs/yr
Eq. 5	Total pollution load	$TPL_n = TNPS_n + TPS_n$	TPL_x	Total N or P pollution load	lbs/yr
		$TPL_p = TP + TPS_p$	TPS_x	Total N or P point source load	lbs/yr

Table 11-16. Nutrient Loads Due to Change in Land Use

	Isle of Wight	Lower Pocomoke	Newport
Area Agriculture to Urban (acre)	209.4	410.4	15.3
Nitrogen Load Decrease (lb/yr)	-1152	-2257	-84
Phosphorus Load Decrease (lb/yr)	-63	-123	-5
Area Pasture/Hay to Urban (acre)	209	410	15
Nitrogen Load Increase (lb/yr)	837	1641	61
Phosphorus Load Decrease (lb/yr)	147	287	11

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Change in Nitrogen (lbs/yr)	-314	-616	-23
Change in Phosphorus (lbs/yr)	84	164	6

Septic System Contribution

This assessment examines the contribution from septic systems during the planning period 2026-2036.

Location and technology choices are regulated by State and local requirements. Some older septic systems, especially when located near the water, pose significant water quality problems. They contribute nutrients and pathogens to the nearby surface waters and groundwater. In the Critical Area, current standards require best available technology for new development and certain specific cases. State grants are now useful in converting existing outdated on-site septic systems to less damaging nutrient reduction technologies, but the continued availability of such funding is questionable.

Depending on the location of septic systems, each system may contribute 6 or 12 lbs of TN annually. There are no significant amounts of phosphorus leaching from septic systems. In Worcester County, septic systems within the Critical Area contribute 12 lbs/sys/yr of TN whereas septic systems outside of the Critical Area contribute 6 lbs/sys/yr of TN. Less nitrogen will enter the bays because of the distance traveled by groundwater which allows nitrogen removal processes to occur. Septic systems outside of the Critical Area were upgraded to enhance overall performance, not for denitrification. The following section quantifies the amount of nitrogen potentially leaching from septic systems in the Coastal Bays Watershed.

Table 11-17. Septic System Updates

Watershed Name	2011-2025		2026-2036	
	Outside Critical Area	Inside Critical Area	Outside Critical Area	Inside Critical Area
<i>Coastal Bays Watershed</i>				
Assawoman Bay	122	258	722	858
Chincoteague Bay	0	182	600	782
Isle of Wight Bay	1,059	618	1,659	1,218
Newport Bay	759	331	1,359	931
Sinepuxent Bay	74	173	674	773
Grand Total	2,014	1,562	5,014	4,562
<i>Chesapeake Bay Watershed</i>				
Dividing Creek	212	4	812	604
Lower Pocomoke River	1,476	171	2,076	771
Nassawango Creek	365	16	965	616
Upper Pocomoke River	781	11	1,381	611

11. WATER RESOURCES

Wicomico Creek	1	0	601	600
Grand Total	2,835	202	5,835	3,202

Total Nonpoint Source Pollution Assessment: Stormwater and Septic Systems

This section discusses the cumulative amount of total nitrogen and total phosphorus entering local waterways from nonpoint sources if future growth patterns mirrored land use designations and projected contributions from septic systems were realized. To begin, this section first addresses total nitrogen (TN) followed by a discussion on total phosphorus (TP).

Table 11-18. Septic System Nitrogen Loads, Chesapeake Bay Watershed

Watershed Name	No. Septic (2025)	Potential Lots	Expected No. Septic (2035)	Change in no. of septic systems	Change in Nitrogen Loads
Lower Pocomoke River Watershed	1,647	1,425	1,700	53	-10
Inside Critical Area	171	0	104	-67	-804
Outside Critical Area	1,476	1,425	1,608	132	794
Upper Pocomoke River Watershed	792	763	863	71	425
Inside Critical Area	11	0	11	0	0
Outside Critical Area	781	763	852	71	425
Nassawango Creek Watershed	381	365	415	34	203
Inside Critical Area	16	0	16	0	0
Outside Critical Area	365	365	399	34	203
Dividing Creek Watershed	216	211	236	20	118
Inside Critical Area	4	0	4	0	0
Outside Critical Area	212	211	232	20	118
Wicomico Creek Watershed	1	1	1	0	1
Inside Critical Area	0	0	0	0	0
Outside Critical Area	1	1	1	0	1
Total Inside CA	202	0	135	-67	-804
Total Outside CA	2,835	2,765	3,092	257	1,541
Grand Total	3,037	2,765	3,215	178	737

11. WATER RESOURCES

Table 11-19. Septic System Nitrogen Loads, Coastal Bay Watershed

Watershed Name	No. Septic (2025)	Potential Lots	Expected No. Septic (2035)	Change in no. of septic systems	Change in Nitrogen Loads
Assawoman Bay	380	372	415	35	349
Inside Critical Area	258	254	282	24	283
Outside Critical Area	122	118	133	11	66
Chincoteague Bay	182	717	249	67	501
Inside Critical Area	182	182	199	17	203
Outside Critical Area	0	535	50	50	298
Isle of Wight Bay	1,677	1,476	1,739	62	406
Inside Critical Area	618	599	624	6	68
Outside Critical Area	1,059	877	1,115	56	339
Newport Bay	1,090	919	1,095	5	-171
Inside Critical Area	331	282	297	-34	-406
Outside Critical Area	759	637	798	39	235
Sinepuxent Bay	247	211	262	15	150
Inside Critical Area	173	165	183	10	124
Outside Critical Area	74	46	78	4	26
Total Inside CA	1,562	1,482	1,585	23	272
Total Outside CA	2,014	2,213	2,175	161	963
Grand Total	3,576	3,695	3,759	183	1,235

Cumulative Recommendations

The WRE commits Worcester County to integrating climate resilience throughout its water management framework, requiring annual monitoring and public reporting of water and wastewater performance, and establishing measurable targets for nutrient reduction, water conservation, and infrastructure resilience. New funding mechanisms, including impact fees, stormwater utilities, and state/federal grants, will be pursued to support these goals. Together, these policies will ensure that Worcester County's water resources remain resilient, sustainable, and capable of supporting both community and ecological needs well into the future.

12. IMPLEMENTATION

Overview

To accomplish the goals, objectives, and strategies of this plan, a wide range of implementation measures are recommended. The implementation measures recommended should be viewed as positive instruments, which will guide the future of Worcester County. The recommended implementation measures involve agencies at all levels of government, private organizations, developers, and the public; however, the final responsibility for the implementation of the plan lies with the County's citizens and elected officials.

The plan adoption is the first step in the implementation process. It is the product of considerable effort on the part of Worcester County and its County Commissioners, Planning Commission, Department of Development Review and Permitting, as well as many other County departments, the Technical Committee, community leaders, and concerned citizens. Continued action to implement the goals and objectives listed here will be needed for it to have a lasting impact.

Following the adoption of the Comprehensive Plan, the Department of Development Review and Permitting, the Planning Commission, and County Commissioners will annually assess the Comprehensive Plan's goals and objectives. From this list, the County may identify a list of priority projects and activities and update this list of priority projects as progress is made. This chapter compiles those strategies and identifies additional strategies, projects, programs, or services to guide implementation.

One approach to identify these activities is to determine what has been done, what has not been done, what has changed since the Plan was written, and what should be added to the Plan to help categorize and prioritize these activities.

The Comprehensive Plan is required by state statute to be updated no less than once every 10 years. Worcester County will seek to follow this plan review timeline:

- **Five-year Review** – Within five years of plan adoption, the Planning Commission will review the document to determine whether revisions are warranted. Following the review, the Planning Commission and staff will prepare a report summarizing their findings and present it to the County Commissioners.
- **Ten-year Update** – Within 10 years of plan adoption, the Planning Commission will update the plan as required by Maryland's Land Use Article. The goals and objectives of each of the chapters in the Worcester County Comprehensive Plan are outlined below. The goals and objectives are consistent with the State of Maryland's Eight Sustainable Planning Principles, as discussed in the plan introduction.

12. IMPLEMENTATION

Implementation Goals and Objectives

Community Facilities

The following goals have been identified for maintaining, improving, and providing additional community resources in Worcester County. These goals align with the Sustainable Growth Planning Principles that guide comprehensive plans in Maryland as of October 1, 2025.

1. **Work with the State of Maryland to plan for future needs as the County grows, including emergency services, schools, and community facilities.**
2. **Partner with Worcester County Public Schools for essential services and schools with sufficient services requested by the County’s communities.**
3. **Look for opportunities to preserve and enhance the small-town character of the County through an increase in community and cultural activities.**
4. **Provide adequate public services, including health, safety, social, recreational, and waste disposal services to facilitate the County’s desired amount and pattern of growth.**

Land Use

Worcester County land use goals are to maintain and improve the County’s rural and coastal character, protect its natural resources and ecological functions, accommodate a planned amount of growth served by adequate public facilities, improve the compatibility of new development with the County’s existing built environment, continue to support the County’s thriving economy, provide for residents’ safety and health, and coordinate land use-based infrastructure decision with Delaware and Sussex County to the extent possible. Specific goals and recommended actions to achieve those goals include the following:

1. **Continue to limit rural development to uses compatible with the County’s agriculture and forestry industries.**
 - *Action Item 4.1.1:* Continue to support agriculture and forestry uses throughout the county’s less developed regions.
 - *Action Item 4.1.2:* Limit rural development to uses compatible with agriculture and forestry.
 - *Action Item 4.1.3:* Balance agricultural uses with preemptive solar energy development through the protection of agricultural lands within designated Priority Preservation Areas.
2. **Plan for new development by encouraging infill within existing population centers and planned growth centers while maintaining the character of the community.**
 - *Action Item 4.2.1:* Maintain the character of the County’s existing population centers.
 - *Action Item 4.2.2:* Locate new development in or near existing population centers and within planned growth centers.
 - *Action Item 4.2.3:* Plan for infill within existing population centers without overwhelming their existing character.

12. IMPLEMENTATION

3. **Foster a cooperative relationship among the municipalities and the County to plan for future growth via annexations that logically expand existing neighborhoods and communities.**
 - *Action Item 4.3.1:* Work with municipalities to develop annexation policies that encourage infill within their boundaries and expand existing neighborhoods and communities.
4. **Provide appropriate residential, commercial, institutional and industrial uses that balance the available land supply while minimizing the consumption of vacant land to preserve the County's rural and coastal character.**
 - *Action Item 4.4.1:* Provide for appropriate residential, commercial, institutional, and industrial uses.
 - *Action Item 4.4.2:* Regulate development to minimize the consumption of land and preserve the County's rural and coastal character.
 - *Action Item 4.4.3:* Balance the supply of commercially zoned land with anticipated demand of year-round residents and seasonal visitors.
 - *Action Item 4.4.4:* Retain the E-1 Estate District zoning classification where appropriate but prohibit the expansion of this district beyond the locations as designated on the 2009 Comprehensive Zoning Maps.
 - *Action Item 4.4.5:* Following the adoption of the Comprehensive Plan, conduct a comprehensive rezoning and evaluation of the Zoning and Subdivision Control Article.
5. **Locate major commercial and all industrial development in areas having adequate arterial road access, while discouraging highway strip development to maintain roadway capacity, safety, and character.**
 - *Action Item 4.5.1:* Locate major commercial and all industrial development in areas having adequate arterial road access or near such roads.
 - *Action Item 4.5.2:* Discourage highway strip development to maintain roadway capacity, safety, and character.
6. **Encourage new developments to visually improve their surroundings by including appropriate landscaping and design elements that reflect the County's established architectural types and traditions.**
 - *Action Item 4.6.1:* Design new development's architecture and landscaping to visually improve its surroundings.
7. **Explore policies and actions that encourage redevelopment of existing residential and commercial properties.**

Housing

All Worcester County residents should be able to live in comfortable, safe, and affordable housing. The following goals, objectives, and action items have been identified to help advance the housing policy for the County:

1. **Support a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities, including multi-family and mixed-use housing.**
 - *Action Item 5.1.1:* Support various housing options for individuals and families of different socioeconomic levels, life stages, and physical needs.

12. IMPLEMENTATION

- *Action Item 5.1.2:* Support opportunities to increase the housing supply for the senior population, including developments that support aging in place.
- 2. Support the ability of residents to remain in Worcester County by maintaining a range of housing options, including affordable and workforce housing.**
- 3. Identify, evaluate, and analyze current and future housing needs and trends.**
 - *Action Item 5.3.1:* Create a housing inventory of existing conditions that includes, but is not limited to, housing condition, age, cost, size, type, tenure, and vacancy rate.
 - *Action Item 5.3.2:* Continue to track and monitor building permits issued for new residential projects and housing renovations.
 - *Action Item 5.3.3:* Continue coordinating with the Maryland Department of Planning on the development of MDP's ongoing Statewide Building Permit Reporting System so that local building permit data are compatible with the new MDP tool(s) and the output from the tool(s) can be used for local analysis.
 - *Action item 5.3.4:* Reduce the cost of constructing new homes by streamlining infrastructure delivery, modernizing compliance requirements, and improving regulatory efficiency, while introducing targeted incentives to accelerate housing development and increase overall supply.
- 4. Identify incentives for the improvement or redevelopment of housing.**
 - *Action Item 5.4.1:* Utilize programs offered by the Maryland Department of Housing and Community Development to help homeowners maintain and improve their housing conditions.
 - *Action Item 5.4.2:* Explore applying for State Community Legacy funds to fund a residential renovation and/or façade improvement program.
 - *Action Item 5.4.3:* Identify grants and other funding opportunities to assist low to moderate income residents to support improvements in their homes.
 - *Action Item 5.4.4:* Engage nonprofit organizations to assist in the rehabilitation of dilapidated or older housing stock.
- 5. Identify substandard dwellings and develop a plan of action to improve them.**
 - *Action Item 5.5.1:* Prioritize targeted rehabilitation in southern communities, where aging, lower-quality housing is most concentrated as identified by the Worcester County Housing Study 2025.
 - *Action Item 5.5.2:* Review the Property Maintenance Standards for rental housing, also known as the Worcester County Rental Housing Code, and amend the minimum standards if warranted.
 - *Action Item 5.5.3:* Explore establishing a rental inspection component to the existing rental licensing program to ensure rental housing units meet Property Maintenance Standards.
 - *Action Item 5.5.4:* Consider adopting the International Property Maintenance Code to address blighted and vacant housing and property and building maintenance issues.
 - *Action Item 5.5.5:* Encourage efforts to maintain the quality and appearance of residential neighborhoods to improve the quality of life and retain property values.

12. IMPLEMENTATION

6. Identify opportunities to provide equity in housing and affordable housing opportunities in the County.

- *Action Item 5.6.1:* Work to ensure that a diversity of housing types, both rental and ownership opportunities, are available to serve all ages and income levels.
- *Action Item 5.6.2:* Provide information on Maryland's Department of Housing and Community Development homebuyer programs to first-time home buyers to attract homeowners of all ages.
- *Action Item 5.6.3:* Explore opportunities to preserve historical and architectural character and promote the rehabilitation and re-use of existing structures, where feasible.
- *Action Item 5.6.4:* Support affordable housing opportunities that are accessible to the entire population, without compromising the quality of residential neighborhoods.
- *Action Item 5.6.5:* Support housing projects that provide a mix of housing to serve a mix of income levels and integrating traditional market housing with affordable housing opportunities.

7. Continue to identify opportunities to provide housing to support County workforce needs.

- *Action Item 5.7.1:* Work closely with existing employers and new commercial and industrial developments to identify the workforce needs and housing available for employees.
- *Action Item 5.7.2:* Share information with local businesses about the types of housing available in the County.

8. Affirmatively further fair housing and reduce disparities in access to housing and opportunity.

- *Action Item 5.8.1:* Address disparities in housing access and outcomes based on the Fair Housing Assessment in this chapter.

9. Collaborate with local agencies to address homelessness and under-housing in the County.

Economic Development and Tourism

A primary goal of economic development is to foster a resilient and inclusive economy by driving sustainable growth in tourism, small business, technology, agriculture, and light industry. In Worcester County, this includes preserving and celebrating the County's rural and coastal heritage while creating opportunities for year-round employment, innovation, and community well-being.

The following general objectives have been identified as critical to the ongoing success of Worcester County and its residents. These are grouped into categories as they apply to the County's big picture goals for economic development and tourism:

1. Support Business Retention and Expansion (BRE)

- *Action Item 6.1.1:* Support existing businesses with resources, guidance, and financial support.
- *Action Item 6.1.2:* Conduct regular outreach meetings to identify challenges and growth opportunities and provide connections and resources.
- *Action Item 6.1.3:* Continue collaboration with local chambers of commerce, county and town communication, and legislative officials.

12. IMPLEMENTATION

2. Foster Economic Growth and Employment Opportunities

- *Action Item 6.2.1:* Seek to raise the County's median income to meet the state average by increasing access to higher-paying, year-round employment.
- *Action Item 6.2.2:* Diversify the economic base by extending the tourist season and fostering growth in emerging industries, such as technology and health care.
- *Action Item 6.2.3:* Increase employment opportunities to retain talented young workers and attract new talent to the County.
- *Action Item 6.2.4:* Align vocational education and workforce development programs with current and anticipated employment demands, including technical and soft skills training.
- *Action Item 6.2.5:* Support the expansion of existing employers and encourage entrepreneurship to grow the local economy.
- *Action Item 6.2.6:* Reduce unemployment by targeting job creation efforts to underserved populations and regions.
- *Action Item 6.2.7:* Promote southern Worcester's potential for housing employees and allied businesses of NASA and the Mid-Atlantic Regional Spaceport at Wallops Island.

3. Encourage Entrepreneurship and Innovation

- *Action Item 6.3.1:* Establish small business incubators and co-working spaces to support startups and small enterprises.
- *Action Item 6.3.2:* Provide resources for grants, loans, and incentives for innovative projects and new businesses.
- *Action Item 6.3.3:* Continue to host workshops, business roundtable discussions, business groups, and networking events to foster a culture of entrepreneurship.

4. Drive Sustainable Growth in Tourism and Hospitality

- *Action Item 6.4.1:* Strengthen the tourism and hospitality industry by supporting towns and cities that define the County's character.
- *Action Item 6.4.2:* Promote the creation of sports, cultural, and major attractions to boost visitation and increase tax revenue.
- *Action Item 6.4.3:* Develop attractions and initiatives to encourage visitation during off-peak seasons.
- *Action Item 6.4.4:* Highlight eco-tourism through environmental, heritage, and cultural attractions in partnership with heritage areas and museums.
- *Action Item 6.4.5:* Support programming in sports tourism and arts and entertainment industries.

5. Create Opportunities for Engagement and Collaborative Development

- *Action Item 6.5.1:* Collaborate with towns, chambers of commerce, and local partners to advance tourism and business initiatives.
- *Action Item 6.5.2:* Partner with state-level entities to advocate for increased funding for economic development and tourism programs.
- *Action Item 6.5.3:* Address the needs of agricultural and agri-tourism sectors to ensure their continued growth and success.

12. IMPLEMENTATION

- *Action Item 6.5.4:* Involve residents and stakeholders in decision-making processes.
- *Action Item 6.5.5:* Strengthen partnerships with state and regional economic development organizations.
- *Action Item 6.5.6:* Recognize and celebrate the achievements of local businesses and entrepreneurs.
- *Action Item 6.5.7:* Collaborate with businesses in the Aerospace industry to support sustainable expansion of operations and employment opportunities.

6. Invest in Community and Sustainability

- *Action Item 6.6.1:* Develop and support facilities catering to the County's aging population, including health care and accessible housing options.
- *Action Item 6.6.2:* Ensure economic development aligns with the County's rural and coastal sustainability goals.
- *Action Item 6.6.3:* Address the needs of the agricultural and agri-tourism sectors to ensure their growth and continued contribution to the local economy.

Fisheries

To support the long-term viability of fisheries in Worcester County, a focused strategy is needed that balances economic development strategies with the preservation of working waterfronts and existing marine activity. Key objectives include maintaining commercial marine zoning at the West Ocean City Harbor to protect it from residential encroachment, encouraging sustainable aquaculture as both an economic supplement and a tool for enhancing water quality, and thoughtfully integrating tourism by promoting secondary attractions that complement—rather than compete with—core commercial marine activities.

Specific goals and recommended actions have been identified as critical to fulfilling recommendations and supporting the ongoing success of fisheries in the County:

1. Preserve Working Waterfronts

- *Action Item 7.1.1:* Maintain the West Ocean City Harbor as a commercial harbor and explore opportunities for compatible tourism development.
- *Action Item 7.1.2:* Protect seafood landing and processing facilities through zoning and land-use incentives.
- *Action Item 7.1.3:* Sustain fisheries and recreational fishing through water quality and habitat restoration protection measures.
- *Action Item 7.1.4:* Enhance water quality initiatives to ensure long-term sustainability of local fisheries.

2. Support Aquaculture

- *Action Item 7.2.1:* Encourage sustainable aquaculture to supplement traditional fisheries and promote water quality improvements.
- *Action Item 7.2.2:* Promote aquaculture, including fish, clam, and oyster farming, to support the local economy.
- *Action Item 7.2.3:* Invest and explore grant funding in sustainable aquaculture research and development, including new methods for fish, clam, and oyster farming.

12. IMPLEMENTATION

3. Tourism Integration

- *Action Item 7.3.1:* Develop secondary tourism attractions around the harbor to complement commercial marine activities without compromising their primacy.
- *Action Item 7.3.2:* Explore opportunities for compatible tourism development at West Ocean City Harbor.
- *Action Item 7.3.3:* Promote recreational fishing opportunities through marketing campaigns targeting regional anglers.
- *Action Item 7.3.4:* Create a regional marketing cooperative with commercial watermen to sell local products directly to consumers (for example, a fish market).
- *Action Item 7.3.5:* Develop tourism initiatives around commercial fishing to create additional revenue streams.

Natural Resources and Sensitive Areas

Worcester County recognizes the importance of protecting its natural resources and will continue to do so by establishing and strengthening regulations, encouraging voluntary action and preparing for the future as climate change becomes an increasing threat. The County has developed several goals and recommendations that are discussed in more detail below:

1. Implement resource protection, conservation, and preservation strategies that promote high water quality and protect aquatic life and ecological function throughout Worcester County.

- *Action Item 8.1.1:* Continue to monitor state and federal regulation changes with respect to natural resources protection and update the County code, as necessary.
- *Action Item 8.1.2:* Continue the County's participation as a partner working within the Maryland Coastal Bays Program's Comprehensive Conservation and Management Plan (CCMP) for the restoration and protection of Maryland's Coastal Bays.
- *Action Item 8.1.3:* Adopt updated Critical Area map and continue to implement the Critical Area Program to minimize adverse effects of human activities on water quality and natural habitat and allow for development in a sensitive manner.
- *Action Item 8.1.4:* Support State programs for the protection and the restoration of wetlands.
- *Action Item 8.1.5:* Establish a standard stream buffer of 100 feet for perennial streams and 50 feet for intermittent streams outside of the Critical Area.
- *Action Item 8.1.6:* Support State programs for the protection and restoration of the habitats of rare, threatened, and endangered species.
- *Action Item 8.1.7:* Build on efforts set forth in Maryland's Whole Watershed program based on successfully implemented environmental actions within the Newport Bay watershed and other watersheds selected for this pilot program.

2. Undertake land preservation and other efforts to preserve and expand open space, forests and other "greenways" to protect habitat diversity, create biodiversity corridors, and provide contiguous areas for safe movement of people and animals throughout the County.

- *Action Item 8.2.1:* Use codes and plan reviews to ensure native, non-invasive vegetation is preserved and/or planted along waterways, and within parks, open spaces, and public rights-of-way to the extent practicable.

12. IMPLEMENTATION

- *Action Item 8.2.2:* Consider cooperating with other Lower Shore jurisdictions on mutual aid programs or consider implementing an invasive species removal program and focus on planting native species within natural areas and forest lands.
 - *Action Item 8.2.3:* Support the continued implementation of the Forest Mitigation Plan and Accounting Procedure with public availability of fund balances.
 - *Action Item 8.2.4:* When the state has clearly defined mapping and parameters of the not net loss policy, consider establishing a specific no net loss of forest policy for the County within the requirements of the revised state Forest Conservation Act (FCA) law.
 - *Action Item 8.2.5:* Permanently preserve agricultural land capable of supporting agricultural production.
 - *Action Item 8.2.6:* Protect natural, forestry, and historic resources and the rural character of the landscape associated with farmland.
 - *Action Item 8.2.7:* To the greatest degree possible, concentrate preserved land in large, contiguous blocks to effectively support long-term protection of resources and resource-based industries.
- 3. Prepare for and protect against impacts to natural resources, people, and infrastructure from the impacts of climate change.**
- *Action Item 8.3.1:* To accommodate storm surges, nuisance flooding, and climate change, prevent development in mapped flood zones and evaluate the appropriateness of going beyond FEMA requirements.
 - *Action Item 8.3.2:* After community outreach, consider adopting local mitigation, floodplain management, and outreach activities that exceed the minimum National Flood Insurance Program (NFIP) and allow for the application for Community Rating System (CRS) participation through the Federal Emergency Management Agency (FEMA).
 - *Action Item 8.3.3:* Review the CoastSmart CS-CRAB boundary and ensure projects that are regulated under CoastSmart apply the correct horizontal limits of floodplains for consideration during design.
 - *Action Item 8.3.4:* Seek grant funding to complete an updated inventory of eroding shorelines and consider stabilization methods to mitigate erosion for the most critical areas, with nonstructural or living shoreline approaches preferred. Consider utilizing MD Coastal Atlas and/or the Maryland Department of the Environment (MDE) Shoreline Stabilization Mapper in selecting shoreline replacement or enhancement projects.
 - *Action Item 8.3.5:* Complete an inventory and assess vulnerability of older commercial and residential structures to prepare for the anticipated higher frequency of heavy rainfall events.
 - *Action Item 8.3.6:* Direct concentrated growth away from vulnerable areas to planned growth areas to protect environmental resource and take advantage of adequate and adjacent infrastructure to accommodate residential and commercial expansion in an orderly, cost-effective and environmentally sustainable manner.
 - *Action Item 8.3.7:* Educate public on Maryland's new requirements for energy usage performance reporting.

12. IMPLEMENTATION

- *Action Item 8.3.8:* Educate residents on how to deal with heat waves and erratic weather to help prepare for such events and prevent the dangers of high temperatures.

Agriculture

Given the imperative to protect agricultural land, Worcester County will aim to target the following goals and recommended actions:

- 1. Protect and promote private farming and forestry by accommodating inevitable population growth through appropriate planning and zoning.**
 - *Action Item 9.1.1:* Continue to support DNR forest service and other entities that provide technical assistance to private forest owners.
 - *Action Item 9.1.2:* Promote cooperative work between farmers/landowners and other stakeholders to balance water quality and productivity and other environmental challenges facing farmers and owners of forested land.
 - *Action Item 9.1.3:* Work with the state and other partners and entities to balance commercial solar development in rural areas with protection of farmland.
- 2. Establish a Priority Preservation Area within which protection efforts will be focused and non-agricultural development will be discouraged. Specifically, in the long term, protect at least an additional 84,196 acres through conservation easements and restrictive zoning.**
 - *Action Item 9.2.1:* Continue purchase of Rural Legacy and Maryland Agricultural Land Preservation Fund (MALPF) easements using a system that prioritizes land most at risk for development and/or purchase of the best bargains.
 - *Action Item 9.2.2:* Cooperate with the Lower Shore Land Trust in their efforts to preserve farmland.
 - *Action Item 9.2.3:* Pursue other agricultural land conservation programs and funding, when available.
 - *Action Item 9.2.4:* Maintain State certification for the county's agricultural land preservation program, which allows access to additional agricultural transfer tax funds that are collected in the county.
- 3. Prioritize prime farmland for permanent protection.**
 - *Action Item 9.3.1:* Continue to support the Soil Conservation District, the Extension Service and other entities that provide technical services, support innovation as well as promote environmental protection actions on agricultural land.
 - *Action Item 9.3.2:* Establish a farmland conservation fund as a source of local matching funds for land protection.

12. IMPLEMENTATION

Transportation

Worcester County, in cooperation with local, state, and federal entities, will provide for safe and efficient movement of people and goods by the various transportation modes with an acceptable level of congestion.

1. Support transportation infrastructure and future transportation needs.

- *Action Item 10.1.1:* Improve connectivity to recreational facilities and other points of interest by adding missing sidewalk or bicycle connections.
- *Action Item 10.1.2:* Conserve and maintain scenic roadway views to maintain the rural character of the County.
- *Action Item 10.1.3:* Integrate walkability and multi-modal transportation into land use planning and development.
- *Action Item 10.1.4:* Support expanded routes for bus services such as Shore Transit to increase housing and employment opportunities for transit-dependent residents.

2. Improve safety, mobility, accessibility, and resiliency in the transportation network.

- *Action Item 10.2.1:* Limit the number of access points to maintain road capacity and reduce conflicting vehicular movements.
- *Action Item 10.2.2:* Strongly encourage the use of service roads or interparcel connectors where appropriate.
- *Action Item 10.2.3:* Implement or consider implementing resilience measures to mitigate the impacts of flooding for roadways that are identified as “flood prone roads” in the Worcester County Nuisance Flooding Plan.

3. Seek to integrate transportation and land use where feasible, to create more sustainable patterns of development, especially in designated growth areas.

- *Action Item 10.3.1:* Encourage traffic studies as part of large development projects or rezoning requests to assess the effect of the project on the road network.
- *Action Item 10.3.2:* Develop a policy that requires developers to pay for infrastructure upgrades as part of new development.
- *Action Item 10.3.3:* Continue cooperation between Ocean City Airport and the County on land-use planning and development projects located within the Airport Protection District.

Water Resources

The goal of the WRE is to preserve and protect the County’s existing water resources for their ecological value and importance to the water supply, while also addressing the impacts of future growth.

Objectives include providing adequate public services, protecting drinking water supplies, preserving ecological functions, accommodating growth through compact patterns, and ensuring that future development minimizes disruption to environmental resources.

To strengthen accountability, the County will establish measurable objectives which are listed below:

1. Provide Adequate Public Services

Water Supply and Infrastructure Resilience

12. IMPLEMENTATION

- *Action Item 11.1.1:* Work towards a goal of unaccounted water loss to below 10% of system withdrawals by 2030.
- *Action Item 11.1.2:* Update design standards for water and wastewater infrastructure to account for increased flood frequency and intensity.
- *Action Item 11.1.3:* Require siting of new wells, pumping stations, and treatment facilities outside of FEMA 100-year and 500-year floodplains where feasible.
- *Action Item 11.1.4:* Require abandonment of private wells in areas with new public service connections.
- *Action Item 11.1.5:* Consider informative updates to annual monitoring and public reporting of water and wastewater performance.

Wastewater Services

- *Action Item 11.1.6:* All new private systems up to 50,000 GPD must incorporate enhanced nutrient removal technology as required by the state in their discharge permits.
- *Action Item 11.1.7:* Adherence to nutrient management plans and discharge permits for spray irrigation sites to achieve nutrient uptake effectiveness.
- *Action Item 11.1.8:* No new surface water discharges will be approved in sensitive and impaired watersheds.
- *Action Item 11.1.9:* Once the State of Maryland enacts regulatory changes allowing trading in the Coastal Bays, Worcester County will develop a nutrient trading framework for agricultural, municipal, and development sectors.
- *Action Item 11.1.10:* Depending on grant funding, Worcester County work towards a goal of reducing septic nitrogen loads by 20% by 2035.
- *Action Item 11.1.11:* The County will review opportunities for the use of BAT systems for properties within 1,000 feet of streams on dispersed rural lots to reduce septic loadings.

2. Protect Drinking Water Supplies

Contaminant Monitoring & Response

- *Action Item 11.2.1:* Comply with state testing regimes and requirements for testing public water systems and explore grant funding to test suspect private wells for PFAS and other emerging contaminants.
- *Action Item 11.2.2:* Work within MDE - established clear action thresholds for PFAS that will be incorporated into discharge permits, appropriation permits, and bio-solid application limits.

Aquifer Protection

- *Action Item 11.2.4:* Monitor aquifer water levels and salinity and chloride levels for saltwater intrusion risks tied to sea-level rise, especially in the Pocomoke and Ocean City aquifers.
- *Action Item 11.2.5:* Prioritize monitoring in the Pocomoke aquifer area due to chloride risks.

12. IMPLEMENTATION

- *Action Item 11.2.6:* Consider adopting wellhead protection ordinances for Pleistocene aquifer-dependent systems.

3. Preserve Ecological Functions

Groundwater & Land Use Decisions

- *Action Item 11.3.1:* Consider connecting land use policies in recharge areas, especially for unconfined aquifer supply wells.
- *Action Item 11.3.2:* Prioritize low-impact land development practices that maintain natural infiltration.

Stormwater and Non-Point Source Pollution

- *Action Item 11.3.3:* Consider establishing a retrofit program with a goal of converting at least 25% of existing stormwater facilities to enhanced BMPs by 2035 dependent upon grant funding.
- *Action Item 11.3.4:* Ensure developers meet nutrient reductions standards applicable to the project through on-site BMPs or other acceptable practices.

4. Accommodate Growth Through Compact Patterns

Growth and Infrastructure Coordination

- *Action Item 11.4.1:* Consider the use of water conservation technologies in new developments.
- *Action Item 11.4.2:* Ensure that land use decisions and infrastructure planning support compact development and reduce strain on ecological systems.

5. Ensure that Future Development Minimizes Disruption to Environmental Resources

Unified Approach to Environmental Stewardship

- *Action Item 11.5.1:* Explore ocean outfall as well to reduce nutrient loadings to the bay.
- *Action Item 11.5.2:* Integrate climate resilience throughout the water management framework, and maximize interconnection of water and wastewater systems to provide operational flexibility and efficient use of our natural resources.
- *Action Item 11.5.3:* Establish measurable targets for nutrient reduction, water conservation, and infrastructure resilience.

APPENDIX A. DEVELOPMENT

CAPACITY ANALYSIS

Identified Growth Areas

The following table shows the 36 Growth Areas that were initially identified. Of these, 29 were carried through analysis.

Table A-1. Growth Areas Initially Identified and Removed

Growth Area Number	Region	Proceeded or Removed
1	Snow Hill	Proceeded
2	Berlin	Removed
3	Snow Hill	Proceeded
4	Snow Hill	Proceeded
5	Pocomoke City	Proceeded
6	Berlin	Proceeded
7	Showell	Proceeded
8	Berlin	Removed
9	Newark	Proceeded
10	Snow Hill	Proceeded
11	Pocomoke City	Proceeded
12	Pocomoke City	Proceeded
13	Pocomoke City	Removed
14	Pocomoke City	Proceeded
15	Pocomoke City	Proceeded
16	Pocomoke City	Proceeded
17	Pocomoke City	Proceeded
18	Pocomoke City	Proceeded
19	Pocomoke City	Proceeded
20	Pocomoke City	Proceeded
21	Pocomoke City	Proceeded
22	Pocomoke City	Proceeded
23	Pocomoke City	Proceeded
24	Pocomoke City	Proceeded
25	Pocomoke City	Removed
26	Pocomoke City	Proceeded
27	Pocomoke City	Removed
28	Racetrack Road	Proceeded
29	Pocomoke City	Proceeded
30	Pocomoke City	Proceeded

31	Pocomoke City	Proceeded
32	Pocomoke City	Removed
33	Pocomoke City	Proceeded
34	Pocomoke City	Removed
35	Pocomoke City	Proceeded
36	Pocomoke City	Proceeded

Development Capacity Analysis Data

Below shows the development capacity analysis data for the 29 Growth Areas that were identified for 2026.

Growth Area 1 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
A1 - Agriculture	525.3	30%	367.7	16,016,668	40,000	400	0.21	77	77	400	239	179	179	396
R-1 - Rural Residential	202.7	30%	141.9	6,181,000	40,000	155	1	142	142	155	148	111	111	246
R-2 - Suburban Residential	87.8	30%	61.5	2,678,508	10,000	268	4	246	268	246	257	193	193	426
												Totals	483	1067

Growth Area 3 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
I1 - Light Industry	33.0	30%	23.1	1,005,457										
I2 - Heavy Industry	22.6	30%	15.9	690,476										
R-2 - Suburban Residential	138.4	30%	96.9	4,220,177	10,000	422	4	388	388	422	405	304	304	671
												Totals	304	671

Growth Area 3 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	754,093	35%	351,910	553,001	12.70	19	241
75%	517,857	35%	241,667	379,762	8.72	19	166
			-				
							407

Growth Area 4 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
R-2 - Suburban Residential	260.0	30%	182.0	7,928,921	10,000	793	4	728	728	793	760	570	570	1261
												Totals	570	1261

Growth Area 5 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
C2 - General Commercial	41.5	30%	29.0	1,264,329										
												Totals	0	0

Growth Area 3 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	948,247	35%	442,515	695,381	15.96	22	351
							351

Growth Area 6 - Residential Zoning Land Build Out Analysis															
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)	
A2 - Agriculture	0.03	30%	0.02	828	40,000	0.02	0.21	0.004	0.004	0.02	0.01	0	1	2	
C2 - General Commercial	95.6	30%	66.9	2,916,148											
												Totals	1	2	

Growth Area 6 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	2,187,111	35%	1,020,652	1,603,882	36.82	22	810
							810

Growth Area 7 - Residential Zoning Land Build Out Analysis															
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)	
A2 - Agriculture	204.7	30%	143.3	6,241,712	40,000	156	0.21	30	30	156	93	70	70	154	
I2 - Heavy Industry	157.7	30%	110.4	4,808,588											
												Totals	70	154	

Growth Area 7 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	3,606,441	35%	1,683,006	2,644,724	61	19	3.20
							4

Growth Area 9 - Residential Zoning Land Build Out Analysis															
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)	
A1 - Agriculture	43.7	30%	30.6	1,333,501	40,000	33	0.21	6	6	33	20	15	15	33	
												Totals	15	33	

Growth Area 10 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
R-2 - Suburban Residential	41.5	30%	29.0	1,264,329	10,000	126	4	116	116	126	121	91	91	201
												Totals	91	201

Growth Area 11 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
R-2 - Suburban Residential	1.1	30%	0.8	34,875	10,000	3	4	3	3	3	3	3	3	6
												Totals	3	6

Growth Area 12 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
R-2 - Suburban Residential	78.8	30%	55.2	2,403,204	10,000	240	4	221	221	240	231	173	173	382
												Totals	173	382

Growth Area 14 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
R-1 - Rural Residential	27.6	30%	19.3	842,320	40,000	21	1	19	19	21	20	15	15	33
C2 - General Commercial	43.6	30%	30.5	1,329,452										
												Totals	15	33

Growth Area 14 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	997,089	35%	465,308	731,198	16.79	22	369
							369

Growth Area 15 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
R-1 - Rural Residential	1.3	30%	0.9	38,765	40,000	1	1	1	1	1	1	1	1	2
C2 - General Commercial	83.4	30%	58.4	2,544,476										
												Totals	1	2

Growth Area 15 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	1,908,357	35%	890,567	1,399,462	32.13	22	707
							707

Growth Area 16 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
C2 - General Commercial	11.7	30%	8.2	357,946										
												Totals	0	0

Growth Area 16 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	268,460	35%	125,281	196,870	4.52	22	99
							99

Growth Area 17 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
C2 - General Commercial	19.2	30%	13.4	584,869										
												Totals	0	0

Growth Area 17 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	438,652	35%	204,704	321,678	7.38	22	162
							162

Growth Area 18 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
C2 - General Commercial	1.7	30%	1.2	52,929										
												Totals	0	0

Growth Area 18 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	39,697	35%	18,525	29,111	0.67	22	15
							15

Growth Area 19 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
C2 - General Commercial	8.6	30%	6.0	262,421										
												Totals	0	0

Growth Area 19 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	196,816	35%	91,847	144,332	3.31	22	73
							73

Growth Area 20 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
I1 - Light Industry	162.2	30%	113.6	4,947,049										
												Totals	0	0

Growth Area 20 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	3,710,287	35%	1,731,467	2,720,877	62.46	19	1,187
							1,187

Growth Area 21 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
C2 - General Commercial	4.3	30%	3.0	130,871										
I1 - Light Industry	0.04	30%	0.03	1,290										
												Totals	0	0

Growth Area 21 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	98,153	35%	45,805	71,979	1.65	22	36
75%	968	35%	452	710	0.02	19	1
							37

Growth Area 22 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
C2 - General Commercial	16.4	30%	11.5	500,983										
												Totals	0	0

Growth Area 22 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	375,738	35%	175,344	275,541	6.33	22	139
							139

Growth Area 23 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
A1 - Agriculture	104.6	30%	73.2	3,190,129	40,000	80	0.21	15	15	80	48	36	36	79
C2 - General Commercial	90.1	30%	63.0	2,746,404										
												Totals	36	79

Growth Area 23 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	2,059,803	35%	961,242	1,510,522	34.68	22	763
							763

Growth Area 24 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
C2 - General Commercial	37.5	30%	26.3	1,144,579										
I1 - Light Industry	0.1	30%	0.1	4,405										
												Totals	0	0

Growth Area 24 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	858,434	35%	400,603	629,518	14.45	22	318
75%	3,304	35%	1,542	2,423	0.06	19	1
							318

Growth Area 26 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
A1 - Agriculture	121.9	30%	85.3	3,716,762	40,000	93	0.21	18	18	93	55	42	42	92
												Totals	42	92

Growth Area 28 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
A2 - Agriculture	188.8	30%	132.2	5,757,100	40,000	144	0.21	28	28	144	86	64	64	142
												Totals	64	142

Growth Area 29 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
R-2 - Suburban Residential	0.7	30%	0.5	22,518	10,000	2	4	2	2	2	2	2	2	4
												Totals	2	4

Growth Area 30 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
I1 - Light Industry	18.2	30%	12.7	555,139										
												Totals	0	0

Growth Area 30 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	416,354	35%	194,299	305,327	7.01	19	133
							133

Growth Area 31 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
R-4 - General Residential	39.1	30%	27.3	1,191,305	5,000	238	8	219	219	238	229	171	171	379
												Totals	171	379

Growth Area 33 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
I1 - Light Industry	45.5	30%	31.9	1,388,697										
R-2 - Suburban Residential	40.3	30%	28.2	1,229,116	10,000	123	4	113	113	123	118	88	88	195
												Totals	88	195

Growth Area 33 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	1,041,523	35%	486,044	763,783	17.53	19	333
							333

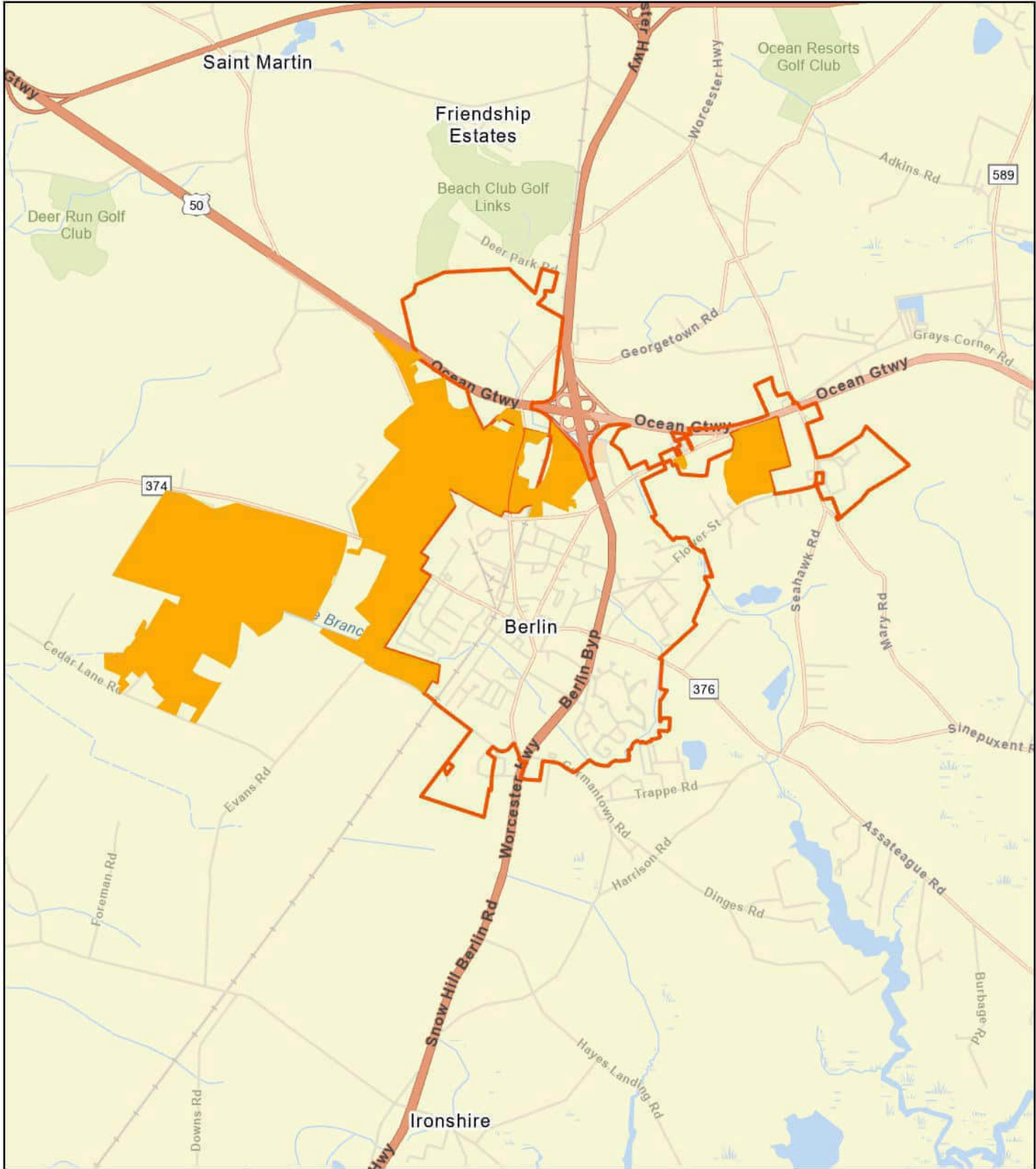
Growth Area 35 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
R-2 - Suburban Residential	36.0	30%	25.2	1,096,951	10,000	110	4	101	101	110	105	79	79	174
												Totals	79	174

Growth Area 36 - Residential Zoning Land Build Out Analysis														
Zoning Description	Net Area (ac)	Conservation Assumption	Unconstrained Area (ac)	Square Feet	Minimum Lot Size (sq ft)	Lot Size Based Max EDU's	EDU's per Acre	Density Based EDUs	Low Estimate Potential EDUs	High Estimate Potential EDUs	Average EDUs	Development Reduction of 25%	Final EDU's Average	Population Supported (2.21 people per DU)
C2 - General Commercial	22.6	30%	15.9	690,525										
												Totals	0	0

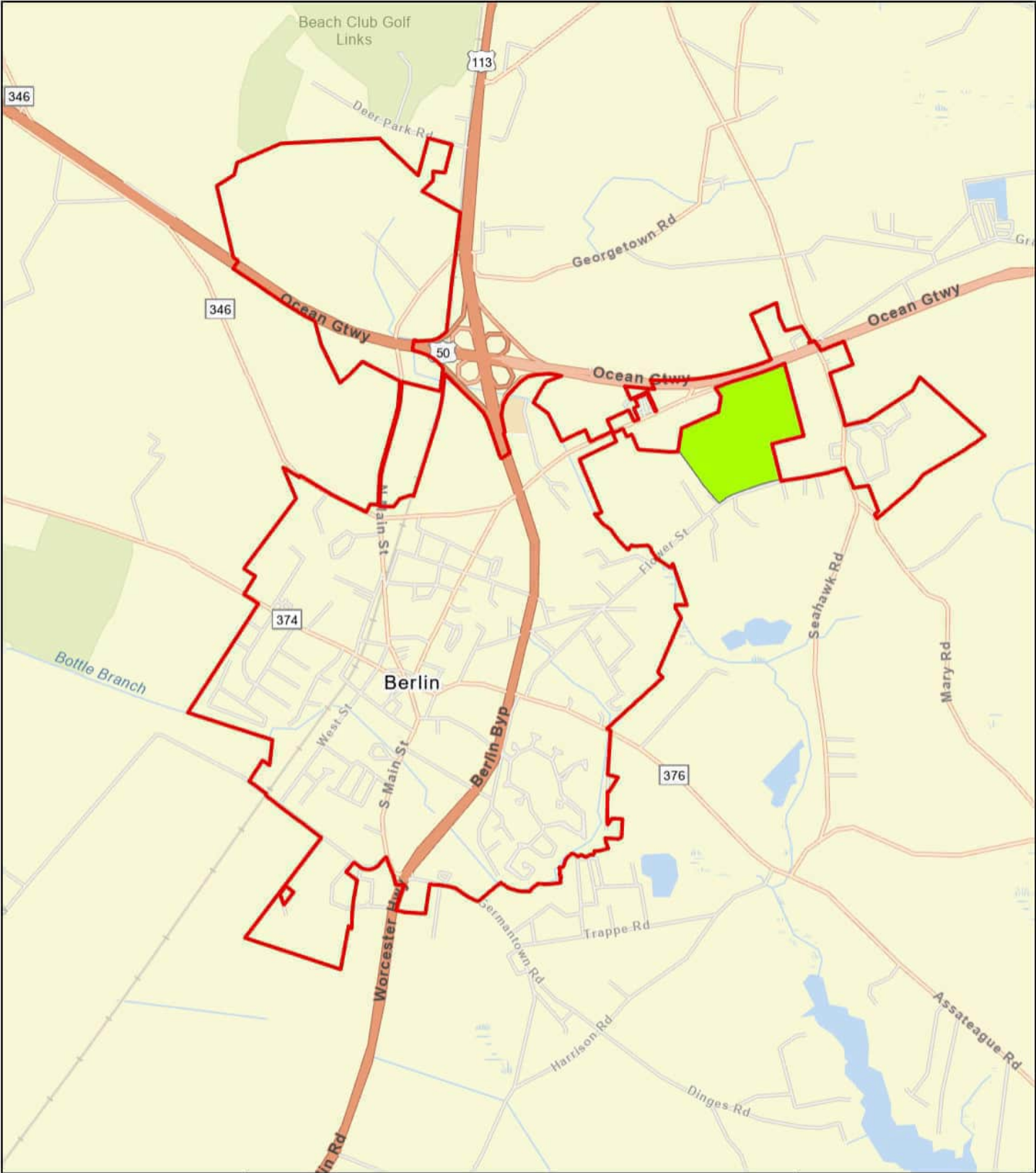
Growth Area 36 - Non-Residential Zoning Analysis							
Lot Coverage Max	Max Coverage Sq Ft	Lot Coverage Min	Min Coverage Sq Ft	Average Lot Coverage	Avg Lot Cover Acres	Equivalent Dwelling Units Ratio (EDU per acre of land cover)	Avg EDU's
75%	517,894	35%	241,684	379,789	8.72	22	192
							192

Development Capacity Analysis Data Summary

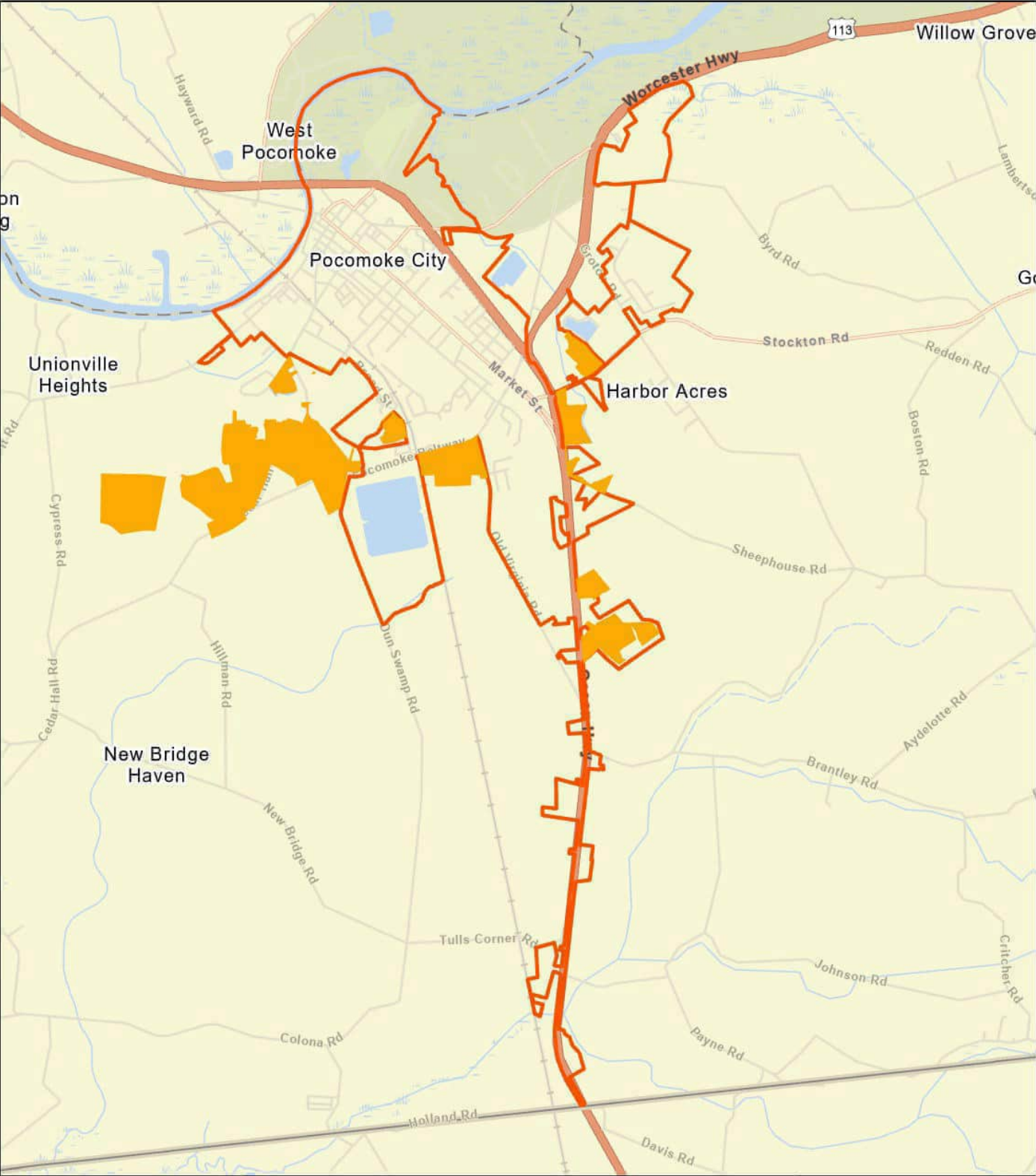
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1	1067	483	0
3	671	304	407
4	1261	570	0
5	0	0	351
6	2	1	810
7	154	70	4
9	33	15	0
10	201	91	0
11	6	3	0
12	382	173	0
14	33	15	369
15	2	1	707
16	0	0	99
17	0	0	162
18	0	0	15
19	0	0	73
20	0	0	1,187
21	0	0	37
22	0	0	139
23	79	36	763
24	0	0	318
26	92	42	0
28	142	64	0
29	4	2	0
30	0	0	133
31	379	171	0
33	195	88	333
35	174	79	0
36	0	0	192
Totals	4,877	2,208	6,099
Total EDU			8,307



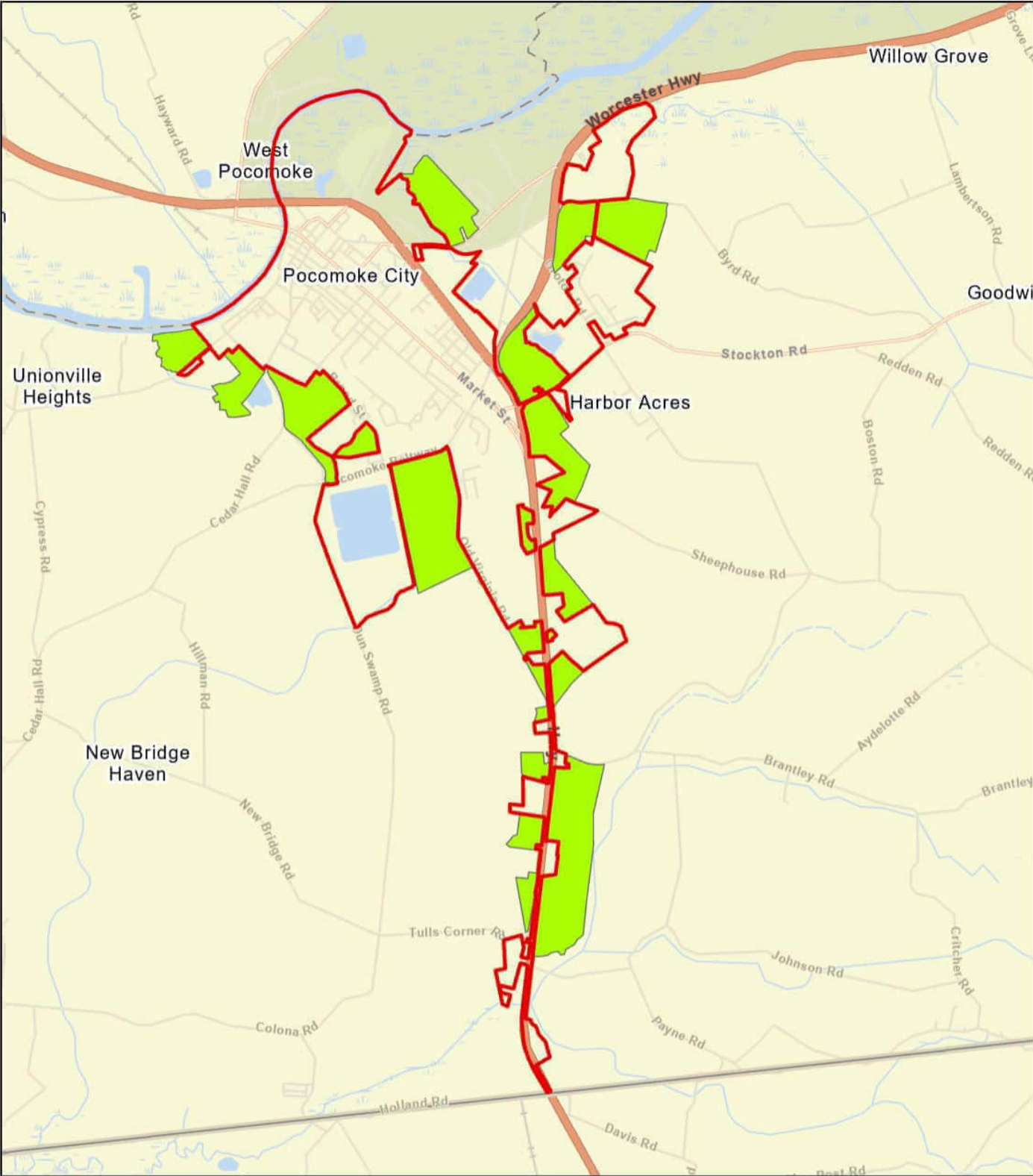
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	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community			2006
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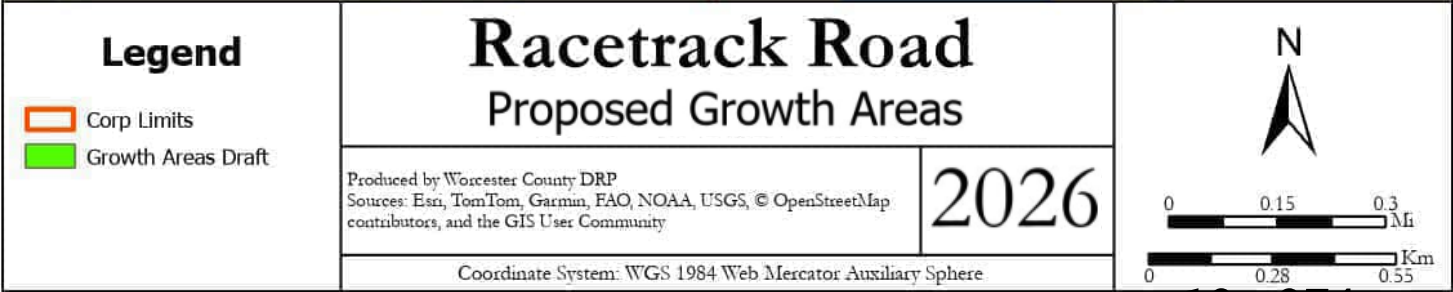
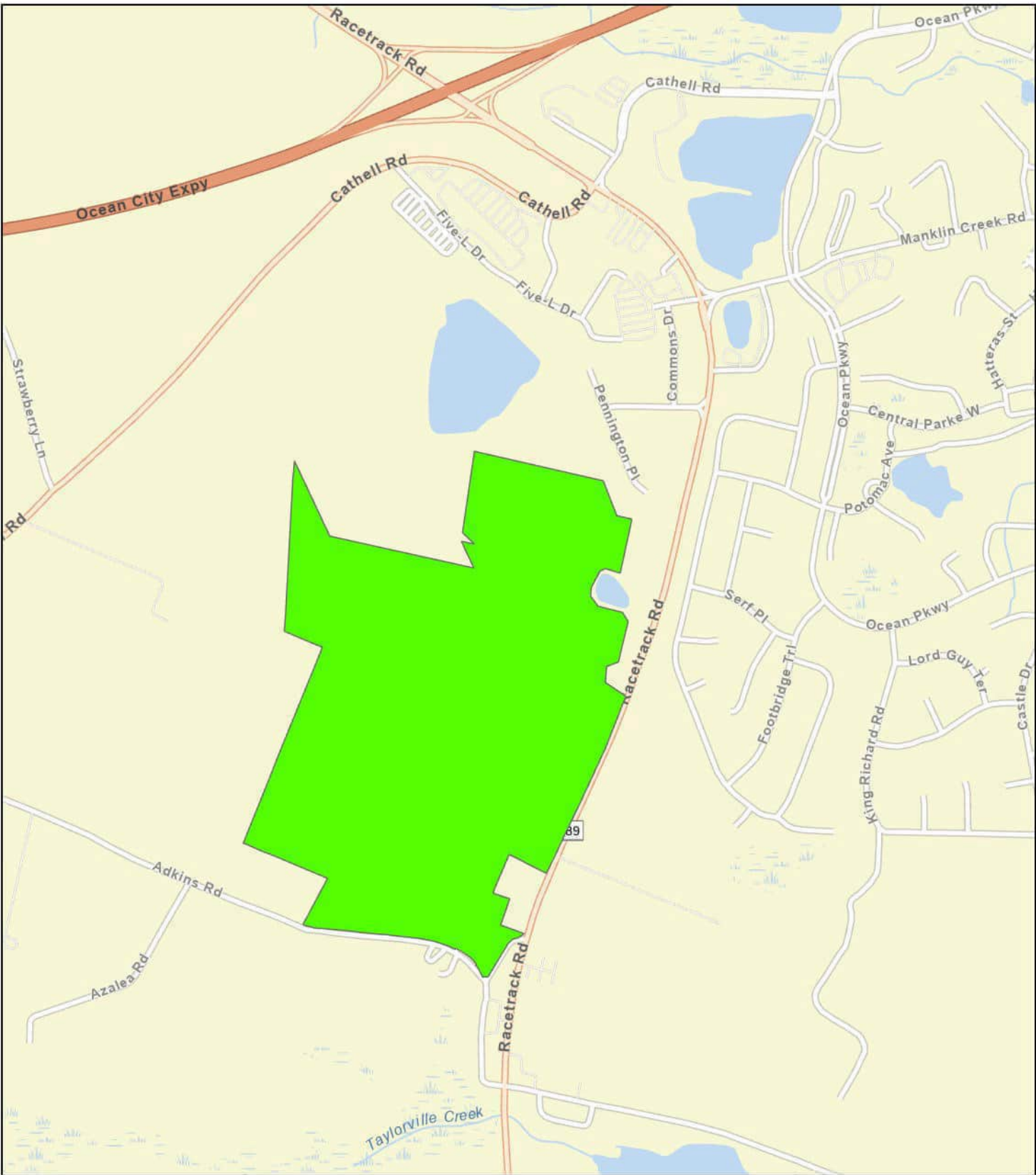
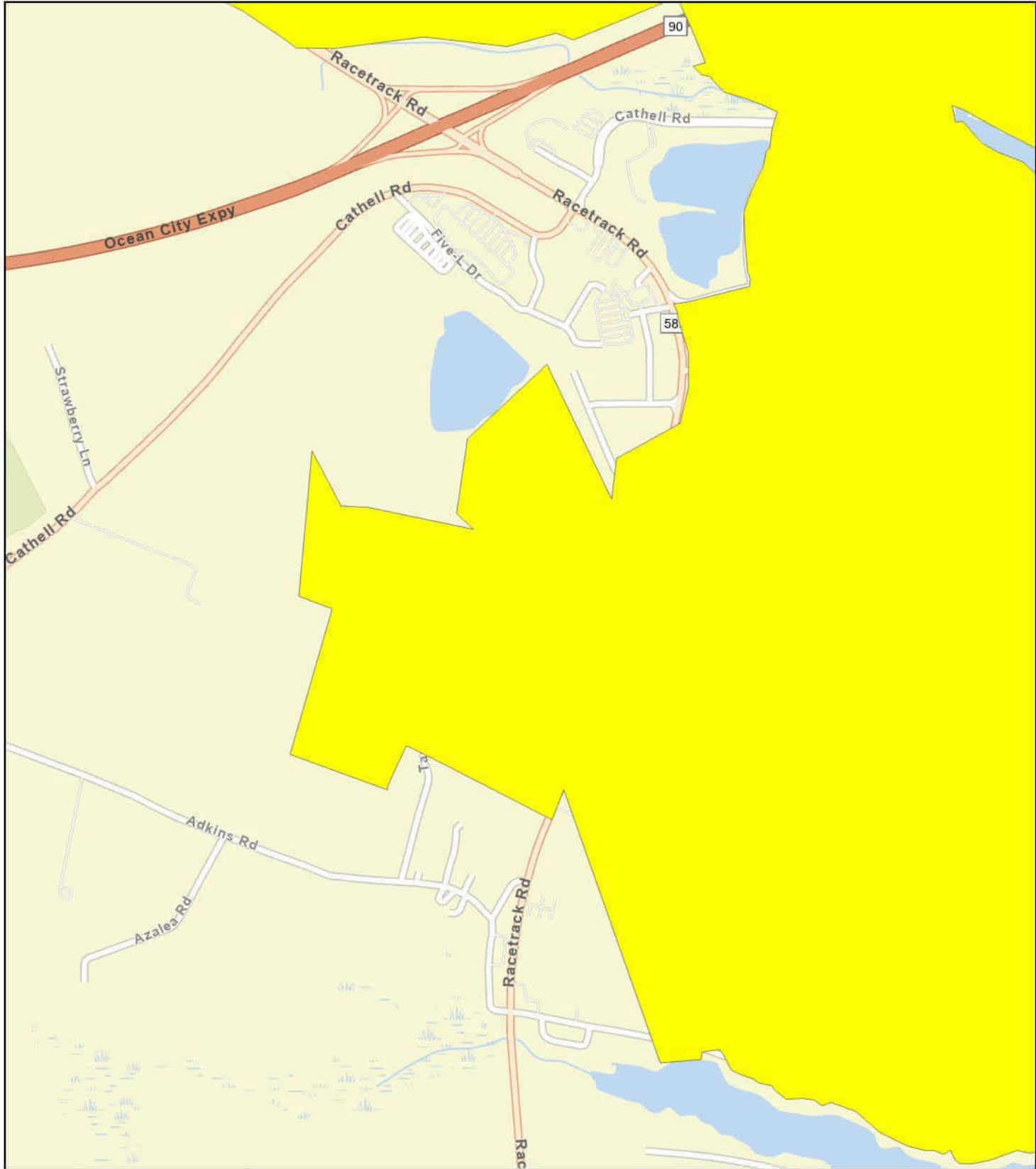
Legend Corp Limits Growth Areas Draft	Berlin Proposed Growth Areas		 0 0.38 0.75 Mi 0 0.5 1 Km	
	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community			2026
	Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			

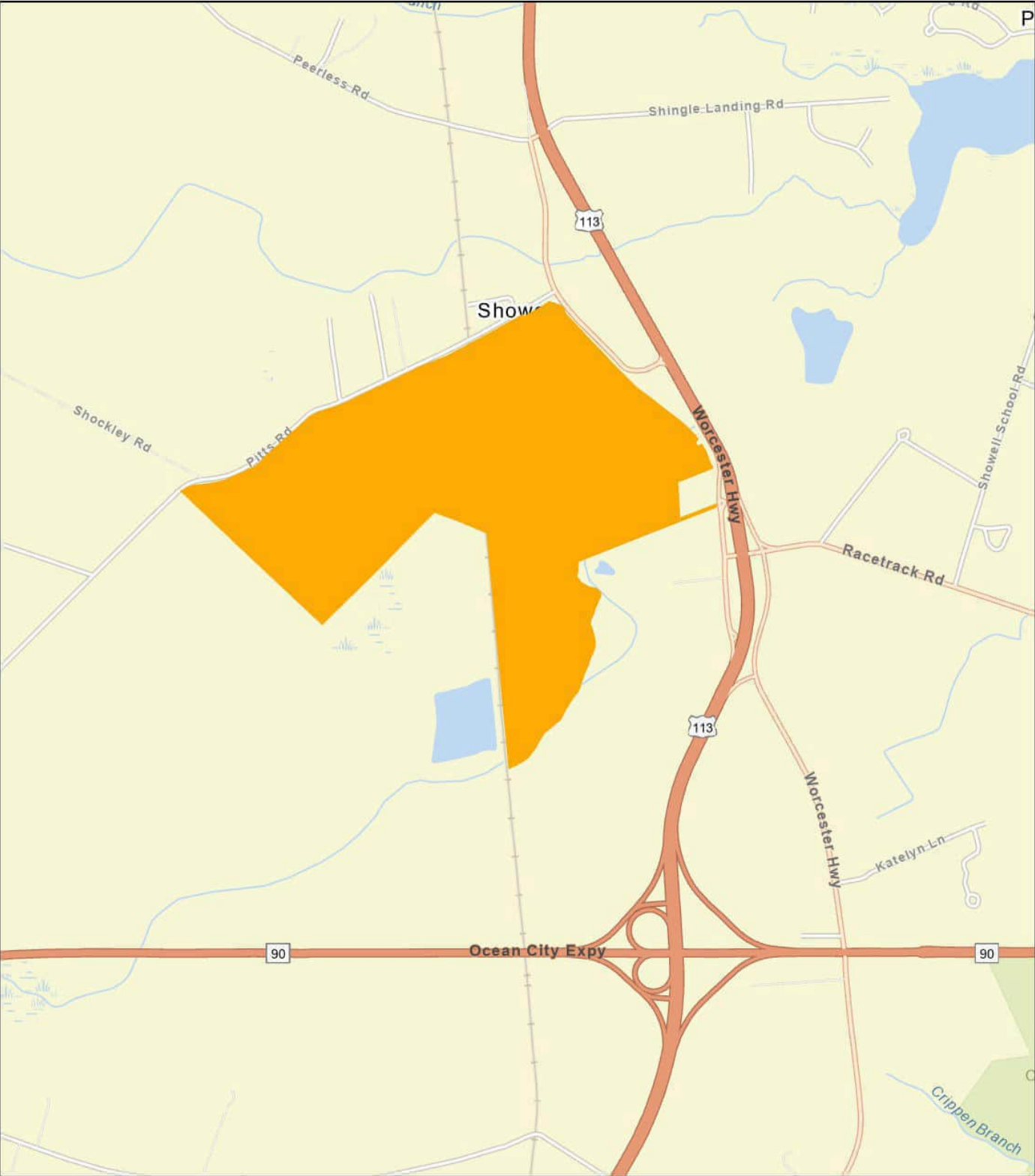


Legend ■ Growth Area ■ Corp Limits	Pocomoke City 2006 Growth Areas		 0 0.5 1 Mi 0 1 2 Km
	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community		
	2006		
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			

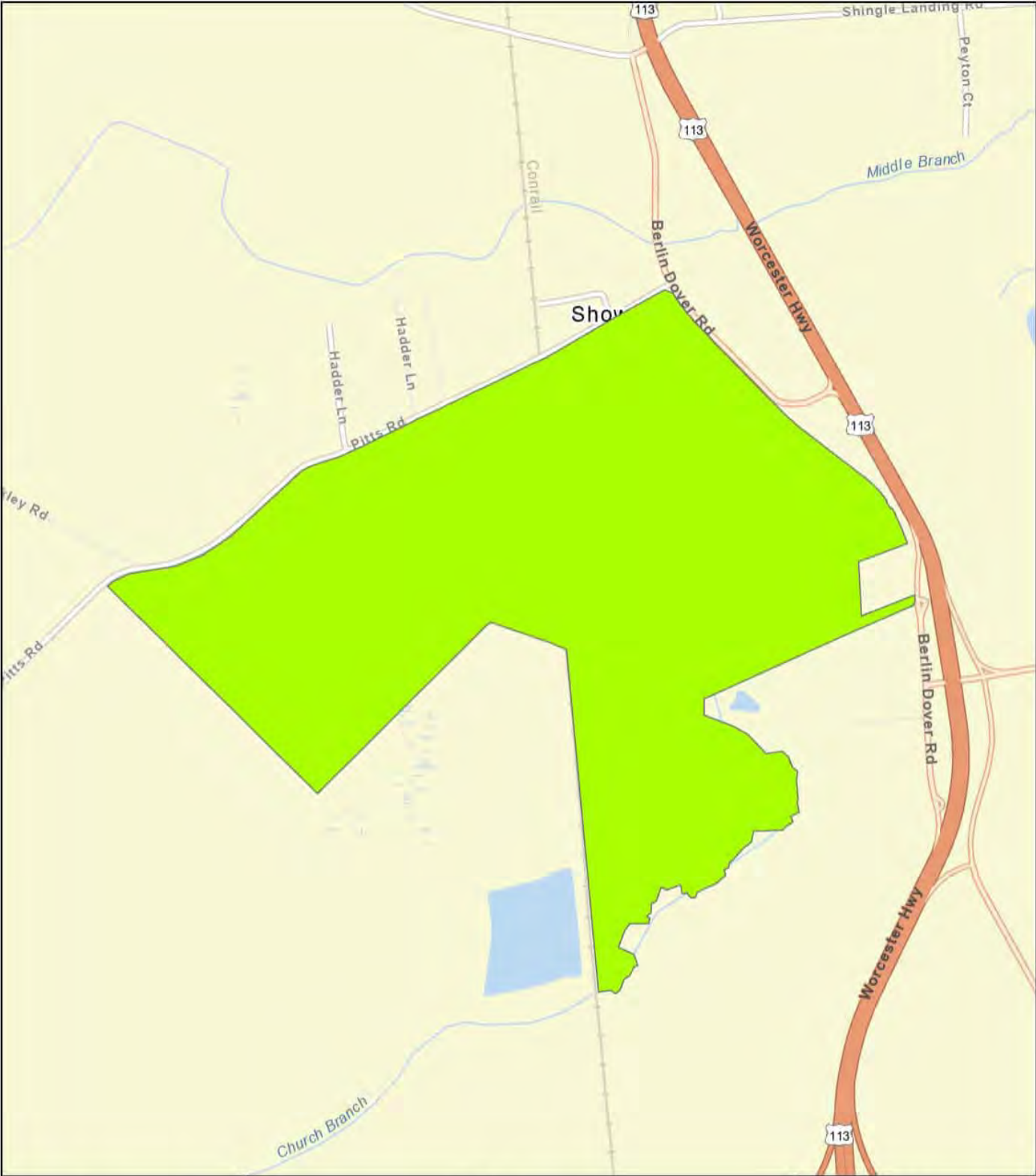


Legend ■ Corp Limits ■ Growth Areas Draft	Pocomoke City Proposed Growth Areas		 0 0.5 1 Mi 0 1 2 Km
	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community		
	2026		
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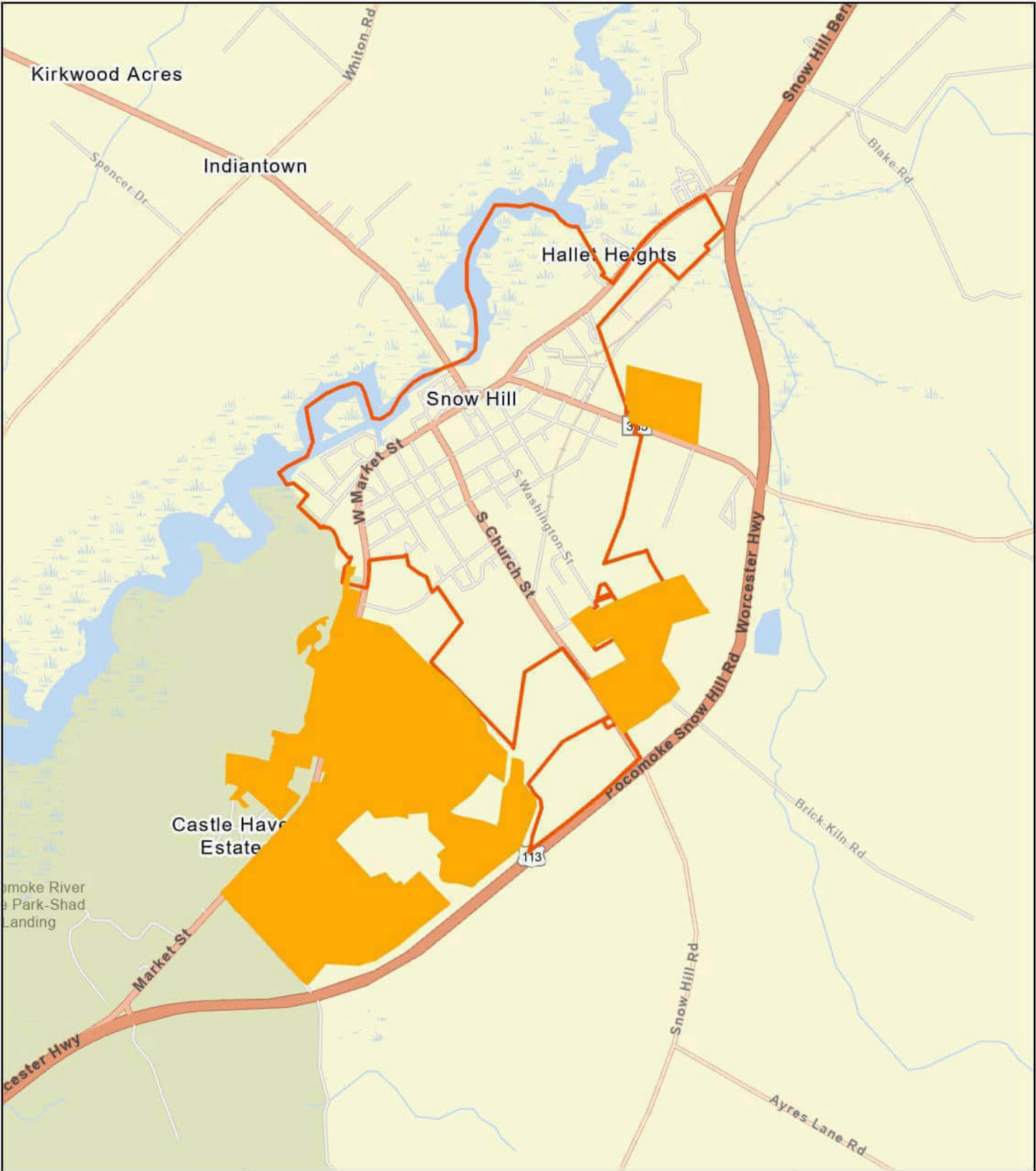




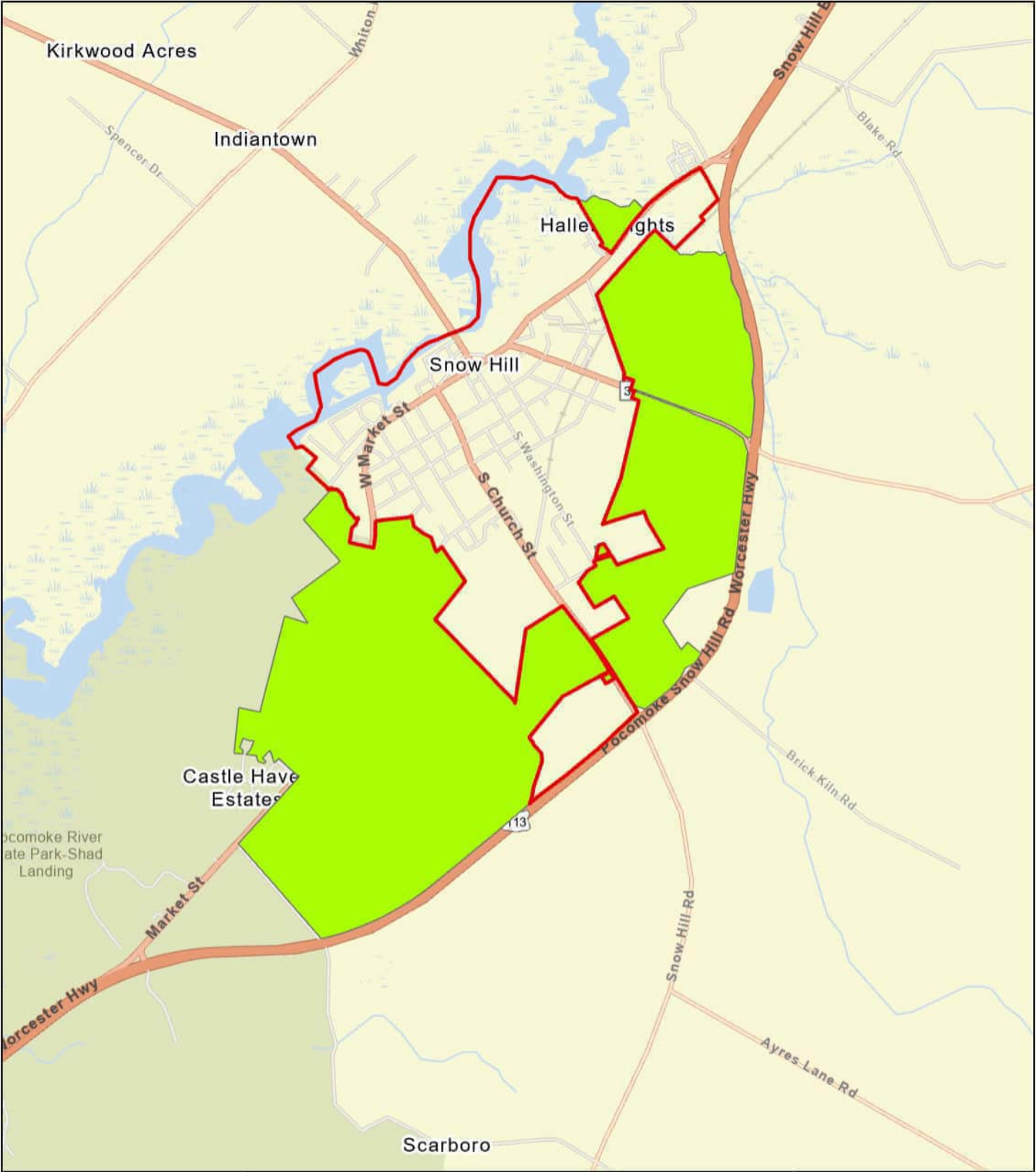
Legend Growth Area Corp Limits	Showell 2006 Growth Areas		 0 0.23 0.45 Mi 0 0.45 0.9 Km
	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community		
	2006		
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			



Legend Corp Limits Growth Areas Draft	Showell Proposed Growth Areas		 0 0.15 0.3 Mi 0 0.3 0.6 Km
	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community		
	2026		
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			



Legend Orange square: Growth Area Orange outline: Corp Limits	Snow Hill 2006 Growth Areas		 0 0.35 0.7 Mi 0 0.5 1 Km
	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community		
	2006		
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			



Legend Red outline: Corp Limits Green square: Growth Areas Draft	Snow Hill Proposed Growth Areas		 0 0.38 0.75 Mi 0 0.5 1 Km
	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community		
	2026		
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			



Legend - Village - Corp Limits - Growth Area Draft	Newark Proposed Growth Areas		N 0 0.15 0.3 Mi 0 0.3 0.6 Km
	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community	2026	
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			

Comprehensive Plan Update

Public Engagement



Final Report
November 2023

Worcester County ■ Maryland

Acknowledgements

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Thank you!

Worcester County thanks everyone who has participated in the Comprehensive Plan Public Engagement Program thus far, and reminds all that there will continue to be opportunities for public involvement throughout the upcoming planning process. To stay informed about project updates and future involvement opportunities, please visit the project website at <https://www.co.worcester.md.us/comprehensive-plan>.

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Introduction

In 2024 Worcester County is preparing to update its Comprehensive Plan, a process that will enable the County to reassess and update its vision, goals, objectives, policy statements, land use maps and actions that will guide the County's future growth and development through the year 2040.

In January 2023, the County initiated a Public Engagement process as part of its initial efforts to identify the community's needs and desires, priorities, expectations for future development, and perspectives on the tradeoffs among policy options that will help to guide the revisions to the Comprehensive Plan.

This Public Engagement Report serves as the culmination of the public engagement program.

Public participation is an important part of the comprehensive planning process, as it helps to ensure that the plan accurately reflects the vision of the community. To develop an effective plan that reflects the views, desires, and needs of Worcester County, the County's decisionmakers need to hear the ideas, thoughts, and opinions of their citizens and stakeholders.

The purpose of the Public Engagement Program was to communicate with and gain valuable insight from a broad cross-section of County residents, property owners, business owners and other stakeholders to frame a collective vision for the upcoming Comprehensive Plan Update.

The intentions of this process were to create an understanding among the public about the purpose and intent of the Plan, the role of the planning process in shaping it, and to generate interest in and goodwill about the upcoming Plan. The engagement process informed stakeholders about the regulations and laws relative to the Plan and land use planning in Maryland. To the extent that this process was successful in reaching the public, it enables residents and stakeholders to serve as knowledgeable participants in future discussions about the goals and directions of the next Plan and better articulate their visions for Worcester County's future.

Engagement Process

The County has undertaken an extensive public engagement process to identify community priorities and focus planning efforts. A range of outreach formats and tools were utilized as part of this initial engagement process, including an online community survey and pop-up booths at community events. The results of this engagement campaign are summarized in this report.

The public engagement conducted in 2023 represents the initial step in a broader comprehensive planning process. Having engaged more than 1,500 participants in online and in-person outreach activities, the Worcester County community has provided a staggering amount of input to identify the key planning issues and priorities that are most important for the County and its partners to address. It is the results of that broad-based engagement that is presented in this summary document.

Key Findings

Most Cited Issues & Actions

The overall most cited key issues and actions identified by the Worcester County community are presented below. While most frequently discussed topics are summarized in the following pages, there are numerous issues and opportunities that were discussed during the outreach process. Input from each event and activity has been noted to identify key planning themes.

KEY ISSUES

Preserving Community Character – 71.6%

Preserving the character of the various communities that comprise Worcester County is important to its residents. The “small town feel” is something to strive for, and that is threatened by the increase in traffic and development occurring within the County. Focus on enhancing what already exists within Towns (infill) as well as building community through the support for small businesses.

Loss of Natural Features – 70.3%

Overdevelopment is a concern for 70% of Worcester County residents, as farmland is sold to make way for apartments and commercial businesses. Encouraging the preservation of farmland, waterways, and open space would be beneficial for residents as well as for the environment overall.

Retention of Local Businesses – 67.8%

Supporting local businesses not only builds a sense of community, but also boosts the County’s overall economy. While there are certain needs that are unable to be met by small businesses, with buy in from local governments, these businesses can thrive. There is a need for pedestrian walkways and bikeways for accessibility – encouraging walkable communities and downtown areas would allow for smaller businesses to successfully remain open. Local businesses would also encourage more full-time residents as well.

Seasonal Traffic/Congestion – 62.3%

Traffic along the eastern shore continues to be an issue, as travelers head to the beaches nearby. Concern for pedestrians using the roadway as well as local motorists is amplified during these times. Adequate infrastructure would allow for the potential for more full-time residents, as well, as current infrastructure was not designed to handle the current loads.

Too Much Growth/Growth Pressure – 60.1%

Based on results from the survey, there is an overwhelming desire to preserve open space as well as the community character that comes with the “small town” feel of many of the Towns within the County. The pressure to allow for sprawl is something that residents would like to see handled responsibly and with an organized plan.

School Facilities/Education – 57.4%

Supporting the education of the younger population is a large concern among County residents. Communication between local governments and the schools is a concern as well. Worcester County historically holds a high reputation for its schools and will need the support of those in government to continue to perform at expected levels. Necessary funding for materials and support staff will need to be supported at a government level.

Loss of Farmland – 54.2%

Open Space and the agricultural community in Worcester County is a large part of what makes its character so unique. There is a need for a focused approach to sprawl and development through a Comprehensive Plan.

Affordability of Housing – 51.4%

Many residents feel as though they cannot afford to both live and work in the County. There is a need for affordable housing as well as mixed use housing to allow for year-round residents. Concern is growing for those who may not be able to afford to continue to stay within the County after graduation, etc. because of the lack of housing available to them.

Most Cited Community Assets

Community assets play a vital role in meeting the County's safety, health, character, and welfare of existing and future residents. The following presents a summary of key assets identified by Worcester County's community. These assets represent the positive aspects of the Worcester County community that should be preserved as the Comprehensive Plan provides recommendations for the future.

KEY ASSETS

Natural Resources & Open Space:

Natural resources were identified as a top asset to Worcester County. Natural resources, wildlife, Open Space, and recreation add to the community's quality of life and character. The county heavily relies on these resources to also promote tourism, forestry, and agricultural resources.

Infrastructure:

Infrastructure is very important to the County because it supports growth and culture. It provides education, government infrastructure, facilities, and public welfare. The second key asset that was identified by the community was the strength of their higher education institutions.

Character & Identity:

The County is the easternmost county within the state of Maryland, bordering the Atlantic Ocean. It is known for its beaches, small town rural charm, and natural resources. Maintaining this character and way of life is essential to preserve the County's existing and future growth.

Quality of Life:

Quality of life was identified as a key asset as well because it forms the character and culture of the County. It is important to maintain for long-term residences and future development.

Economic Development:

Worcester County's economy is supported by tourism, agriculture, fisheries, educational and commercial services. Smart growth is essential to maintain the County's employment, businesses, tourism, and industry without compromising the sustainability.

Report Elements: SWOT Analysis



SWOT stands for “Strengths, Weaknesses, Opportunities, and Threats.” A SWOT analysis is an analytical tool that planners and others use to identify and categorize significant internal (strengths and weaknesses) and external (opportunities and threats) factors faced in a particular area.

Strengths are internal elements that give the County an edge or competitive advantage. These can be unique assets, skills, or resources that Worcester County can use to its benefit.

Weaknesses are internal elements that hinder the County’s ability to reach optimal performance and prevents Worcester County from reaching its goals. These areas provide opportunities for improvement.

Opportunities are external circumstances and potential situations that can be leveraged to benefit Worcester County. Some of these examples can be beyond the County’s control, but Worcester County can take steps to benefit from them.

Threats are external circumstances that pose a threat to Worcester County’s current or future ability to achieve what it wants to do. The County should mitigate these to avoid potentially damaging effects.

The following are the types of questions that are considered in this process. It should be noted that opportunities and threats are factors over which the County may have limited control, but should still consider as it develops the Comprehensive Plan.

- **Questions related to strengths:** What are the County’s advantages? What does the County do well? What relevant resources are located in the County? What do other people see as strengths of the County?
- **Questions related to weaknesses:** What does the County do badly? What could the County improve? What should the County avoid?
- **Questions related to opportunities:** What are the County’s good prospects? What are the interesting trends that are occurring (e.g., changes in governmental policy, social patterns, population profiles, lifestyles, economic development)?
- **Questions related to threats:** What obstacles does the County face? What is happening around the County, in other cities or counties that may negatively affect the County’s future? How is the economic situation changing? How is the state or federal policy environment or political situation changing? How is demography changing? Are there threats to the County’s resilience from climate change? Are major employers vulnerable?

As an initial task for the public engagement program, these types of questions were provided to Worcester County staff and Planning Commissioners. The following represents the summarized responses received through May 31, 2023.

Question 1

THE COUNTY'S CURRENT COMPREHENSIVE PLAN WAS ADOPTED IN 2006, WITH LATER AMENDMENTS. HOW HAS WORCESTER COUNTY CHANGED SINCE THAT TIME?

- 1. Population Growth:** The rate of population growth slowed during the Great Recession and population growth since 2006 has been slower than anticipated overall, but there has been an increase in the number of year-round residents. Worcester County has seen an aging population, leading to an increased need for medical facilities and services for aging adults.
- 2. Development & Infrastructure:**
 - Increased development along the Route 50 corridor from Ocean City to Berlin.
 - Construction of the Samuel Bowen Blvd (service road).
 - High development pressure along the Route 589 corridor with limited road improvements.
 - New housing developments along the 707/611 corridors.
 - Expansion of commercial development throughout the county, leading to traffic issues on major thoroughfares like Routes 589, 611, and 50.
 - Expansion of public utilities (water and sewer) to meet the growing needs.
- 3. Land Use & Cover Changes:** Changes in land use and cover have primarily occurred in the north/northeast areas of the county, including Berlin. The Route 611, Route 589, and Route 50 corridors have witnessed significant new commercial and some residential development. The town of Berlin has experienced annexations and increased retail and restaurant establishments.
- 4. Housing Market:**
 - Focus on fee simple ownership rather than condominiums.
 - Reduced parking requirements.
 - Limited availability of affordable housing, which has become a pressing issue
- 5. Other Changes:**
 - Expansion of gambling at Ocean Downs.
 - Changes in the short-term rental market.
 - Introduction of medical and adult-use cannabis.
 - Growing business development but inadequate affordable housing for workers.
 - Water quality degradation in northern coastal bays and loss of tidal marsh in some areas.
 - Increased pressure on infrastructure due to the growth in southern Delaware, impacting roads, hospitals, coastal bays, and recreation sites.
 - The need for adult day care services is not adequately met within the county.
 - Increased frequency of heatwaves and warming trend impacting seagrass abundance and waterbird populations.

Question 2

WHAT ARE YOUR TOP PRIORITIES OR AREAS OF CONCERN THAT YOU HOPE TO SEE ADDRESSED IN THE COMPREHENSIVE PLAN UPDATE?

1. Updated Population Figures & Growth Evaluation:

- Updated population figures with a reasonable rate of growth.
- Evaluation of existing and future growth areas in collaboration with municipalities.
- Assessment of commercial land supply and needs.

2. Zoning & Land Use:

- Revisiting the E-1 Estate District zoning classification.
- Balancing reasonable development with maintaining the unique character of the county.
- Managing growth in collaboration with the town of Berlin.

3. Infrastructure & Transportation:

- Public facilities, particularly water and sewer systems.
- Multimodal transportation planning.
- Smart growth initiatives focusing on adequate roads and utilities for concentrated development areas.
- Managing growth on Route 50, 611, and 589 to maintain attractiveness and ease of travel, including preserving natural and safe routes for cyclists.

4. Affordable Housing & Workforce Needs:

- Ensuring the provision of affordable housing for workers and residents.

- Providing temporary housing for seasonal employees.

5. Pedestrian & Cyclist Needs:

- Improved consideration of pedestrian and cyclist needs in urbanizing areas.
- Incorporating recreational open space and alternative transportation planning in the West Ocean City area.

6. Open Space & Sprawl:

- Preserving open space and addressing concerns related to sprawl.
- Additional outdoor recreational facilities for youth.

7. Water & Sewer Planning:

- Updating the Water and Sewer Plan to account for future needs and not just inventory existing systems.

8. Services for Specific Populations:

- More services for older adults and the mentally ill.

9. Specific Locational Concerns:

- Water hook-up in the St. Martins by the Bay subdivision.
- Better internet access in parts of the county.

10. Funding & Response Time:

- Establishing a funding mechanism to ensure consistent response times for all residents.

Question 3

WHAT DO YOU LIKE MOST/LEAST ABOUT THE CURRENT COMPREHENSIVE PLAN?

MOST:

1. Focus on protection of natural resources and support for environmental site design.
2. Architectural guidelines that have created uniformity in design on major transportation corridors.

3. Emphasis on sustainability and preservation of natural resources.
4. Appeal process.
5. Protection of agricultural and rural lands through strong agricultural zoning.

LEAST:

1. Lack of essential sections like cover page, acknowledgements, table of contents, or reference list. Criticism of fluff content and poor editing.
2. Recommendation for a county green building program and capitalization of tourism opportunities.
3. Perception of excessive text amendments that diluted the original intent of the plan, liberal approval of variance requests by the Board of Zoning Appeals without considering future impacts, and granting of variances in critical areas.

4. Perception that the plan called for accommodating a larger population than has actually occurred, and the need for re-evaluating the analysis.
5. Insufficient efforts to eliminate E-1 Estate District zoning.
6. Absence of provisions for a sports complex that would benefit local youth and generate tax revenue through tourism.

Question 4

WHAT AREAS DOES THE CURRENT COMPREHENSIVE PLAN NOT ADDRESS THAT IT SHOULD?

1. Updated Visions & Housing Element:

- A need for updated visions and a comprehensive approach to addressing housing needs.

2. Impacts of Overdevelopment in Sussex County:

- Consideration of the impacts of overdevelopment in neighboring Sussex County and how it may affect Worcester County.

3. Short-Term Rental Market:

- Addressing the challenges and regulations related to the short-term rental market.

4. Emphasis on Alternative Transportation:

- More emphasis on promoting and accommodating alternative transportation modes.

5. Coordination with Towns:

- Improved coordination with the towns, especially Berlin, which is experiencing significant pressure for change.

6. Trails, Recreation, & Watershed-Based Planning:

- Enhanced development and fleshing out plans for trails, recreation, and watershed-based planning.

7. Alternative Energy Options:

- Inclusion of alternative energy options in the comprehensive plan.

8. Truly Affordable Housing:

- Addressing the need for truly affordable housing options.

9. Consistent Setbacks:

- Establishing consistent setbacks in zoning regulations.

10. Storm Drainage:

- Addressing storm drainage issues in the comprehensive plan.

11. Sports Complex & Activities for Older Adults:

- Consideration and provision of a sports complex that benefits local youth and offers activities for older adults.

ITEM 13

The results from the Worcester County staff and Planning Commission members questions and public survey were compiled into the SWOT Analysis. The following tables represent the data from this analysis. Each table highlights a common key issue presented as well as the SWOT.

NATURAL RESOURCES	
Strengths	Weaknesses
- The County has a strong legacy of protecting natural resources. - Natural resources, including woodlands, streams, creeks, and rivers are significant and abundant. - Waterfronts, including the Atlantic Ocean, rivers, and beaches are very accessible to the public throughout the County. - The County's temperate climate supports a high quality of life. - The County contains the Assateague Island National Seashore, a significant national park and natural and cultural resource.	- The County is vulnerable to sea-level rise, especially along coastlines. - The public perceives that the County lacks a plan to protect natural resources.
Opportunities	Threats
- Offshore wind projects provide opportunities for energy independence. - Natural plantings and buffers along roadways could be increased. - The County's temperate climate and resources draws visitors and tourists.	- Offshore wind projects create environmental and visual impacts and threaten wildlife. - Extreme weather events, the potential of increased and more powerful hurricanes, and rising sea levels threaten coastal areas. - Global climate change and pollution require resiliency planning; the public perceives that local planning has not been sufficient to date. - Beaches in the County are eroding and need replenishment.

Local governments use comprehensive plans to identify goals, objectives, policies and action items that protect natural resources and plan for future environmental changes. This issue has grown in importance as climate events have become more frequent and secure. Planning for resilience is particularly important along shoreline areas and in locations that are more prone to coastal flooding and erosion. These threats make this topic a particularly important one to Worcester County, and in the next plan.

The outreach process showed that the public supports the County's priorities to preserve and protect natural resources. Residents enjoy the rural aspects of the area, the accessibility of the waterfronts, the year-round temperate climate, and the elements of green infrastructure present in the County.

The County's economy also relies heavily on these natural resources for agriculture and tourism. There is a high concern for the future of natural resources due to the changing climate, erosion, and impacts from the growing population and development.

Key Findings and Recommendations:

- Examine policies and action items in the plan to continue to conserve and protect the County's natural environment, open space, and waterfronts.
- Explore the viability and continue to integrate green infrastructure approaches to environmental protection.

LAND USE	
Strengths	Weaknesses
- The County has been successful at controlling growth to limit sprawl. - The West Ocean City harbor is a successful commercial hub. - The County has significant amounts of high-quality farmland and open space.	- Mixed-use development projects are lacking throughout the County. - The public perceives an unequal allocation of resources between the northern and southern ends of the County.
Opportunities	Threats
- The County benefits from a strong agricultural sector. - Small-scale farms and value-added agriculture could be expanded. - More parks and green space could be developed.	- Development pressures threaten the County's established land use pattern. - Too many commercial spaces are vacant. - Development in neighboring jurisdictions is infringing on the County. - The County has perceived level of overdevelopment and a lack of infrastructure investment to support it.

The **Land Use Element**, or chapter, of the Comprehensive Plan provides information on land use categories and their distribution throughout the County; zoning districts; recently completed development projects; and recent development approvals. Because a jurisdiction's land use pattern influences almost every other element of a community, land use planning provides a framework for all infrastructure-related local planning decisions.

The outreach process provided significant input to the County on its land use policies. There is general recognition that the County's growth management approach has been successful, but concerns remain about the long-term effects of growth, especially as the region evolves. The County's agricultural sector is strong and has opportunities, including small-scale farms and value-added agriculture, so balancing planned growth with agricultural preservation and the continued success of agriculture in Worcester County should be a focus of the Plan.

Planning for the infrastructure to support developed areas is another theme. This includes planning for parks, recreation uses and Open Space. The amount and location of future growth are also issues that require further study and discussion. How to accommodate more housing options, especially workforce and affordable housing, through land use decision making should also be examined in detail.

Key Findings and Recommendations:

- Examine the County's future growth, both in terms of location and amount, and how this growth can and needs to be supported through infrastructure.
- Continue to promote and protect the County's vibrant agricultural sector and leverage local advantages.
- Consider how to address housing issues through land use and zoning changes.

HOUSING	
Strengths	Weaknesses
The County's existing housing stock is strong.	- Seasonal workforce housing is lacking, especially in summer months when visitation is high. - The cost of housing is relatively high. - The County has a lack of diverse housing choices.
Opportunities	Threats
The County lacks senior housing and age in place options.	The high cost of living and a lack of affordable/workforce housing makes it difficult for some residents to afford to live in the County, or close to jobs.

The availability of high-quality and affordable housing is important to the County's quality of life. By enabling residents to take pride and ownership in their homes and neighborhoods, the County can reinforce a sense of place. Recent trends throughout the State, the region and the nation have made affordability an issue in most communities, and Worcester County is experiencing this phenomenon as well. Maryland also has recent legislative changes that require jurisdictions to address affordable and workforce housing, and fair housing, and the County's next Plan will need to address these issues.

Key Findings and Recommendations:

- Support a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.
- Identify, evaluate, and analyze current and future housing needs and trends.
- Continue to identify opportunities to provide equity in housing and affordable housing opportunities throughout the County.
- Draft the Housing Element of the next Plan in keeping with the recent legislative requirements adopted by the state regarding affordable and workforce housing and fair housing.

ECONOMY	
Strengths	Weaknesses
- County taxes are low. - The County's location is ideal for tourism. - The County's location is also ideal for the export of goods. - Ocean City is a major regional tourism destination. - The County has a robust fishing industry. - The County is home to many skilled and dedicated employees. - Local golf courses are numerous and serve as tourism destinations.	- The local economy is heavily dependent on tourism. - The County has a need to attract more businesses. - In some areas, businesses lack pedestrian connections. - Many employees cannot afford to live and work in the County. - Childcare facilities are lacking.
Opportunities	Threats
- Workforce opportunities are abundant for high school/college graduates. - The expansion of teleworking opportunities is expanding the County's attractiveness to remote workers. - The County is well established as a tourism destination. - Grant opportunities exist for new economic development opportunities. - The County has a robust sector of small businesses. - The future Worcester County Sports Complex in Berlin will provide recreational opportunities for residents. - Area for start-ups and business incubators.	- Many businesses have workforce needs that are not being met. - Residents lack good job opportunities. - The future Worcester County Sports Complex is not supported by a significant portion of the community. - The County is being affected negatively by development in neighboring jurisdictions. - The advent of large-scale teleworking is creating emerging needs from residents who work from home.

Economic development refers to the set of policies, regulations and programs created to promote economic vitality, support local businesses, create local jobs, and ensure the highest possible quality of life for County residents. This topic in the Comprehensive Plan serves as a guide for local economic development activities as the County's creates the goals, strategies and action items it needs to support the County's long-term economic viability.

Key Findings and Recommendations:

- Explore policies and actions that encourage redevelopment of existing residential and commercial properties.
- Examine potential partnerships and collaborations with the State to provide incentives to specialty and unique businesses to locate in Worcester County.
- Identify the impacts and potential impacts of teleworking on the County's retail businesses and retail uses.
- Pursue non-retail businesses that will support the workforce throughout the County during the business day.
- Plan for the impacts of the Worcester County Sports Complex.

GOVERNMENT & INFRASTRUCTURE	
Strengths	Weaknesses
- County government staff is very knowledgeable. - The County benefits from quality schools. - Broadband access, where it exists, is very good. - The County has adopted strong design requirements for commercial buildings.	- The County has limited sewerage disposal capacity. - Public sewer and water are not as available as needed in areas suitable for affordable housing. - The County development review process is perceived as lengthy. - The public is concerned about water quality. - Members of the public are critical of the mindset of some leaders and residents. - Some members of the public perceive County employee morale as being low and plagued by communication issues. - The County has areas where broadband is lacking. - The County lacks recycling options.
Opportunities	Threats
- Communication changes. - Grants provide opportunities to enhance local infrastructure. - Opportunities for restoration and improved resilience. - Water/sewer availability and manufacturing job opportunities. - The County's recycling opportunities could be expanded.	- State regulations and unfunded mandates put a burden on County government. - Some members of the public are concerned about a lack of awareness and exploitation of assets. - Public concerns about taxes and administration policies. - EDU Availability as growth/sprawl continue.

This topic includes the functions of County government generally, along with general local infrastructure issues. Infrastructure issues are addressed throughout the Comprehensive Plan, including within land use, community facilities, the Water Resources Element and a Growth Element, as needed. For purposes of this study, this topic also includes local government process issues, such as development review, and the public perception of County government, as shared in the survey instrument.

Infrastructure includes issues such as water supply, wastewater treatment, stormwater management, water quality, and climate change.

Key Findings and Recommendations:

- Partner with Worcester County Public Schools for essential services and schools with sufficient services demanded by the County's communities.
- Work with the State of Maryland to plan for future needs as the County grows, including emergency services, schools, and community facilities.

CHARACTER & IDENTITY	
Strengths	Weaknesses
- The County has a strong rural character. - The County has a strong quality of life. - The County has a strong sense of community. - The County's Mid-Atlantic location and temperate climate make it very desirable. - Ocean City, Assateague Island, and Berlin are attractive communities with a high quality of life.	- The County lacks an arts district. - The County lacks diversity.
Opportunities	Threats
- The County's small town charm can be leveraged. - Expanding cultural events can draw more visitors. - Moderate winter weather conditions make the County a pleasant place to live year-round.	An influx of new residents is perceived by some as a threat to the County's long-established "small town feel"

Community Character and Identity include the issues that pertain to the community's sense of place, identity, character, and general quality of life. The survey and other input provided in this process reinforced the public sentiment that Worcester County has a strong sense of community, strong rural character, and strong quality of life. The variety of destinations, events and facilities in the County generally support this and can be leveraged further to continue to enhance the community.

Some members of the public noted that, in general, the County lacks diversity, and some are concerned that newer residents may change the County's long-established "small town feel". Engaging the community in the Comprehensive Plan process will be an important platform to examine these issues in greater depth and identify policies and actions that can help to reinforce the community's character while identifying opportunities for residents to work together to solve common issues.

Key Findings and Recommendations:

- Look at opportunities to preserve and enhance the small-town character of the County through an increase in community activities.
- Partner with other organizations to protect and preserve the County's historical resources and make those records available to the public.
- Examine drivers of change that may be affecting the County as a whole.

TRANSPORTATION	
Strengths	Weaknesses
The County has an adequate road network.	- The local population is heavily reliant on automobiles. - Public transportation options are lacking in most areas. - Route 589 is insufficient for traffic volume and needs to be widened.
Opportunities	Threats
- Route 90 may need to be expanded. - Bike and pedestrian pathways could be expanded. - The Public Transportation System could meet unmet demand if expanded.	- Over time, scenic vistas have diminished as traffic has increased. - Despite the amount of tourism, the County is perceived as distant from major metropolitan areas. - Another airport is perceived as being needed.

The Transportation Element of the Comprehensive Plan addresses vehicular, bicycle, pedestrian, and multi-modal facilities throughout the County. Safe and connected transportation networks help to maintain community sustainability, livability, while serving and supporting current and future development.

The outreach process provided input into the strengths and weaknesses of the County's current transportation facilities. The public observed that the current roadway system is generally adequate; however, certain roadways could be improved to accommodate growing traffic volumes. Residents would like to see the County strengthen multi-modal facilities so that vehicles will be relied on less. Preservation of the County's scenic views and agricultural areas should also be incorporated into future transportation development.

Key Findings and Recommendations:

- Integrate walkability and multi-modal transportation into land use planning and development.
- Explore the viability of expanding and improving the transportation network.
- Conserve and maintain scenic roadway views to maintain the rural element of the County.
- Improve connectivity to recreational facilities and other points of interest by adding missing sidewalk or bicycle connections.

PUBLIC HEALTH & SAFETY	
Strengths	Weaknesses
- Residents have good access to health care and health care facilities in the County. - The community provides a variety of recreational amenities. - Crime is low. - Health insurance benefits for public employees is good.	- The County's population is aging, which is creating greater public health needs and demand for health care and health care facilities. - The community would benefit from healthier food choices and greater selection in grocery stores.
Opportunities	Threats
The County's recreational facilities and uses could be expanded in terms of type of facilities and the populations served by them.	- Pandemics and the related need for health-related services tax County resources. - As the population continues to age, the need for specialized healthcare is growing. - There is a perception of public incivility and rising crime.

Public health and safety are considerations in supporting quality of life and promoting and supporting Worcester County as a sustainable and livable community.

The aging of the County population and phenomena such as the recent Covid-19 pandemic highlighted the need for health care facilities and access to health care, as well as the threat of future pandemics to public health. The Comprehensive Plan will provide one platform for the County to examine these issues.

The outreach process highlighted that residents rely on the current healthcare and recreational facilities provided but are concerned about meeting the needs of the aging population and current sizes of these facilities. There are also differing perceptions about crime levels, and the threat of crime throughout the County.

Key Findings and Recommendations:

- Coordinate with public, private, and nonprofit partners to provide more services to Worcester's community.
- Continue to work with the State and local agencies to plan for future needs, including emergency services, community facilities, recreational facilities, and healthcare options.

Pop-Up Events

Public participation is an important part of the comprehensive planning process, as it helps to ensure that the plan accurately reflects the vision of the community. To develop an effective plan that reflects the views, desires, and needs of Worcester County, the County's decisionmakers need to hear ideas, thoughts, and opinions of their citizens and stakeholders.

One part of the County's outreach strategy was to attend three public outreach events, which were planned with facilitated project booth spaces to educate County residents on the comprehensive plan, promote the community survey, and collect additional feedback from attendees. These three events are shown in bold italics. In addition to the pop-up event locations, County staff publicized the community survey at numerous additional events and through other outreach resources.

- Sturgis Museum Juneteenth Event (June 17)
- ***Snow Hill First Friday & Fireworks (July 7)***
- ***Pocomoke City Christmas in July (July 28)***
- Ocean City National Night Out (August 1)
- Ocean Pines National Night Out (August 1)
- Snow Hill National Night Out (August 1)
- Berlin National Night Out (August 1)
- Pocomoke City National Night Out (August 1)
- ***Berlin Peach Festival (August 5)***
- Snow Hill Blessing of the Combines (August 5)
- Berlin Evening of Jazz & Blues (August 26)



Let's Talk!
COMPREHENSIVE PLAN UPDATE

Are you interested in the future of the County?
We'd love to chat!

HELP PLAN YOUR COUNTY'S FUTURE!

- multi-modal planning
- historic preservation
- educational needs
- housing/development

JOIN US!

POCOMOKE CITY 4TH FRIDAY: 5PM-8PM
FRIDAY, JULY 28TH

BERLIN PEACH FESTIVAL: 10AM-3PM
SATURDAY, AUGUST 5TH

SNOW HILL BLESSING OF THE COMBINES: 10AM-3PM
SATURDAY, AUGUST 5TH



Let's Talk!

COMPREHENSIVE PLAN UPDATE

WHAT IS THE COMPREHENSIVE PLAN?

The Comprehensive Plan provides a framework for jurisdictions to protect and enhance their community character and natural and cultural heritage, preserve environmental resources, and foster economic development by planning for their long-term land use, transportation, housing, water resources, and other public infrastructure needs and identify the actions the County will need to take to meet these needs and achieve the planning goals that relate to them.

WHY CREATE A COMPREHENSIVE PLAN?

The State of Maryland requires that comprehensive plans be reviewed every ten years to evaluate the demographic, economic, growth, infrastructure, environmental and regulatory changes that have happened since the last comprehensive plan update. Worcester County is scheduled to conduct the ten-year review between 2021 and 2024.

WHY IS OUTREACH BEING DONE NOW?

Public participation is an important part of the comprehensive planning process, as it helps to ensure that the plan accurately reflects the vision of the community. To develop an effective plan that reflects the views, desires, and needs of Worcester County, the County's decision makers need to hear ideas, thoughts and opinions of their citizens and stakeholders. Our Community Engagement Plan lets us communicate with and gain valuable insight from a broad cross-section of County residents and other stakeholders to shape a collective vision for the upcoming Comprehensive Plan update.

USE THIS QR CODE TO COMPLETE OUR COMMUNITY SURVEY!



Boards used at all pop-up events.



Let's Talk!

GOALS & OBJECTIVES

Use your dots to let us know if you agree or disagree with the existing Comprehensive Plan Goal Statement and Objectives below? Is something missing? Do you have other comments? Let us know on the comment cards!

EXISTING GOAL STATEMENT

This plan's goal is to maintain and improve the county's rural and coastal character, protect its natural resources and ecological functions, accommodate a planned amount of growth served by adequate public facilities, improve development's compatibility and aesthetics, continue the county's prosperous economy, and provide for residents' safety and health.

EXISTING OBJECTIVES

1. Maintain and enhance the county's livability
2. Provide adequate public health, safety, social, recreation, and waste disposal services
3. Protect drinking water supplies
4. Preserve and protect natural resources and their ecological functions
5. Facilitate the county's economic activity
6. Provide for adequate housing opportunities for all income and age groups
7. Maintain and enhance the county's cultural and historic assets
8. Continue the viability of the agriculture and forestry industries
9. Accommodate planned future growth through designated "growth centers" with development standards designed to minimize environmental and habitat disruption
10. Undertake land preservation and other methods to preserve existing and establish new open space and "greenways" to ensure habitat diversity and corridors throughout the county
11. Provide for adequate public services to facilitate the desired amount and pattern of growth
12. Encourage development of traditional communities that reduce reliance on vehicles and are compatible with Eastern Shore vernacular architectural style

Snow Hill First Friday & Independence Day Celebration

Snow Hill held their First Friday/Independence Day Celebration on July 7, 2023. A County booth was set up to advertise the Comprehensive Plan update and to promote the public survey. Two information boards were displayed to the public to explain what a Comprehensive Plan is, show the survey QR code, and to list the goals and objectives of the plan. Flyers for the Plan survey were handed out to the public, a roll map of the County was provided for public comment, and index cards were laid out for the public to write what they like or don't like about the County/area they live in. Coloring pages were also provided for children who wished to participate. The public survey aims to assess respondents' perceptions of the County, desires for future development, and to identify community needs. Overall comments centered around maintaining connectivity within the County while also supporting sustainable development, as shown in the bullets below.

- More Community Emergency Response Training
- More parks
- Keep development up North – stop at Berlin
- Public transportation between towns/jobs
- Less building
- Permit tiny houses/communities
- Trails/bike connections
- Downtown Revitalization – Snow Hill & Pocomoke
- Mom & Pop shops with variety
- Affordable Housing
- Buffer Sussex, DE development
- Snow Hill – “America’s next coolest small town!”
- Snow Hill – Nice grocery stores; Wholefoods, Food Lion, or BJ’s
- Pocomoke – Starbucks
- Stockton – Wendy’s/ Fast food options



Pocomoke City Christmas in July

Pocomoke City held their Christmas in July event on July 28, 2023. A County booth was set up to advertise the Comprehensive Plan update and to promote the public survey. Two information boards were displayed to the public to explain what a Comprehensive Plan is, show the survey QR code, and to list the goals and objectives of the plan. Flyers for the Plan survey were handed out to the public, a roll map of the County was provided for public comment, and index cards were laid out for the public to write what they like or don't like about the County/area they live in. Coloring pages were also provided for children who wished to participate. Teams from both Wallace Montgomery as well as Worcester County were present to help with the event and collect feedback. No public comments were recieved at this event.

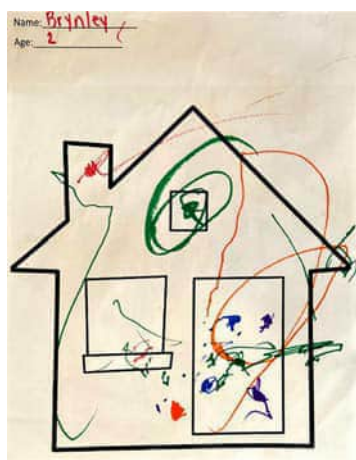
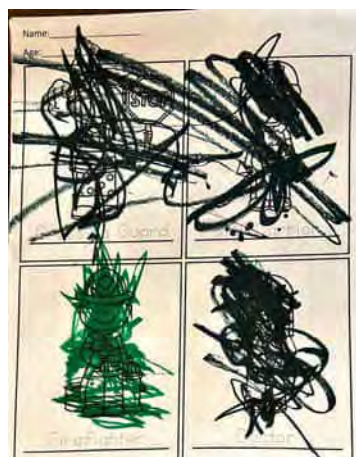
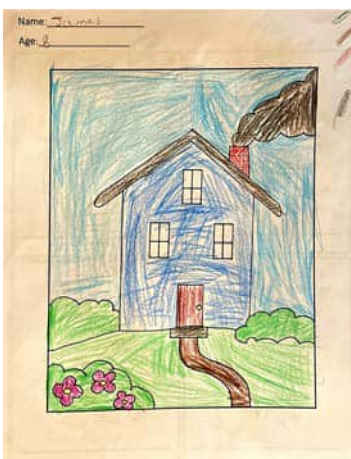
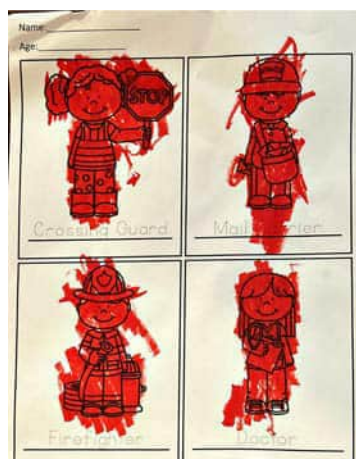
Berlin Peach Festival

Berlin held their annual Peach Festival on Saturday August 5, 2023. Worcester County set up a booth at this event to advertise the Comprehensive Plan update and to promote the public survey. Two information boards were displayed to the public to explain what a Comprehensive Plan is, show the survey QR code, and list the goals and objectives of the plan. Flyers for the Plan survey were handed out to the public, a roll map of the County was provided for public comment, and index cards were laid out for the public to write what they like or don't like about the County/area they live in. Coloring pages and markers were also provided for children who wanted to participate. Comments focused on ideas to make the County more sustainable, connected, and less developed.



- Need more info online about County events (& municipal)
- No more development in/near Ocean City
- Too much run-off
- Parks & Recs programs are amazing and at a reasonable price
- Libertytown Road & other back roads from Berlin to Salisbury – signage for box turtle crossing (check with SHA)
- Grants for senior citizens for housing, flooding, and repairs
- More recycling
- Stop the wind farms off Ocean City
- Ocean City needs more natural environment
- Major flooding in Ocean Pines
- Skate Park
- Traffic light at Assateague Road & Stephen Decatur (or roundabout)
- Keep development centered on Towns
- Need more bike lanes
- Sound barriers along Rt 90 to buffer OP when 90 is expanded
- More natural vegetation for SWM resiliency
- Better road controls on 589/roundabout @ North Gate OP
- Make skateboarding legal in Berlin
- Need more public transportation so not everyone needs to drive
- Upgrade water supply – barely making EPA standards (OP, Berlin, “all over”)
- More food trucks
- Taxes are way too high
- Less development – protect Worcester County
- Need reliable internet
- America’s Coolest Small Town! – Berlin
- Commercial land use designation
- Another Park facility
- Sinepuxent Road & Rt 611 traffic controls
- Keep south end low development/open farmland

Completed Coloring Pages from the Berlin Peach Festival





Community Survey

In coordination with County Staff and the Planning Commission, consultants conducted a community survey for County residents, property owners, and students. Responses to the survey are used to assess respondents' perceptions of the County; desires for future redevelopment; identification of community needs; and other key topic areas.

The survey collected demographic and psychographic information about respondents. The survey's primary function was to collect data related to:

- Housing, employment, and livability
- Transportation and mobility
- Public safety and infrastructure
- Recreation and well-being
- Desired land uses
- Environmental-related concerns and behaviors
- Open space and agricultural preservation
- Other key topics

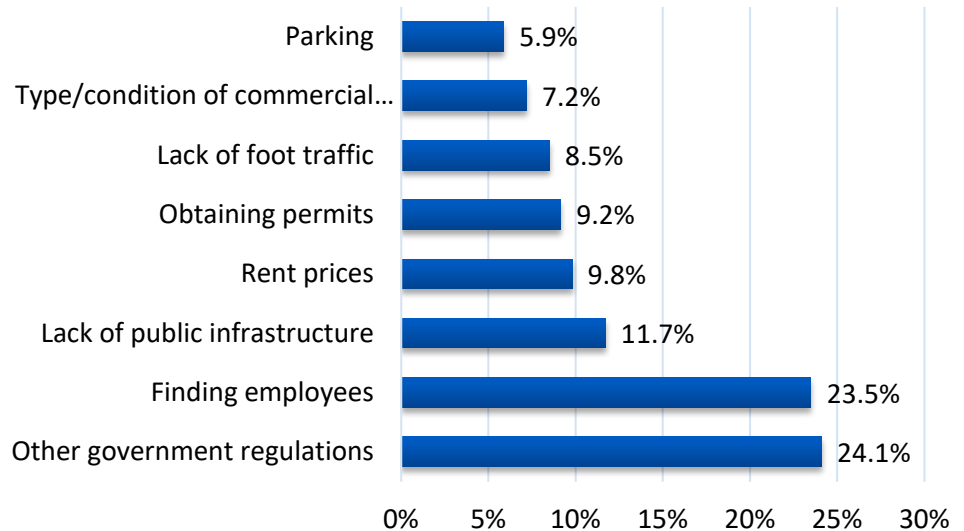
The survey was open to the public from June to August 2023. A total of 1,412 people attempted to take the Worcester County Comprehensive Plan Update Community Survey; however, only 1,333 indicated that they were either a Worcester County resident, property owner, or student. Of those, 1,117 responded sufficiently to the qualifying questions and, therefore, were able to take part in the full survey. Below is a brief overview of the survey, with a focus on a selection of the larger topics presented. A full copy of the public survey and the responses is available at the Department of Development Review and Permitting.

Overall, the survey revealed that the common concerns throughout the County appear to be the same – affordability of housing, availability of senior housing, funding of the public school programs, broadband access, and availability of high paying jobs.

Question 16

WHAT IS YOUR BIGGEST OBSTACLE OPERATING IN THE COUNTY? (BUSINESS)

There were 153 responses to this question. The most responses indicated other government regulations (37), followed by finding employees (36), lack of public infrastructure (18), rent prices (15), obtaining permits (14), lack of foot traffic (13), type/condition of commercial spaces (11), and parking (9).

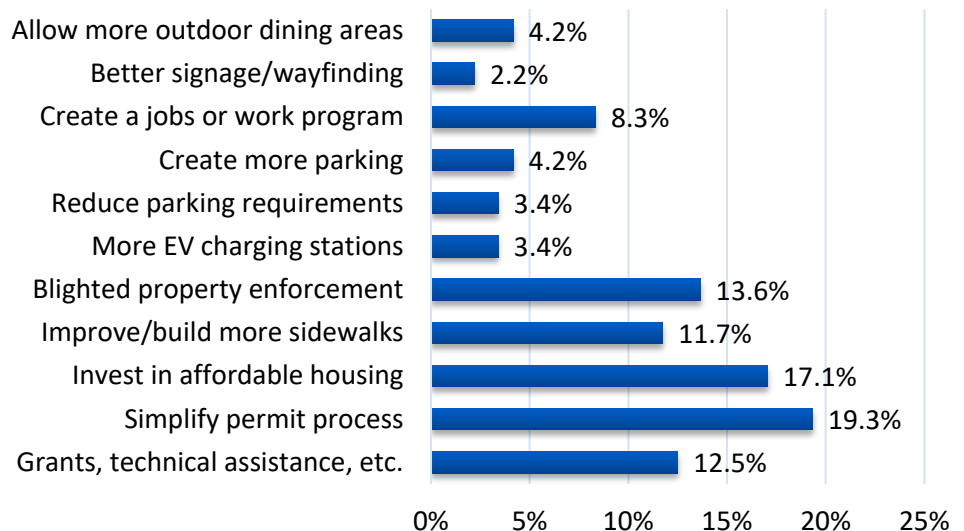


Question 17

WHICH OF THE FOLLOWING COUNTY ACTIONS WOULD BE THE BIGGEST BENEFIT TO YOUR BUSINESS?

175 people responded to this question. Responses, in order, were to simplify the permit process (50), invest in affordable housing (44), provide enforcement against blighted properties (36), provide grants and technical assistance (33), improve/build more sidewalks (31), create a jobs or work program (21), create more parking (11), allow more outdoor dining areas (11), provide more electric vehicle (EV) charging stations (9), reduce parking requirements (9), and provide better signage/wayfinding (6). Several people also added write-in responses:

- Access to supplies
- Affordable utilities
- Better jobs
- Bike network
- Broadband
- Business park
- Cell service
- Commercial space availability
- Community planning
- Contact follow-up
- Ease regulations
- Education
- Listen to community input
- Lower taxes/fees
- Marine activity areas
- More housing
- Seasonal employees
- Seasonal housing
- Sewer service
- Soil District services
- Specialized employees
- Streamline Health Department inspections
- Support for agriculture
- Support for land development
- Vacation rental regulations



Question 24

ARE YOU ABLE TO AFFORD TO LIVE IN WORCESTER COUNTY?

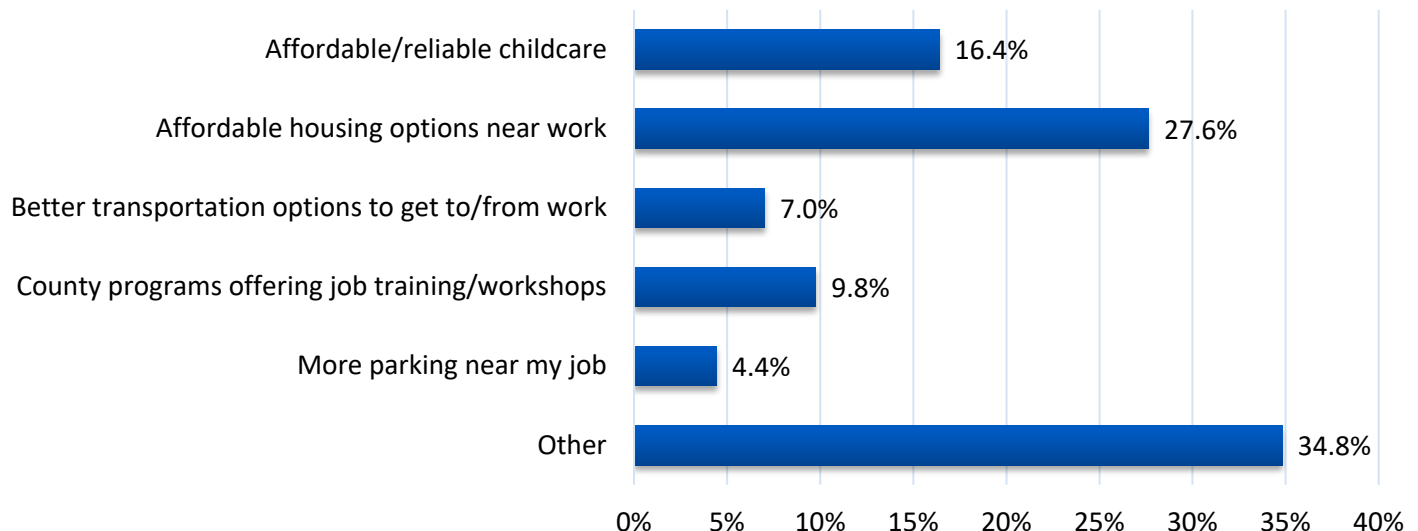
There were 582 responses to this question. The majority (75.6%) are able to afford to live in the County (440), while 21.7% are not (126), and 2.8% indicated the question was not applicable to their situation (16).

Question 28

WHAT IS THE MOST IMPACTFUL THING THAT WOULD MAKE WORKING IN WORCESTER COUNTY EASIER?

543 people responded to this question. Responses were affordable and reliable childcare (89), affordable housing options near my place of employment (150), better transportation to and from work (38), County programs offering training and workshops (53), more parking (24), and other (189). Several people also added write-in responses:

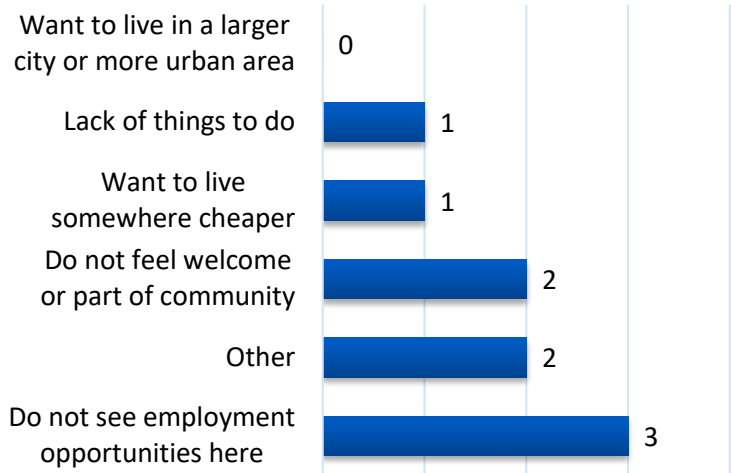
- Adequate/competitive salary/benefits
- Affordable housing
- Better/more employment opportunities
- Better signage
- Better/safer transportation options
- Bike paths/sidewalks
- Broadband internet/WiFi
- Business-friendly climate
- Cheaper gas
- Commissioners/BOE on same page
- Decrease in population
- Eased zoning regulations
- Fewer social programs
- Funding for public education
- Funding for public safety agencies
- Governance change
- Growth control
- Improved water quality
- Increase in population
- Less traffic
- Lower taxes
- Maintaining/bettering schools
- More activities
- More businesses
- More green space
- More healthcare providers
- More remote work
- More restaurants
- New bridge
- Public transportation
- Reliable childcare
- Roadway improvements
- Speed enforcement/lower speed limits
- Student summer programs



Question 33

WHAT REASONS DO YOU HAVE FOR LEAVING WORCESTER COUNTY?

Five students answered this question and were able to choose all options that applied. Three students indicated they were leaving because they do not see employment opportunities in the County, two do not feel welcome or part of the community, two had another reason, one wants to live somewhere cheaper, and one indicated there was a lack of things to do in the County.



Question 46

WHAT ONE BUSINESS WOULD YOU NOT WANT TO SEE COME TO WORCESTER COUNTY? (BUSINESS NAME/TYPE)

591 people responded to this question with the following write-in responses:

- Sports complex
- Fast food establishments
- Recreational shops
- Hotels
- Starbucks
- Casino
- Car wash
- Storage spaces
- Big chain stores
- Shopping malls

Question 52

WHAT ONE THING WOULD YOU LIKE TO SEE CHANGED TO IMPROVE QUALITY OF LIFE IN WORCESTER COUNTY?

635 people responded to this question with the following write-in responses:

- Improve biking options, walkability, and transportation
- Improve traffic
- Decrease development
- Protect the natural resources
- Improve broadband
- Make housing affordable
- Support green infrastructure
- Increase communication/outreach
- Improve the roadways
- Support and improve EMS
- Reduce crime
- Implement smart growth and zoning
- Decrease taxes
- More parks and open space

Question 53

WHAT ARE WORCESTER COUNTY'S GREATEST STRENGTHS AND ASSETS?

637 people responded to this question with these common write-in responses:

- Proximity to the coast & beaches
- Educational system
- Small town feel
- Slower pace of life
- Rural elements
- Tourism
- Safety
- Community

Question 54

WHAT ARE THE MOST CRITICAL ISSUES FACING WORCESTER COUNTY?

638 people responded to this question with these common write-in responses:

Today:

- Overgrowth and crowding
- Cost of living
- Traffic
- Educational funding
- Aging population
- Housing affordability
- Negative effects on natural features
- Increasing crime
- Water and wastewater availability and treatment

Future:

- Overgrowth and crowding
- Cost of living
- Traffic
- Preserving the natural resources
- Educational funding
- Aging population
- Broadband access
- Housing affordability
- Pollution to the water resources
- Infrastructure
- Security & services
- Climate change
- County and roadway capacity
- Residents moving away

Question 64

WHAT IS THE BEST STRATEGY TO MAKE LIVING IN WORCESTER COUNTY EASIER FOR SENIOR CITIZENS?

652 people responded to this question, the answers are listed below from best to worst.

Offer transportation options for those who can't drive - 40.0%

Allow a greater variety of housing types - 37.2%

Provide resources for home modifications (ramps, railings, etc.) - 18.4%

Organize social events for seniors - 4.2%

Question 65

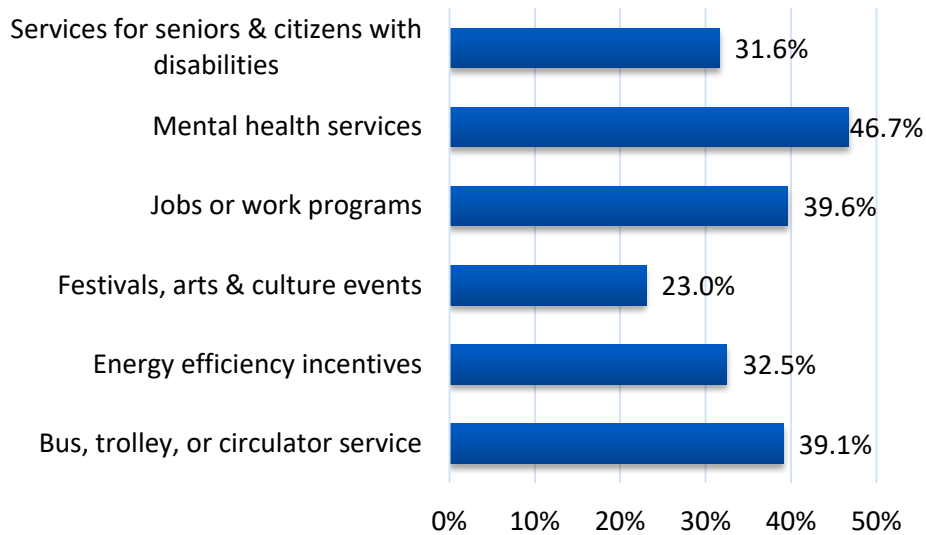
WHAT PUBLIC SERVICES DOES WORCESTER COUNTY NEED MORE OF IN THE FUTURE?

691 people responded to this question. The top three answers were:

Mental health services - 46.7%

Jobs or work programs - 39.6%

Bus, trolley, or circulator service - 39.0%



Conclusion and Next Steps

Under the State of Maryland's enabling legislation, comprehensive plans focus on land use and development, first and foremost, but address many related community development issues such as housing, economic development, environmental and historic resources, transportation, and growth-related infrastructure that affect land use and are affected by changes in the community. Thinking about these issues and topic areas wholistically helps a community understand and identify the linkages among these issues, and plan effectively to meet local needs, especially as these needs evolve and grow.

The Public Engagement Process has enabled the Worcester County Department of Development Review and Permitting, and the Planning Commission, to begin to identify the issues facing the County, collect public input about these issues and the concerns that County residents have, and help to frame the direction and focus of the County's next Comprehensive Plan.

The effectiveness of this outreach, as quantified and demonstrated by the more than 1,500 residents who participated in the process, shows that the public is engaged in local issues and recognize the importance of the next Plan. The interest generated by this process should be leveraged by the County and its planning consultant to continue and enhance the public participation needed while the Plan is developed.

Many of the issues, topics and challenges identified in the Public Engagement process can and should be addressed in the Comprehensive Plan and be discussed and prioritized by the Planning Commission and County decisionmakers as they launch the process.

The need for affordable housing and preserving community character are two important issues and considerations that will likely be at the forefront of these discussions. Affordable and workforce housing is a statewide and national issue affecting almost every community in Maryland and beyond. This is evidenced by recent legislative changes adopted by the Maryland Legislature that include new requirements for the Housing Element of the plan on affordable and workforce housing and fair housing.

The residents of Worcester County care deeply about their community and want it to thrive. They appreciate the rural character of the County and the many attractions, destinations, and services available in its communities. Many are concerned about how the County is changing and want County government to be proactive about protecting and enhancing the many assets and characteristics of the County that have supported generations of local residents and bring new residents and visitors every year.

Using the information gathered in this report, the County can work to identify the issues and concerns voiced by their citizens and stakeholders and move forward with a plan to create a prosperous and equitable future.

Several of the issues highlighted in the outreach can be addressed directly in the Comprehensive Plan, while others may require a more indirect approach. For example, the Plan will be able to directly address housing issues using established mechanisms such as the Zoning Ordinance and code enforcement; however, issues such as education and crime are less impacted by land use and development policy and infrastructure projects.

For these issues, the Comprehensive Plan can play an indirect role by identifying and addressing environmental contributors to the issue and raising awareness of community priorities that need to be dealt with outside of the County's comprehensive planning process.

Below are summarized many of the key findings of this outreach. These can serve as the beginning of the discussion as the Planning Commission and County staff develop the next Comprehensive Plan. These elements are taken from the SWOT analysis but regrouped to consider the linkages and connections among topic areas.

Key Findings and Considerations for the Comprehensive Plan:

- Examine the County's future growth, including location, amount and growth rate, and how future growth can and will need to be supported through public infrastructure.
- Examine drivers of change that may be affecting the County as a whole.
- Identify, evaluate, and analyze current and future housing needs and trends.
- Consider how to address housing issues through land use and zoning changes.
- Draft the Housing Element of the Plan in keeping with the recent legislative requirements adopted by the state regarding affordable and workforce housing and fair housing.
- Continue to identify opportunities to provide equity in housing and affordable housing opportunities throughout the County.
- Explore policies and actions that encourage redevelopment of existing residential and commercial properties.
- Identify the impacts and potential impacts of teleworking on the County's retail businesses and retail uses.
- Look at opportunities to preserve and enhance the small-town character of the County through an increase in community and cultural activities.
- Continue to promote and protect the County's vibrant agricultural sector and leverage local advantages.
- Examine policies and action items in the plan to continue to conserve and protect the County's natural environment, open space, and waterfronts.
- Explore the viability and continue to integrate green infrastructure approaches to environmental protection.
- Pursue non-retail businesses that will support the workforce throughout the County during the business day.
- Partner with Worcester County Public Schools for essential services and schools with sufficient services demanded by the County's communities.
- Plan for the impacts of the Worcester County Sports Complex.
- Integrate walkability and multi-modal transportation into land use planning and development.
- Work with the State of Maryland to plan for future needs as the County grows, including emergency services, schools, and community facilities.
- Examine potential partnerships and collaborations with the State to provide incentives to specialty and unique businesses to locate in Worcester County.
- Conserve and maintain scenic roadway views to maintain the rural character of the County.
- Improve connectivity to recreational facilities and other points of interest by adding missing sidewalk or bicycle connections.

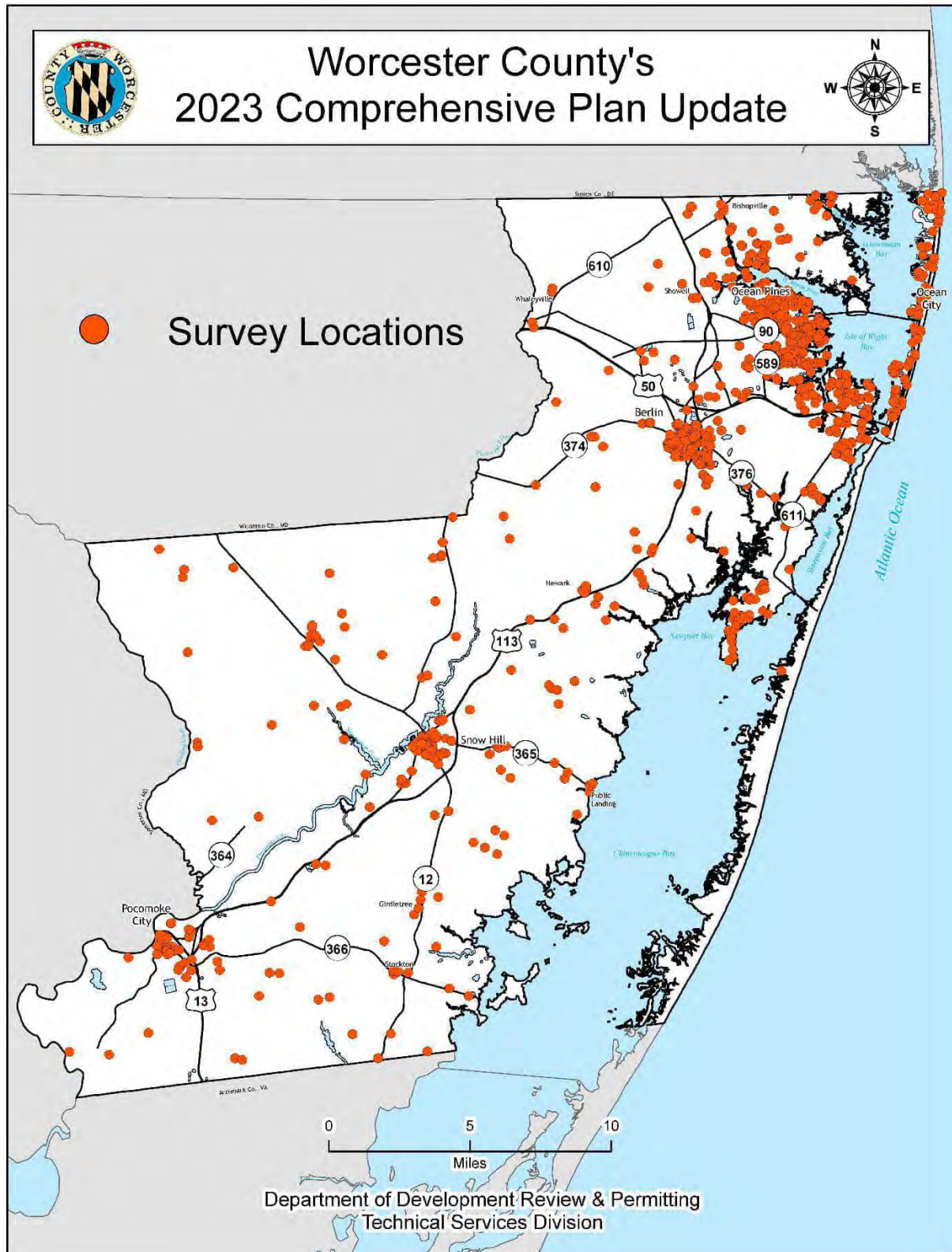
APPENDIX A

SURVEY RESULTS

SURVEY MAP

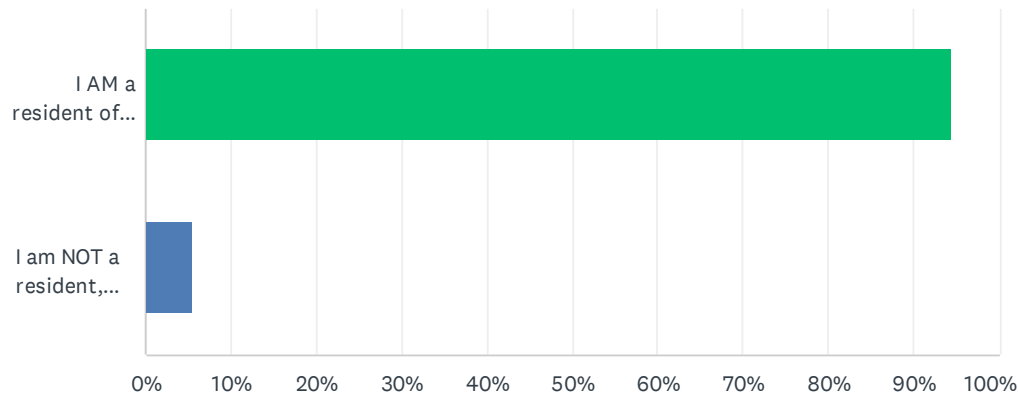
Appendix A – Worcester County Survey Map

The figure below shows the survey locations of all the County residents that were able to participate in the questionnaire.



Q1 Please choose one of the following:

Answered: 1,412 Skipped: 0



ANSWER CHOICES	RESPONSES	
I AM a resident of Worcester County, I own property in Worcester County, or I am a student in Worcester County.	94.41%	1,333
I am NOT a resident, property owner, or student in Worcester County.	5.59%	79
TOTAL	1,412	

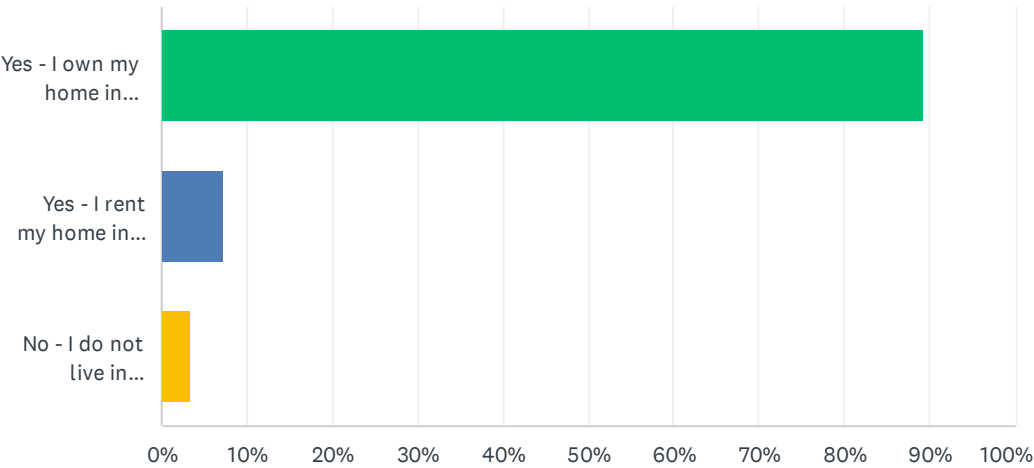
Q2 In Question 1, you indicated you were a County resident, property owner, or student. Please provide the related address for confirmation. This will remain confidential and will be used solely for confirmation purposes.

Answered: 1,125 Skipped: 287

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	100.00%	1,125
Address 2	0.00%	0
City/Town	100.00%	1,125
State/Province	0.00%	0
ZIP/Postal Code	100.00%	1,125
Country	0.00%	0
Email Address	0.00%	0
Phone Number	0.00%	0

Q3 Do you live in Worcester County (primary home)?

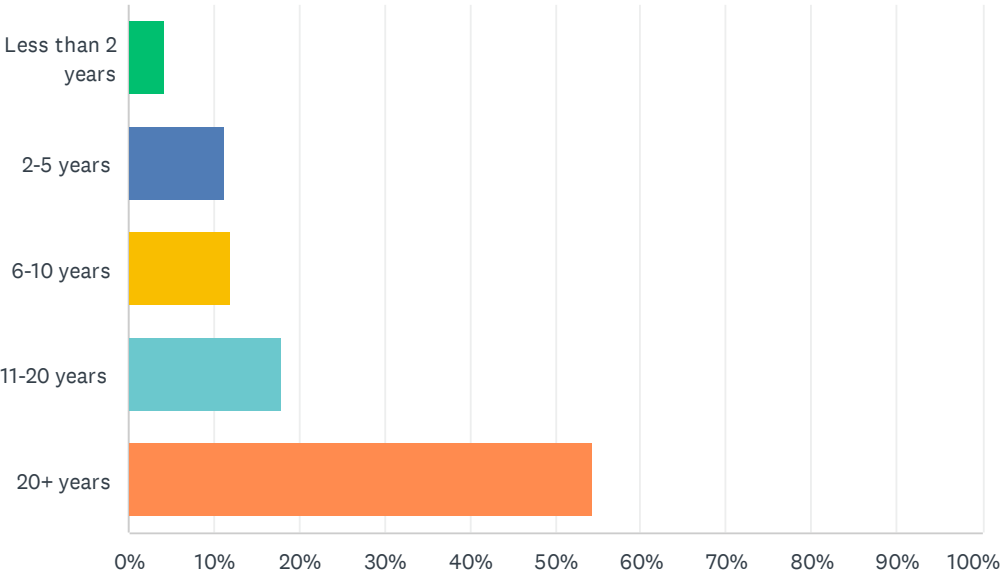
Answered: 1,119 Skipped: 293



ANSWER CHOICES	RESPONSES	
Yes - I own my home in Worcester County	89.28%	999
Yes - I rent my home in Worcester County	7.33%	82
No - I do not live in Worcester County (please specify)	3.40%	38
TOTAL		1,119

Q4 I've lived in Worcester County for...

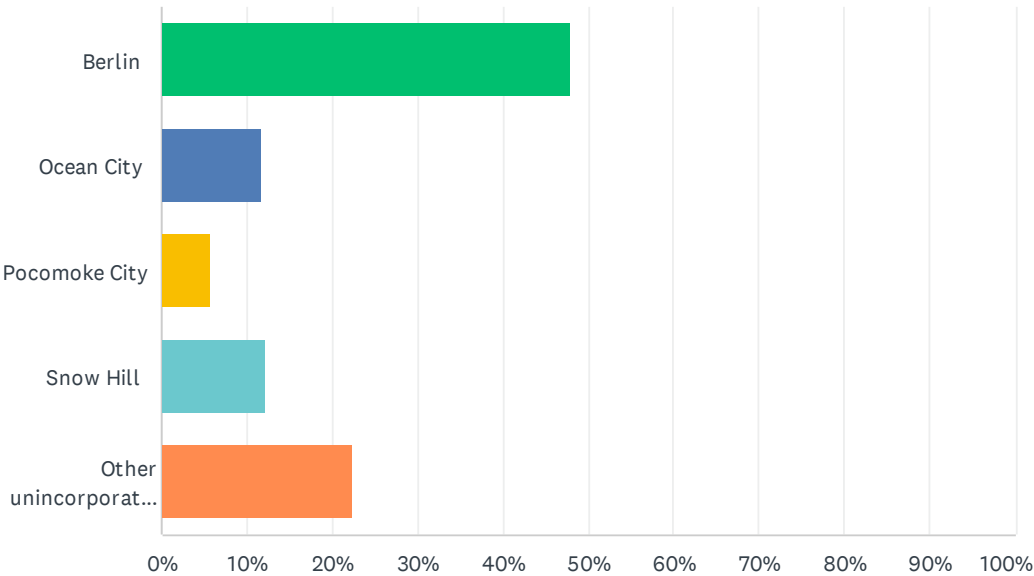
Answered: 1,057 Skipped: 355



ANSWER CHOICES		RESPONSES	
Less than 2 years		4.35%	46
2-5 years		11.35%	120
6-10 years		12.02%	127
11-20 years		17.98%	190
20+ years		54.30%	574
TOTAL			1,057

Q5 Where do you live?

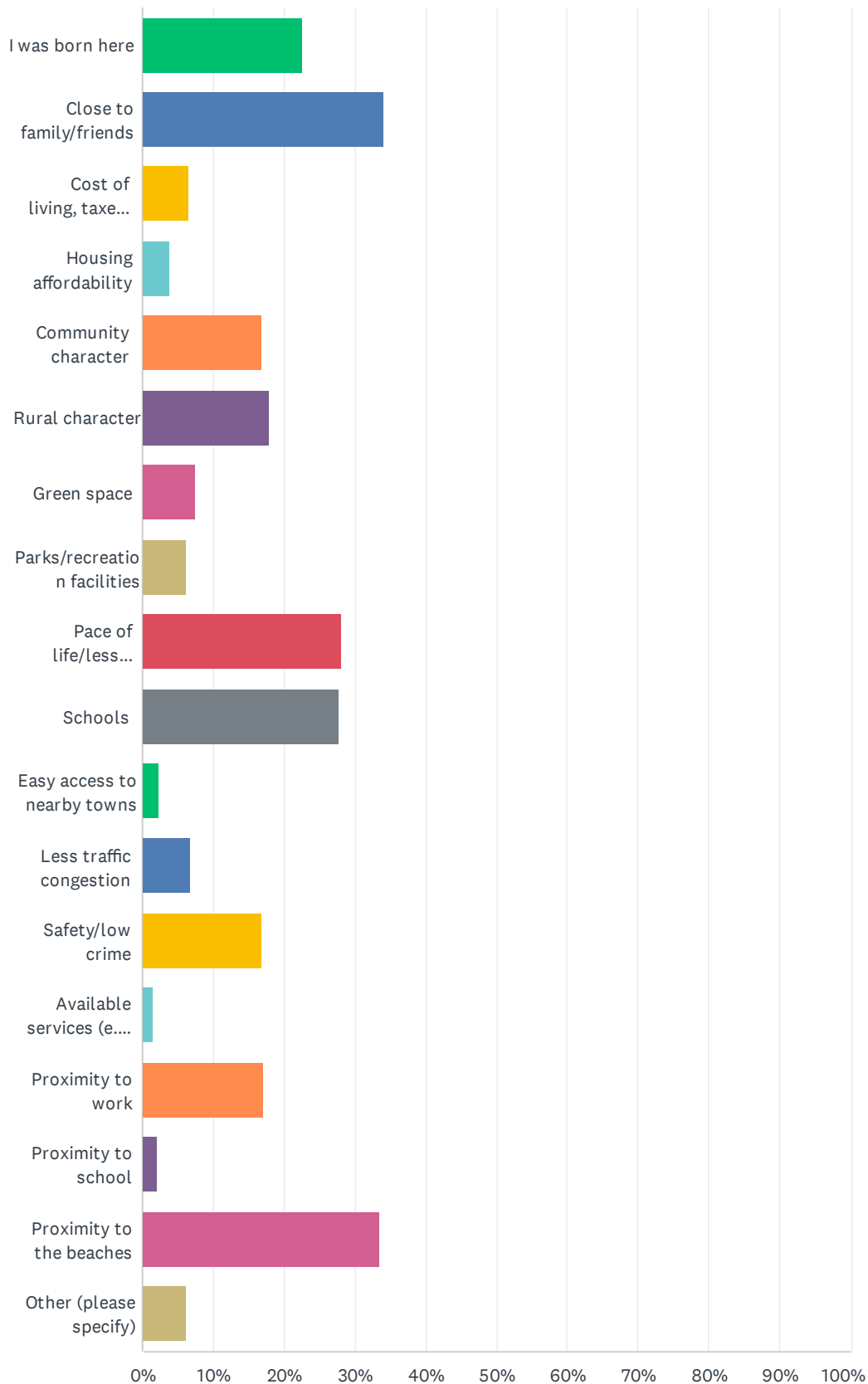
Answered: 1,060 Skipped: 352



ANSWER CHOICES	RESPONSES	
Berlin	48.02%	509
Ocean City	11.79%	125
Pocomoke City	5.66%	60
Snow Hill	12.17%	129
Other unincorporated community within Worcester County:	22.36%	237
TOTAL		1,060

Q6 I live in Worcester County because: (top 3)

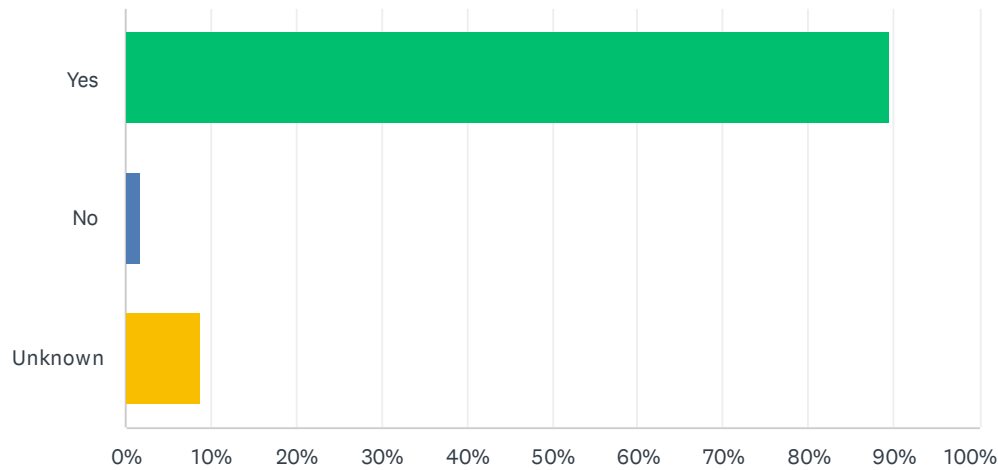
Answered: 1,061 Skipped: 351



ANSWER CHOICES	RESPONSES	
I was born here	22.53%	239
Close to family/friends	34.02%	361
Cost of living, taxes, utilities, etc.	6.60%	70
Housing affordability	3.86%	41
Community character	16.78%	178
Rural character	17.81%	189
Green space	7.54%	80
Parks/recreation facilities	6.13%	65
Pace of life/less hectic	28.18%	299
Schools	27.71%	294
Easy access to nearby towns	2.36%	25
Less traffic congestion	6.79%	72
Safety/low crime	16.87%	179
Available services (e.g., medical)	1.51%	16
Proximity to work	17.06%	181
Proximity to school	2.17%	23
Proximity to the beaches	33.46%	355
Other (please specify)	6.13%	65
Total Respondents: 1,061		

Q7 Do you plan on staying in Worcester County for the foreseeable future?

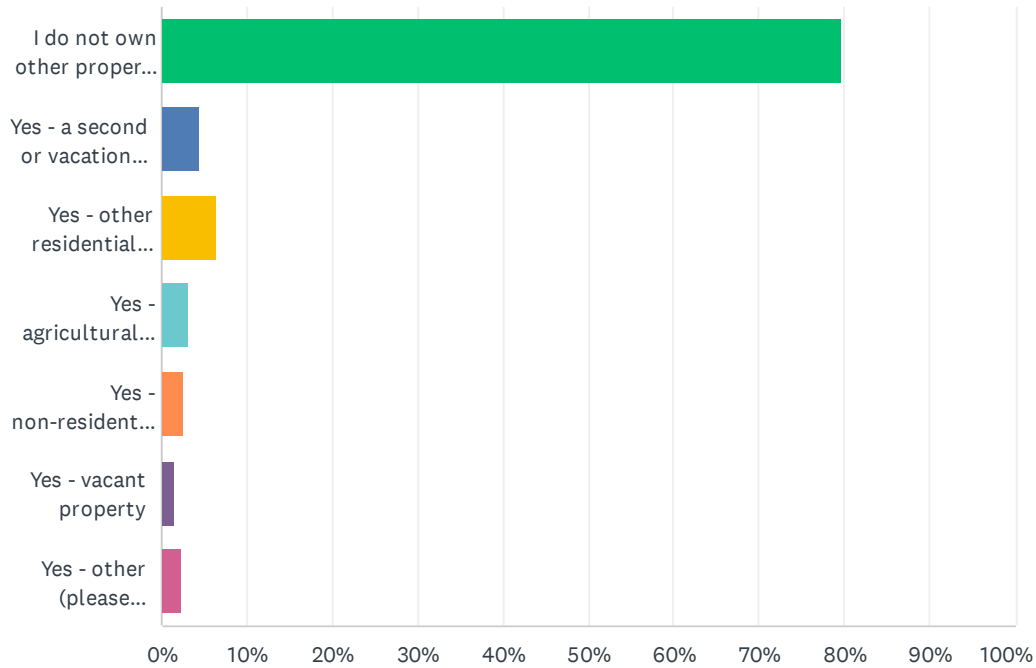
Answered: 1,058 Skipped: 354



ANSWER CHOICES		RESPONSES	
Yes		89.51%	947
No		1.80%	19
Unknown		8.70%	92
TOTAL			1,058

Q8 Do you own other property in Worcester County?

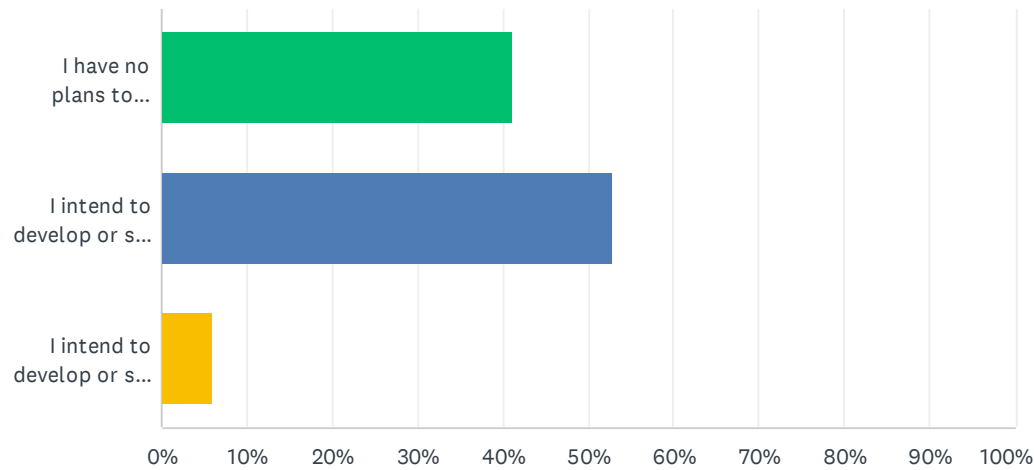
Answered: 1,091 Skipped: 321



ANSWER CHOICES	RESPONSES	
I do not own other property in Worcester County	79.65%	869
Yes - a second or vacation home	4.49%	49
Yes - other residential property	6.32%	69
Yes - agricultural property	3.21%	35
Yes - non-residential property	2.47%	27
Yes - vacant property	1.47%	16
Yes - other (please specify)	2.38%	26
TOTAL		1,091

Q9 What are your plans for the vacant property?

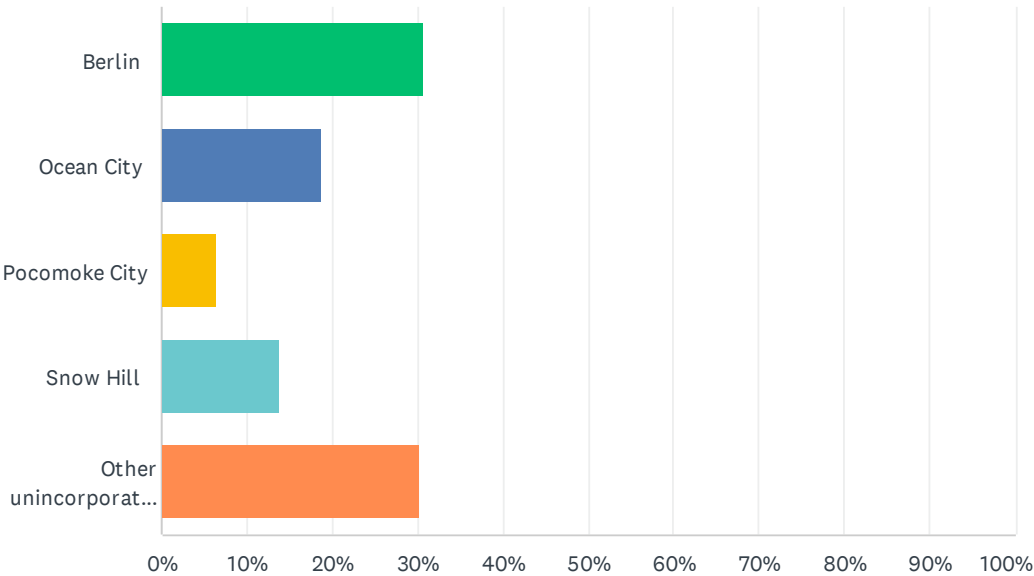
Answered: 17 Skipped: 1,395



ANSWER CHOICES	RESPONSES	
I have no plans to develop or sell at this time	41.18%	7
I intend to develop or sell within the next 5 years	52.94%	9
I intend to develop or sell in more than 5 years	5.88%	1
TOTAL		17

Q10 My other property is located in:

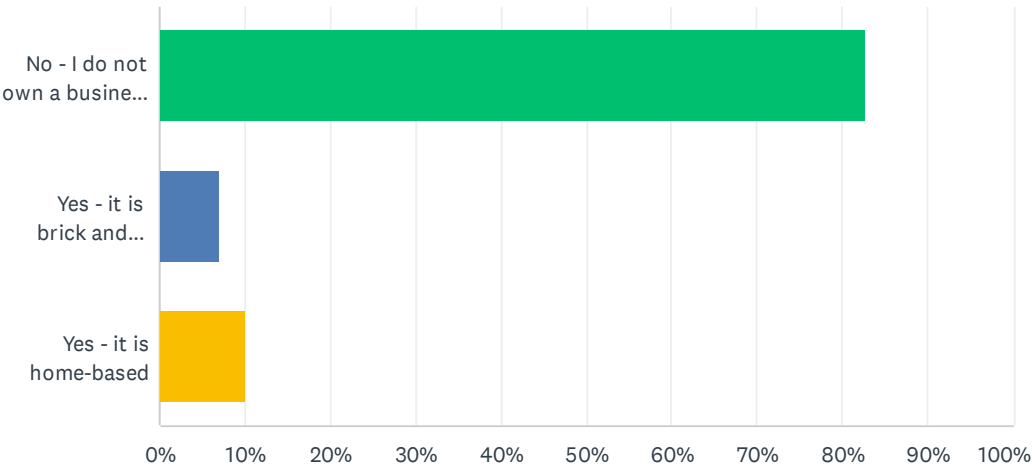
Answered: 218 Skipped: 1,194



ANSWER CHOICES	RESPONSES	
Berlin	30.73%	67
Ocean City	18.81%	41
Pocomoke City	6.42%	14
Snow Hill	13.76%	30
Other unincorporated community within Worcester County:	30.28%	66
TOTAL		218

Q11 Do you own a business in Worcester County?

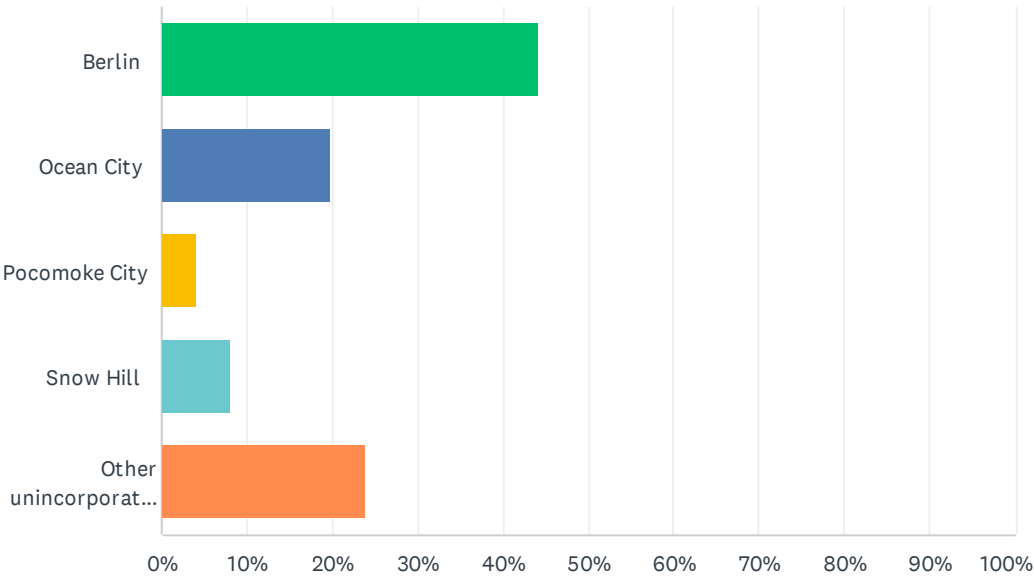
Answered: 1,088 Skipped: 324



ANSWER CHOICES		RESPONSES	
No - I do not own a business in Worcester County		82.81%	901
Yes - it is brick and mortar		7.08%	77
Yes - it is home-based		10.11%	110
TOTAL			1,088

Q12 My business is located in:

Answered: 172 Skipped: 1,240



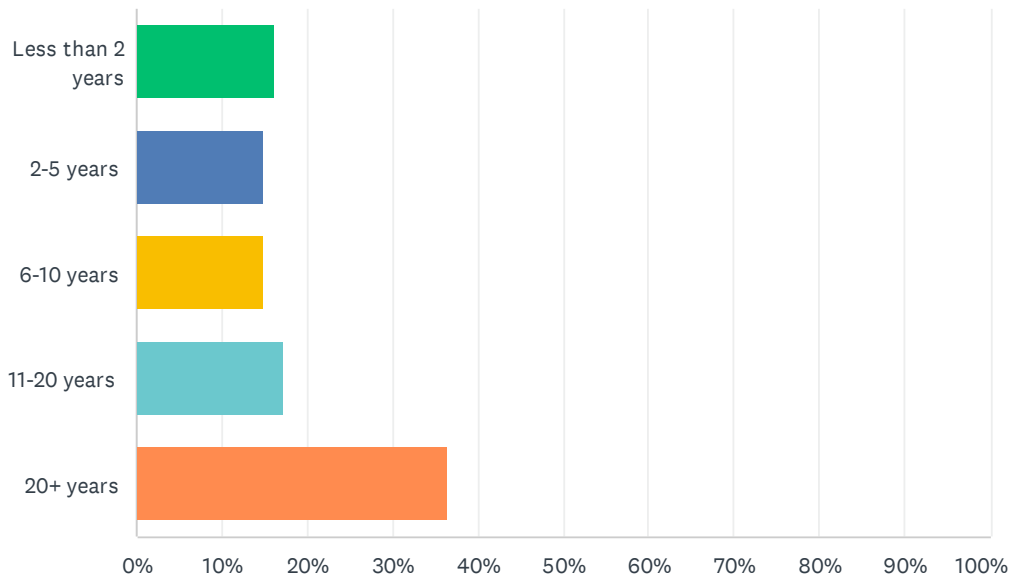
ANSWER CHOICES	RESPONSES	
Berlin	44.19%	76
Ocean City	19.77%	34
Pocomoke City	4.07%	7
Snow Hill	8.14%	14
Other unincorporated community within Worcester County:	23.84%	41
TOTAL		172

Q13 What type of business do you own?

Answered: 173 Skipped: 1,239

Q14 I've owned my business in Worcester County for...

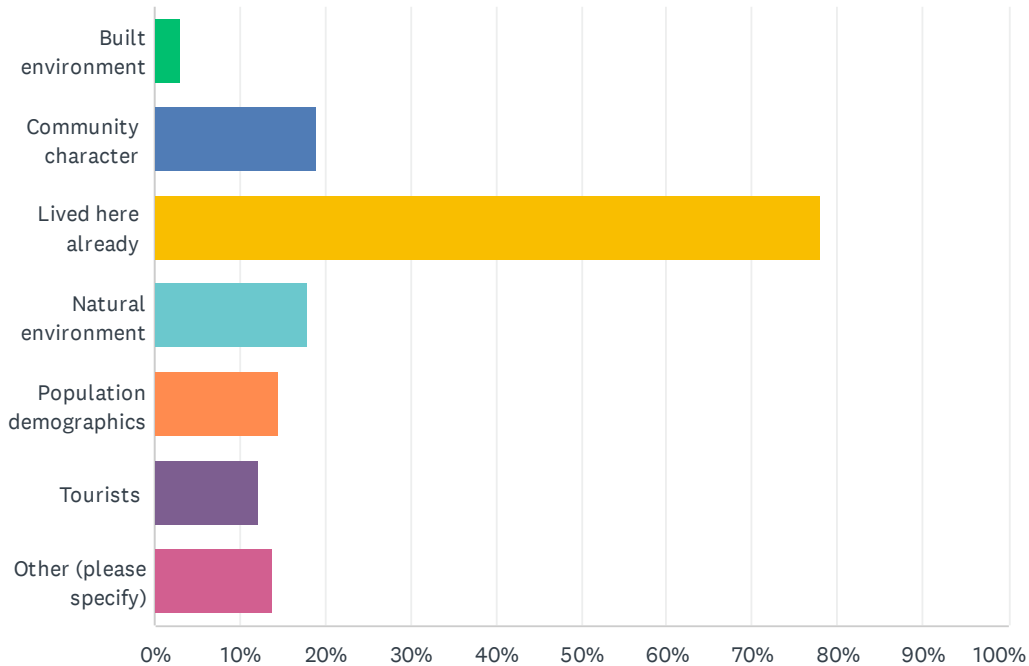
Answered: 173 Skipped: 1,239



ANSWER CHOICES	RESPONSES	
Less than 2 years	16.18%	28
2-5 years	15.03%	26
6-10 years	15.03%	26
11-20 years	17.34%	30
20+ years	36.42%	63
TOTAL		173

Q15 What attracted you to open your business in Worcester County? (choose all that apply)

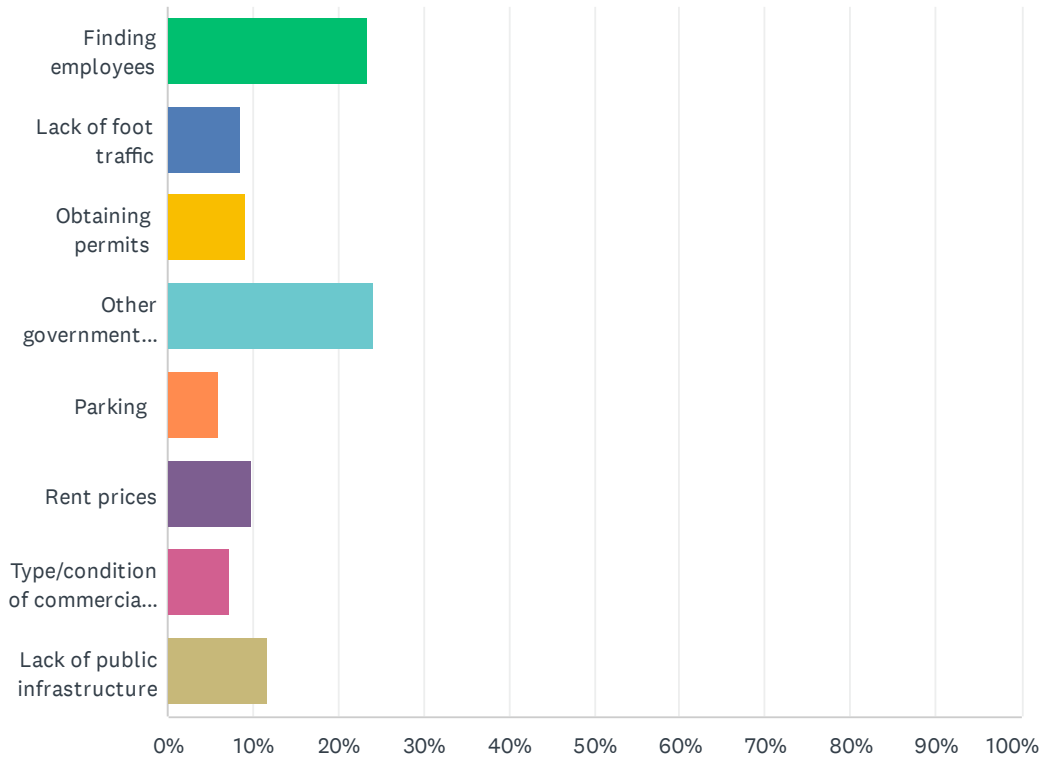
Answered: 173 Skipped: 1,239



ANSWER CHOICES	RESPONSES	
Built environment	2.89%	5
Community character	19.08%	33
Lived here already	78.03%	135
Natural environment	17.92%	31
Population demographics	14.45%	25
Tourists	12.14%	21
Other (please specify)	13.87%	24
Total Respondents: 173		

Q16 What is your biggest obstacle operating in the County?

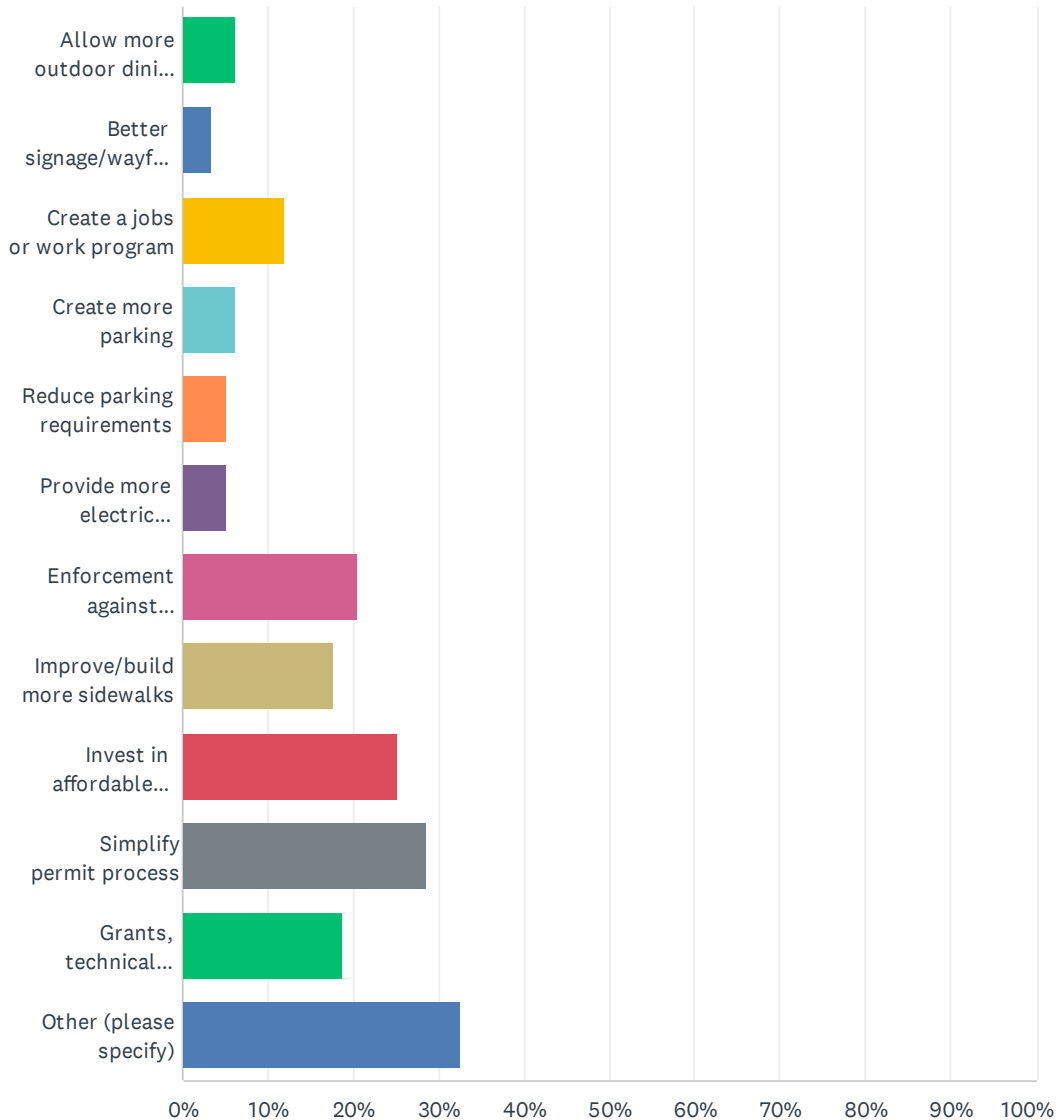
Answered: 153 Skipped: 1,259



ANSWER CHOICES	RESPONSES	
Finding employees	23.53%	36
Lack of foot traffic	8.50%	13
Obtaining permits	9.15%	14
Other government regulations	24.18%	37
Parking	5.88%	9
Rent prices	9.80%	15
Type/condition of commercial spaces	7.19%	11
Lack of public infrastructure	11.76%	18
TOTAL		153

Q17 Which of the following County actions would be the biggest benefit to your business? (top 3)

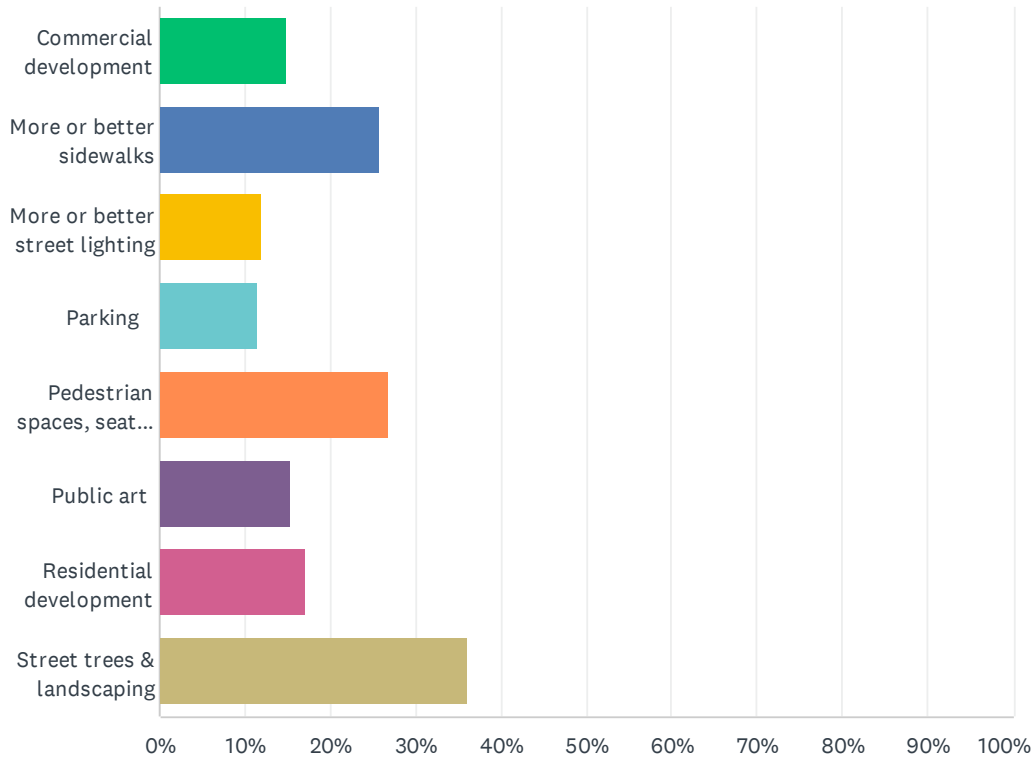
Answered: 175 Skipped: 1,237



ANSWER CHOICES	RESPONSES	
Allow more outdoor dining areas	6.29%	11
Better signage/wayfinding	3.43%	6
Create a jobs or work program	12.00%	21
Create more parking	6.29%	11
Reduce parking requirements	5.14%	9
Provide more electric vehicle (EV) charging stations	5.14%	9
Enforcement against blighted properties	20.57%	36
Improve/build more sidewalks	17.71%	31
Invest in affordable housing	25.14%	44
Simplify permit process	28.57%	50
Grants, technical assistance, etc.	18.86%	33
Other (please specify)	32.57%	57
Total Respondents: 175		

Q18 What do you want to see more of near your business? (choose 2)

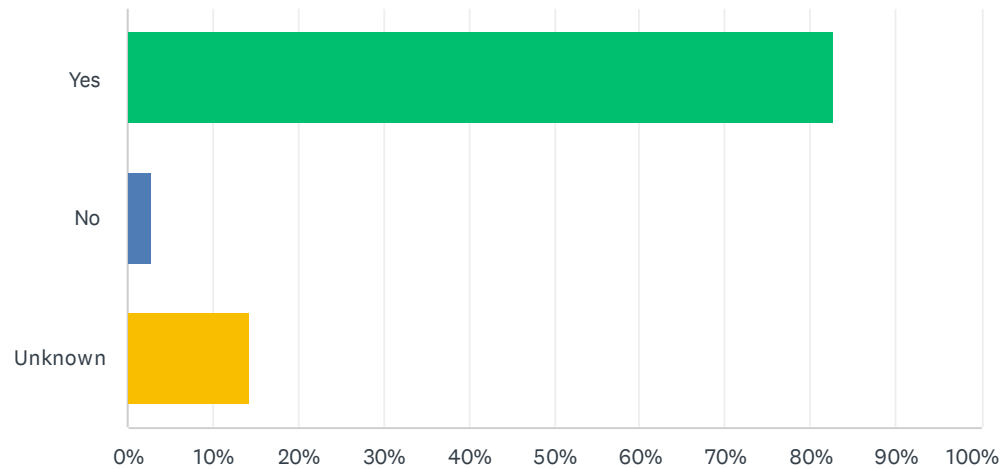
Answered: 175 Skipped: 1,237



ANSWER CHOICES	RESPONSES	
Commercial development	14.86%	26
More or better sidewalks	25.71%	45
More or better street lighting	12.00%	21
Parking	11.43%	20
Pedestrian spaces, seating areas, plazas & benches	26.86%	47
Public art	15.43%	27
Residential development	17.14%	30
Street trees & landscaping	36.00%	63
Total Respondents: 175		

Q19 Do you plan on keeping your business in Worcester County for the foreseeable future?

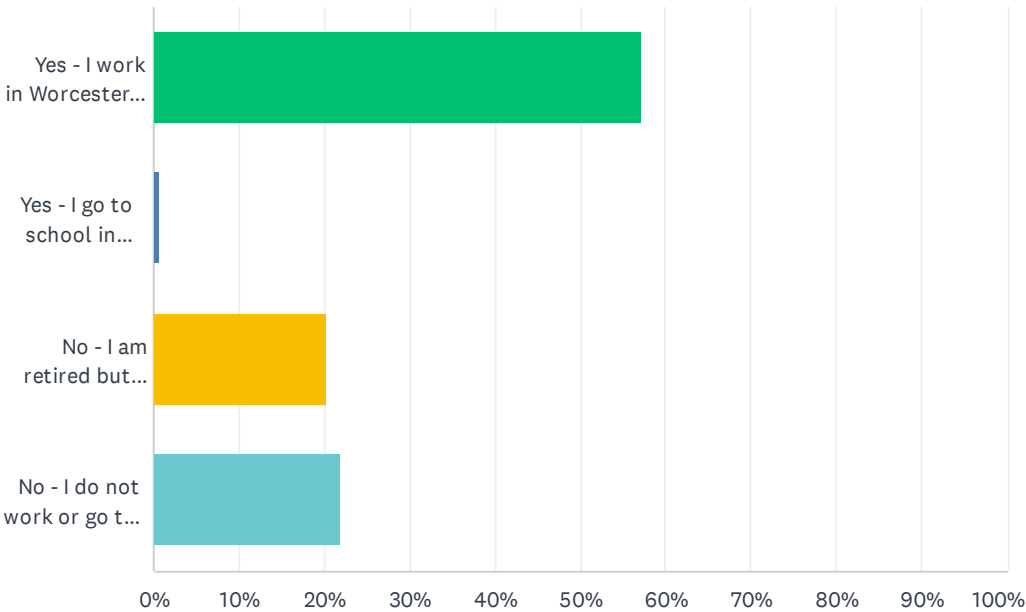
Answered: 174 Skipped: 1,238



ANSWER CHOICES		RESPONSES	
Yes		82.76%	144
No		2.87%	5
Unknown		14.37%	25
TOTAL			174

Q20 Do you work or go to school in Worcester County?

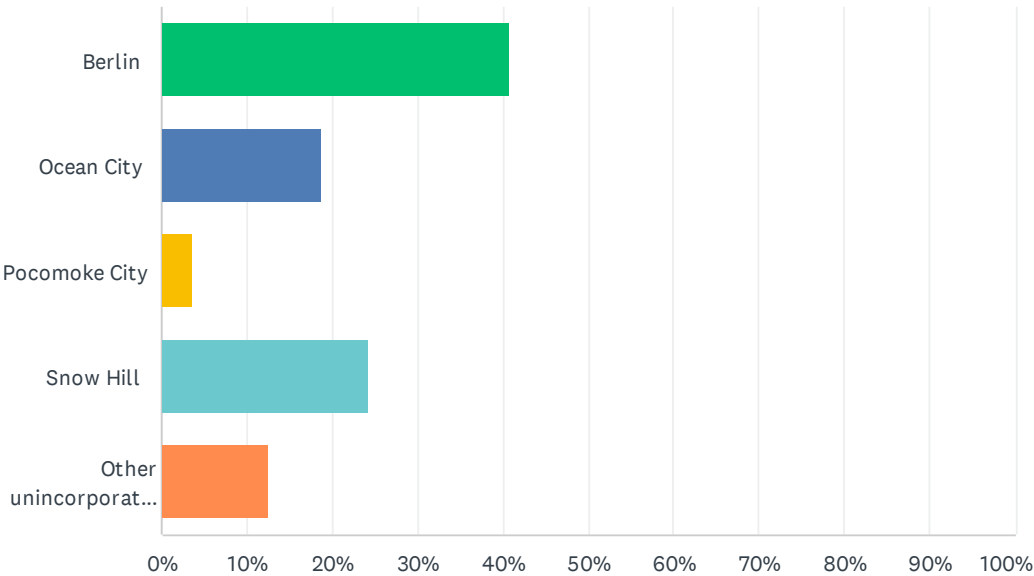
Answered: 1,073 Skipped: 339



ANSWER CHOICES	RESPONSES	
Yes - I work in Worcester County	57.22%	614
Yes - I go to school in Worcester County	0.56%	6
No - I am retired but live in Worcester County	20.22%	217
No - I do not work or go to school in Worcester County	21.99%	236
TOTAL		1,073

Q21 My business is located in:

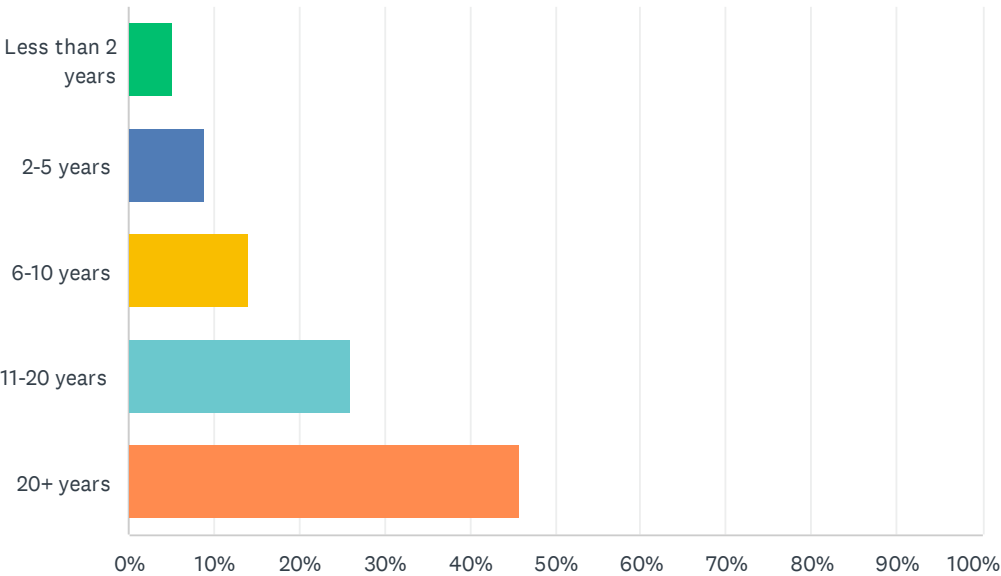
Answered: 537 Skipped: 875



ANSWER CHOICES	RESPONSES	
Berlin	40.78%	219
Ocean City	18.81%	101
Pocomoke City	3.72%	20
Snow Hill	24.21%	130
Other unincorporated community within Worcester County:	12.48%	67
TOTAL		537

Q22 I've worked in Worcester County for...

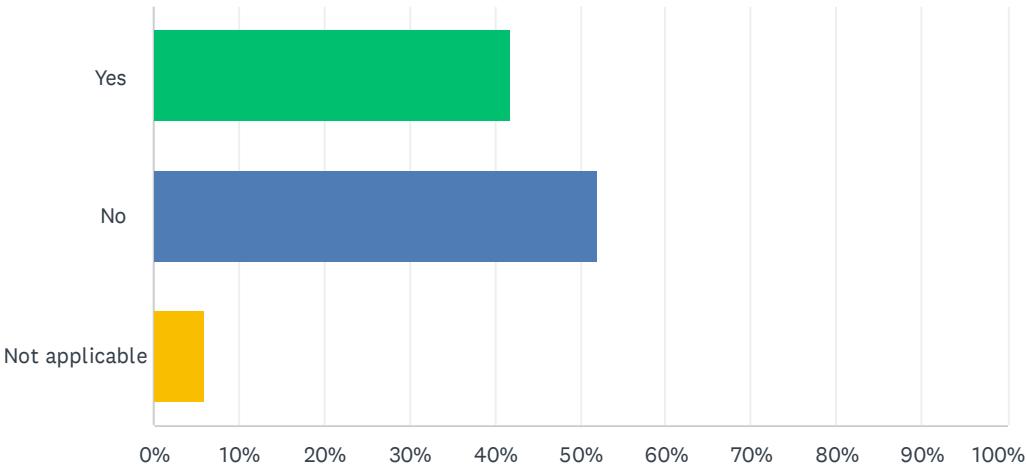
Answered: 579 Skipped: 833



ANSWER CHOICES		RESPONSES	
Less than 2 years		5.18%	30
2-5 years		8.98%	52
6-10 years		14.16%	82
11-20 years		25.91%	150
20+ years		45.77%	265
TOTAL			579

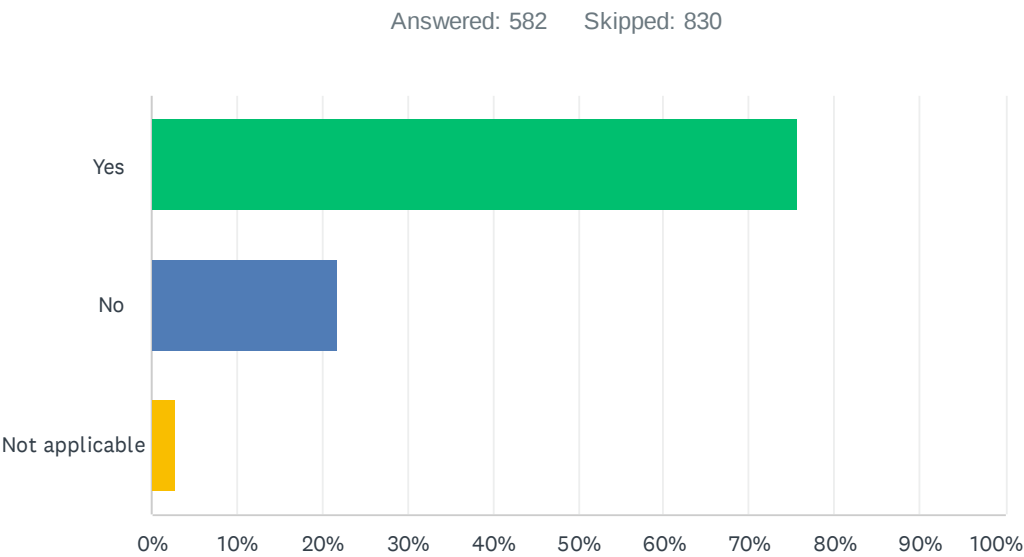
Q23 Do you work more than one job or do you also take classes while working?

Answered: 580 Skipped: 832



ANSWER CHOICES		RESPONSES	
Yes		41.90%	243
No		52.07%	302
Not applicable		6.03%	35
TOTAL			580

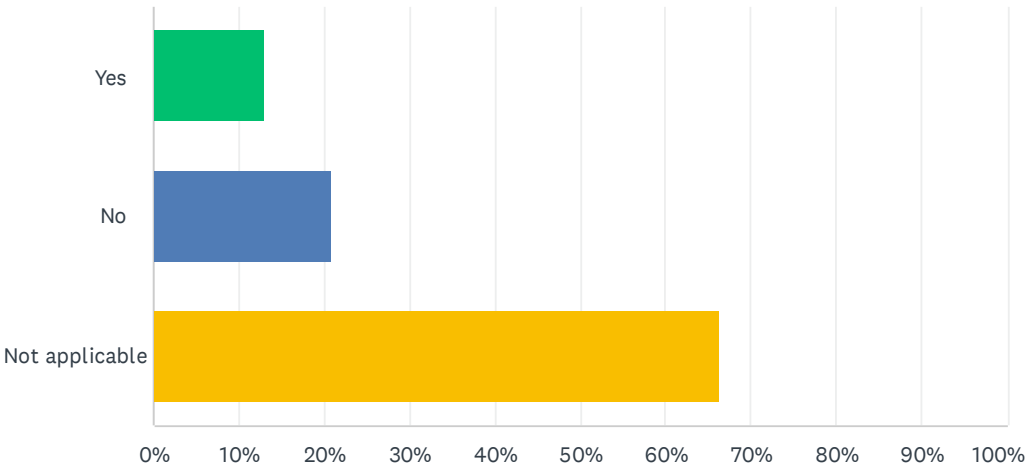
Q24 Are you able to afford to live in Worcester County?



ANSWER CHOICES	RESPONSES	
Yes	75.60%	440
No	21.65%	126
Not applicable	2.75%	16
TOTAL		582

Q25 Are you able to consistently access reliable childcare services?

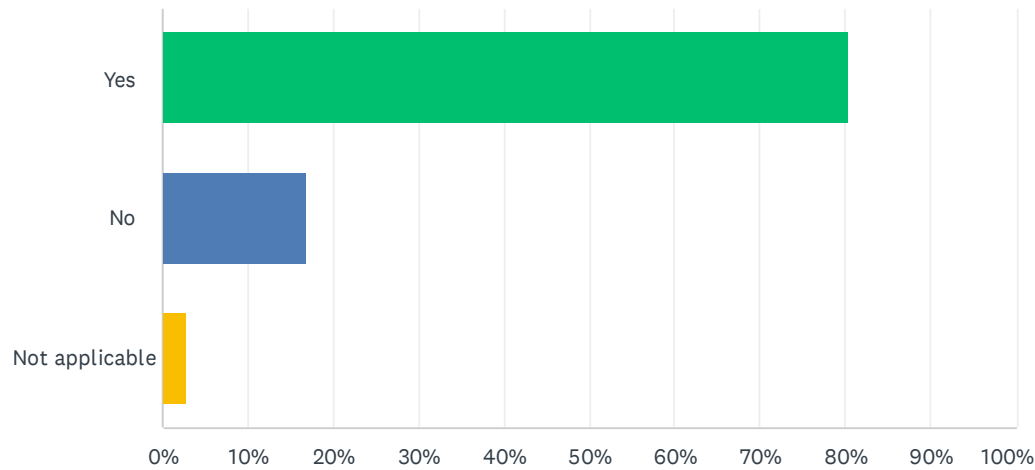
Answered: 581 Skipped: 831



ANSWER CHOICES	RESPONSES	
Yes	12.91%	75
No	20.83%	121
Not applicable	66.27%	385
TOTAL		581

Q26 Are you able to locally access healthcare covered by your insurance?

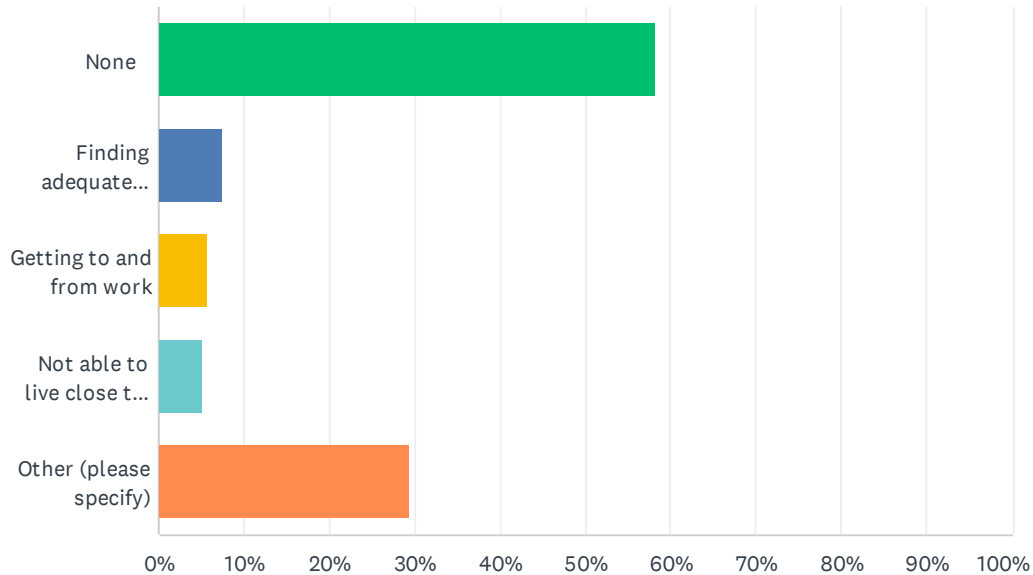
Answered: 582 Skipped: 830



ANSWER CHOICES	RESPONSES	
Yes	80.41%	468
No	16.84%	98
Not applicable	2.75%	16
TOTAL		582

Q27 What challenges do you face working in Worcester County? (choose all that apply)

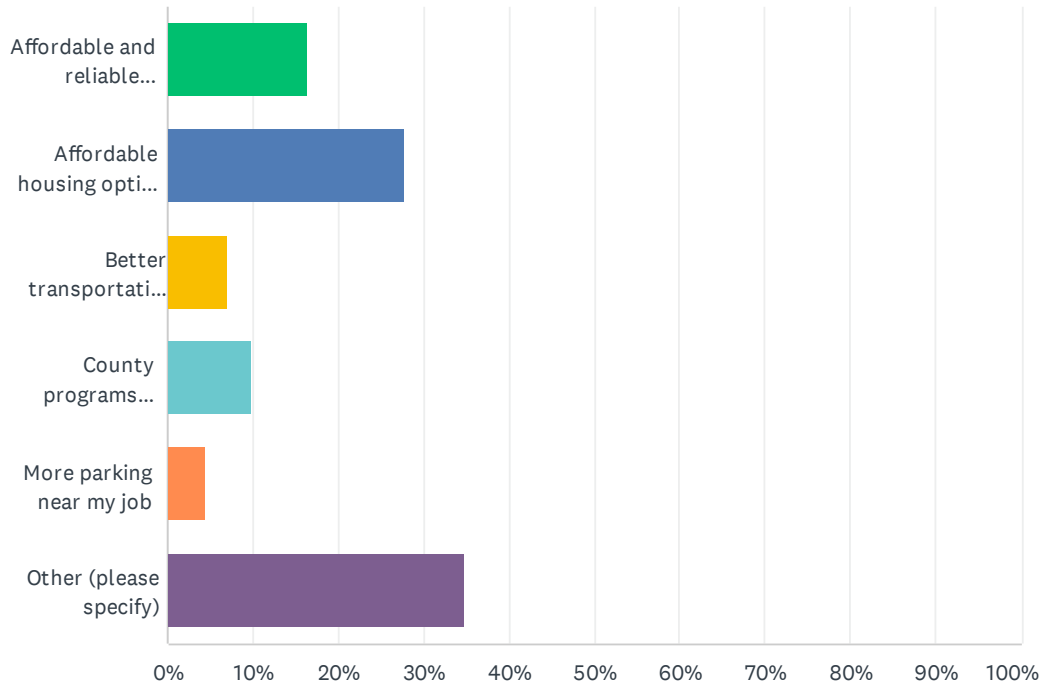
Answered: 566 Skipped: 846



ANSWER CHOICES	RESPONSES	
None	58.30%	330
Finding adequate parking near my place of work	7.42%	42
Getting to and from work	5.65%	32
Not able to live close to my job	5.12%	29
Other (please specify)	29.51%	167
Total Respondents: 566		

Q28 What is the most impactful thing that would make working in Worcester County easier?

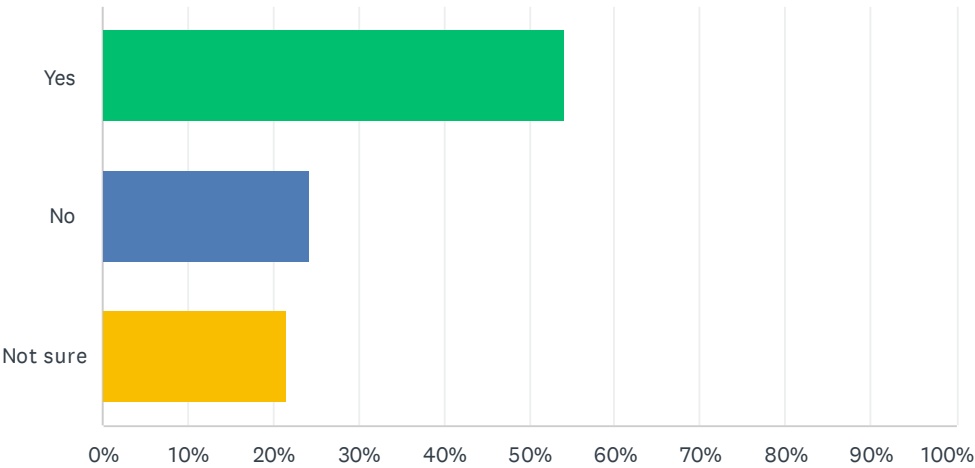
Answered: 543 Skipped: 869



ANSWER CHOICES	RESPONSES	
Affordable and reliable childcare	16.39%	89
Affordable housing options near my place of employment	27.62%	150
Better transportation options to get to and from work	7.00%	38
County programs offering job training and workshops	9.76%	53
More parking near my job	4.42%	24
Other (please specify)	34.81%	189
TOTAL		543

Q29 Are there options for upward mobility where you work?

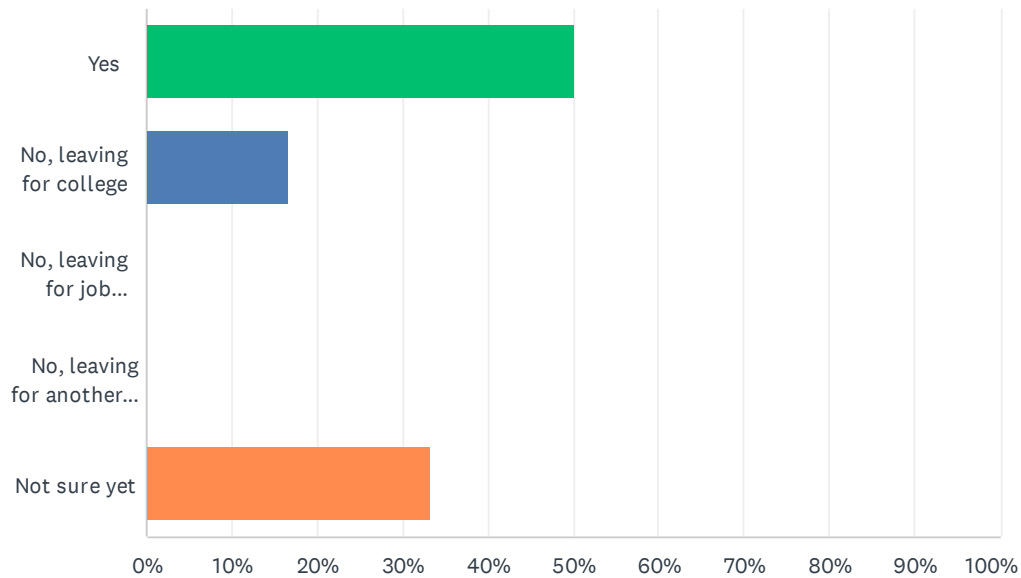
Answered: 574 Skipped: 838



ANSWER CHOICES	RESPONSES	
Yes	54.18%	311
No	24.22%	139
Not sure	21.60%	124
TOTAL		574

Q30 Do you plan on staying in Worcester County after graduation?

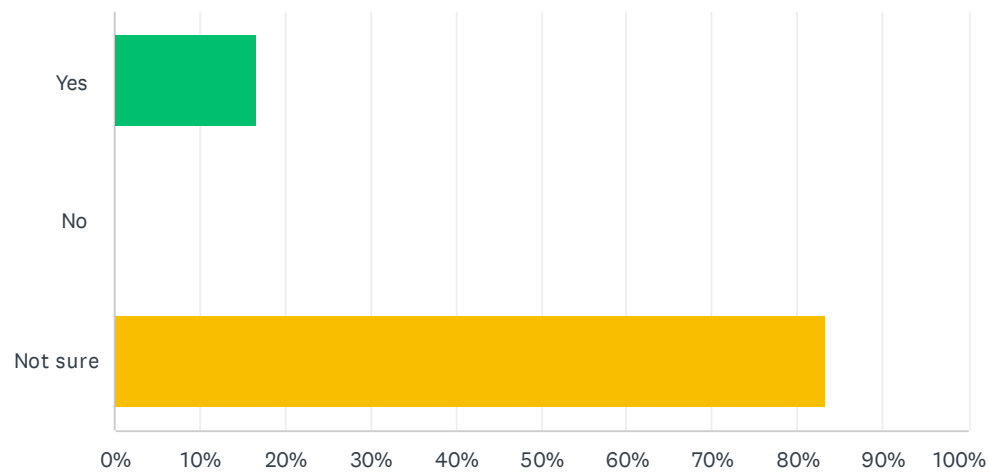
Answered: 6 Skipped: 1,406



ANSWER CHOICES	RESPONSES	
Yes	50.00%	3
No, leaving for college	16.67%	1
No, leaving for job opportunities	0.00%	0
No, leaving for another reason	0.00%	0
Not sure yet	33.33%	2
TOTAL		6

Q31 Would you like to move back to Worcester County later in life?

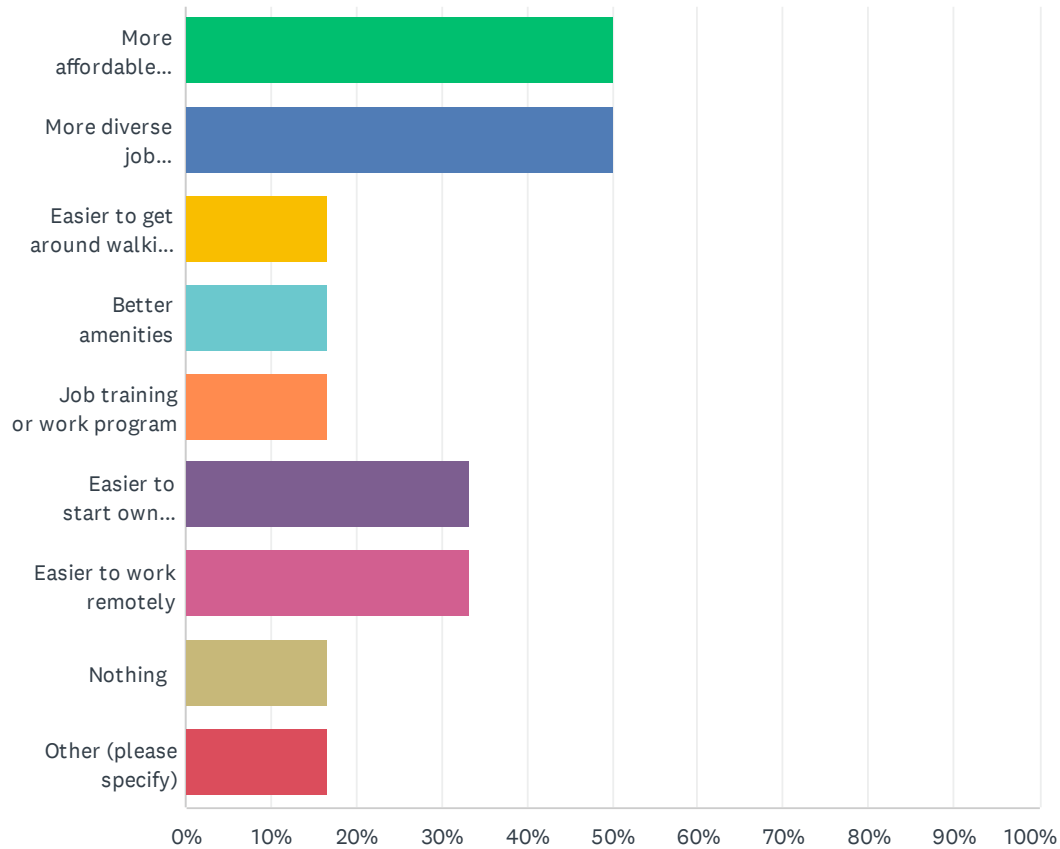
Answered: 6 Skipped: 1,406



ANSWER CHOICES		RESPONSES	
Yes		16.67%	1
No		0.00%	0
Not sure		83.33%	5
TOTAL			6

Q32 What would increase your chances of staying or returning to Worcester County as an adult? (choose all that apply)

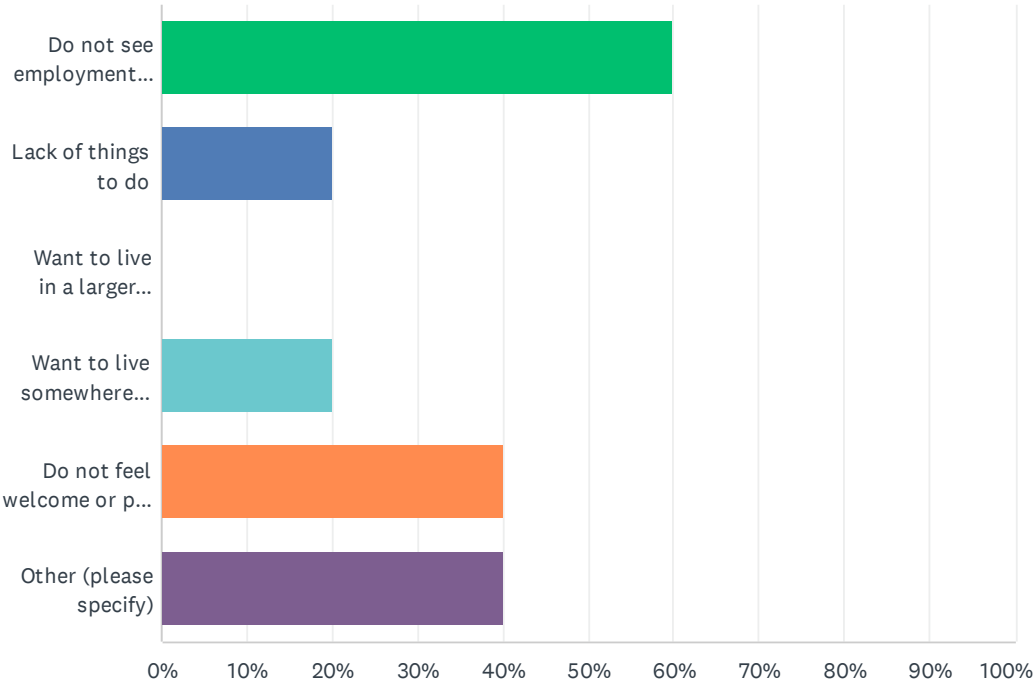
Answered: 6 Skipped: 1,406



ANSWER CHOICES	RESPONSES	
More affordable housing options	50.00%	3
More diverse job opportunities	50.00%	3
Easier to get around walking or biking	16.67%	1
Better amenities	16.67%	1
Job training or work program	16.67%	1
Easier to start own business	33.33%	2
Easier to work remotely	33.33%	2
Nothing	16.67%	1
Other (please specify)	16.67%	1
Total Respondents: 6		

Q33 What reasons do you have for leaving Worcester County? (choose all that apply)

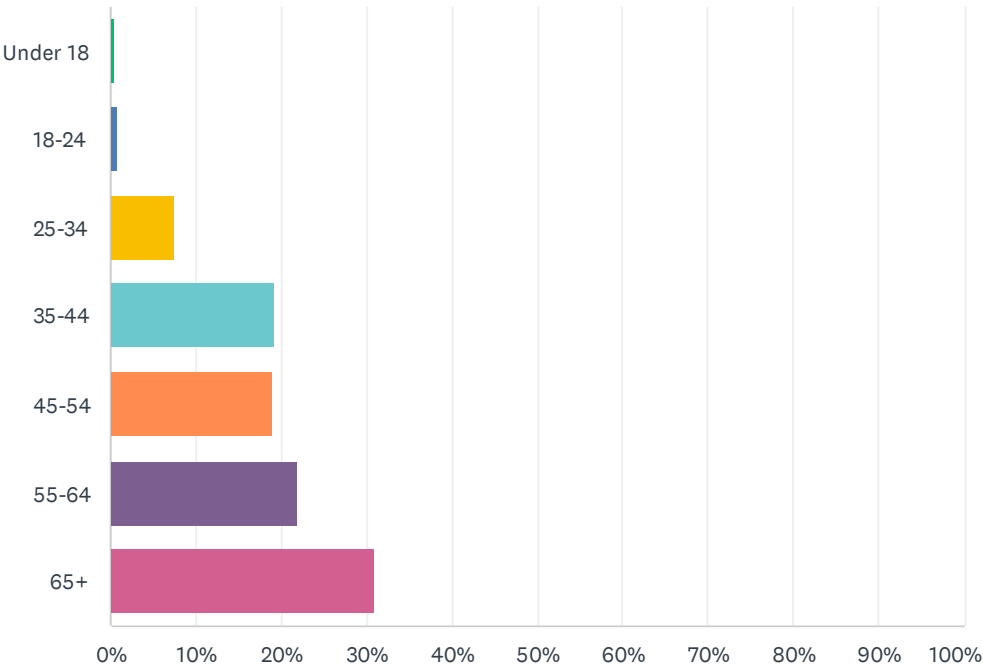
Answered: 5 Skipped: 1,407



ANSWER CHOICES	RESPONSES	
Do not see employment opportunities here	60.00%	3
Lack of things to do	20.00%	1
Want to live in a larger city or more urban area	0.00%	0
Want to live somewhere cheaper	20.00%	1
Do not feel welcome or part of the community	40.00%	2
Other (please specify)	40.00%	2
Total Respondents: 5		

Q34 My age is:

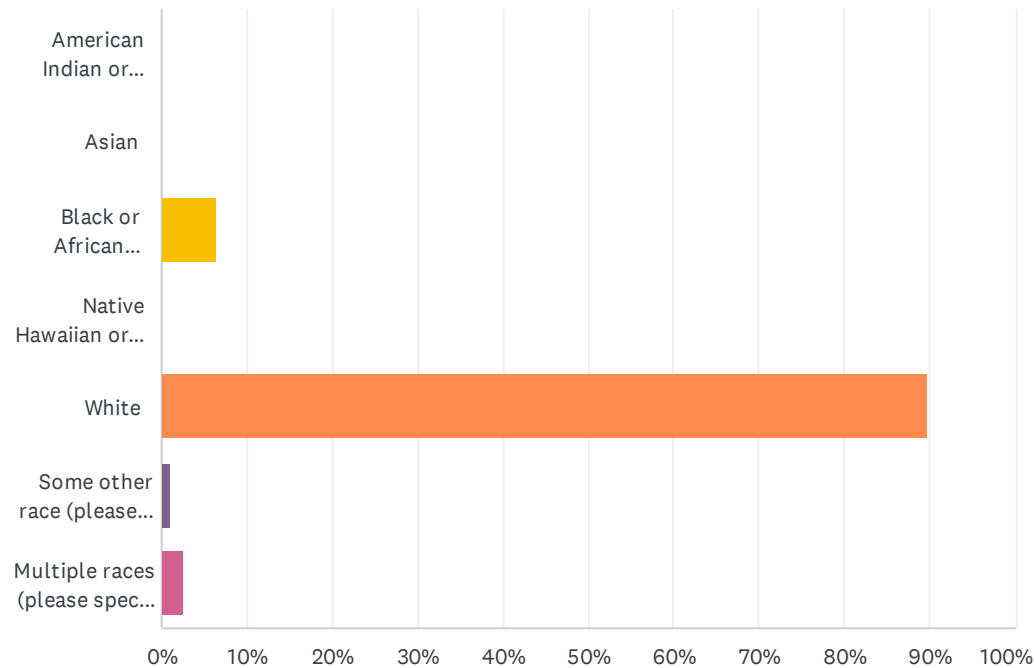
Answered: 1,020 Skipped: 392



ANSWER CHOICES	RESPONSES	
Under 18	0.49%	5
18-24	0.88%	9
25-34	7.55%	77
35-44	19.12%	195
45-54	19.02%	194
55-64	21.96%	224
65+	30.98%	316
TOTAL		1,020

Q35 My race is:

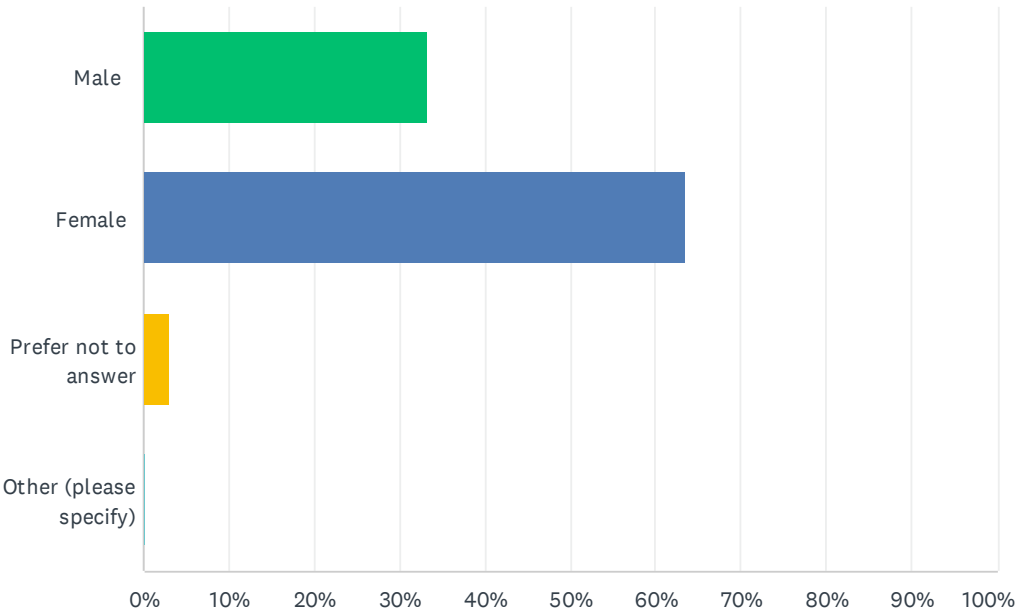
Answered: 1,006 Skipped: 406



ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	0.10%	1
Asian	0.10%	1
Black or African American	6.46%	65
Native Hawaiian or other Pacific Islander	0.10%	1
White	89.76%	903
Some other race (please specify below)	0.99%	10
Multiple races (please specify below)	2.49%	25
TOTAL		1,006

Q36 My gender is:

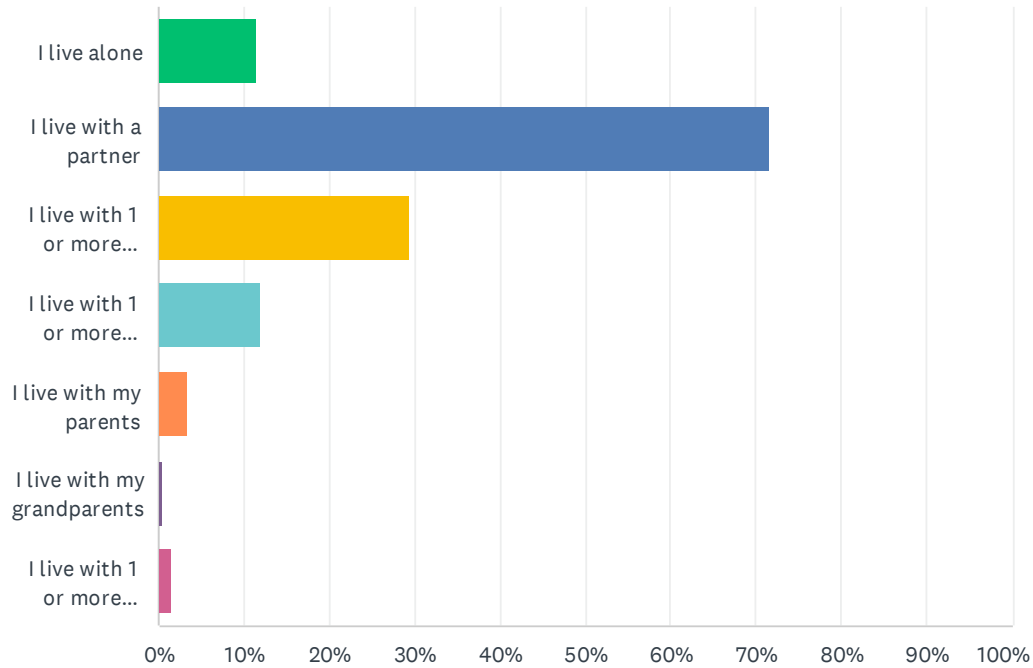
Answered: 1,018 Skipped: 394



ANSWER CHOICES	RESPONSES	
Male	33.20%	338
Female	63.56%	647
Prefer not to answer	2.95%	30
Other (please specify)	0.29%	3
TOTAL		1,018

Q37 My household status is (check all that apply):

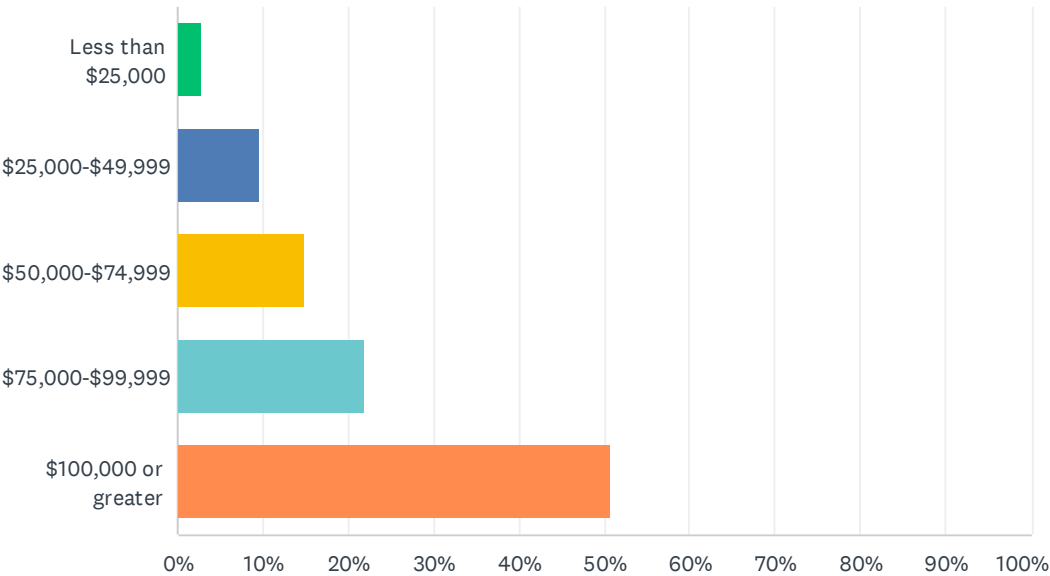
Answered: 1,016 Skipped: 396



ANSWER CHOICES	RESPONSES	
I live alone	11.42%	116
I live with a partner	71.56%	727
I live with 1 or more children under 18	29.33%	298
I live with 1 or more children 18 or over	11.91%	121
I live with my parents	3.35%	34
I live with my grandparents	0.39%	4
I live with 1 or more unrelated roommate(s)	1.48%	15
Total Respondents: 1,016		

Q38 The combined income of all members of my household is:

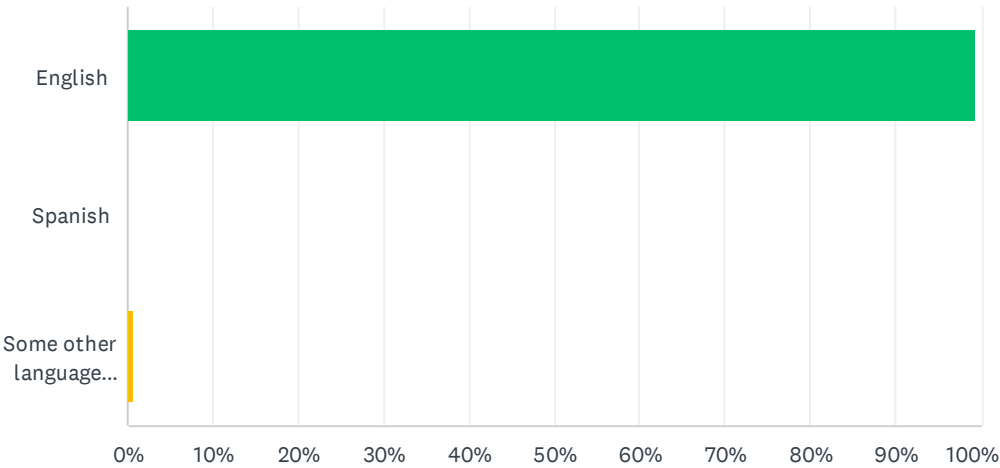
Answered: 992 Skipped: 420



ANSWER CHOICES	RESPONSES	
Less than \$25,000	2.72%	27
\$25,000-\$49,999	9.58%	95
\$50,000-\$74,999	14.92%	148
\$75,000-\$99,999	21.98%	218
\$100,000 or greater	50.81%	504
TOTAL		992

Q39 The language mainly spoken at my home is:

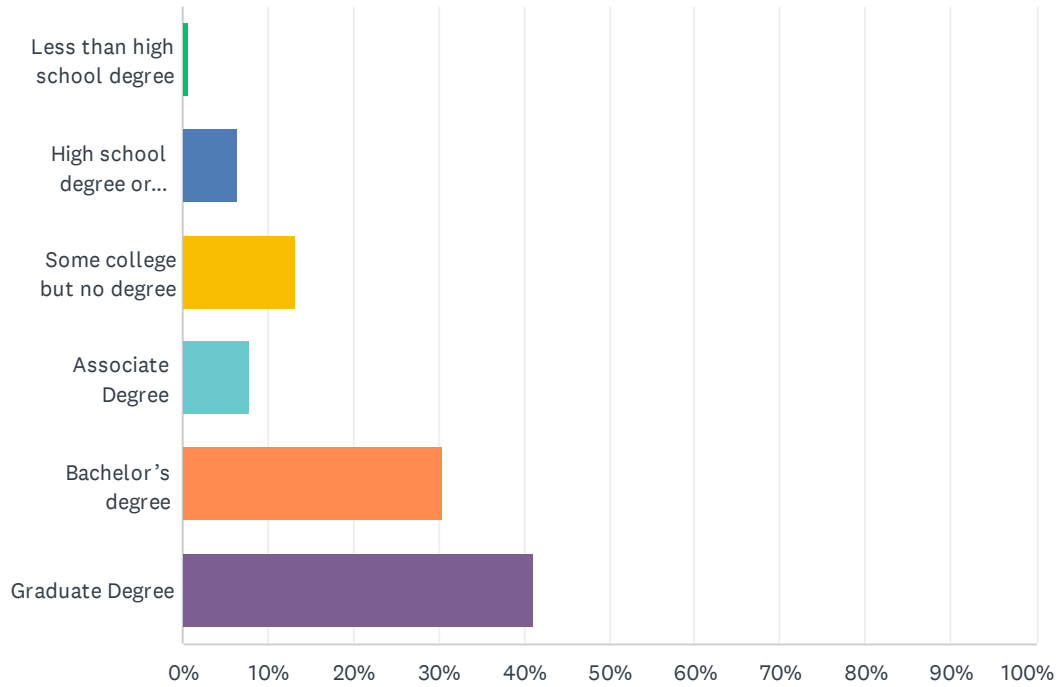
Answered: 1,016 Skipped: 396



ANSWER CHOICES	RESPONSES	
English	99.31%	1,009
Spanish	0.10%	1
Some other language (please specify)	0.59%	6
TOTAL		1,016

Q40 The highest level of school I have completed (or the highest degree I have received) is:

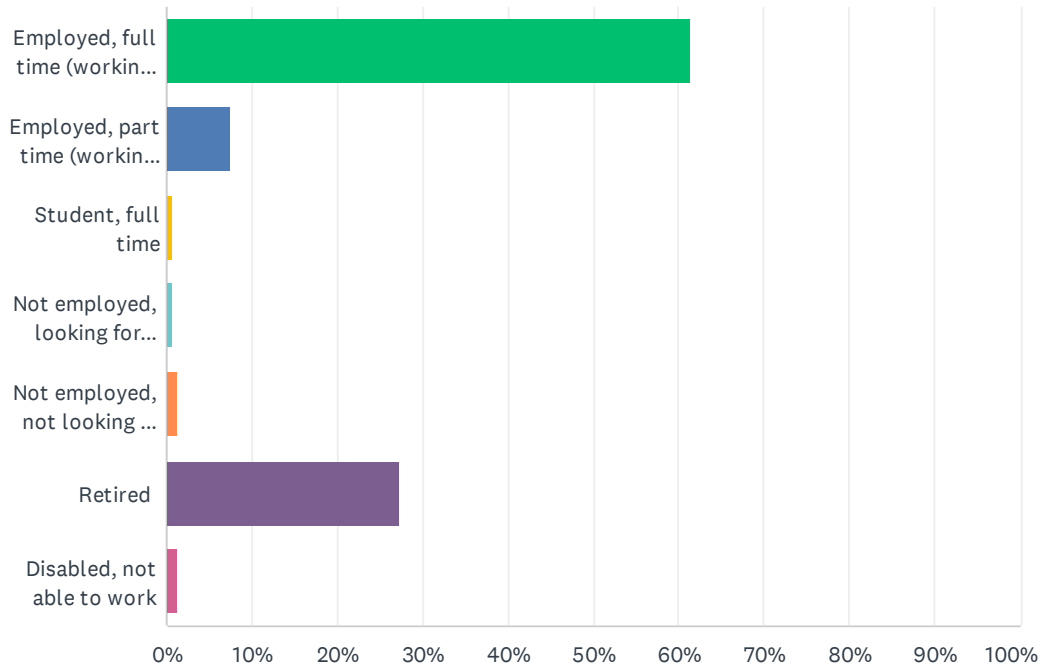
Answered: 1,017 Skipped: 395



ANSWER CHOICES	RESPONSES	
Less than high school degree	0.69%	7
High school degree or equivalent (e.g., GED)	6.49%	66
Some college but no degree	13.27%	135
Associate Degree	7.87%	80
Bachelor's degree	30.58%	311
Graduate Degree	41.10%	418
TOTAL		1,017

Q41 My employment status is:

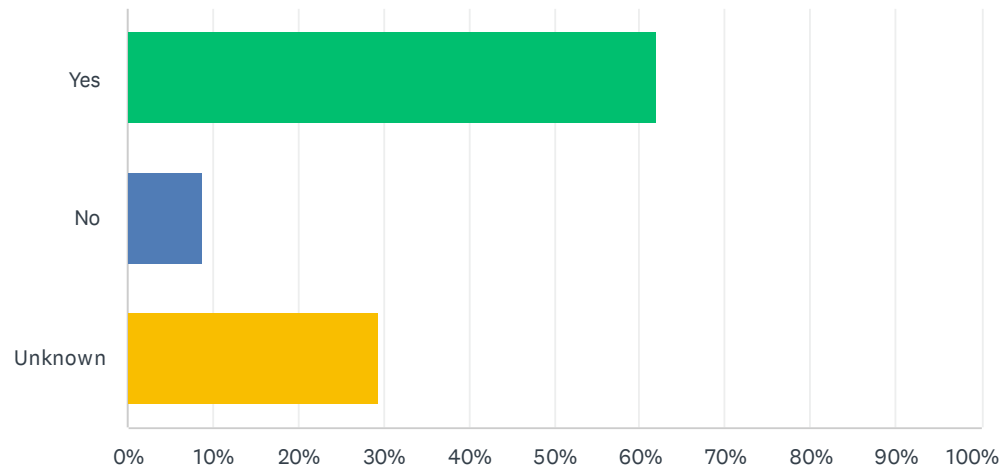
Answered: 1,018 Skipped: 394



ANSWER CHOICES	RESPONSES	
Employed, full time (working at least 32 hours per week)	61.49%	626
Employed, part time (working fewer than 32 hours per week)	7.56%	77
Student, full time	0.59%	6
Not employed, looking for work	0.69%	7
Not employed, not looking for work	1.28%	13
Retired	27.21%	277
Disabled, not able to work	1.18%	12
TOTAL		1,018

Q42 Do you plan to retire in Worcester County?

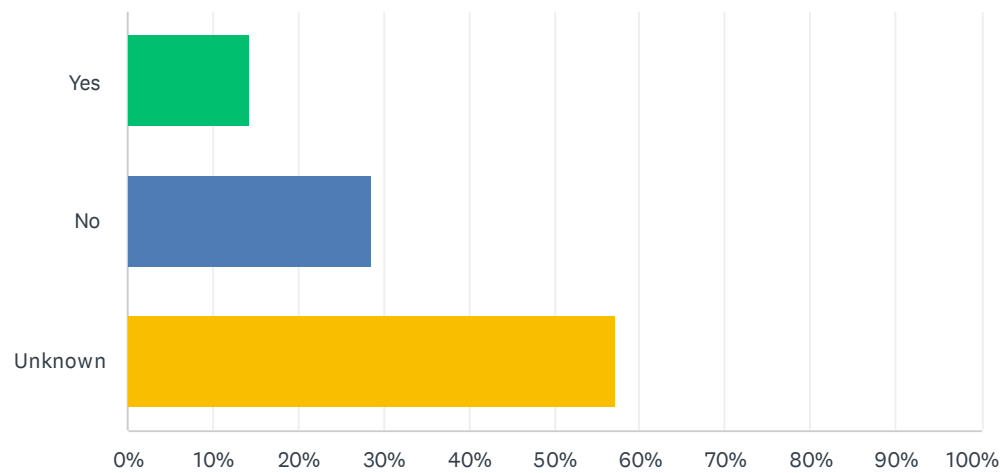
Answered: 736 Skipped: 676



ANSWER CHOICES		RESPONSES	
Yes		61.96%	456
No		8.70%	64
Unknown		29.35%	216
TOTAL			736

Q43 Once you leave school, do you plan to stay in Worcester County?

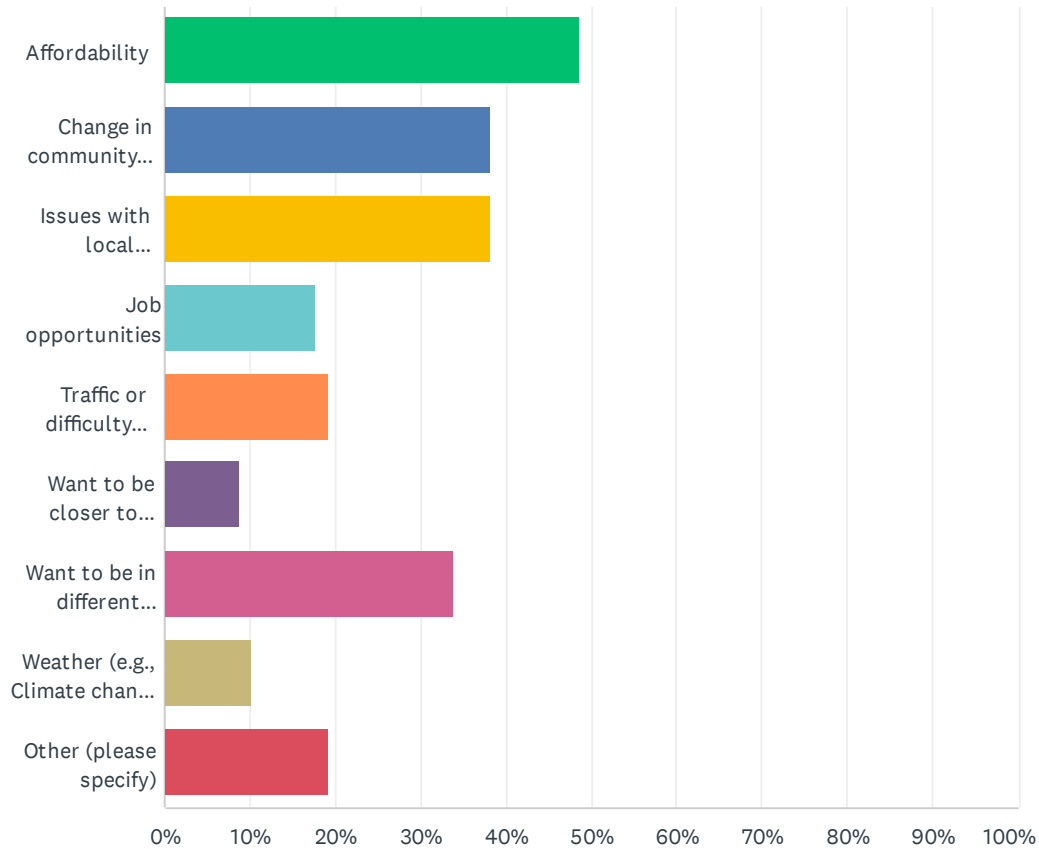
Answered: 7 Skipped: 1,405



ANSWER CHOICES	RESPONSES	
Yes	14.29%	1
No	28.57%	2
Unknown	57.14%	4
TOTAL		7

Q44 If you do not plan on staying in Worcester County, why? (select all that apply)

Answered: 68 Skipped: 1,344



ANSWER CHOICES	RESPONSES	
Affordability	48.53%	33
Change in community character	38.24%	26
Issues with local government	38.24%	26
Job opportunities	17.65%	12
Traffic or difficulty getting around	19.12%	13
Want to be closer to friends/family	8.82%	6
Want to be in different environment	33.82%	23
Weather (e.g., Climate change, storm frequencies, hurricanes)	10.29%	7
Other (please specify)	19.12%	13
Total Respondents: 68		

Q45 If you could bring one business to Worcester County, what would it be and where would you locate it? (business name/type + location)

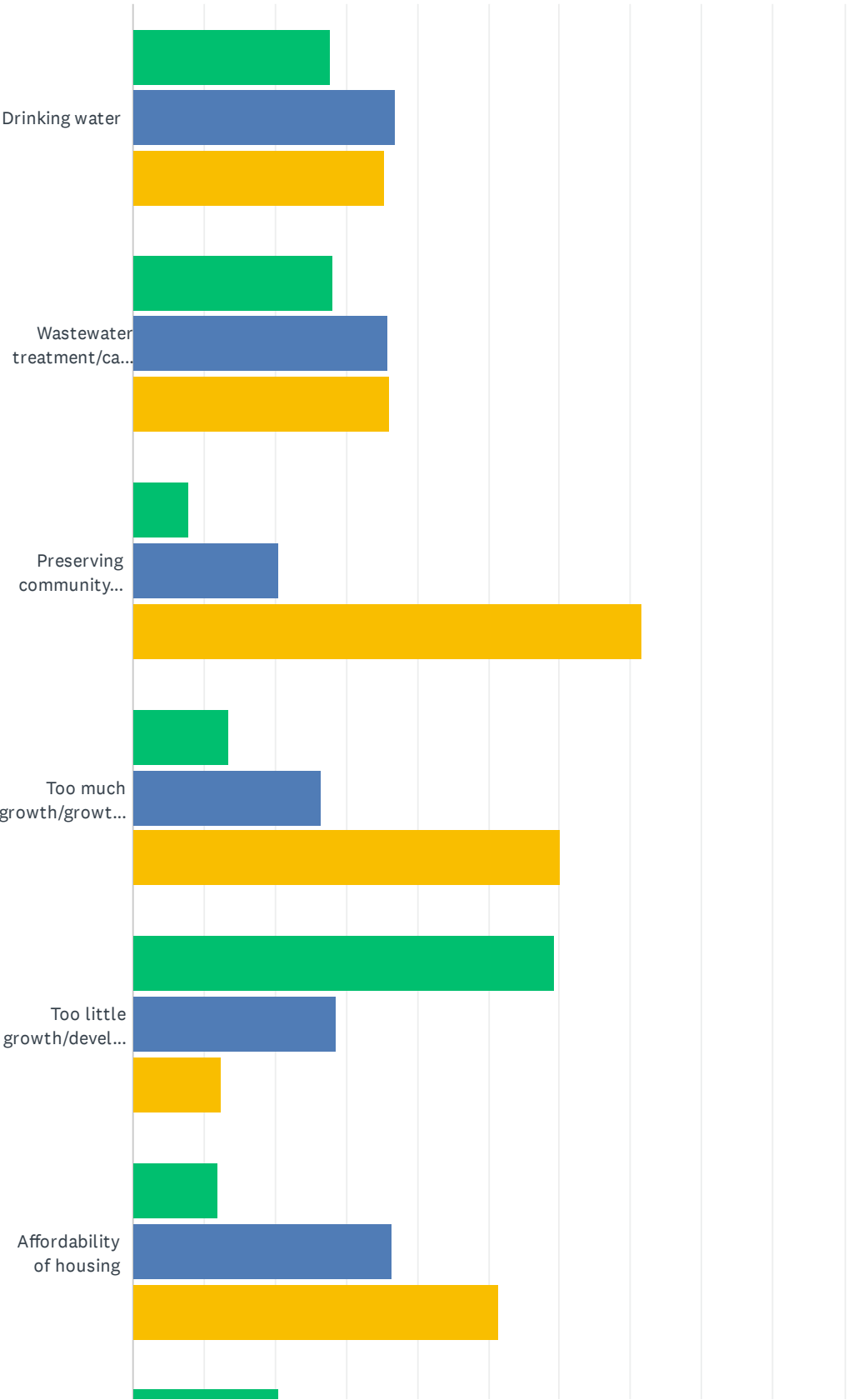
Answered: 637 Skipped: 775

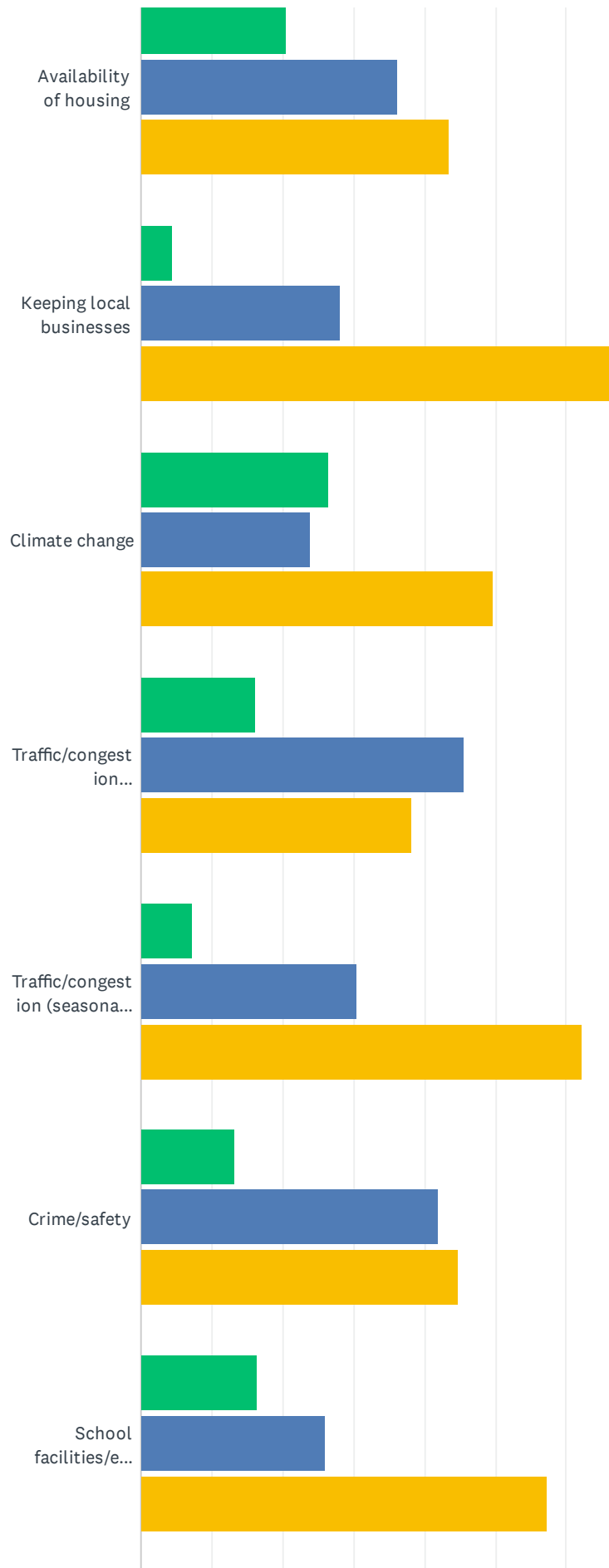
Q46 What one business would you not want to see come to Worcester County? (Business name/type)

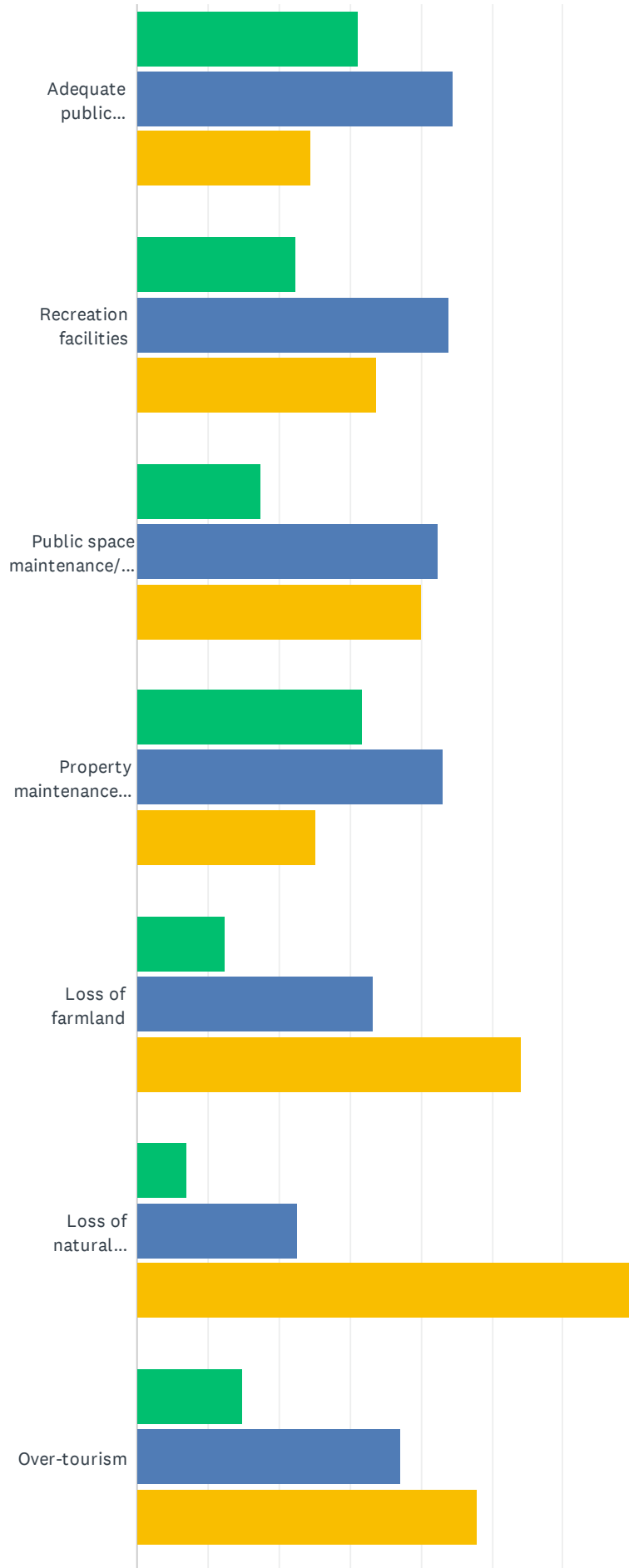
Answered: 591 Skipped: 821

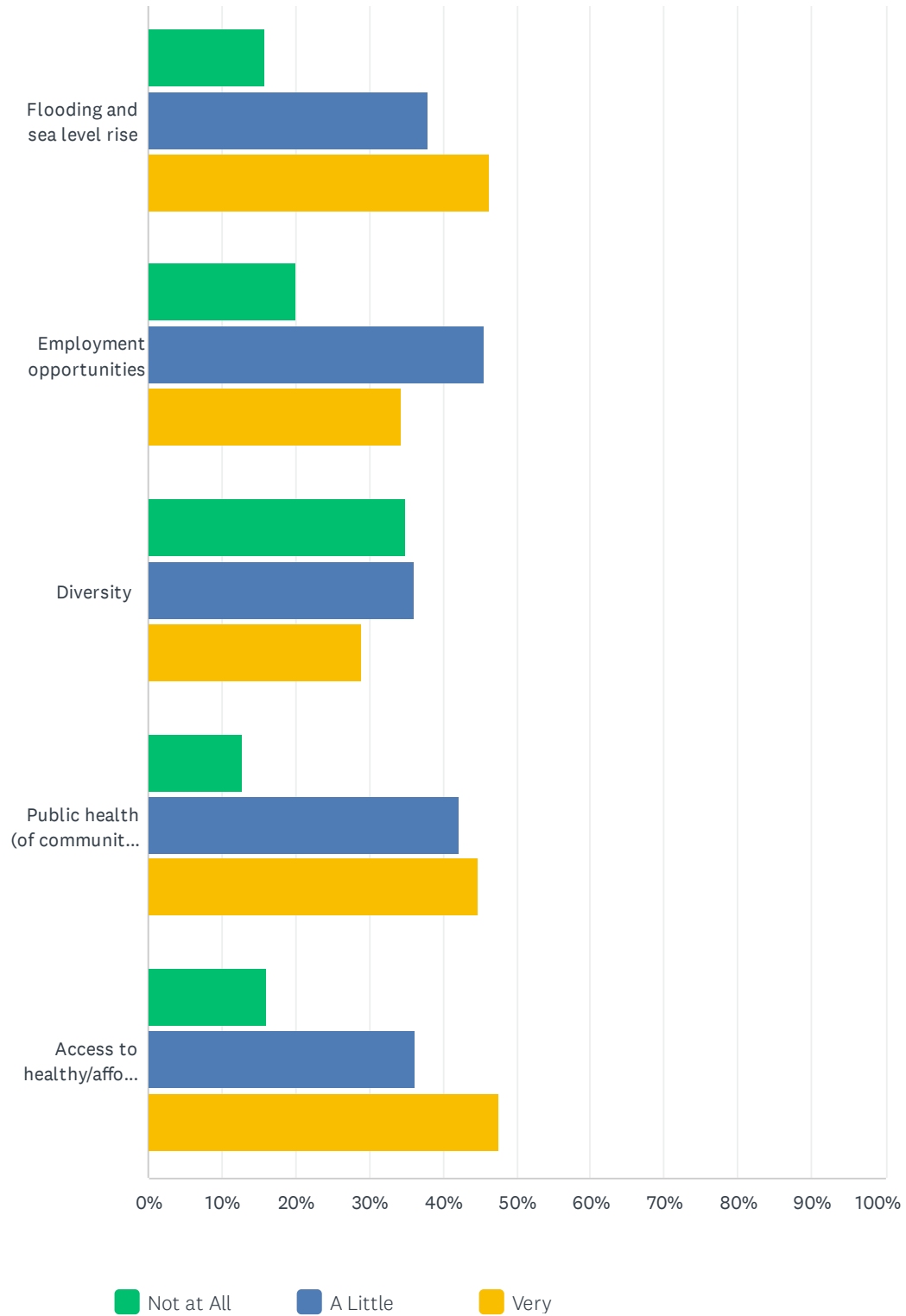
Q47 How concerned are you about:

Answered: 705 Skipped: 707







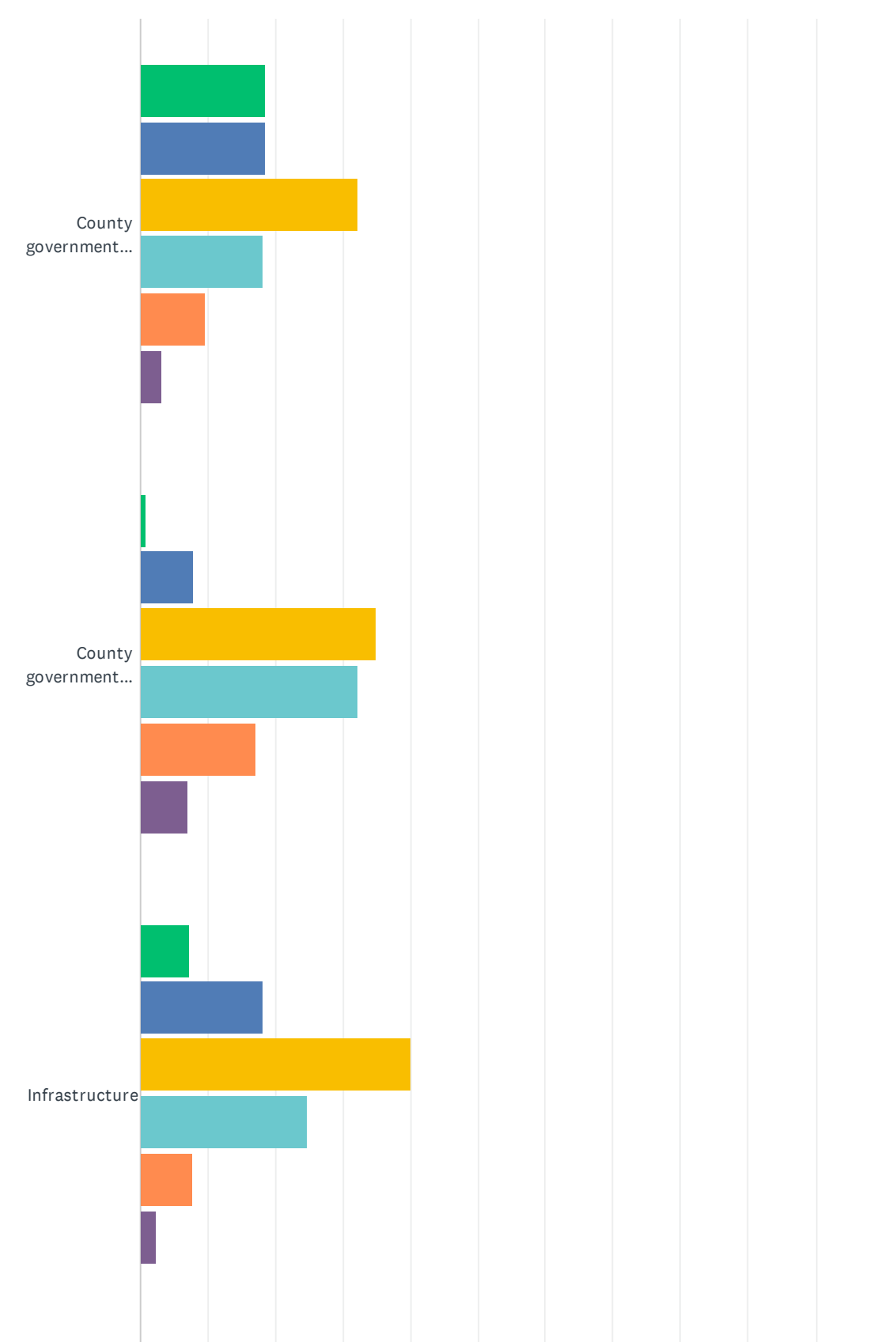


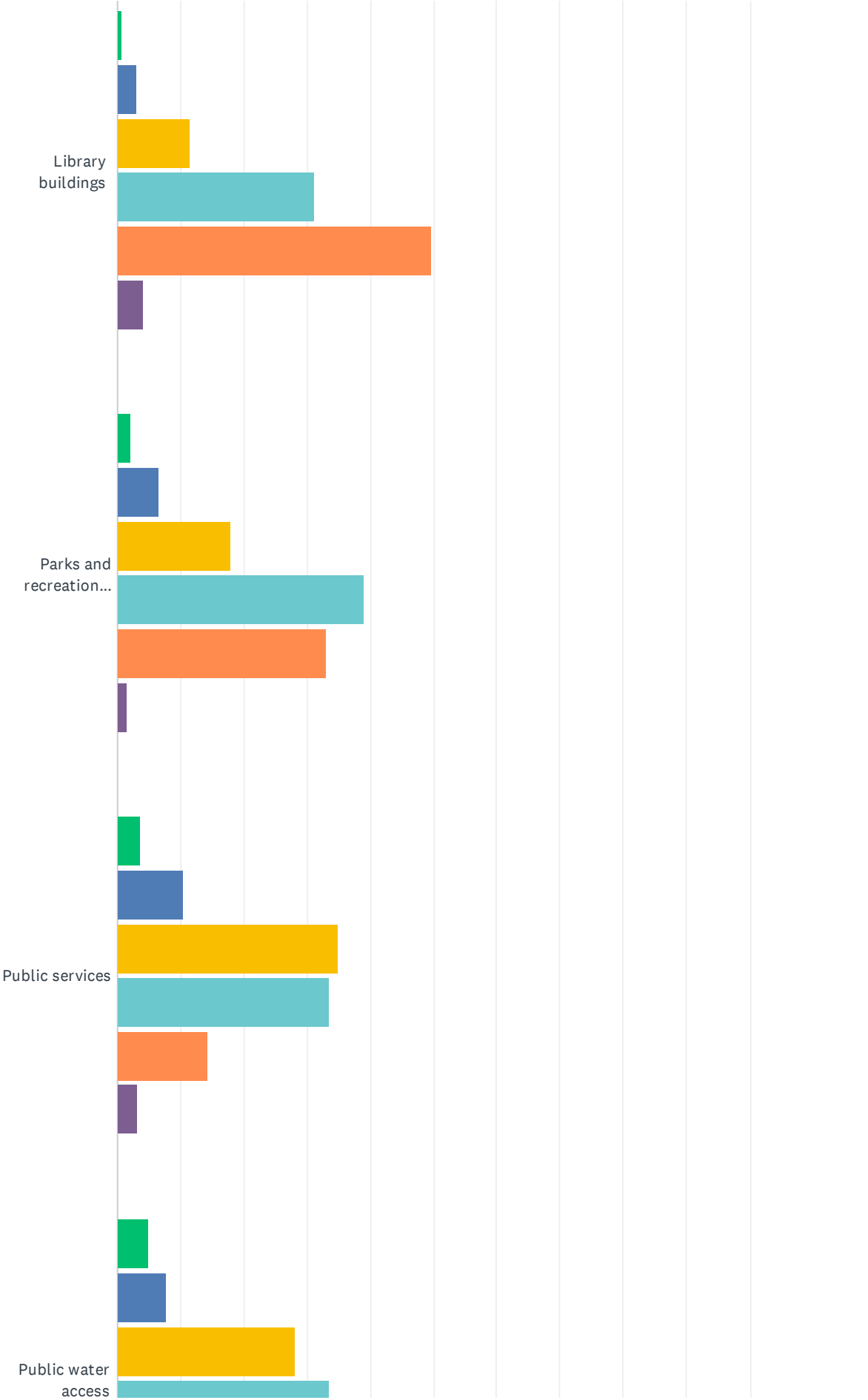
	NOT AT ALL	A LITTLE	VERY	TOTAL	WEIGHTED AVERAGE
Drinking water	27.71% 194	36.86% 258	35.43% 248	700	2.08
Wastewater treatment/capacity	28.12% 196	35.87% 250	36.01% 251	697	2.08
Preserving community character	7.83% 55	20.51% 144	71.65% 503	702	2.64
Too much growth/growth pressure	13.53% 95	26.35% 185	60.11% 422	702	2.47
Too little growth/development	59.25% 410	28.47% 197	12.28% 85	692	1.53
Affordability of housing	12.03% 84	36.53% 255	51.43% 359	698	2.39
Availability of housing	20.37% 142	36.15% 252	43.47% 303	697	2.23
Keeping local businesses	4.58% 32	28.04% 196	67.38% 471	699	2.63
Climate change	26.36% 184	23.93% 167	49.71% 347	698	2.23
Traffic/congestion (year-round)	16.19% 113	45.70% 319	38.11% 266	698	2.22
Traffic/congestion (seasonal or summer)	7.28% 51	30.39% 213	62.34% 437	701	2.55
Crime/safety	13.12% 92	42.08% 295	44.79% 314	701	2.32
School facilities/education	16.52% 116	26.07% 183	57.41% 403	702	2.41
Adequate public transportation	31.04% 217	44.49% 311	24.46% 171	699	1.93
Recreation facilities	22.32% 156	43.92% 307	33.76% 236	699	2.11
Public space maintenance/upkeep	17.55% 123	42.37% 297	40.09% 281	701	2.23
Property maintenance (private)	31.86% 223	43.00% 301	25.14% 176	700	1.93
Loss of farmland	12.45% 87	33.33% 233	54.22% 379	699	2.42
Loss of natural features (e.g., trees, wetlands, dunes)	7.13% 50	22.54% 158	70.33% 493	701	2.63
Over-tourism	14.86% 104	37.14% 260	48.00% 336	700	2.33
Flooding and sea level rise	15.71% 110	38.00% 266	46.29% 324	700	2.31
Employment opportunities	20.00% 140	45.71% 320	34.29% 240	700	2.14
Diversity	35.05% 245	36.05% 252	28.90% 202	699	1.94
Public health (of community, access to)	12.86%	42.29%	44.86%		

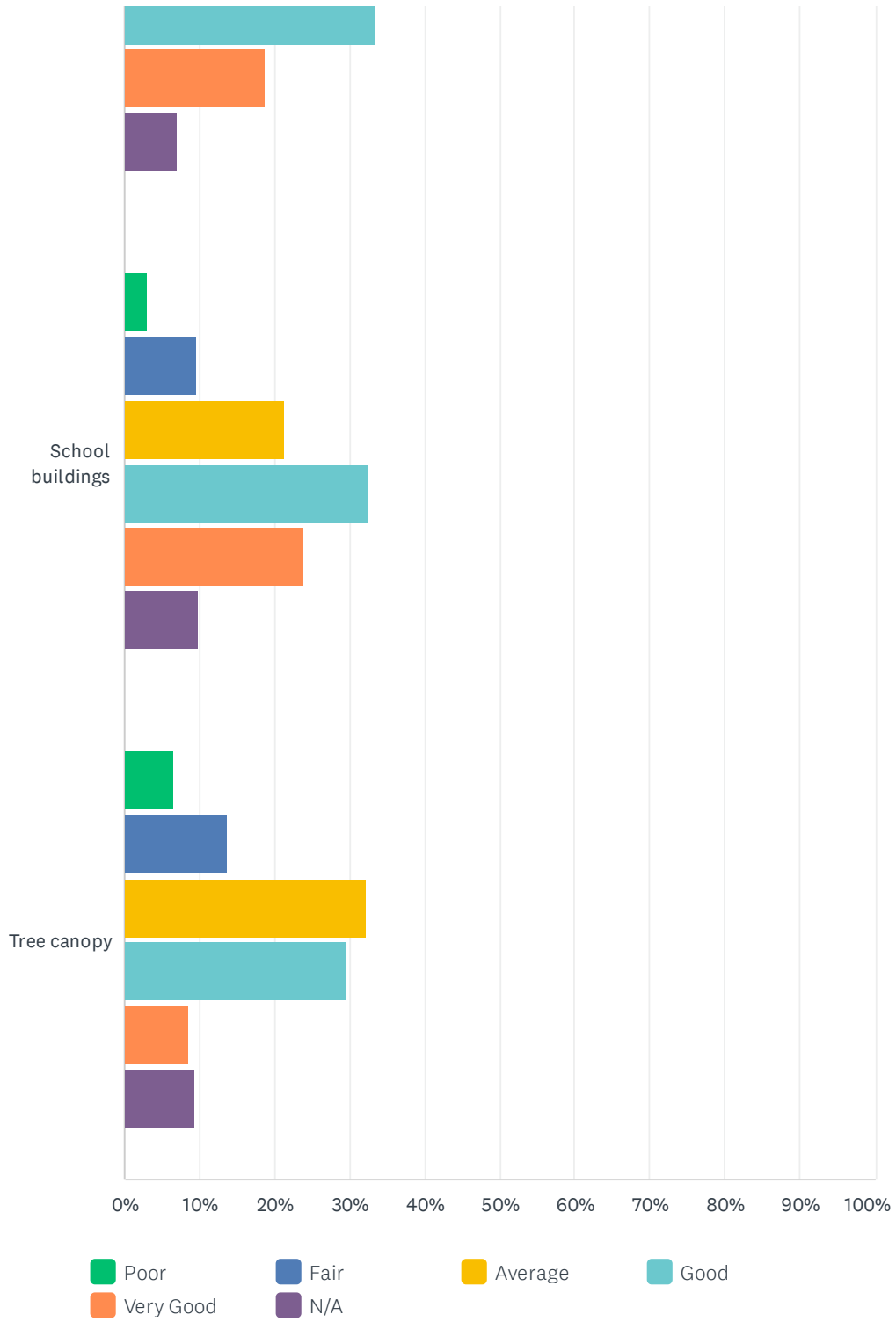
	90	296	314	700	2.32
Access to healthy/affordable food	16.02%	36.34%	47.64%		
	112	254	333	699	2.32

Q48 How would you rate the following?

Answered: 705 Skipped: 707



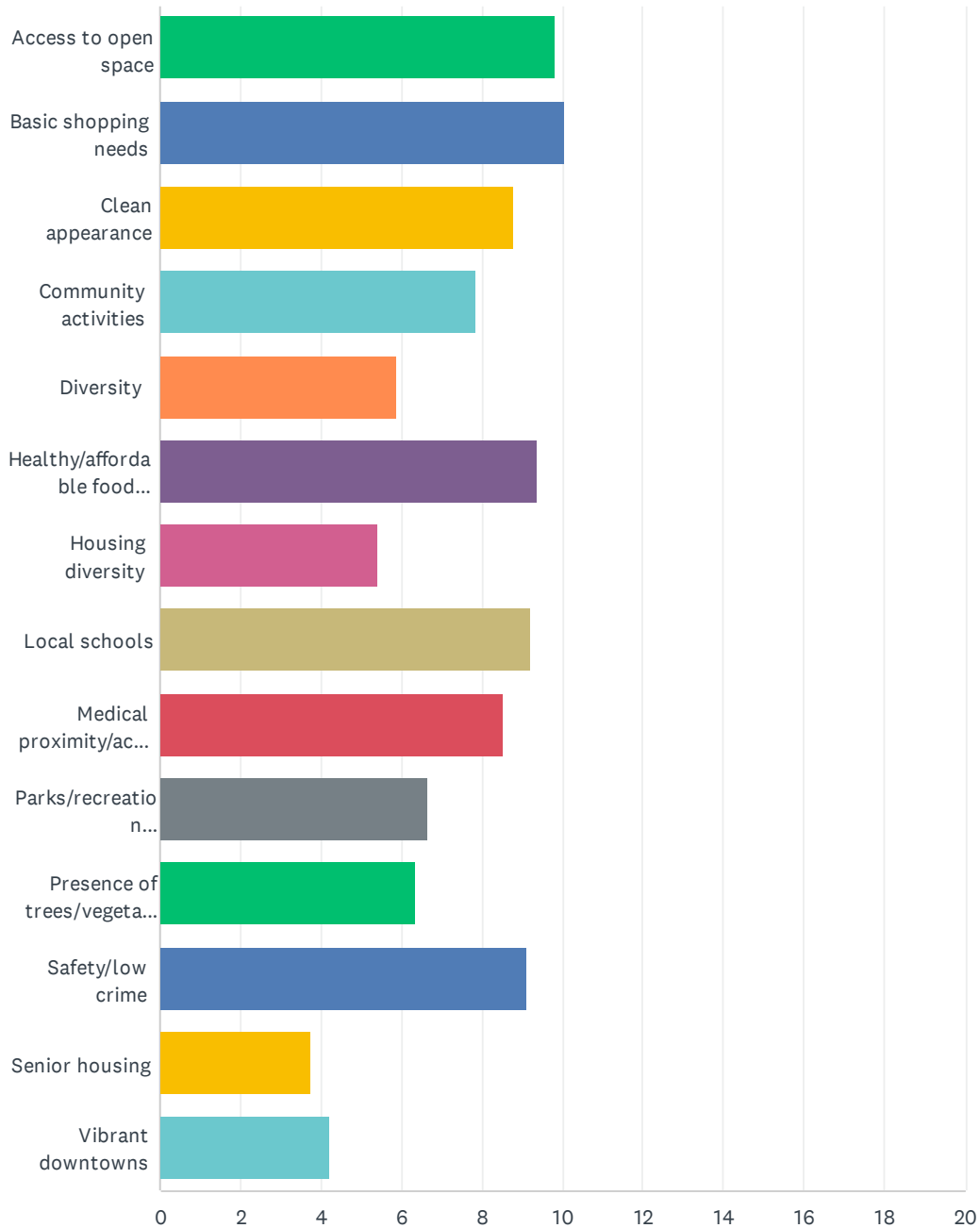




	POOR	FAIR	AVERAGE	GOOD	VERY GOOD	N/A	TOTAL	WEIGHTED AVERAGE
County government interactions	18.52% 130	18.52% 130	32.19% 226	18.09% 127	9.54% 67	3.13% 22	702	2.81
County government buildings	0.86% 6	7.85% 55	34.95% 245	32.10% 225	17.12% 120	7.13% 50	701	3.61
Infrastructure	7.31% 51	18.05% 126	40.11% 280	24.64% 172	7.59% 53	2.29% 16	698	3.07
Library buildings	0.71% 5	3.00% 21	11.41% 80	31.10% 218	49.64% 348	4.14% 29	701	4.31
Parks and recreation facilities	2.13% 15	6.53% 46	17.90% 126	38.92% 274	32.95% 232	1.56% 11	704	3.96
Public services	3.73% 26	10.47% 73	34.86% 243	33.57% 234	14.20% 99	3.16% 22	697	3.45
Public water access	4.86% 34	7.71% 54	28.14% 197	33.57% 235	18.71% 131	7.00% 49	700	3.58
School buildings	3.00% 21	9.57% 67	21.29% 149	32.43% 227	23.86% 167	9.86% 69	700	3.72
Tree canopy	6.61% 46	13.65% 95	32.18% 224	29.60% 206	8.62% 60	9.34% 65	696	3.22

Q49 Rank the importance of the following factors to quality of life: (#1 is highest)

Answered: 702 Skipped: 710

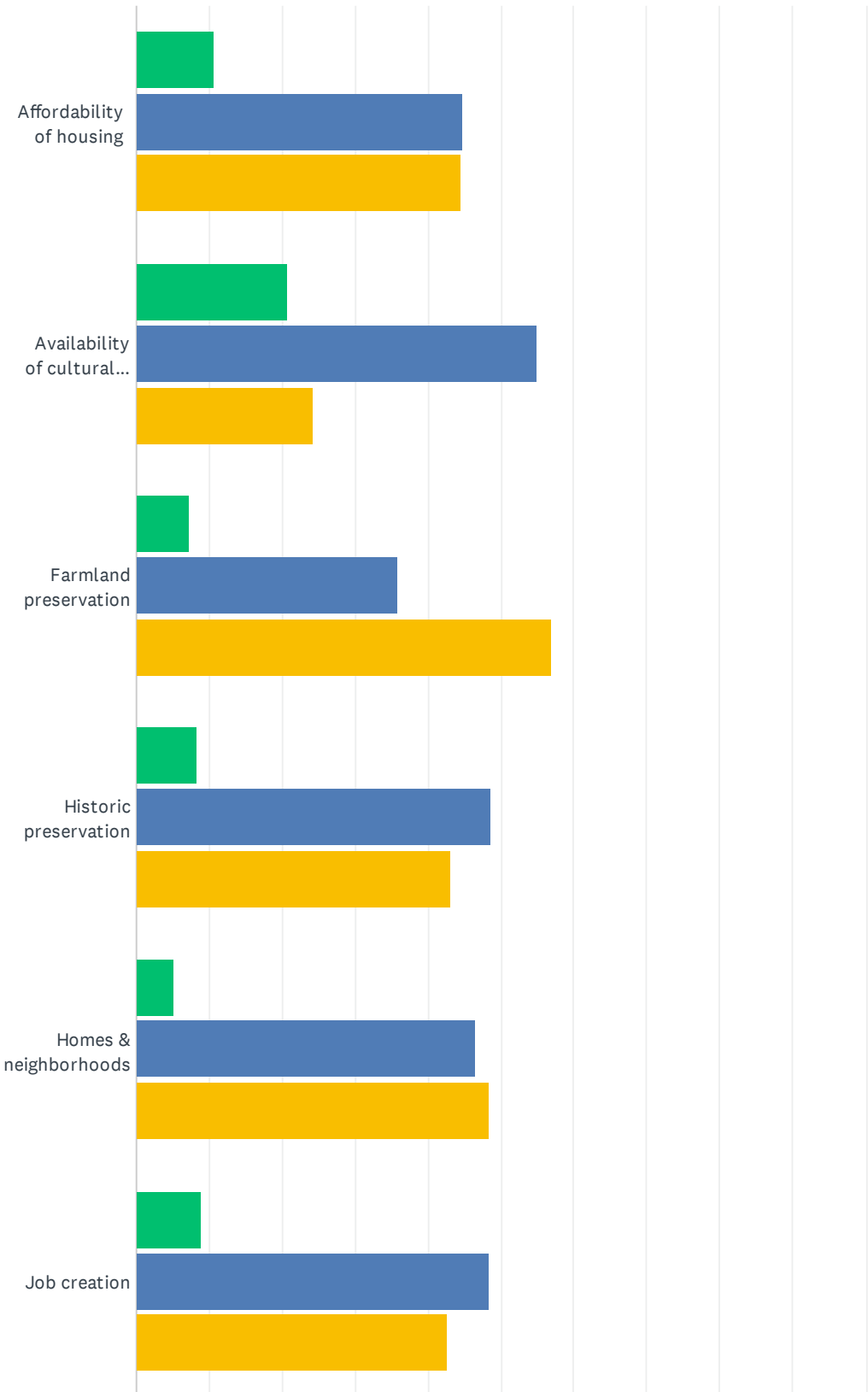


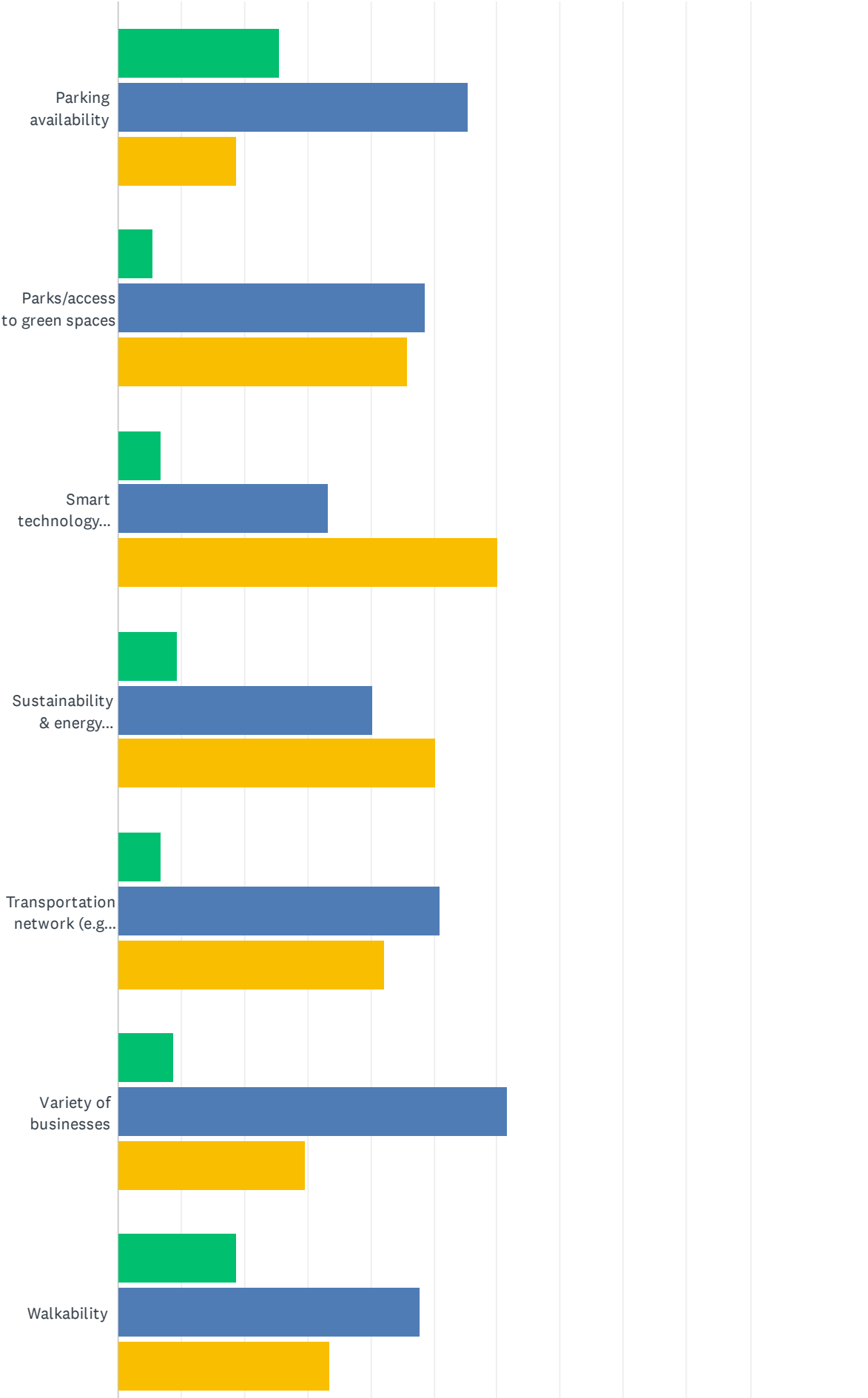
Worcester County Comprehensive Plan Update Community Survey **ITEM 13**

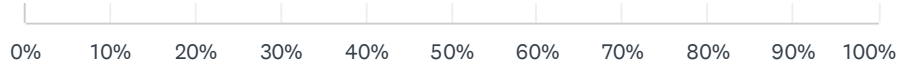
	1	2	3	4	5	6	7	8	9	10	11
Access to open space	17.52% 123	12.68% 89	9.83% 69	10.11% 71	7.69% 54	7.26% 51	7.41% 52	7.83% 55	5.84% 41	4.99% 35	3.42
Basic shopping needs	12.11% 85	14.10% 99	15.24% 107	10.97% 77	9.97% 70	11.11% 78	6.84% 48	4.42% 31	4.42% 31	3.70% 26	2.71
Clean appearance	2.14% 15	9.69% 68	14.53% 102	10.97% 77	11.68% 82	9.54% 67	8.83% 62	7.41% 52	6.55% 46	5.98% 42	3.13
Community activities	1.00% 7	3.70% 26	7.55% 53	11.25% 79	10.97% 77	9.40% 66	10.97% 77	9.54% 67	9.83% 69	10.11% 71	6.84
Diversity	2.14% 15	2.71% 19	2.14% 15	5.84% 41	8.40% 59	7.69% 54	7.41% 52	7.12% 50	6.13% 43	8.12% 57	7.69
Healthy/affordable food proximity/access	7.12% 50	10.97% 77	10.11% 71	10.11% 71	12.68% 89	12.68% 89	10.40% 73	7.41% 52	6.70% 47	4.84% 34	3.70
Housing diversity	1.85% 13	2.56% 18	2.42% 17	3.56% 25	3.42% 24	4.42% 31	8.55% 60	8.55% 60	7.55% 53	8.40% 59	10.68
Local schools	21.94% 154	8.55% 60	8.12% 57	5.70% 40	5.98% 42	5.70% 40	4.84% 34	10.68% 75	7.55% 53	6.13% 43	4.84
Medical proximity/access	5.41% 38	8.40% 59	11.82% 83	10.40% 73	6.55% 46	8.40% 59	7.55% 53	7.98% 56	13.11% 92	7.12% 50	5.56
Parks/recreation facilities/activities	1.71% 12	3.42% 24	3.70% 26	5.98% 42	4.99% 35	7.12% 50	8.12% 57	9.83% 69	10.68% 75	18.38% 129	13.25
Presence of trees/vegetation	4.99% 35	5.13% 36	3.42% 24	4.84% 34	5.13% 36	4.42% 31	5.84% 41	6.41% 45	7.26% 51	7.83% 55	18.52 1
Safety/low crime	20.09% 141	14.81% 104	7.55% 53	6.55% 46	6.84% 48	4.56% 32	3.99% 28	4.13% 29	3.56% 25	3.13% 22	3.70
Senior housing	0.28% 2	1.42% 10	1.42% 10	1.28% 9	2.42% 17	2.85% 20	4.70% 33	2.99% 21	5.56% 39	5.98% 42	8.26
Vibrant downtowns	1.71% 12	1.85% 13	2.14% 15	2.42% 17	3.28% 23	4.84% 34	4.56% 32	5.70% 40	5.27% 37	5.27% 37	7.69

Q50 How important are the following items in terms of future development?

Answered: 702 Skipped: 710





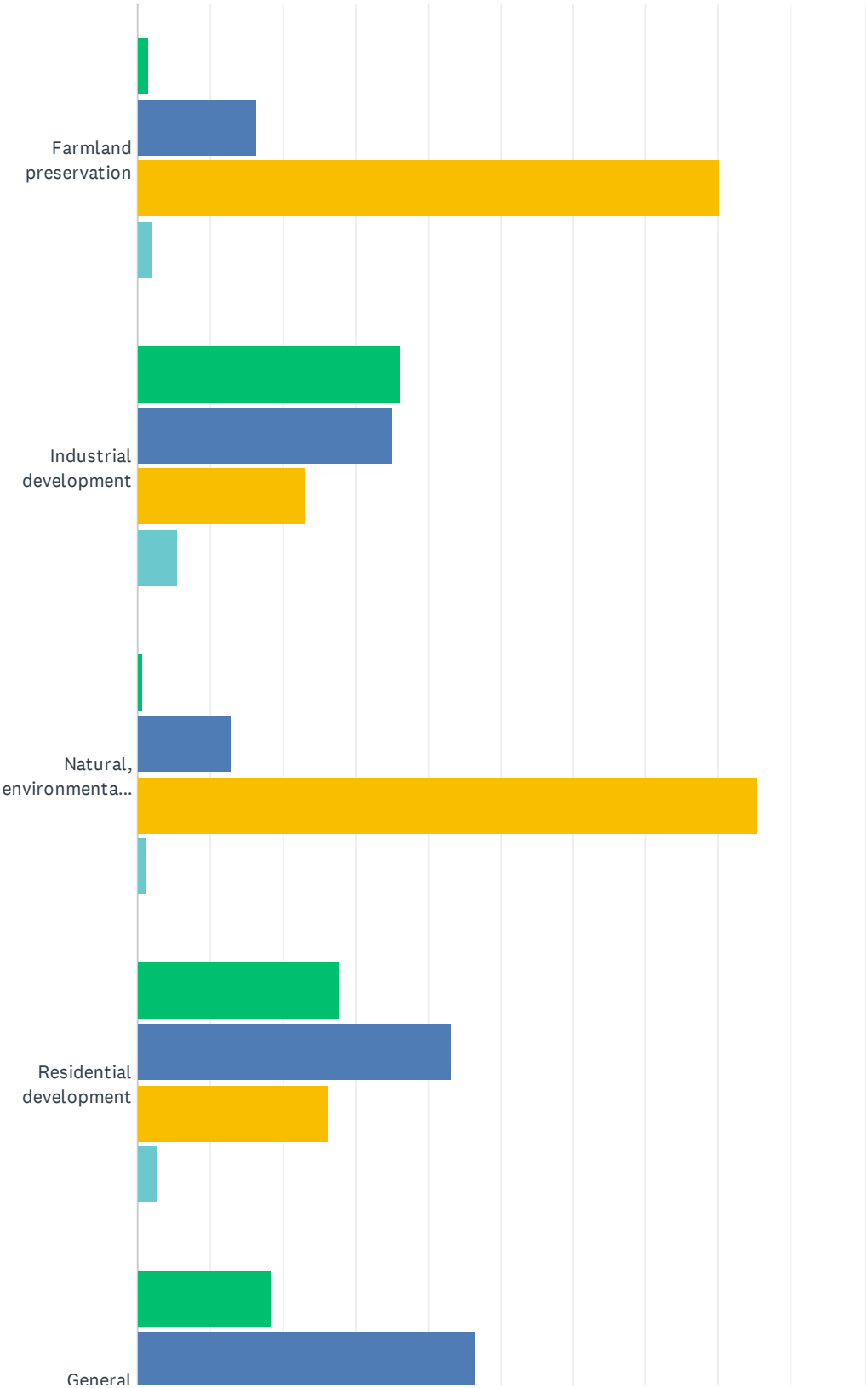


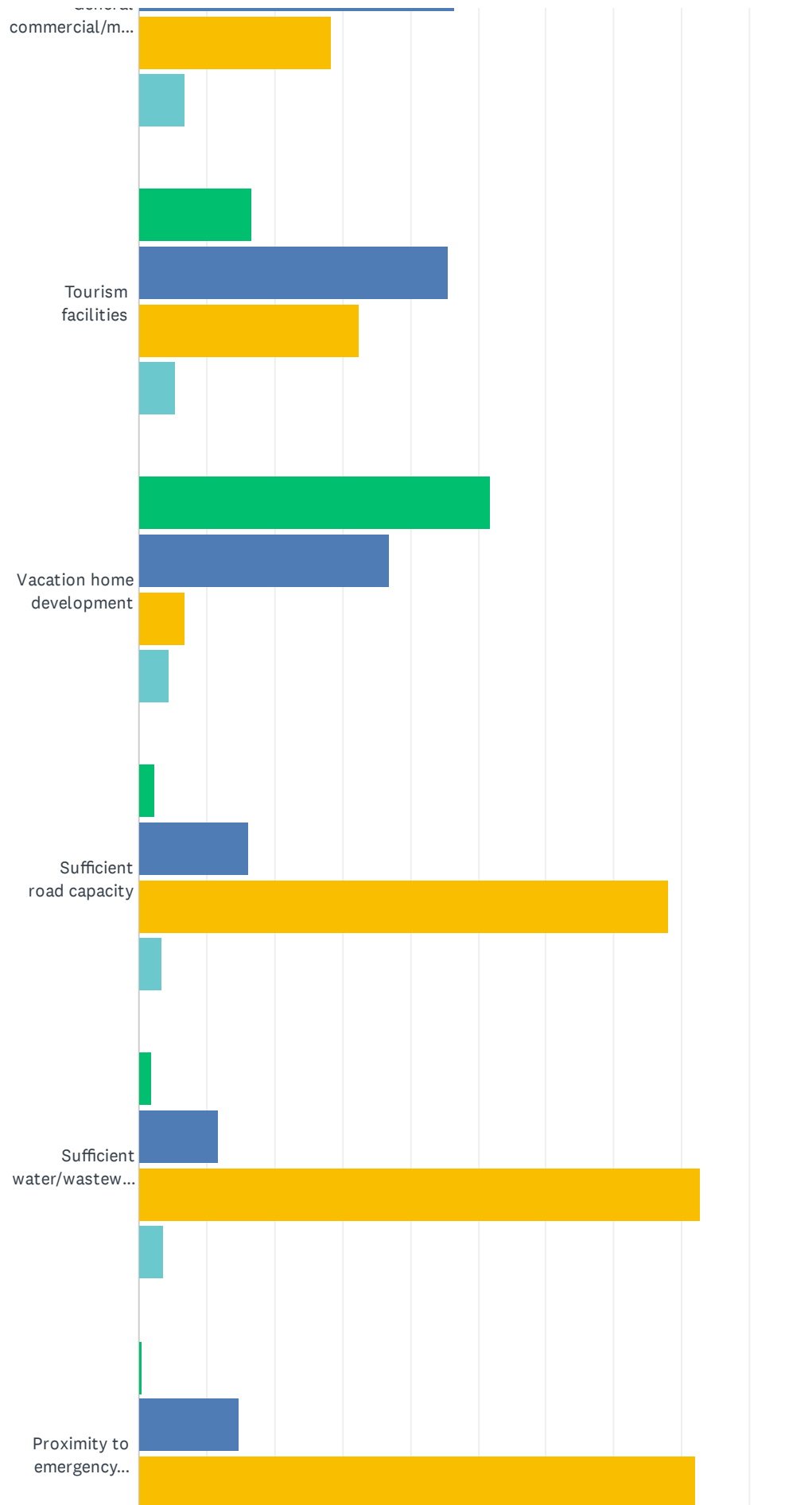
■ Not Import...
 ■ Important
 ■ Very Import...

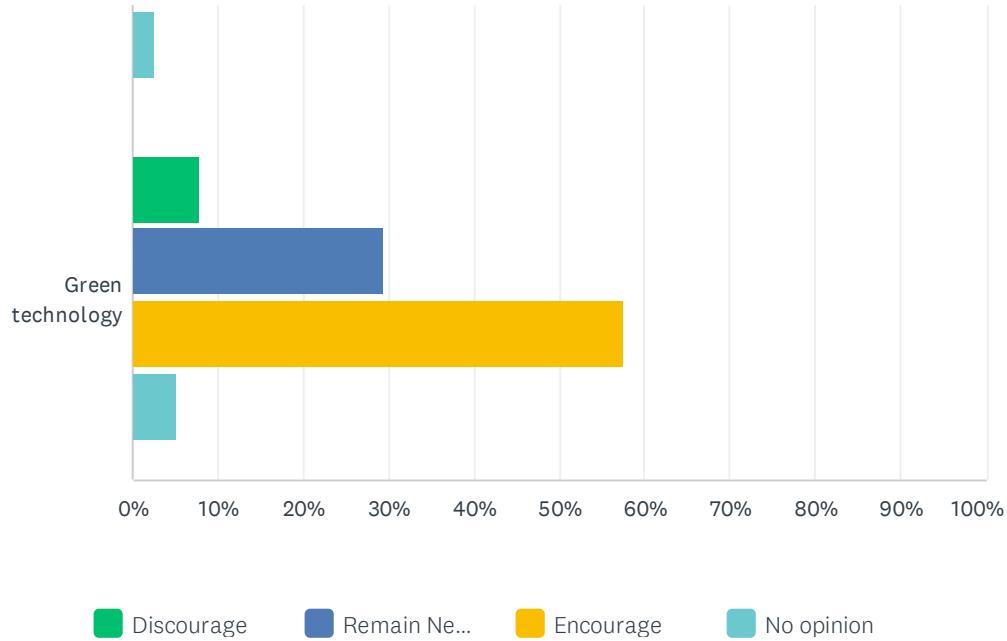
	NOT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Affordability of housing	10.62% 74	44.76% 312	44.62% 311	697	2.34
Availability of cultural activities	20.69% 144	55.03% 383	24.28% 169	696	2.04
Farmland preservation	7.30% 51	35.77% 250	56.94% 398	699	2.50
Historic preservation	8.31% 58	48.57% 339	43.12% 301	698	2.35
Homes & neighborhoods	5.19% 36	46.40% 322	48.41% 336	694	2.43
Job creation	8.90% 62	48.49% 338	42.61% 297	697	2.34
Parking availability	25.68% 179	55.52% 387	18.79% 131	697	1.93
Parks/access to green spaces	5.46% 38	48.71% 339	45.83% 319	696	2.40
Smart technology (e.g., broadband, WiFi)	6.72% 47	33.19% 232	60.09% 420	699	2.53
Sustainability & energy efficiency	9.47% 66	40.32% 281	50.22% 350	697	2.41
Transportation network (e.g., roads, public transportation)	6.73% 47	51.00% 356	42.26% 295	698	2.36
Variety of businesses	8.75% 61	61.55% 429	29.70% 207	697	2.21
Walkability	18.79% 130	47.83% 331	33.38% 231	692	2.15

Q51 As Worcester County plans for future development, should local officials encourage, remain neutral, or discourage the following?

Answered: 704 Skipped: 708







	DISCOURAGE	REMAIN NEUTRAL	ENCOURAGE	NO OPINION	TOTAL	WEIGHTED AVERAGE
Farmland preservation	1.42% 10	16.34% 115	80.11% 564	2.13% 15	704	2.83
Industrial development	36.14% 253	35.29% 247	23.00% 161	5.57% 39	700	1.98
Natural, environmental, and open space preservation	0.57% 4	12.93% 91	85.23% 600	1.28% 9	704	2.87
Residential development	27.74% 195	43.24% 304	26.32% 185	2.70% 19	703	2.04
General commercial/mixed-use development	18.26% 128	46.50% 326	28.39% 199	6.85% 48	701	2.24
Tourism facilities	16.69% 117	45.65% 320	32.38% 227	5.28% 37	701	2.26
Vacation home development	51.78% 363	36.80% 258	6.85% 48	4.56% 32	701	1.64
Sufficient road capacity	2.28% 16	16.24% 114	78.06% 548	3.42% 24	702	2.83
Sufficient water/wastewater capacity	1.85% 13	11.81% 83	82.79% 582	3.56% 25	703	2.88
Proximity to emergency service facilities/response time	0.43% 3	14.81% 104	82.19% 577	2.56% 18	702	2.87
Green technology	7.97% 56	29.45% 207	57.47% 404	5.12% 36	703	2.60

Q52 What one thing would you like to see changed to improve quality of life in Worcester County?

Answered: 635 Skipped: 777

Q53 What are Worcester County's greatest strengths and assets?

Answered: 637 Skipped: 775

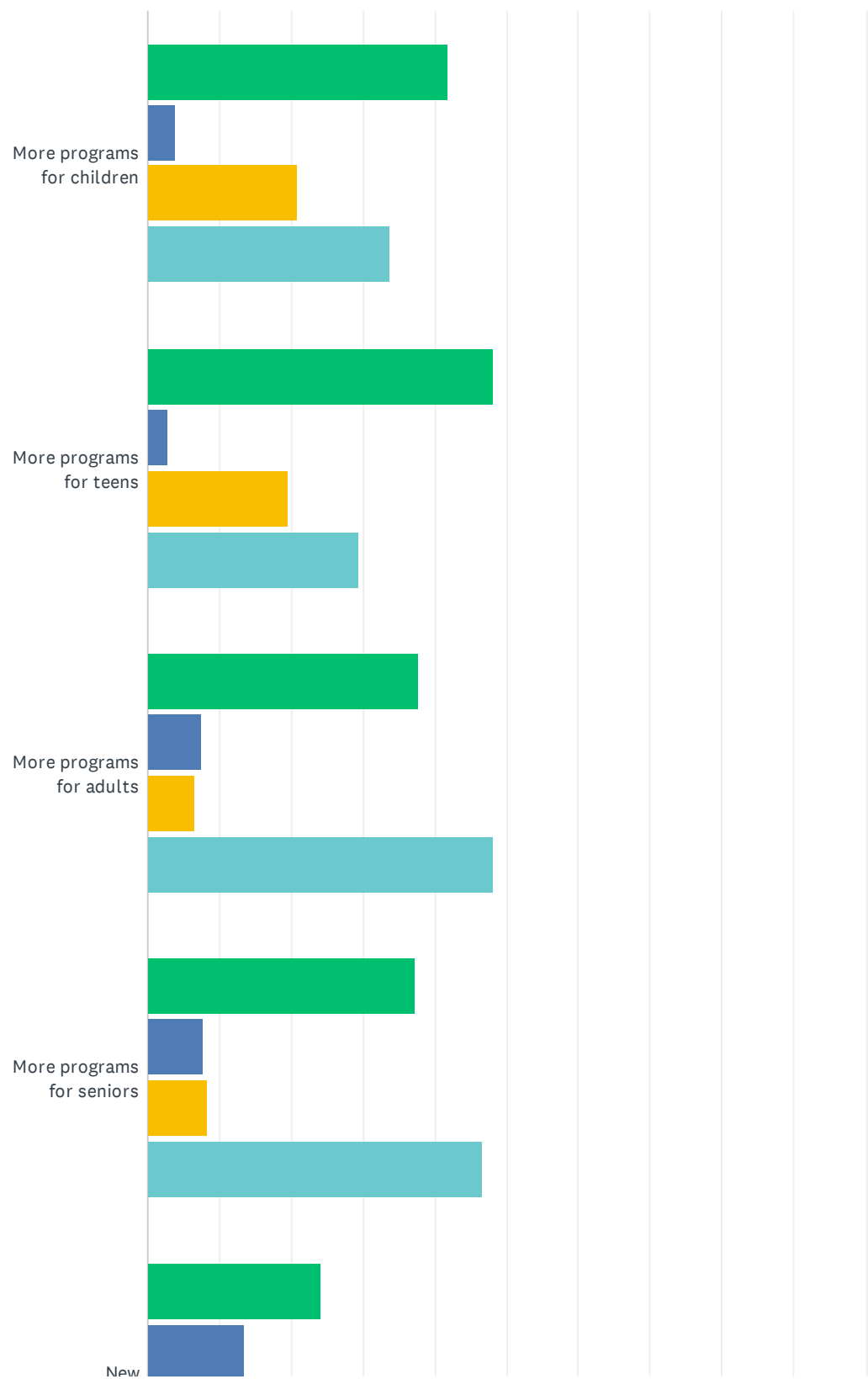
Q54 What are the most critical issues facing Worcester County

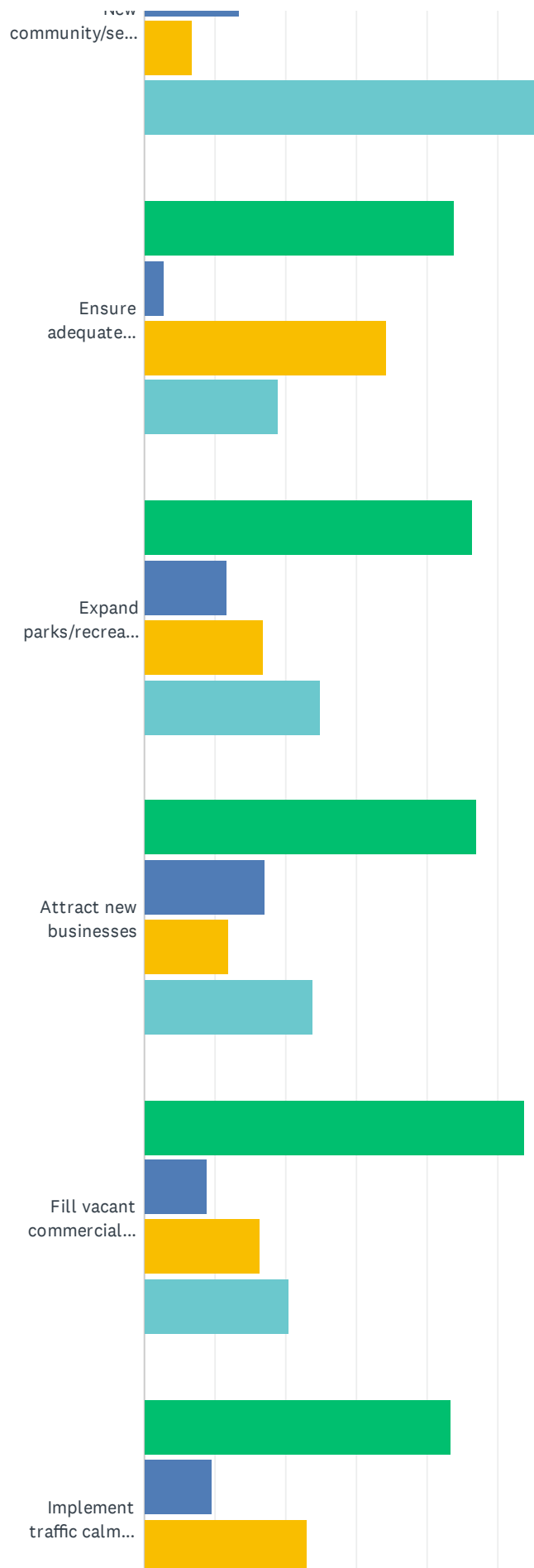
Answered: 638 Skipped: 774

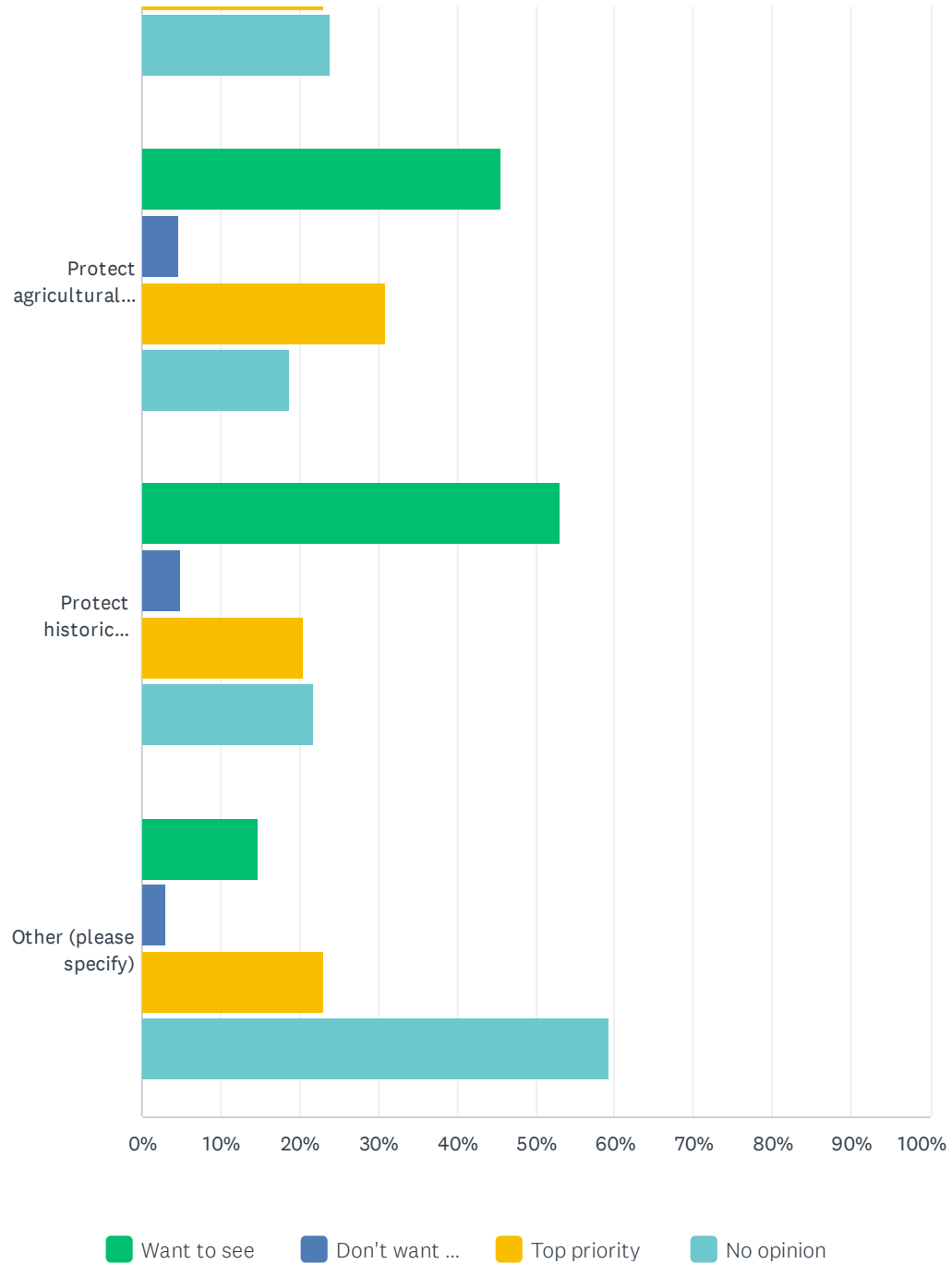
ANSWER CHOICES	RESPONSES	
Today?	99.22%	633
In the future?	96.39%	615

Q55 Would you like to see the following in Worcester County and, if so, where?

Answered: 702 Skipped: 710



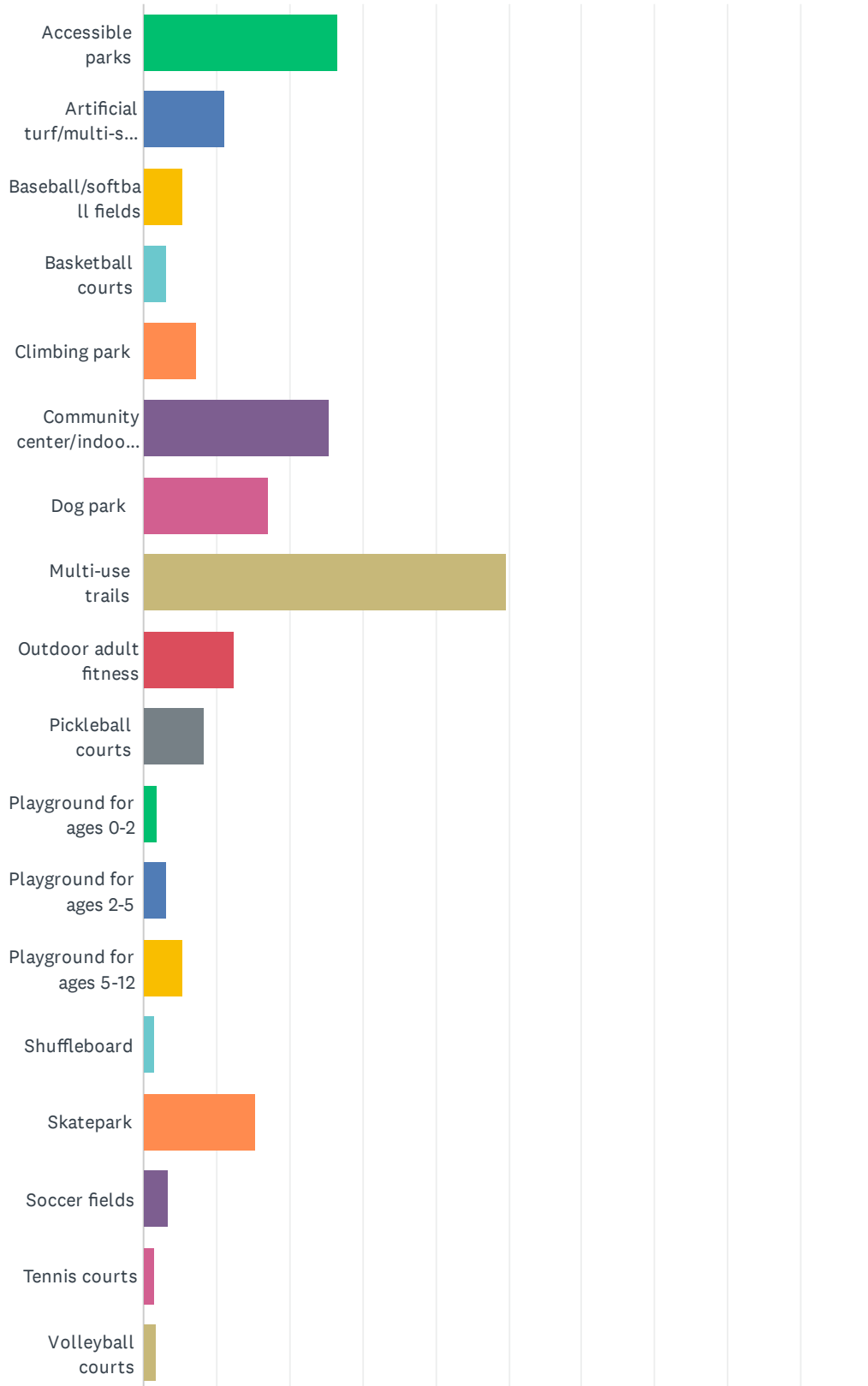


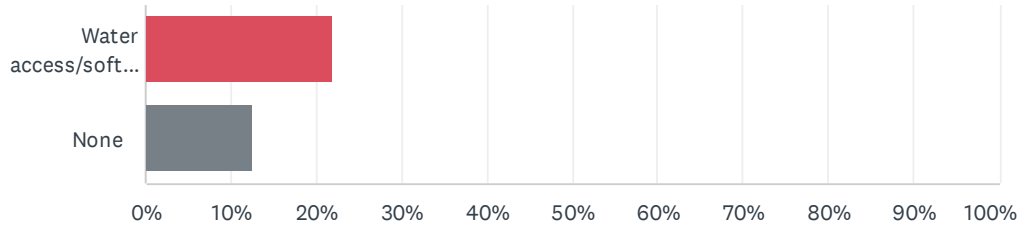


	WANT TO SEE	DON'T WANT TO SEE	TOP PRIORITY	NO OPINION	TOTAL	WEIGHTED AVERAGE
More programs for children	41.70% 289	3.75% 26	20.92% 145	33.62% 233	693	2.46
More programs for teens	48.20% 335	2.88% 20	19.57% 136	29.35% 204	695	2.30
More programs for adults	37.83% 261	7.39% 51	6.67% 46	48.12% 332	690	2.65
More programs for seniors	37.25% 257	7.68% 53	8.41% 58	46.67% 322	690	2.64
New community/senior center	24.09% 165	13.43% 92	6.86% 47	55.62% 381	685	2.94
Ensure adequate water/sewer	43.99% 304	2.75% 19	34.30% 237	18.96% 131	691	2.28
Expand parks/recreation facilities	46.58% 320	11.79% 81	16.74% 115	24.89% 171	687	2.20
Attract new businesses	47.22% 323	17.11% 117	11.84% 81	23.83% 163	684	2.12
Fill vacant commercial spaces	54.00% 371	9.02% 62	16.45% 113	20.52% 141	687	2.03
Implement traffic calming measures	43.51% 295	9.59% 65	23.01% 156	23.89% 162	678	2.27
Protect agricultural land	45.61% 312	4.68% 32	30.99% 212	18.71% 128	684	2.23
Protect historic heritage	53.02% 360	4.86% 33	20.47% 139	21.65% 147	679	2.11
Other (please specify)	14.72% 34	3.03% 7	22.94% 53	59.31% 137	231	3.27

Q56 Considering Worcester County's existing facilities, what new or additional facilities are needed and where? (top 3)

Answered: 699 Skipped: 713

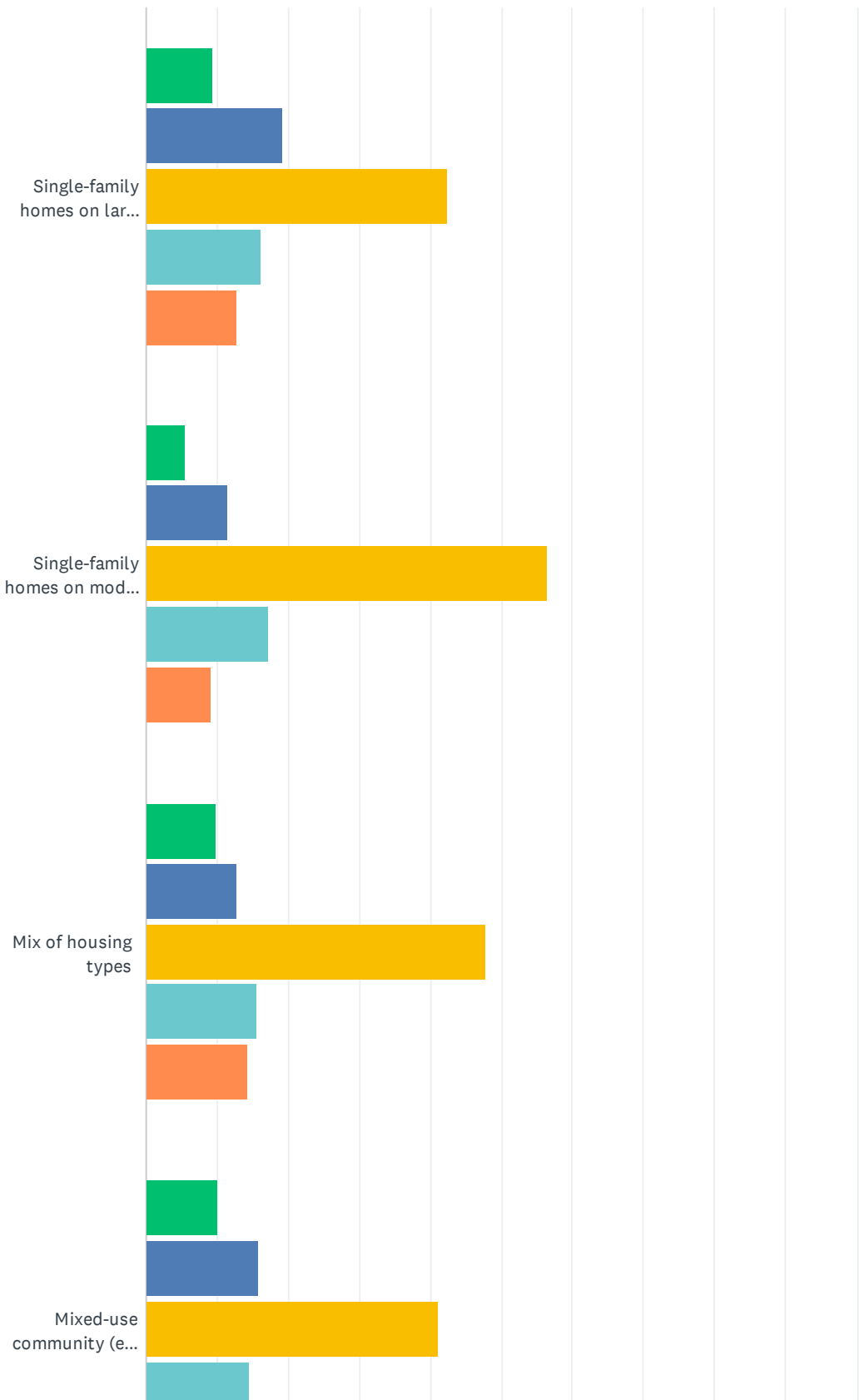


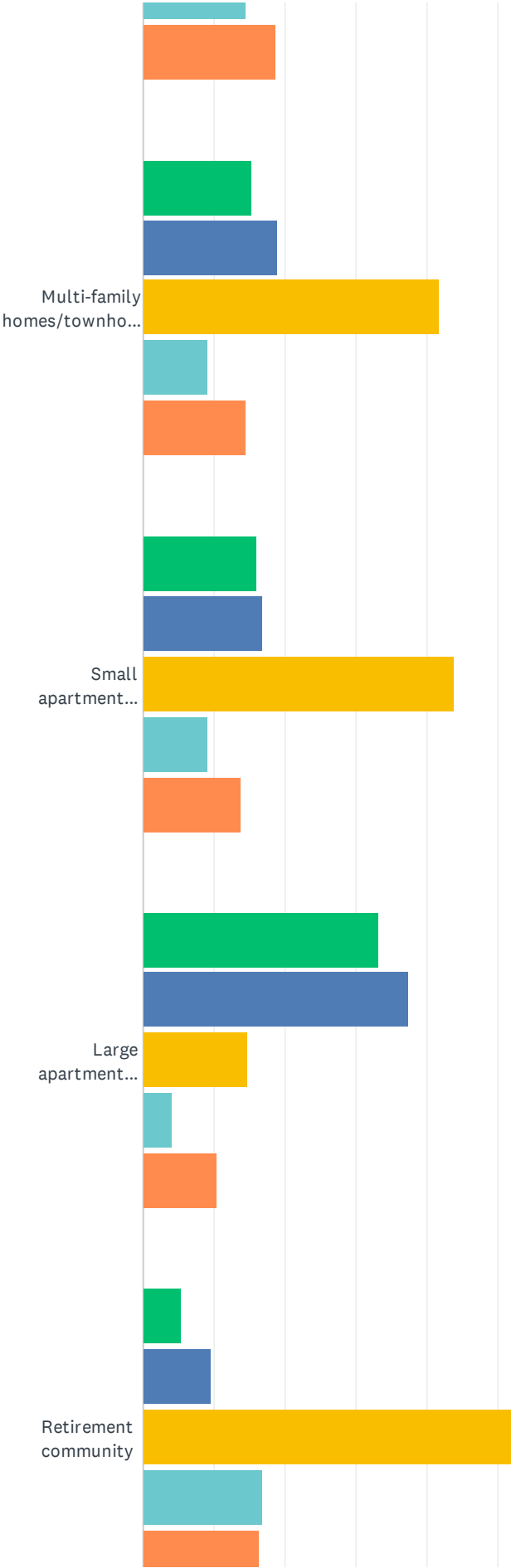


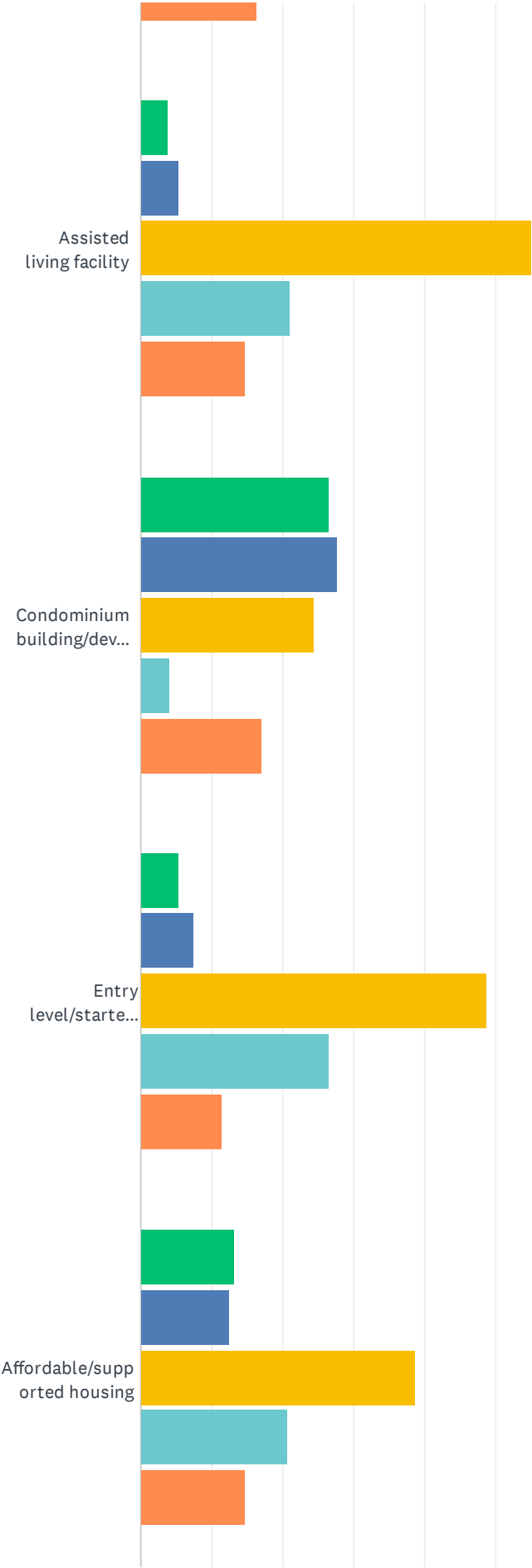
ANSWER CHOICES	RESPONSES	
Accessible parks	26.61%	186
Artificial turf/multi-sport field	11.02%	77
Baseball/softball fields	5.44%	38
Basketball courts	3.29%	23
Climbing park	7.15%	50
Community center/indoor facility	25.46%	178
Dog park	17.02%	119
Multi-use trails	49.64%	347
Outdoor adult fitness	12.45%	87
Pickleball courts	8.30%	58
Playground for ages 0-2	2.00%	14
Playground for ages 2-5	3.15%	22
Playground for ages 5-12	5.44%	38
Shuffleboard	1.43%	10
Skatepark	15.31%	107
Soccer fields	3.43%	24
Tennis courts	1.57%	11
Volleyball courts	1.72%	12
Water access/soft launch	22.03%	154
None	12.59%	88
Total Respondents: 699		

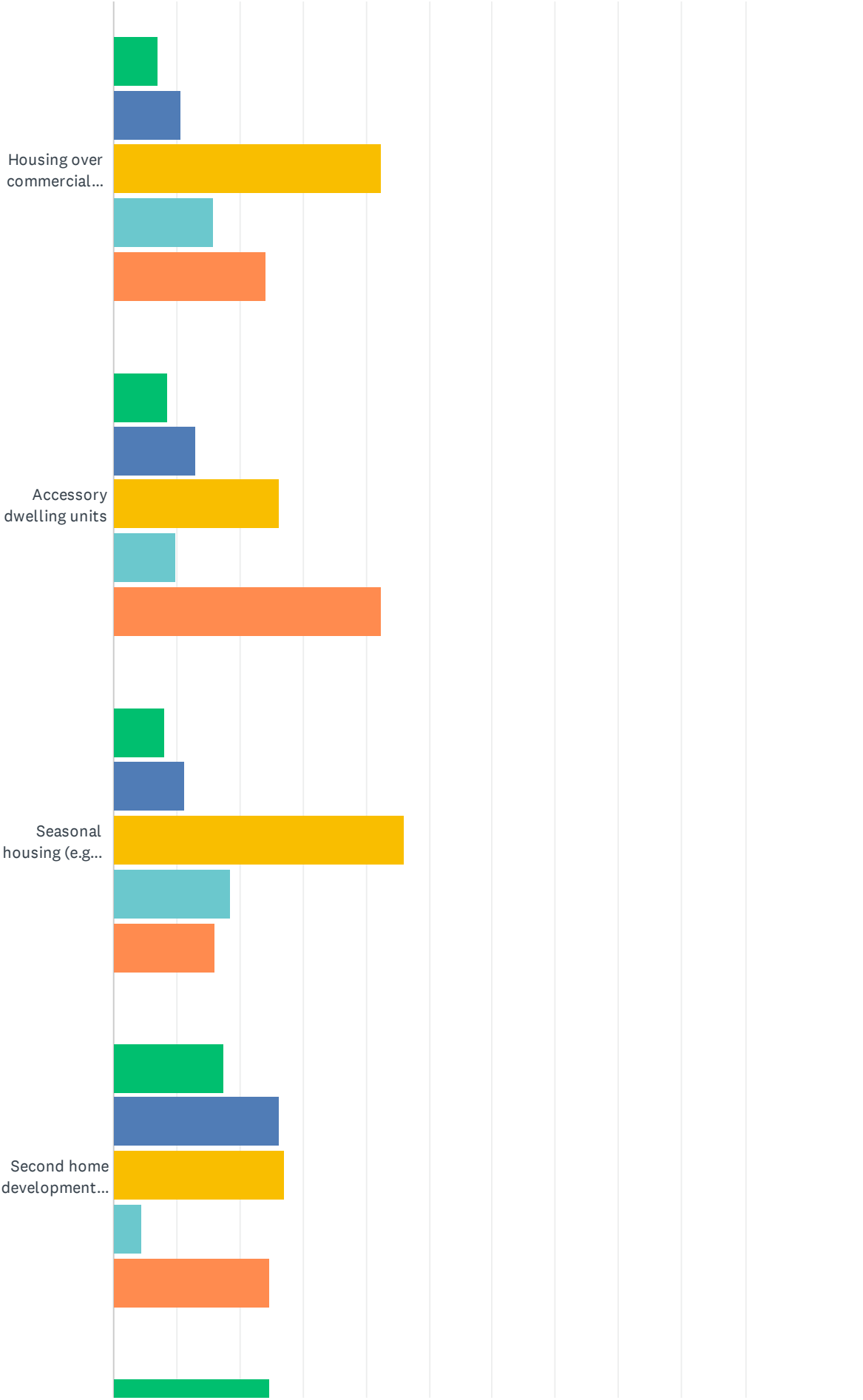
Q57 Do you support the following types of residential development?

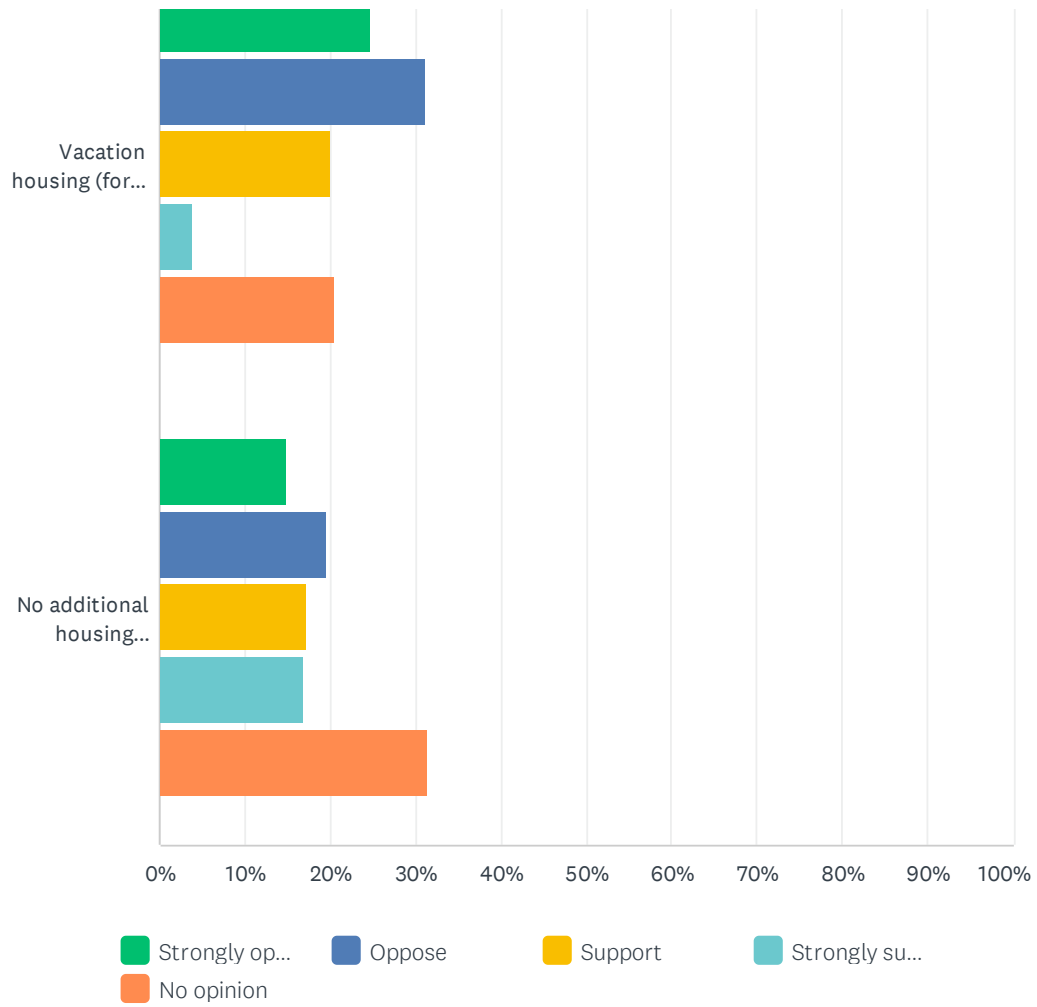
Answered: 702 Skipped: 710







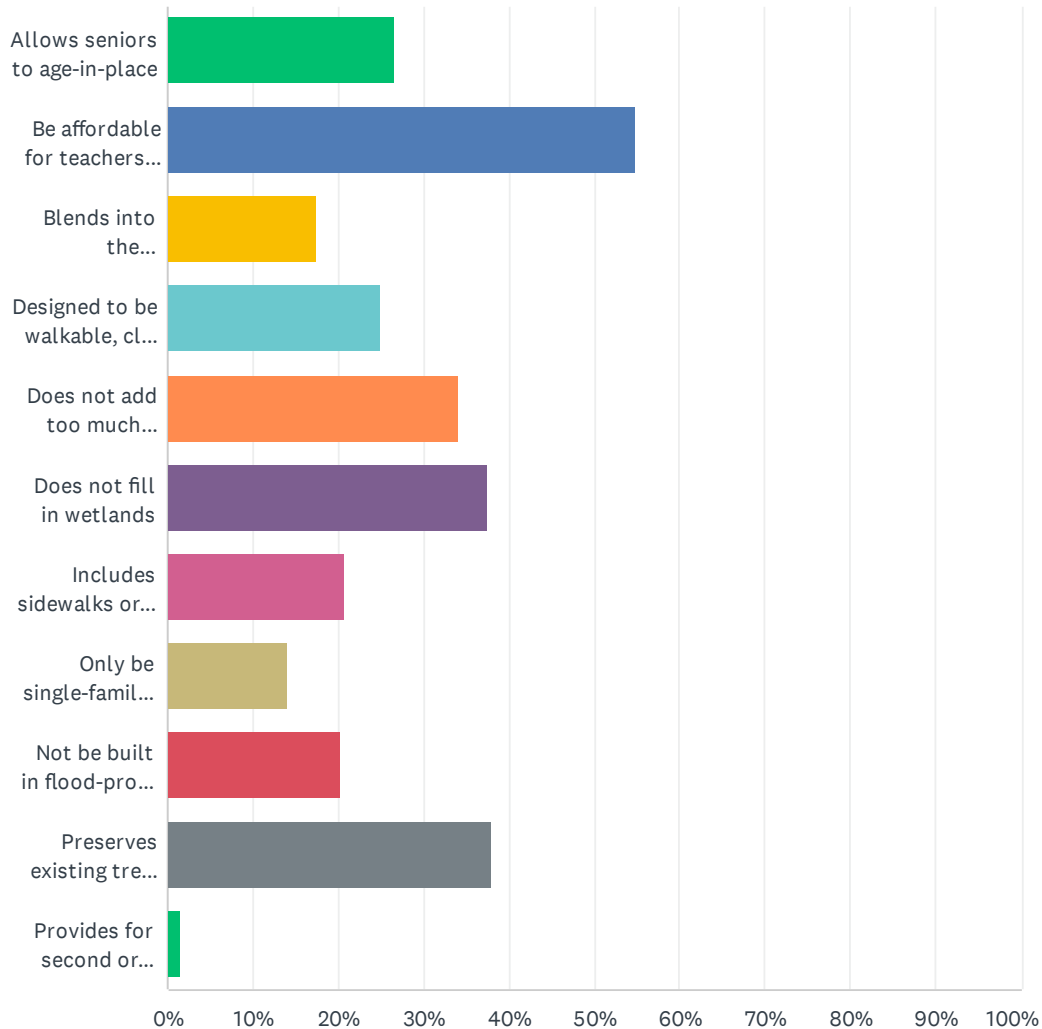




	STRONGLY OPPOSE	OPPOSE	SUPPORT	STRONGLY SUPPORT	NO OPINION	TOTAL	WEIGHTED AVERAGE
Single-family homes on large lots	9.28% 64	19.28% 133	42.46% 293	16.23% 112	12.75% 88	690	3.04
Single-family homes on modest lots	5.50% 38	11.58% 80	56.44% 390	17.37% 120	9.12% 63	691	3.13
Mix of housing types	9.71% 67	12.75% 88	47.68% 329	15.65% 108	14.20% 98	690	3.12
Mixed-use community (ex. residential & commercial)	9.94% 69	15.71% 109	41.21% 286	14.41% 100	18.73% 130	694	3.16
Multi-family homes/townhouses	15.44% 107	19.05% 132	41.85% 290	9.09% 63	14.57% 101	693	2.88
Small apartment buildings	16.02% 111	16.88% 117	44.01% 305	9.24% 64	13.85% 96	693	2.88
Large apartment buildings	33.28% 229	37.50% 258	14.68% 101	4.07% 28	10.47% 72	688	2.21
Retirement community	5.31% 37	9.61% 67	51.94% 362	16.79% 117	16.36% 114	697	3.29
Assisted living facility	3.74% 26	5.32% 37	55.17% 384	21.12% 147	14.66% 102	696	3.38
Condominium building/development	26.75% 183	27.78% 190	24.42% 167	4.09% 28	16.96% 116	684	2.57
Entry level/starter homes	5.34% 37	7.50% 52	48.92% 339	26.70% 185	11.54% 80	693	3.32
Affordable/supported housing	13.29% 92	12.57% 87	38.73% 268	20.66% 143	14.74% 102	692	3.11
Housing over commercial spaces	7.10% 49	10.58% 73	42.46% 293	15.80% 109	24.06% 166	690	3.39
Accessory dwelling units	8.53% 58	13.09% 89	26.18% 178	9.85% 67	42.35% 288	680	3.64
Seasonal housing (e.g., farm or tourism workers)	8.03% 56	11.33% 79	46.05% 321	18.51% 129	16.07% 112	697	3.23
Second home development (not for rent)	17.58% 122	26.22% 182	27.09% 188	4.47% 31	24.64% 171	694	2.92
Vacation housing (for rent)	24.71% 172	31.03% 216	19.97% 139	3.74% 26	20.55% 143	696	2.64
No additional housing development	14.83% 98	19.67% 130	17.25% 114	16.94% 112	31.32% 207	661	3.30

Q58 What are the most important characteristics for new residential development? (choose top 3)

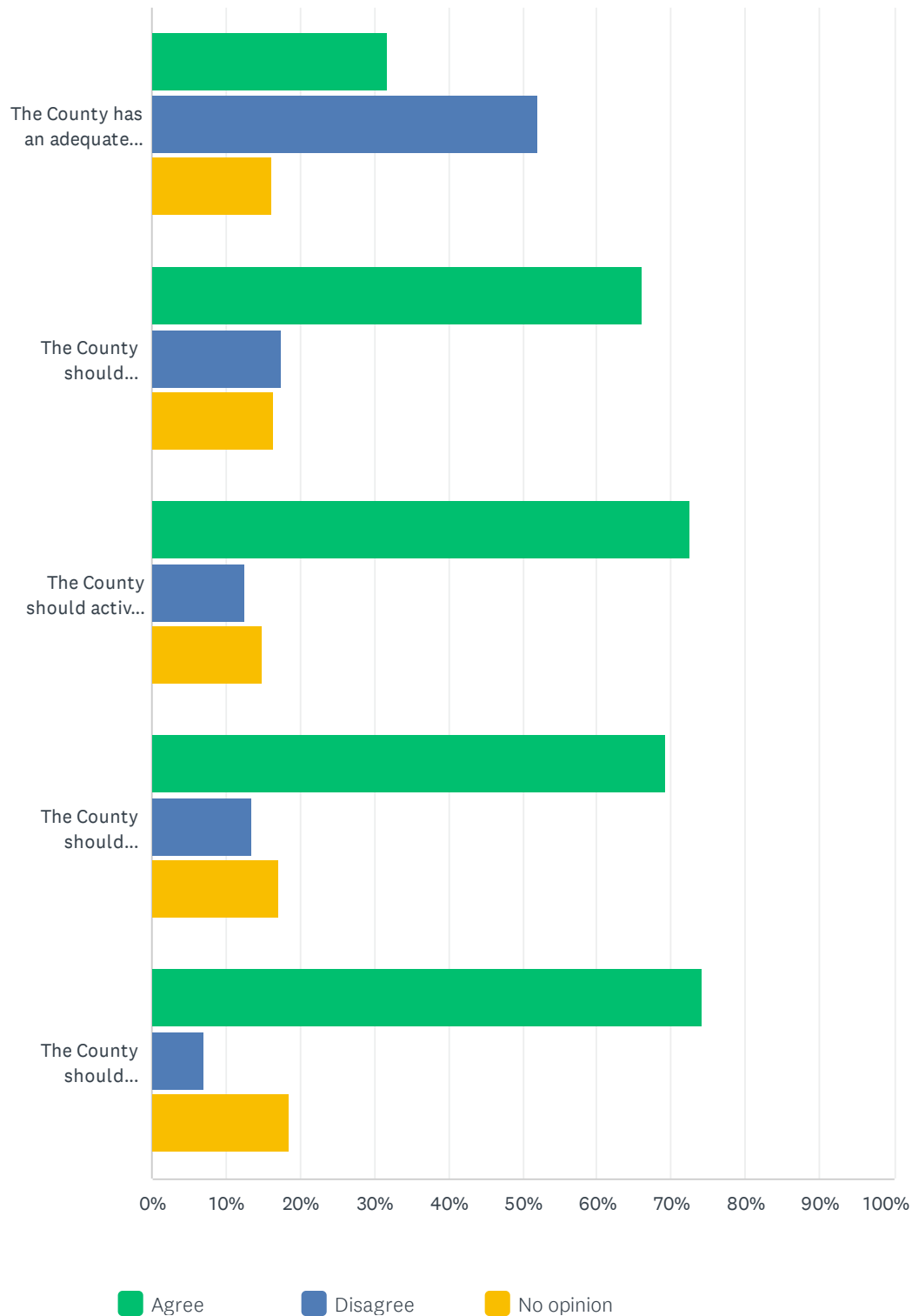
Answered: 708 Skipped: 704



ANSWER CHOICES	RESPONSES	
Allows seniors to age-in-place	26.55%	188
Be affordable for teachers, firefighters, students, etc.	54.80%	388
Blends into the neighborhood	17.51%	124
Designed to be walkable, close to shops and services	24.86%	176
Does not add too much traffic	34.04%	241
Does not fill in wetlands	37.43%	265
Includes sidewalks or multi-use paths	20.76%	147
Only be single-family houses	13.98%	99
Not be built in flood-prone areas	20.20%	143
Preserves existing trees and vegetation	37.85%	268
Provides for second or vacation homes	1.55%	11
Total Respondents: 708		

Q59 Do you agree or disagree with the statements below?

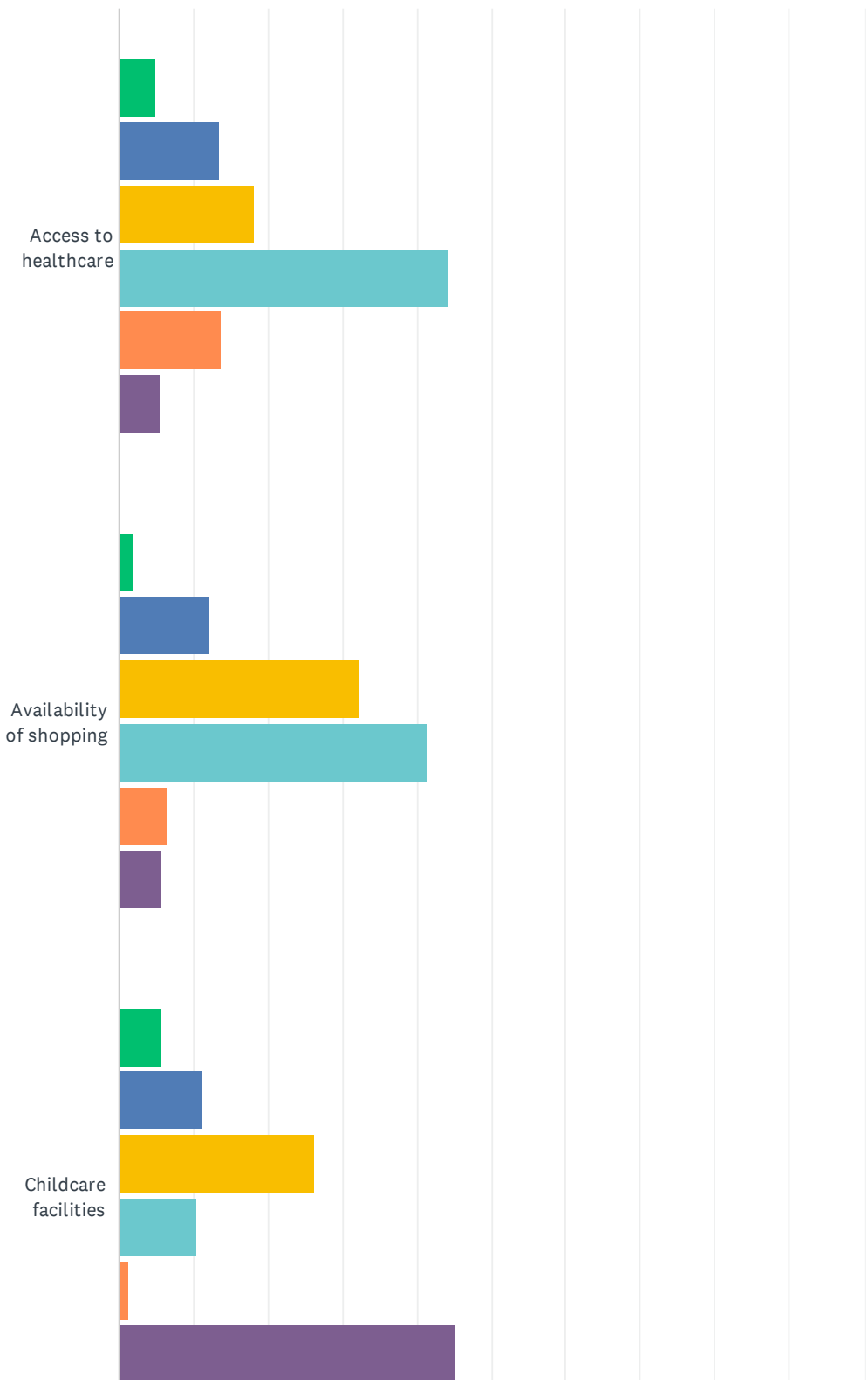
Answered: 705 Skipped: 707

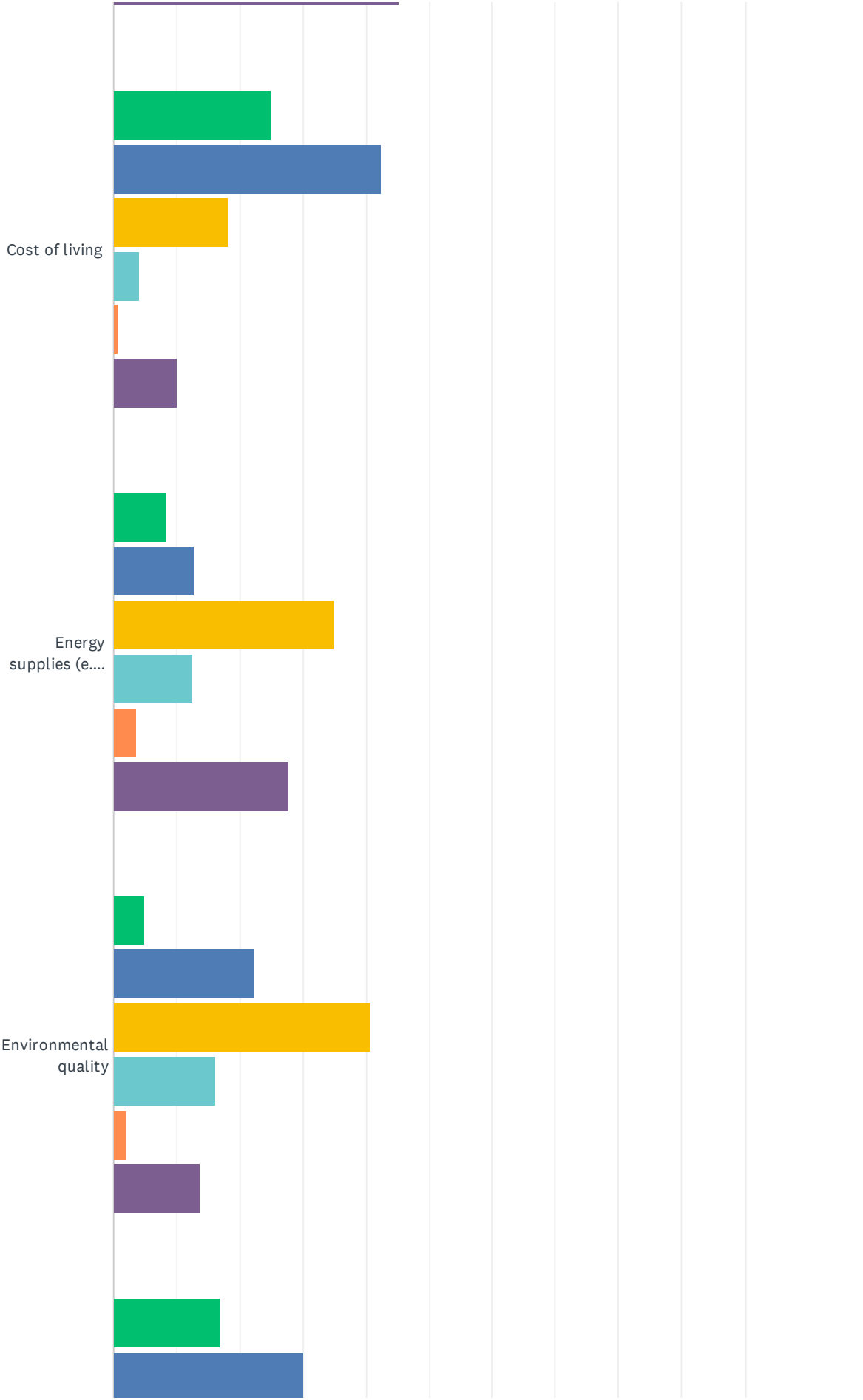


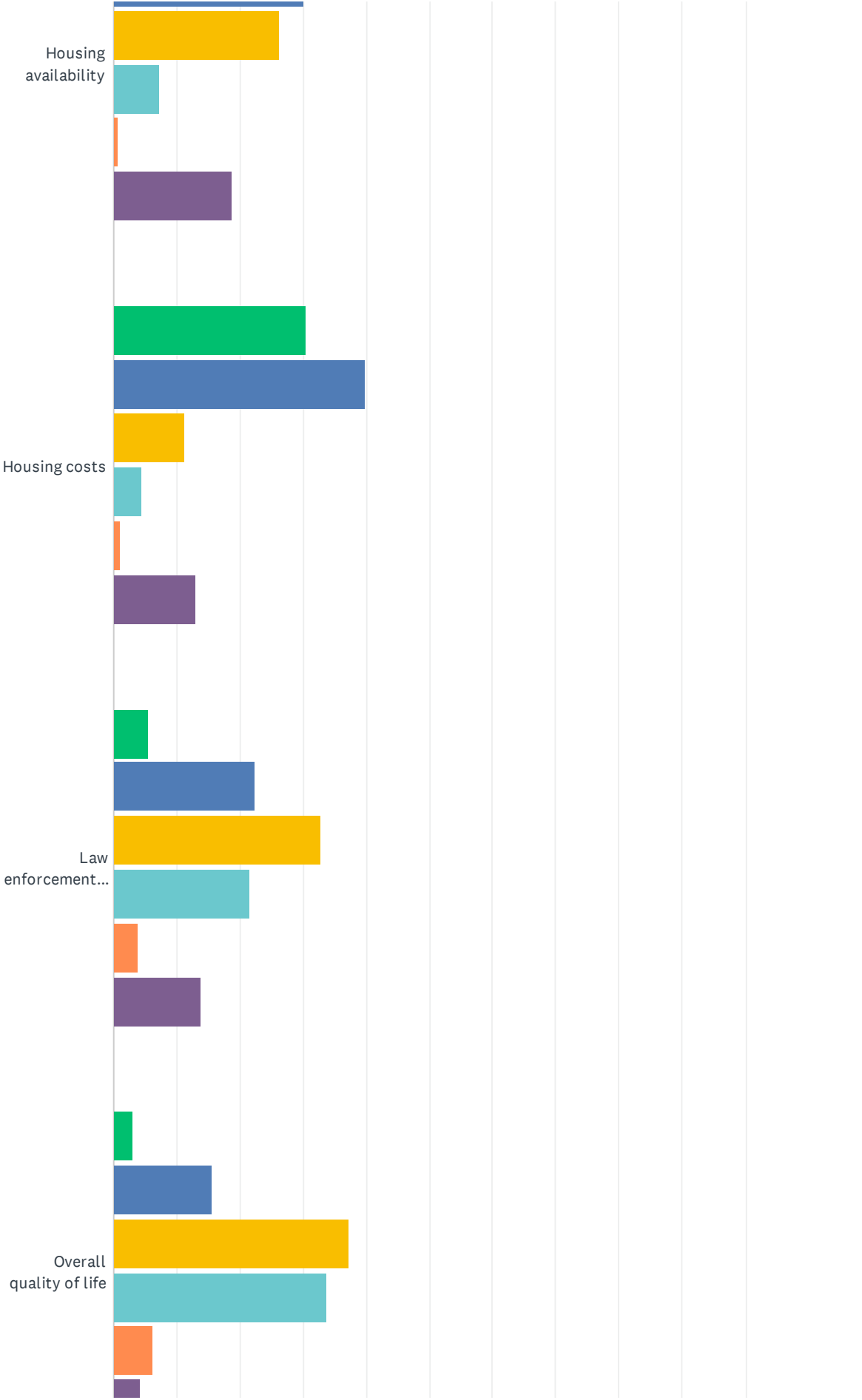
	AGREE	DISAGREE	NO OPINION	TOTAL	WEIGHTED AVERAGE
The County has an adequate supply of housing	31.68% 223	52.13% 367	16.19% 114	704	1.85
The County should encourage more affordable housing	66.00% 464	17.50% 123	16.50% 116	703	1.50
The County should actively promote job growth	72.43% 507	12.57% 88	15.00% 105	700	1.43
The County should encourage new businesses to open	69.37% 487	13.53% 95	17.09% 120	702	1.48
The County should prioritize agricultural preservation	74.29% 520	7.14% 50	18.57% 130	700	1.44

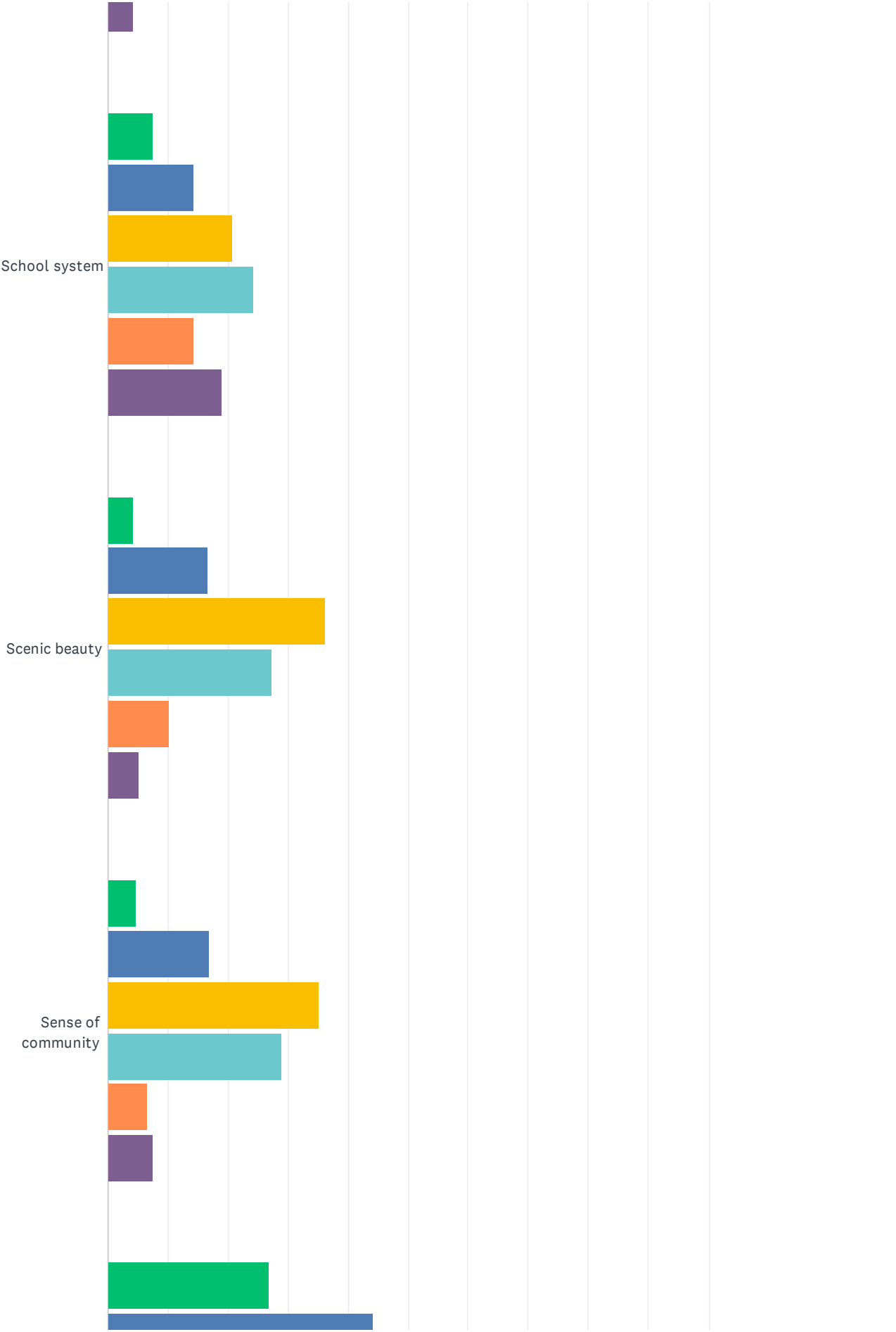
Q60 Growth over the last decade has brought about some changes for Worcester County. For each of the following that you may have observed, please indicate what the local impact has been.

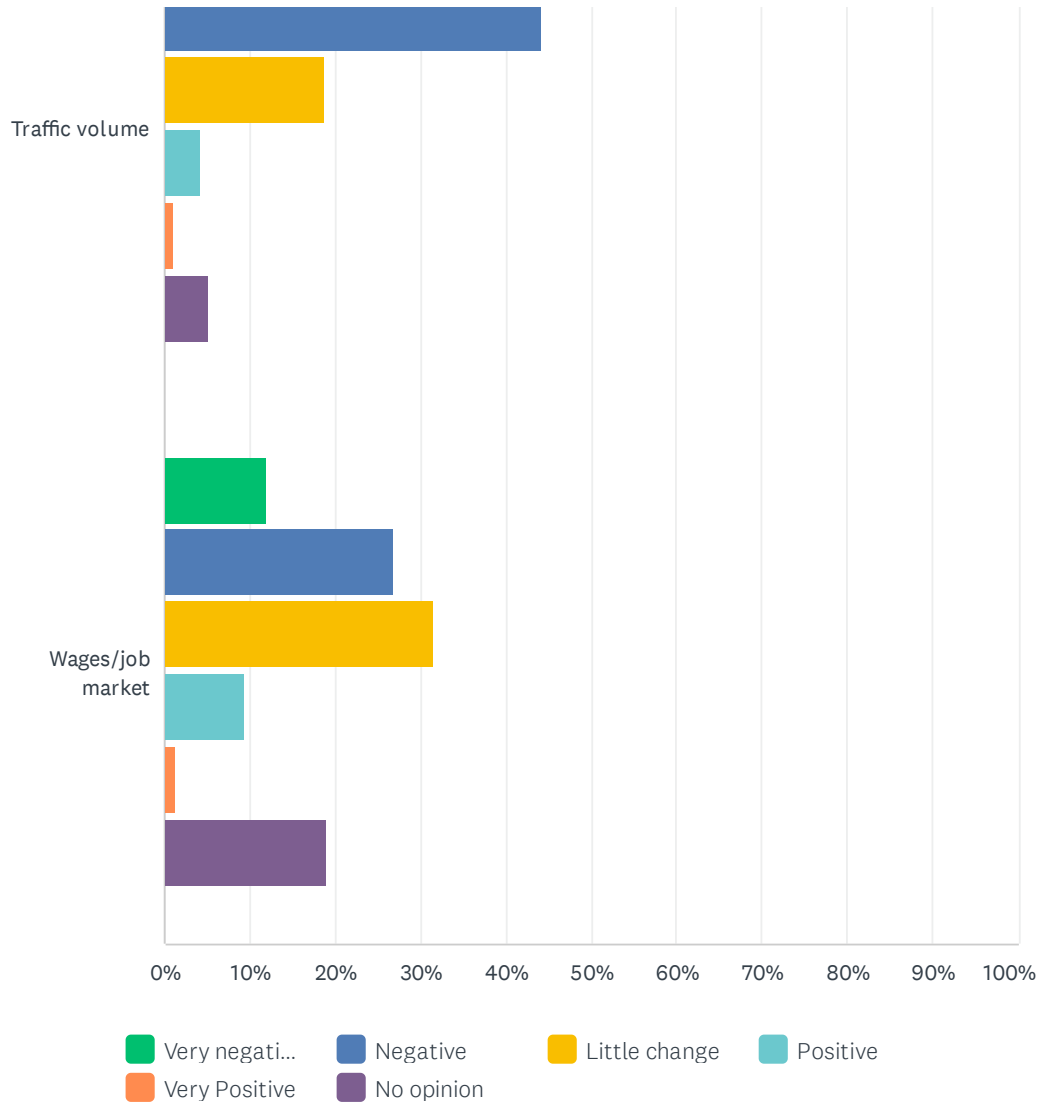
Answered: 701 Skipped: 711







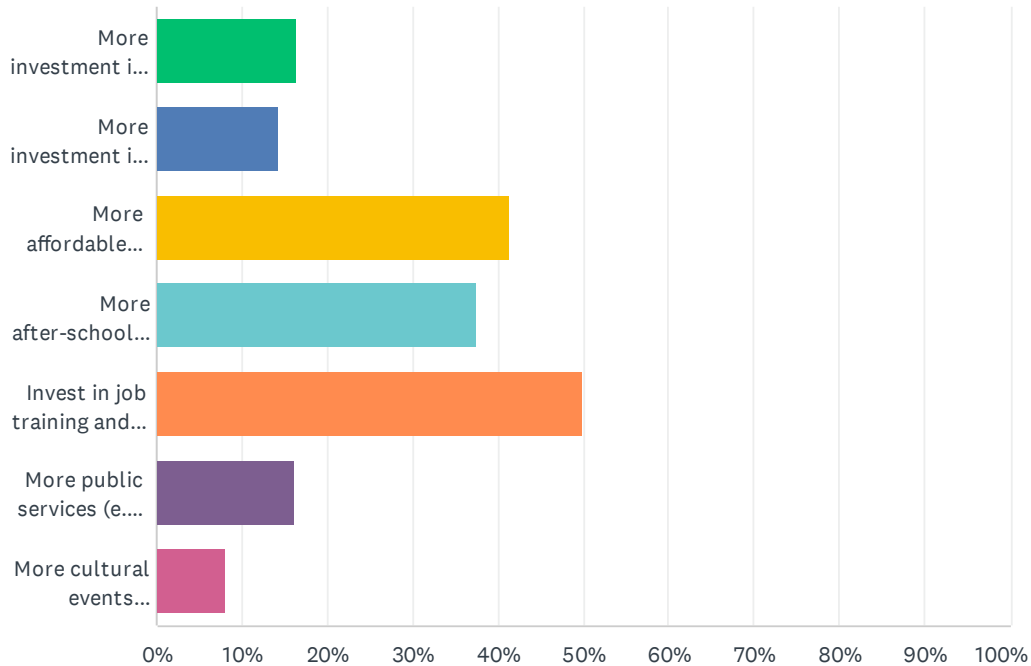




	VERY NEGATIVE	NEGATIVE	LITTLE CHANGE	POSITIVE	VERY POSITIVE	NO OPINION	TOTAL	WEIGHTED AVERAGE
Access to healthcare	4.91% 34	13.42% 93	18.04% 125	44.44% 308	13.71% 95	5.48% 38	693	3.65
Availability of shopping	2.01% 14	12.23% 85	32.23% 224	41.44% 288	6.33% 44	5.76% 40	695	3.55
Childcare facilities	5.66% 39	11.18% 77	26.12% 180	10.45% 72	1.31% 9	45.28% 312	689	4.26
Cost of living	24.86% 172	42.34% 293	18.06% 125	4.05% 28	0.72% 5	9.97% 69	692	2.43
Energy supplies (e.g., solar wind, geothermal)	8.37% 58	12.70% 88	35.06% 243	12.55% 87	3.61% 25	27.71% 192	693	3.73
Environmental quality	4.92% 34	22.29% 154	40.67% 281	16.21% 112	2.17% 15	13.75% 95	691	3.30
Housing availability	16.84% 116	30.04% 207	26.27% 181	7.26% 50	0.73% 5	18.87% 130	689	3.02
Housing costs	30.40% 211	39.77% 276	11.38% 79	4.47% 31	1.01% 7	12.97% 90	694	2.45
Law enforcement needs	5.51% 38	22.46% 155	32.75% 226	21.45% 148	3.91% 27	13.91% 96	690	3.38
Overall quality of life	2.89% 20	15.63% 108	37.34% 258	33.72% 233	6.22% 43	4.20% 29	691	3.37
School system	7.55% 52	14.22% 98	20.61% 142	24.38% 168	14.22% 98	19.01% 131	689	3.81
Scenic beauty	4.34% 30	16.64% 115	36.18% 250	27.35% 189	10.27% 71	5.21% 36	691	3.38
Sense of community	4.78% 33	16.81% 116	35.22% 243	28.99% 200	6.67% 46	7.54% 52	690	3.39
Traffic volume	26.80% 186	44.09% 306	18.73% 130	4.18% 29	1.15% 8	5.04% 35	694	2.24
Wages/job market	11.94% 82	26.78% 184	31.59% 217	9.32% 64	1.31% 9	19.07% 131	687	3.18

Q61 What actions should Worcester County prioritize to support its minority populations? (top 2)

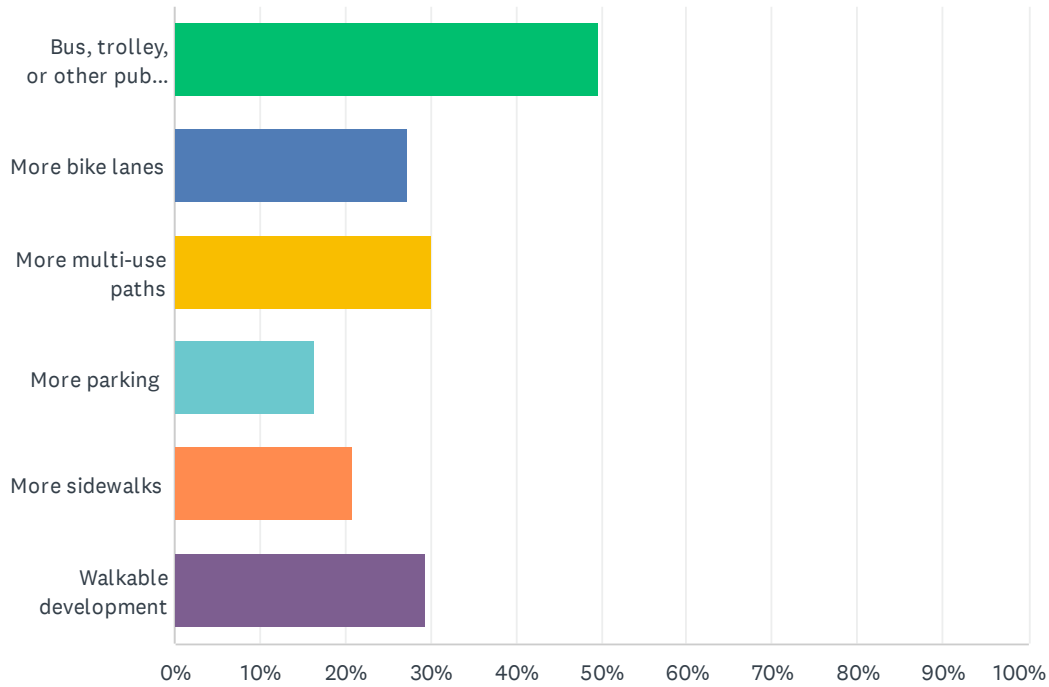
Answered: 708 Skipped: 704



ANSWER CHOICES	RESPONSES	
More investment in public facilities in areas with higher levels of minority populations	16.38%	116
More investment in roads and sidewalks in areas with higher levels of minority populations	14.27%	101
More affordable housing options in the County	41.38%	293
More after-school activities in the County	37.57%	266
Invest in job training and work programs	49.86%	353
More public services (e.g., healthcare)	16.24%	115
More cultural events celebrating diversity in the County	8.05%	57
Total Respondents: 708		

Q62 If funding were available, what transportation item should the County prioritize in the next 10-20 years? (choose 2)

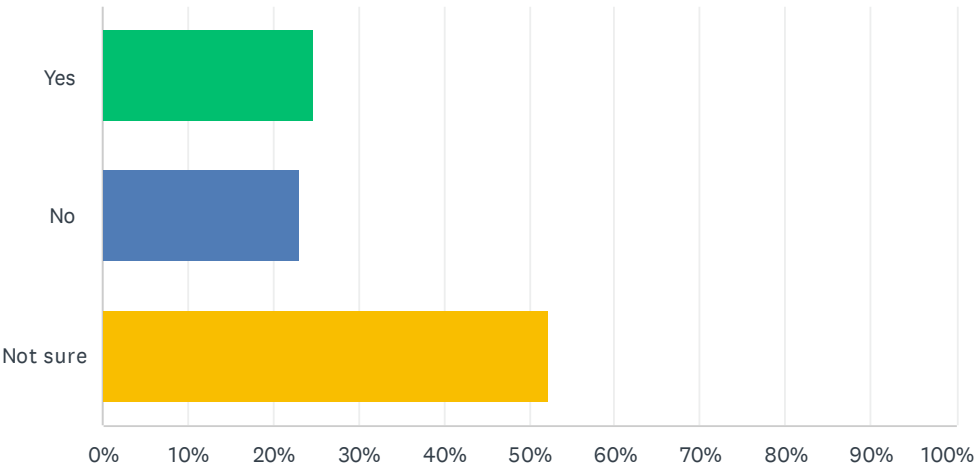
Answered: 708 Skipped: 704



ANSWER CHOICES	RESPONSES	
Bus, trolley, or other public transportation service	49.58%	351
More bike lanes	27.26%	193
More multi-use paths	30.08%	213
More parking	16.38%	116
More sidewalks	20.90%	148
Walkable development	29.38%	208
Total Respondents: 708		

Q63 Does Worcester County provide an environment that allows seniors or citizens with disabilities to live independently?

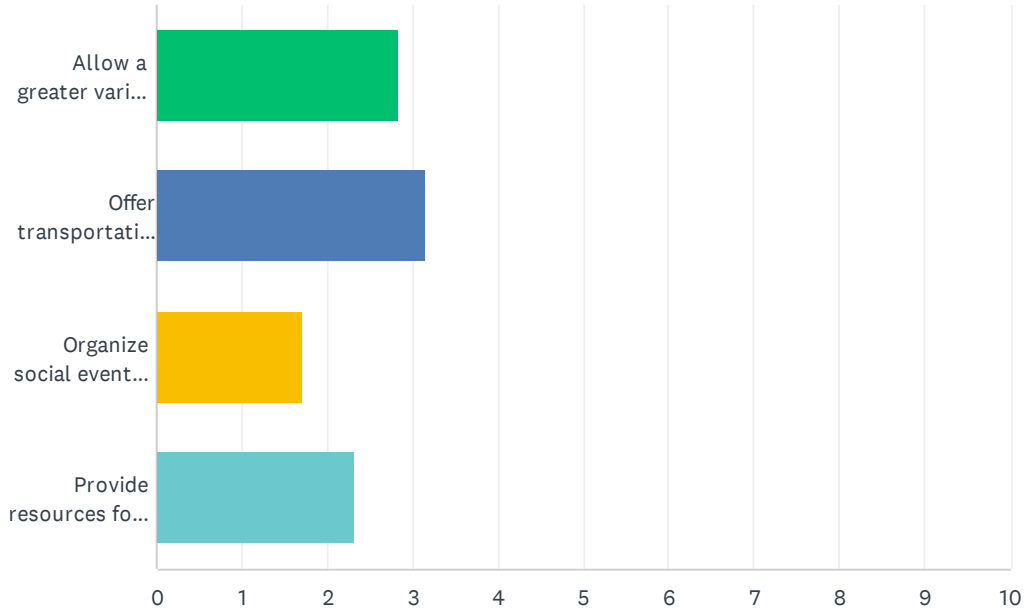
Answered: 705 Skipped: 707



ANSWER CHOICES		RESPONSES	
Yes		24.82%	175
No		22.98%	162
Not sure		52.20%	368
TOTAL			705

Q64 What is the best strategy to make living in Worcester County easier for senior citizens?

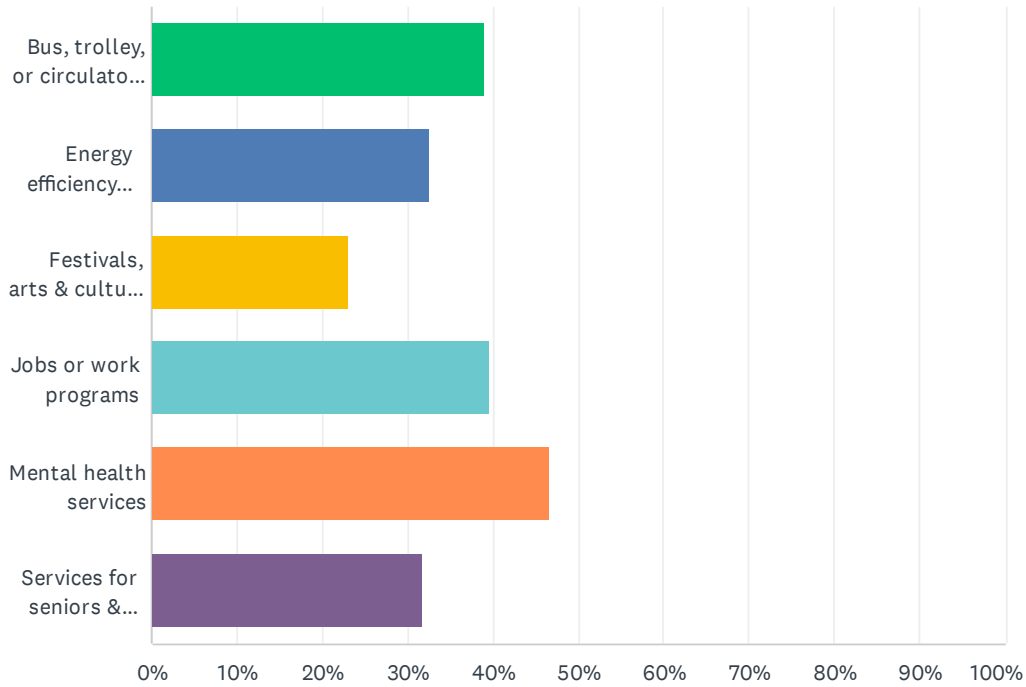
Answered: 652 Skipped: 760



	1	2	3	4	TOTAL	SCORE
Allow a greater variety of housing types	37.27% 243	23.62% 154	23.47% 153	15.64% 102	652	2.83
Offer transportation options for those who don't drive	40.03% 261	37.73% 246	19.79% 129	2.45% 16	652	3.15
Organize social events for seniors	4.29% 28	14.42% 94	27.91% 182	53.37% 348	652	1.70
Provide resources for home modifications (e.g., ramps, railings)	18.40% 120	24.23% 158	28.83% 188	28.53% 186	652	2.33

Q65 What public services does Worcester County need more of in the future?

Answered: 691 Skipped: 721



ANSWER CHOICES	RESPONSES	
Bus, trolley, or circulator service	39.07%	270
Energy efficiency incentives	32.56%	225
Festivals, arts & culture events	23.01%	159
Jobs or work programs	39.65%	274
Mental health services	46.74%	323
Services for seniors & citizens with disabilities	31.69%	219
Total Respondents: 691		

Q66 In the space below, please provide any additional comments on issues, suggestions, or solutions of importance to you for Worcester County's future that should be considered in the Comprehensive Plan's development:

Answered: 336 Skipped: 1,076

Q67 If you are interested in signing up for project updates, please provide the following:

Answered: 211 Skipped: 1,201

ANSWER CHOICES	RESPONSES	
Name	98.10%	207
Company/Organization (if applicable)	14.22%	30
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	99.05%	209
Phone Number	0.00%	0

APPENDIX B

SWOT HOMEWORK RESULTS

WORCESTER COUNTY ♦ COMPREHENSIVE PLAN OUTREACH

ITEM 13

AS AN INITIAL TASK FOR THE COMPREHENSIVE PLAN UPDATE PUBLIC ENGAGEMENT PROGRAM, THE FOLLOWING QUESTIONS WERE PROVIDED FOR INDIVIDUAL CONSIDERATION. BELOW ARE THE VERBATIM RESPONSES FROM THE SWOT ANALYSES WE RECEIVED, THROUGH MAY 31, 2023.

QUESTION 1

THE COUNTY'S CURRENT COMPREHENSIVE PLAN WAS ADOPTED IN 2006, WITH LATER AMENDMENTS. HOW HAS WORCESTER COUNTY CHANGED SINCE THAT TIME?

- The Great Recession dramatically slowed the rate of growth.
- Several anticipated growth areas have not been realized.
- Increased development along the Route 50 corridor from Ocean City to Berlin.
- Construction of the service road began (Samuel Bowen Blvd).
- High development pressure along the Route 589 corridor with little road improvements.
- Certain sanitary service areas are at or reaching their disposal limits, impacting future growth potential.
- More healthcare facilities have been constructed.
- Focus on fee simple rather than condominium ownership.
- Reduced parking requirements.
- Expansion of gambling at Ocean Downs.
- Short-term rental market changes.
- Medical and adult-use cannabis.
- While the population has only increased an estimated 3% since 2006, we have seen a tremendous amount of commercial development in the County. In turn this has created traffic issues on several major thoroughfares (589, 611, 50). In addition, we have seen an aging population with an increased need for medical facilities. Tourism related expansion migrating west over the U.S. 50 bridge and throughout the 10th Election District has obviously been very active along with a vast number of new housing developments along the 707/611 corridors. Public utilities (water and sewer) have been expanded to meet these needs.
- Land use/cover changes have mainly occurred in the north/north east—Berlin and north/northeast. Due to increased sewer capacity and economic changes at regional/national scale, Rt 611, Rt 589 and Route 50 corridor have experienced significant new commercial and some residential development. There has been a general increase in year-round traffic in this area of the county. A lot of this seems to be due to increased visitation on the “off season”, perhaps more people with second homes here now retiring and moving here permanently, and the explosion of development in southern Delaware. The changes in southern Delaware are putting generally increased pressure on Worcester County’s infrastructure including our roads, hospital, coastal bays, and parks and recreation sites. Farmers in the Showell/Bishopville area are complaining of significant through traffic on back roads they say they have never experienced in the past. This impacts farming activity at times. The town of Berlin has done some significant annexation including land adjacent to the high school and middle school that now has a large apartment complex that is out of scale for the size of Berlin—essentially up to 20% of the town’s residents, now, live there. However, this is not meeting the “affordable” housing need, as was anticipated. The need for affordable housing is even greater than it was in 2006, this is nearing crisis point, as too many people cannot afford to live where they work. Downtown Berlin has continued to experience a “renaissance” with increased number of retail and restaurant establishments. Wallops Island is experiencing growth that will likely put increased development demand on southern Worcester County. Water quality has degraded in the northern coastal bays, in particular Newport Bay for reasons not well understood. Water quality has improved in Chincoteague Bay. Heat waves are more frequent as well as a general warming trend, that has resulted in continued loss of seagrass abundance in the coastal bays since 2006. Waterbird populations have declined—some severely—since 2006. Mainly this is due to loss of nesting habitat (islands) in the bays

over this period. Since 2006 there has been identification of offshore nutrient plumes and episodes of harmful algal blooms not detected previously. Tidal marsh has disappeared, significantly in some areas.

- Higher population of year-round residents.
- The northern end of the County has experienced some growth with Covid. Looking at the most recent census the growth was not significant but more people are making Worcester County their permanent residence vs a summer retreat. For example, Glenn Riddle grew from 200 part time residents to 550 full time.
- Big growth in business development but not an increase in worker (affordable) housing.
- With the increase in development there has not been a look at the transportation network for congestion in the northern part of the County.
- The majority of the County has changed little physically but the northeast quadrant has undergone build out, largely in accordance with existing zoning. This has been especially true in the areas of West Ocean City and the MD Rt. 611 corridor and the Ocean Pines/MD Rt. 589 corridor. I also believe the major roadway corridors in the County are experiencing increased levels of use due to development in Sussex County, DE and also as alternate routes to the US Rt. 95 corridor.
- The County has grown its “gray” population. There needs to be more services for aging adults. You need to go to Wicomico County for adult day care.

QUESTION 2

WHAT ARE YOUR TOP PRIORITIES OR AREAS OF CONCERN THAT YOU HOPE TO SEE ADDRESSED IN THE COMPREHENSIVE PLAN UPDATE?

- Updated population figures with a reasonable rate of growth.
- Evaluation of existing and future growth areas with the municipalities.
- Evaluation of the commercial land supply/ needs.
- Revisiting the E-1 Estate District zoning classification.
- Public facilities (water/sewer).
- Multimodal transportation.
- Focus on smart growth initiatives where future development is concentrated in areas where roads and utilities are adequate to handle the development. Also need for affordable housing.
- A plan for managing growth on Route 50, 611, and 589. Route 50 is the gateway to Ocean City. It is starting to look like southern Delaware that has roadways choked by unplanned and excessive development. Ocean City is a economic engine for Worcester County and the state of Maryland. The entrance to it should be attractive and easy to travel, to the extent possible. Route 611 is the gateway to Assateague Island. Assateague Island is very important as well for the local economy. Most of the roadway to the park should remain undeveloped, attractive, natural and safe for cyclists.
- The town of Berlin is under pressure to develop as well. The county should work closely with the town to manage growth. The County identified residential growth areas outside of Berlin in the 2006 plan. This proposed growth should not be imposed on the town, but rather the town and county should work together to agree on where and what kind of growth is most beneficial. The town is also updating their comprehensive plan and the two should complement each other.
- There needs to be improved consideration of the needs of pedestrians and cyclists, in the areas experiencing urbanization. The pathways that have been established associated with commercial development on Route 50 are an excellent start. The LPPRP has already determined a deficit of recreational open space for residents in West Ocean City area. This is due to unplanned growth that started decades ago. To make this area more livable for residents and more attractive to business, the recreational and alternative transportation needs of residents should be incorporated in the planning process.

- Reasonable development while maintaining the unique character of the county.
- Increased outdoor recreational fields for the youth. Better internet access for parts of the County. Temporary housing for seasonal employees. A funding vehicle to provide consistent response time for all residents in Worcester County. For example, in West Ocean City, response time is 4 minutes and in other areas of the County it could be 8 minutes.
- Housing.
- Open space.
- Sprawl.
- Get rid of the E-1 Estate District zoning which encourages sprawl, if it is politically possible.
- Provide for affordable housing for the workers that keep Worcester County businesses, schools, public services operating.
- Need an updated Water and Sewer Plan, one that truly plans for the future and is not simply an inventory of existing systems.
- Conflict between zoning setbacks and critical area setbacks; they should be the same; the lesser one.
- More services for older adults.
- More services for the mentally ill.
- Water (County hook up) in the St. Martins by the Bay subdivision.

QUESTION 3

WHAT DO YOU LIKE MOST/LEAST ABOUT THE CURRENT COMPREHENSIVE PLAN?

MOST:

- Focus on protection of natural resources; encourage environmental site design; annexation conditions; “pay its way” development requirements; design standards for projects.
- Architectural guidelines have to some degree created uniformity in design on the major transportation corridors.
- focus on sustainability and preservation of natural resources.
- Appeal process.
- Like the protection of agricultural and rural lands through the Plan’s support for strong agricultural zoning.

LEAST:

- No cover page, acknowledgements, table of contents, or reference list. Recommendation for a county green building program.
- What I would consider an excessive amount of text amendments that have diluted the original intent of the plan. Also, perception that the Board of Zoning Appeals has tendency to liberally approve variance requests without regard to future impact on the Plan.
- Called for accommodation of a larger population than has actually occurred. The analysis needs to be re-examined and re-considered. Worcester County does not have to accommodate everyone who may wish to move here. However, the county does need to consider how to make sure a variety of housing is available so that people who work here can live here.
- Granting variances in critical areas.
- That the Plan has a fair amount of fluff, is poorly edited and did not do enough to get rid of E-1 Estate District zoning.
- It includes nothing about a sports complex that would be available to our local youth as well as a tourism vehicle to bring more tax revenue to the County from room tax.

QUESTION 4**WHAT AREAS DOES THE CURRENT COMPREHENSIVE PLAN NOT ADDRESS THAT IT SHOULD?**

- Updated Visions, Housing Element.
- Sussex County overdevelopment impacts.
- Short-term rental market.
- More emphasis on alternative transportation modes. Also, address the situation where the original structure is not reviewed by Commission since its under 10,000 sq ft but then additions are made to exceed 10,000 sq ft. Would like a mechanism for the structure to come back for Planning Commission review as it now falls under the guidelines of the Plan.
- Coordination with the towns could have been better, especially Berlin, that is most under pressure for change.
- Trails and recreation could be more fleshed out.
- Watershed-based planning.
- Alternate energy options.
- Truly affordable housing.
- Consistent setbacks.
- Sports Complex.
- Activities for older adults.
- Storm drainage.

SWOT ANALYSIS

STRENGTHS: INTERNAL ELEMENTS THAT GIVE THE COUNTY AN EDGE OR COMPETITIVE ADVANTAGE. THESE CAN BE UNIQUE ASSETS, SKILLS, OR RESOURCES THAT WORCESTER COUNTY CAN USE TO ITS BENEFIT.

- Controlled growth to limit sprawl.
- Knowledgeable staff.
- Rural character.
- Quality of life.
- Quality schools.
- Broadband access.
- West Ocean City commercial harbor.
- Protection of natural resources.
- Proximity to health care.
- Access to ocean/ivers.
- Varied recreational amenities.
- Design requirements for commercial buildings.
- Water access throughout the county and northern beaches are the two huge competitive advantages that no other county in Maryland can claim. The Pocomoke River State Park, including Shad Landing and Millburn Landing areas, are often overlooked but are true gems and should be exploited. And the latest state report card rating our school system as one of best in the state should be marketed and promoted.
- Adjacent to the ocean (only Maryland county).
- Coastal Bays.
- Contains a significant national park.
- Contains significant natural resources including contiguous woodland, streams, creeks, river.
- Significant high-quality farmland.
- Significant areas are undeveloped/open space.
- Excellent school system.
- Low taxes.
- Low crime.
- Sense of community.
- Location relative to major metro areas are ideal for tourism but also for export of goods.
- Proximity to the Atlantic Ocean and the finest beaches anywhere. Small town community feeling and the outstanding school system.
- Ocean City tourism, which funds 60% of the County's budget. The landscape of the County lends itself to eco-tourism. Agriculture such as farmlands and poultry production. Quaint towns such as Berlin and Snow Hill. Of course, the ocean, beach, Assateague, and open space.
- The fishing industry, sports, commercial, and recreational.
- Many golf courses.
- Employee's skill and dedication to their jobs.
- Command staff support.
- Flexibility with employee family issues.
- Great health insurance.
- Mid-Atlantic location, temperate climate, plenty of open space and parkland, strong agricultural zoning, good schools, professional staff, low tax rate.
- Ocean City.
- Assateague Island.
- Berlin.
- Great schools.
- Tourism.

WEAKNESSES: INTERNAL ELEMENTS THAT HINDER THE COUNTY'S ABILITY TO REACH OPTIMAL PERFORMANCE AND PREVENTS WORCESTER COUNTY FROM REACHING ITS GOALS. THE ULTIMATE GOAL IS TO MAKE IMPROVEMENTS TO THESE.

- Workforce opportunities for high school/college graduates.
- Lack of seasonal workforce housing.
- Lack of public transportation options.
- Heavy reliance on cars.
- Multi-modal transportation infrastructure.
- Limited sewer disposal capacity.
- Lengthy development review processes. Commercialization of agricultural uses/areas.
- There is a palpable perception of a definite schism between the north end and south end (Newark southward) of Worcester with county resources consistently being directed toward the north. The feeling is that the south end is the county's stepchild and an afterthought when resources are allocated. There is only one County Commissioner representing the population south of Berlin while the other 6 Commissioners represent the north end.
- County is one of the most vulnerable in Maryland to the effects of sea level rise. Ocean City and Assateague Island are at risk for significant damage and change.
- Lack of planning in the decades past that resulted in less than ideal development patterns in West Ocean City—e.g., lack of safe pathways for pedestrians/cyclists, extensive canal systems with no homeowners' associations in many cases to fund maintenance.
- Economy depends strongly on tourism. More diversification would be healthier.
- High cost of housing. Lack of diverse housing choices.
- The environment.
- Mindset of some of our leaders and residents who feel that Worcester County should remain like it was in the 70s. Revenue sources are always a weakness. We need to migrate from a 4-month tourism destination to a year-round tourism. We need better amenities such as grocery stores, etc. to attract families and retirees.
- We need to attract business.
- Increase vacation time off.
- Employee morale.
- Better communication with the employees from command staff:
 - o Policy updates
 - o Procedures
 - o General information
- Lack of available public sewer and water in areas where affordable housing would be more likely to occur (less attractive for second/retirement homes). This links to the lack of a true water and sewer plan.
- Lack of broadband.
- Lack of affordable housing.
- Mental/emotional disconnect between the northeast portion of the County and the rest of it.
- Aging population and meeting their needs.
- Need more professional businesses that provide good paying jobs.
- Lack of an arts district.
- Clean up the St. Martin's River water quality.
- Widen Rt. 589.

OPPORTUNITIES: EXTERNAL CIRCUMSTANCES AND POTENTIAL SITUATIONS THAT CAN BE USED OR

EXPLOITED TO BENEFIT WORCESTER COUNTY. THEY ARE BEYOND THE COUNTY'S CONTROL, BUT WORCESTER COUNTY CAN MAKE THE MOST OF THEM.

- Small town charm.
- Teleworking impacts.
- Communication changes.
- Tourist destination.
- Expanding cultural events (shoulder season).
- Route 90 expansion in planning.
- Off-shore wind.
- Small scale farms, value added agriculture.
- Grant opportunities.
- Recreational amenities.
- Moderate winter weather conditions as compared to western sections of the state and the northeast in general due to County's favorable climate location between bay and ocean.
- Development pressure is an opportunity. Worcester County has control over land use and can set and demand standards, rather than just accept what developers want.
- Strong agriculture—can be bolstered further with careful and appropriate regulations that support value added production, etc.
- Opportunities for restoration and improved resilience.
- Water/sewer availability and manufacturing job opportunities.
- The move to remote working. Folks can live anywhere so why not here? Trend for families to travel for children's sports tournaments. We would be a great destination if we had the facilities.
- Open space.
- State, Federal, County, and City Parks.
- Small businesses that think outside the box.
- Proximity to major metropolitan areas.
- Temperature, climate.
- Sports complex.
- Ample area to bring in start-ups or business incubators.
- More parks and green space for recreation.

THREATS: EXTERNAL CIRCUMSTANCES THAT POSE A THREAT TO WORCESTER COUNTY'S CURRENT OR FUTURE ABILITY TO ACHIEVE WHAT IT WANTS TO. THE COUNTY SHOULD MITIGATE OR AVOID THESE POTENTIALLY DAMAGING EFFECTS.

- Pandemic, other health-related threats.
- Weather events.
- Aging population.
- Need for more specialized healthcare.
- Lack of truly mixed-use developments.
- Off-shore wind.
- Public incivility/crime.
- Cost of living.
- Lack of affordable/workforce housing.
- Business workforce needs.
- State regulations/unfunded mandates.
- Vacant commercial spaces.
- Potential for hurricanes and overall rising sea levels with continued threats to low-lying areas.
- Diminished scenic view and increasing traffic on Route 50—gateway to our main source of economic vitality.
- People moving here from other places and not familiar with or aware of the county's amazing assets or

how to take care of them/outside entities (developers) with desire to exploit rather than contribute to and protect.

- Runaway development occurring in southern Delaware that is impacting Worcester County.
- Global climate change. Increased excessive heat and warm days in general are impacting the bays. Increased severe storms. Waterfront areas are increasingly at risk for severe damage.
- Pollution and global warming.
- Maryland's high taxes, the overly progressive administration in Annapolis.
- Threat to not maintain the inlet channel, which would destroy commercial, sports, and recreational fishing.
- Wind turbines 12 miles off the coast, which will affect property values and tourism.
- Overdevelopment.
- No investment into infrastructure (roads, water\wastewater, cell phone towers).
- Influx of new residents that are bringing their beliefs with them and changing the culture of the County.
- Distance from metropolitan areas.
- Lack of good job opportunities.
- Negative impacts from development in neighboring jurisdictions over which Worcester County has no control or input.
- Windmills in the ocean; unsightly and bad for fish, etc.
- Beach replenishment.
- Lack of airport to bring in larger planes and other carriers (applies to Worcester and Wicomico County).

Name	Comprehensive Plan Chapter	Comment
Natasha Johnson	Chapter 1 Introduction	
John and Karen Harrison	Chapter 1 Introduction	
Mary B.Johnson	Chapter 3 Community Facilities	Utility bills are just extra expensive Taxes are higher and higher
Ricky Johnson	Chapter 3 Community Facilities	Because it is needed
Kristyn Harvey	Chapter 4 Land Use	Dear Worcester County Commissioners, I am writing to express strong opposition to the Planning Commission's proposal to eliminate the Estate-1 zoning category, as well as concern over the broader push to relax requirements for private sewage treatment facilities. The Estate-1 designation plays a critical role in preserving the character of rural communities like South Point. It supports thoughtful, low-density growth that aligns with environmentally sensitive coastal areas. In that regard, the current zoning framework has proven effective and continues to serve its intended purpose well. The proposed elimination of Estate-1 does not appear to offer a viable alternative that achieves the same environmental protections or fiscal responsibility. Rather than removing this designation, a more constructive approach would be to refine and strengthen it—tightening permitted uses and limiting variances that may undermine its intent. Similarly, proposals that would make it easier to construct and operate private wastewater treatment plants raise significant concerns. Expanding allowances for facilities handling up to 50,000 gallons per day represents a step in the wrong direction, both environmentally and financially. These provisions should be reconsidered and removed from the draft. Residents of South Point understand the limitations of septic systems in coastal regions. However, the existing lot size requirements under Estate-1 zoning are working. Water quality in Sinepuxent Bay remains among the highest rated of the coastal bays, and while improvements in Newport Bay have been gradual, they are trending positively with upstream pollution controls now in place. It is also important to note that current systems—wells and septic—operate without financial burden to the County. While nutrient removal requirements for new systems are reasonable, any mandate to retrofit existing, functioning systems should only be considered within a comprehensive, countywide evaluation of wastewater infrastructure, funding, and long-term management. Finally, I urge you to avoid returning to past practices where developers constructed wastewater treatment plants that ultimately became the County's responsibility. This approach exposes taxpayers to long-term liabilities and runs counter to the Planning Commission's stated objective of concentrating growth in areas already supported by public infrastructure. Encouraging privatized water and wastewater systems risks promoting sprawl without ensuring adequate, sustainable services. As Worcester County considers its path forward, I respectfully urge you to prioritize responsible, environmentally sound growth strategies and to avoid repeating past mistakes. Thank you for your time and consideration.

Name	Comprehensive Plan Chapter	Comment
Christine L. Nanna-Lieb	Chapter 4 Land Use	I profoundly oppose the elimination of E-1 Zoning in South Point (Berlin). E-1 Zoning helps protect the natural, rural character that drew us all to South Point. My husband and I have lived here for over forty years and had to help defend South Point from greedy developers several times. I think everyone in South Point has made it utterly clear that we don't want to be another Ocean Pines with rows and rows of houses and condos on top of each other. High density building in South Point will ruin this area. It will destroy the ecology, peacefulness, and beauty of this area. South Point has an abundance of amazing wildlife from bald eagles, to otters, and deer, to groundhogs, turkeys, ducks, geese, turtles, owls, bats, herons and much, much more that a large influx of people will displace. We don't want street lights. We don't want or need nasty, chlorinated public water. We don't want public sewage or sewage plants here. South Point is wonderful the way it is. Again, this has been our home for over forty years! For my husband and I, and many of our neighbors, this is not a vacation home or a home bought for our retirement. This is our life. This is the place where my husband and I poured our money, blood, sweat and tears into, to make it our forever home. It's where we raised our son. It's where we've known our neighbors for forty years and our kids grew up together. South Point is not a resort. We are a neighborhood. We made our home in South Point to be away from the city craziness. Please stop trying to bring it here. South Point is a unique gem. It should be cherished and protected. All of us here love South Point and don't want to see it destroyed. There are plenty of empty building lots left. There is no need to chop up the land to create more. Please leave the E-1 Zoning as is.
Connie & Michael LeCompte	Chapter 4 Land Use	My husband and I urge you to NOT change your proposal for R-1 zoning in South Point, and other others throughout Worcester County and to please leave the already E-1 zoning, as it is currently in a very few estate type developments. To change us from E-1 to R-1 will be fiscally and environmentally insensitive for South Point. Your proposed R-1, which will cause expansion of many more closer home sites, is just not responsible for our sensitive environment area with larger existing home sites. Please reconsider your proposed zoning change and leave us totally Estate Zoning or E-1. Thank you. Connie Villani-LeCompte
Alex Sens	Chapter 4 Land Use	Do not change the E1 zoning of south point. We live here because of the country setting and do not want our home filled with packed neighborhoods, townhouses, condos, and streetlights. You will ruin the last good place around here. It is unique, we don't need to make everywhere uniform which leaves people without choice, other than to leave completely. Do not ruin my home.

Name	Comprehensive Plan Chapter	Comment
Annette Radoff	Chapter 4 Land Use	County Commissioners, I am writing to express my strong opposition to the Planning Commission's proposal to eliminate the Estate -1 category from our land use code, as well as to note my concern about initiatives to ease requirements regarding the building of sewage treatment facilities by developers. Like most residents of South Point, we chose to purchase our home nearly 20 years ago precisely because of the E-1 zoning, which made us feel confident that the quiet, pristine nature of this coastal environment would be preserved. Eliminating the E-1 designation to allow for higher density development would forever alter the character of the area, and would be harmful to the natural ecosystem of this corner of Maryland. Additionally, the single access South Point Road is not equipped to handle the additional traffic that high density development will bring. Allowing construction and operation of privately owned sewage treatment plants is another fiscal and environmental misstep. As South Point residents, we are living with wells and septic tanks that do not cost the county anything. We are well aware of the limitations of septic tanks in coastal areas; however, the lot size specifications for our E-1 designation are effective as confirmed by the Sinepuxent Bay water quality, the highest rated of our coastal bays. Newport Bay is also improving thanks to upstream pollution controls that are being implemented. Encouraging the privatization of water and wastewater services will encourage sprawl while doing little to ensure environmental safety. Responsible growth in Worcester County is a reasonable goal; eliminating E-1 designation and encouraging privatization of water and sewage treatment are neither reasonable nor prudent.
Laura Gilpin	Chapter 4 Land Use	Dear Worcester County Commissioners, As South Point residents, we join our neighbors and Association to state our strong opposition to the Planning Commission's proposal to eliminate the Estate -1 category from our code. The Estate designation underpins the very character of rural communities like South Point that grow slowly but in harmony with their location in sensitive environmental areas. This rural and low-density housing environment is what first attracted us to the area and will keep us here. Please don't spoil it by making a change that will be grossly detrimental to our way of life. We are also concerned about the expansion of initiatives to ease requirements that allow developers to build and operate sewage treatment facilities. As is the case with changing the Estate category to facilitate opening sensitive coastal areas to more dense development, facilitating the construction and permitting of privately owned sewage treatment plants is a step backwards. It is fiscally and environmentally insensitive. The South Point peninsula is a unique and highly sensitive environmental area. We are a scenic, wooded gateway to Assateague National Seashore and State Park. The beautiful coastal forest provides a welcoming and serene entrance for visitors and residents. Elimination of E-1 zoning would incentivize development of this sensitive environmental area and turn it into another residential area, ruining the natural environment and picturesque setting.

Name	Comprehensive Plan Chapter	Comment
Diane Stelzner	Chapter 4 Land Use	I am writing in opposition to the proposed zoning change for South Point peninsula from E-1 to R-1. Twice the past, the county has tried to change our zoning from E-1 to R-1 - twice it failed. Why? Because one size does not fit all! Most residents are on large lots and have well and septic. This works! We do not want nasty "city" water or sewers!! The residents in South Point moved here specifically to get away from over-development and more traffic. Our residents are stewards of the land and waterways - we try to protect what we have. E-1 works for us! If it ain't broke - don't "fix" it. Thank you
John n Ellen Zajac	Chapter 4 Land Use	please see attached
Mary Jo Bobeczko	Chapter 4 Land Use	I am writing as a resident of South Point to ask that our zoning be left as is. This narrow piece of land is between two encroaching bays and ever-disappearing marshland. Some developers can see no farther than the profits they could make by placing dense parcels of houses on any vacant land that is not yet built upon. This vacant land supports plant and animal life that make this area a pleasant place to live but which also contributes to the sustainability of the point. Please don't vote to change our zoning.
Brendan Gaden	Chapter 4 Land Use	I am writing to express strong opposition to the proposal in the Worcester County Comprehensive Plan to eliminate E-1 Estate zoning, as outlined in the draft plan. The removal of E-1 zoning would significantly alter the character of communities such as South Point and Winding Creek Estates. Much of the undeveloped land in this area is currently designated E-1, and its elimination would open the door to substantially denser development—potentially increasing housing density by two to ten times, even under R-1 Rural Residential standards. This level of change raises several serious concerns: Public Safety: Increased density will place additional strain on already limited road infrastructure, including evacuation routes along Maryland Route 611 and South Point Road. Emergency response times and overall safety could be negatively impacted. Environmental Impact: South Point is a sensitive coastal area with important ecosystems. Higher-density development risks increased runoff, habitat disruption, and long-term environmental degradation. Infrastructure Strain: Existing infrastructure—including roads, drainage systems, and public services—was not designed to support this level of growth. Loss of Rural Character: The E-1 designation has helped preserve the low-density, natural, and rural environment that defines this community. Eliminating it would fundamentally change the character of the area in ways that are inconsistent with long-standing community expectations. Comprehensive planning should reflect a balance between growth and preservation. In this case, the proposed elimination of E-1 zoning appears to prioritize increased development potential without adequately addressing the resulting impacts on safety, environment, and quality of life. I respectfully urge the County to retain E-1 Estate zoning or, at a minimum, conduct a more detailed impact analysis and engage more directly with affected residents before making such a significant change. Thank you for the opportunity to provide input.

Name	Comprehensive Plan Chapter	Comment
Harry Mentonis	Chapter 4 Land Use	I am writing in staunch opposition to the planning commission's proposal to eliminate Estate-1 category from our code. Additionally, the expansion of initiatives to allow developers to operate sewage treatment facilities is a major concern. The estate designation (E-1) zoning is the base of rural communities like South Point that grow lockstep with their location and the sensitive environmental area that surrounds it. This is the purpose and spirit of the Estate-1 designation so what has been in place has been successful. The Planning Commission's proposed elimination offers no alternative that will be as effective at a lower or equal cost to the environment or taxpayers. The most realistic solution would be to tighten to permissible uses and restrictions for areas zoned E-1. Changing the Estate category to facilitate opening sensitive coastal areas to more dense development, facilitating the construction and permitting of privately owned sewage treatment plants is a step backwards. It is fiscally and environmentally insensitive. The mere mention of even limited allowances for treatment plants up to 50,000 gallons per day should be removed from the Planning Commission's draft as the result of this will be nothing short of environmental harm. In South Point, we are aware of the limitations of septic tanks in coastal areas. The lot size specifications for our Estate designation are working: the water quality in Sinepuxent Bay is the highest rated of our coastal bays. Newport Bay's improvement is moving in the right direction now that upstream pollution controls are being implemented. The proposed E-1 removal would undo all of this effort and eventually destroy the appeal of the coastal bays to local residents in addition to the millions of tourists that come each year to visit. We are living with our wells and septic tanks at no cost to the county. We have all financed them our own expense. Nutrient removal for new septic systems is reasonable; mandating retrofit of functioning septic systems should be considered only as part of a systemic, comprehensive review of budgeting and operation of the County's wastewater treatment facilities. All South Point residents have invested considerable capital to be a part of the community and to maintain its natural untapped beauty. This proposal would cause the erosion of that capital via declining property values thus lower property taxes the county would collect. What is proposed is nowhere near a responsible way to grow Worcester County and the proposed removal of E-1 should be removed entirely from the county's comprehensive plan indefinitely.

Name	Comprehensive Plan Chapter	Comment
Jan Adamchak	Chapter 4 Land Use	I beg you not to change the E1 designation for the area South of Assateague Road. Not only quality of life and environmental factors should be considered. It is the safety for residents and visitors alike which are of paramount importance. Today, due to the classic car weekend, Rt 611 was busier than ever and a car went into a ditch just north of Winding Creek Farms, hit the telephone pole which then fell on the electric lines and knocked out power for all north of this location. This created long back ups of traffic. The Council must remember that the State and National parks, the daily visitors, the Rum Pointe and Ocean City Golf courses all attract thousands of visitors. One car accident can prevent fire and rescue personnel from getting access to save people's lives. We do not have the infrastructure for overbuilding to accommodate large numbers of residents and their cars and recreational vehicles.
Mary Beth Tighe and Brad Reese	Chapter 4 Land Use	
Jennifer Bobenko	Chapter 4 Land Use	The residents in my household oppose the elimination of E-1 zoning. Eliminating this option does not protect our coastal community. It will result in more neighborhoods like Bayside. Furthermore, The transportation infrastructure of Worcester county along 611 and Assateague Road cannot support a more dense population; please drive on these roads during the summer months, it is dangerous.
Bob Lowe	Chapter 4 Land Use	My wife and I strenuously object to the elimination of the E-1 zoning category and its replacement by R-1. That change is contrary to the infill development goal numerously repeated in the Comprehensive Plan to keep Worcester County a homogenous community. It would allow higher density development along Stephen Decatur Highway as is now being developed just South of Sunset Avenue. It would also cause a greater demand on EDUs, especially sewer and water treatment capacity that is, I believe, already most overtaxed and could be better utilized elsewhere. As I understand it, the sewer lines along 611 were specifically halted at Assateague Road to keep everything South of there more rural and, in my opinion, charming. Changing that zoning there would be especially offensive to the original intention and grossly offensive to those of us who purchased in the area expressly because it was rural and less developed.
Robert & Corinne Dolney	Chapter 4 Land Use	Dear Board of County Commissioners, We are asking that you please re-consider the zoning change for South Point to E-1 zoning. There is limited space for traffic (which is already dangerous around the curves), and any increase will surely be a safety issue. There is no public water supply or sewer management and a plan for the impact must be explored prior to consideration. The Commission should also consider the impact of cluster development to the wetlands and the two coastal bays which would surely be negatively affected. South Point is a beautiful area the way it is and allowing cluster development will destroy that beauty, put an immense strain on road safety, utilities and coastal wetlands. PLEASE delete the zoning change for South Point from your comprehensive plan. Sincerely, Robert & Corinne Dolney

Name	Comprehensive Plan Chapter	Comment
Kate Patton and Steve Farr	Chapter 4 Land Use	Please see upload
Anthony R Michael	Chapter 4 Land Use	Dear County Commissioners, I was intending to submit an independent response but after reading the comments by submitted by Mary Beth Tighe and Brad Reese dated May 2, 2026 it is hard for me to express my feelings on the elimination of E-1 zoning any better. With South Point almost entirely built out it is hard to envision where this infill and cluster development will occur. It is also hard to see how this can happen with no mention of the infrastructure required to support this development in an area with so much critical coastal shoreline.
Alex Shandrowsky	Chapter 4 Land Use	As a resident/property owner I here-by register my total opposition to the reports recommendation for elimination of the E-1 zoning. I also oppose any initiatives to ease requirements allowing developers to build small scale sewage treatment facilities. At any rate should there be cases where small scale sewage treatment facilities are built by the developers its should be required that first these developers secure a long term Performance Bond indemnifying the county and to cover any future cost associated with the maintenance and operation of such facilities.
Gail Jarvis Whaley	Chapter 4 Land Use	Dear County Commissioners: This is written in opposition to the elimination of the E1 Estate District zoning designation for the South Point area. The E1 Estate District zoning allows a maximum density of one unit per two acres. Many residents purchased and built here because of this low density. We all enjoy nature and the wild birds and animals; this is why we live here. We want to protect and preserve this environmentally sensitive area. If E1 Estate zoning is eliminated, developers will change the area by increasing the density. South Point does not have sewer or water. It is a sensitive environment that is surrounded on three sides by three bays, Synepuxent Bay, Chincoteague Bay, and Newport Bay. Therefore, there is only one road in one direction out of the South Point area, Rt. 611. In an emergency situation, hurricane, coastal flooding, etc., there is only one exit. This road is often closed due to trees, branches, or utility poles that have fallen across it. This creates long “back-ups.” If the road is blocked by traffic, ambulances and fire trucks cannot reach emergency locations. The greater the population density, the greater possibility for dangerous situations. My home was without electricity for 45 hours after a recent storm. On Saturday, May 2, we were without electricity for 5 hours because a driver hit a utility pole on Rt. 611. I oppose the Planning Commission’s proposal to eliminate the E1 Estate zoning from the South Point area. I also oppose easing requirements to allow developers to build and operate sewage treatment facilities in these sensitive and vulnerable coastal areas. Very truly yours, Gail Jarvis Whaley
Gerald Bobeczko	Chapter 4 Land Use	Why is this change of land use being made. The reasons have not been fully stated and the benefits substantiated? For that reason and because there are currently no issues on South Point that require fixing. Just keep it the way it is. Beautiful and well taken care of by the residents.

Name	Comprehensive Plan Chapter	Comment
Sharon Knowles & Walt Smakulski	Chapter 4 Land Use	May 4, 2026 Dear Board of County Commissioners, We STRONGLY oppose the elimination of the E-1 Estate District zoning designation as proposed in the draft Worcester County Comprehensive Plan. We CHERISH our rural nature of South Point!! Thank you for your consideration in retaining E-1 Estate District zoning in South Point. Walt Smakulski & Sharon Knowles
Sandra Hadley	Chapter 4 Land Use	To: Department of Development, Review and Permitting One West Market Street, Room 1201, Snow Hill, MD 21863 Subject: Draft 2026 Comprehensive Plan I am so happy the Planning Commission has been incorporating public input into the drafting of the comprehensive plan. However, the current draft still fails to address, define, or regulate utility-scale digital infrastructure and data center development. Due to recent events, this concern must be addressed to clarify what can be done, educate the public and protect our community. The recent zoning issues with the Globalinx/AWS cable landing station proposed on Route 611 demonstrate that heavy tech infrastructure is actively targeting our coastal lands. If finalized without specific digital industrial guardrails, this plan will leave the county legally exposed to predatory tech expansions that directly subvert the plan's core vision of preservation. Please ensure that the plan addresses the following omissions before recommending the final plan for adoption: •There is no definition or recognition of "Data Centers" and "Digital Infrastructure": These facilities do not fit into traditional "commercial" or "public utility" categories, tech companies are already exploiting these ambiguities to bypass local planning boards. •Infrastructure and Utility Gaps: The draft does not account for the immense, hyper-scale electrical demands or the severe water/sewer capacity constraints unique to data center cooling systems. •Encroachment on Coastal Preservation Areas: The plan lacks protective buffers to stop high-impact industrial tech complexes from building right up against our fragile, tourist-heavy coastal ecosystems and the gateway to Assateague. A dedicated section under the Land Use and Economic Development chapters establishing strict Digital Infrastructure Zoning Overlays would be a great solution. These overlays must explicitly prohibit utility-scale data centers or heavy transoceanic infrastructure within sensitive coastal zones and growth areas, directing them instead toward designated inland industrial parks with pre-existing, heavy-duty utility capacities. Thank you for your work.

Name	Comprehensive Plan Chapter	Comment
Gail Fredrick	Chapter 4 Land Use	Subject: Public Comment on the Draft 2026 Worcester County Comprehensive Plan To the Worcester County Planning Commission, My name is Gail Fredrick, and I am a resident of Snug Harbor. I appreciate the effort and dedication that has gone into preparing the Draft 2026 Worcester County Comprehensive Plan and the opportunity for public comment. After reviewing the draft plan, I am concerned that it does not adequately address utility-scale digital infrastructure, including Data Centers, Cable Landing Stations (CLS), and related facilities. Specifically, I encourage the Commission and the public to review Section 4 – Land Use, pages 4-38 and 4-39, which define the County's Light Industry and Heavy Industry land use categories. While these sections provide guidance for traditional industrial uses, the draft Plan does not address, define, or provide planning guidance for modern digital infrastructure facilities. As a result, there is uncertainty regarding how these facilities fit within the County's long-term land-use vision. Recent development proposals involving subsea cable infrastructure along Route 611 demonstrate that these projects are no longer theoretical. As technology companies continue to seek coastal locations for digital infrastructure, Worcester County should proactively establish policies before land-use conflicts arise. The Comprehensive Plan emphasizes the protection of community character, environmental resources, coastal assets, tourism, and responsible growth. These goals could be undermined if utility-scale digital infrastructure is allowed to develop without clear standards addressing location, infrastructure demands, environmental impacts, and compatibility with surrounding communities. In addition, I am concerned that the draft Comprehensive Plan does not provide sufficient recognition and protection for historic cemeteries, family burial grounds, and archaeological burial sites throughout Worcester County. As development pressures increase, these irreplaceable cultural and historical resources may be put at risk. Preserving Worcester County's heritage should include policies that identify, protect, and establish appropriate buffers around burial grounds and cemeteries. These sites represent an important part of our County's history and deserve the same careful consideration afforded to other historic and environmental resources.

Name	Comprehensive Plan Chapter	Comment
Gail Fredrick	Chapter 4 Land Use	I respectfully request that the Planning Commission strengthen the Comprehensive Plan by: • Adding definitions for Data Centers, Cable Landing Stations, and Digital Infrastructure Facilities. • Evaluating the impacts of these facilities on electrical, water, sewer, and transportation infrastructure. • Establishing land-use policies that protect coastal, residential, tourism, and environmentally sensitive areas from incompatible industrial-scale digital infrastructure. • Creating clear siting criteria or zoning overlays that direct such facilities to appropriate industrial areas with adequate existing infrastructure. • Strengthening policies protecting historic cemeteries, burial grounds, and cultural heritage sites through identification, preservation requirements, and protective setbacks. • Requiring a minimum 100-foot undisturbed buffer around known historic cemeteries and burial grounds, with consideration for larger setbacks when industrial uses, utility infrastructure, transmission facilities, or other high-impact developments are proposed nearby. • Requiring archaeological and historical resource reviews before approving major development projects adjacent to known or suspected burial sites. Addressing these issues now will provide greater clarity for property owners, residents, developers, and future decision-makers while ensuring that Worcester County's growth remains consistent with the preservation goals outlined throughout the Comprehensive Plan. As Maryland's only Atlantic coastal county, Worcester County has a unique responsibility to protect the natural, scenic, historical, and economic resources that define our communities. Thoughtful planning today will help preserve those resources for future generations while providing clear guidance for emerging forms of development. Thank you for your consideration and for your continued commitment to protecting the character, heritage, and resources that make Worcester County unique.
Dottie Daniel	Chapter 4 Land Use	Please limit further industrialization of any kind in the County! In particular, do not allow data centers, cable landing stations and/or any development of that type within the County. Overall the draft plan, as it stands, appears to have the right approach, however it needs to specifically restrict invasive industrialization which would tax our limited resources. Thank you.
Becky Shemanski	Chapter 4 Land Use	No data centers or cable landing sites. Not consistent with eco- tourism and quality of life for the coastal community.

Name	Comprehensive Plan Chapter	Comment
Kelly Jeter	Chapter 4 Land Use	Data Centers and Cable Landing Stations should not be allowed in the county as that type of heavy industrial land use is not consistent with the goals of the Draft Plan. Allowing data centers/CLS would be a catastrophic legal precedent. If the Board creates a loophole to permit an industrial tech facility on Route 611, they will open the floodgates for unregulated, hyperscale sprawl across the entire Eastern Shore. This single decision has the power to permanently alter our landscape, replacing rural charm with industrial infrastructure and fracturing the ecosystem of our precious coastal resources for generations to come. While the effect may not be immediate, a development such as the CLS on Rt 611 will begin to erode our county's largest asset - nature and tourism.
Edward S. Lee	Chapter 5 Housing	Worcester County is in urgent need of a Housing Authority. Minority communities have been priced out of the housing market and are struggling to find affordable places to live. Young residents graduating from school cannot afford to remain in the county, and elderly individuals on fixed incomes are barely able to make ends meet. Additionally, there is a critical need for Section 8 housing to support those at the lower end of the economic spectrum. The creation of a Housing Authority would provide the necessary leadership and structure to address this growing crisis. By leveraging available state and federal funds, along with other resources, the county can develop sustainable solutions to combat housing insecurity and ensure all residents have access to safe, affordable homes. Decent and affordable housing is not a privilege—it is a fundamental right. Worcester County has an obligation to uphold this right and to implement policies that support its residents. Establishing a Housing Authority is a crucial step toward fulfilling this responsibility.
Mary B. Johnson	Chapter 5 Housing	We need affordable housing for elderly people even more amusement parks for our kids to play.
Margaret Fletcher	Chapter 5 Housing	This plan doesn't support increased opportunities for senior housing or residents to remain living in Worcester County. Heritage Court Apts, Lynn Apts, and New Hope Village all apartment complexes are in dire need of repairs and renovations. I don't see the diversity of housing types for home ownership opportunities for all incomes.
Pamela Coston	Chapter 5 Housing	There needs to be more affordable housing for both seniors and low income housing to accommodate retirees. A homeless shelter would be nice!
Edward Johnson	Chapter 5 Housing	Rural residents (in towns such as Girdle tree and Stockton) need to be more informed about the companies or individuals purchasing and even considering the purchase of properties in our neighborhoods. We should be aware of options to buy and who owns vacant properties in our vicinity. We also appreciate the quiet and openness of our town and do not wish to be overrun by new buildings and overdeveloping properties,, especially from outside companies/individuals.
Trudy Palmer	Chapter 5 Housing	Support the objective to Identify substandard dwellings and develop a plan of action to improve them.
Lawrence Wallop	Chapter 5 Housing	Most housing are bought by out of towners then renovated and rented for a price that the seasonal workers in Snow Hill can afford. When looking at providing housing for the workforce hopefully it will target the entire county and not just the Northern end of the county.

Name	Comprehensive Plan Chapter	Comment
ansheai watersS	Chapter 5 Housing	I would like to see more affordable housing and employment in Snow Hill. Landlords need to be more responsible with keeping up their homes/properties more frequently. There are a lot of unkept streets on the Westside of Snow Hill that needs road repairs. There are also a lot of vacant houses that are not being attended to. I would like to see more programs to help keep the community clean. I have a concern about the substantial of the increase of my water bill. I would like to know how can you all resolve this issue.
Brennet Waters	Chapter 5 Housing	We need help to grow in advance, along with the rest of the county being in the county seat and all
Denetra Haggans	Chapter 5 Housing	
Brian Waters	Chapter 5 Housing	I would like to see more affordable housing and employment in Snow Hill. Landlords need to be more responsible with keeping up their homes/properties more frequently. There are a lot of unkept streets on the Westside of Snow Hill that needs road repairs. There are also a lot of vacant houses that are not being attended to. I would like to see more programs to help keep the community clean. I have a concern about the substantial of the increase of my water bill. I would like to know how can you all resolve this issue.
Rosalind Dale	Chapter 5 Housing	More affordable Housing needed
Orneva Allen	Chapter 5 Housing	The town needs good quality, decent, and livable, low-income housing and rental properties to keep residents here instead of leaving to find affordable housing elsewhere. It is a desperate need. This goes for senior citizens as well. consider the income of most of the residents of Snow Hill when discussing affordable.
Robert Coston Jr.	Chapter 5 Housing	This area has plenty of open space available for the upgrading of both the town and the county by this being the county seat. There is a real need for additional housing, both affordable and workforce housing desperately.
Linda Purnell	Chapter 5 Housing	I think that we need more affordable housing because there are a lot of people in the community that want housing but can't afford it.
Michelle Young	Chapter 5 Housing	When you say affordable housing yes, the whole county needs it especially the lower end of the county (Snow Hill COUNTY SEAT has hardly any affordable housing----Pocomoke). There are vacant lots that could use HABITAT HOUSING which would definitely be affordable to those who work SEASONALY THAT NOT ONLY LIVE IN OCEAN CITY/BERLIN area which already has housing, but the SNOW HILL & POCOMOKE AREAS need the housing. Maybe we could get stores in the county seat without having to go to Salisbury or Pocomoke.
Michael A. LeCompte	Chapter 5 Housing	Thank you Worcester County Government-planners and officials for reviewing our many proactive comments about keeping our E-1 zoning. The entire membership of the South Point Association- (S P A) sincerely thank each of you for keeping us E -1 zoned. We had many reasons why we want to be zoned E-1, and you all listen well! Michael A. LeCompte S P A President

Name	Comprehensive Plan Chapter	Comment
Eric Levine	Chapter 6 Economic Development and Tourism	Living on Old Bridge Rd. does not allow foot traffic or bike traffic. It has become a dangerous road. There needs to be a sidewalk or bike lane to allow pedestrians to travel this road without fear of being struck. A four way stop at Old Bridge Rd. and Gulf Course Rd. was established to prevent accidents. Now we need to upgrade the rest of Old Bridge Rd. to bring it up to safety standards for pedestrians.
Kathy Phillips	Chapter 6 Economic Development and Tourism	SECTION 6 – ECONOMIC DEVELOPMENT AND TOURISM Introduction, paragraph 4. Regarding perceived threats to our fishing industry (commercial and recreational) there is a false assumption built into this Plan. The 2026 Plan is going to guide the county for the next 20 years, during which time the disinformation our present county leaders have based this assumption on will no longer stand. Offshore wind farms do not cause displacement of commercial & recreational fishing industries. These commercial and recreational economic engines will continue to thrive in Worcester County, just as areas already served by offshore wind here in the United States and globally continue to be drivers of economic development and tourism. This is well documented and available to those drafting this Plan if they wish to look forward, not backward. This myth should be removed from the Plan. Of particular concern to me is language in Section 12 IMPLEMENTATION, as follows: Action Item 7.1.1: Maintain the West Ocean City Harbor as a commercial harbor and explore opportunities for compatible tourism development. • _Action Item 7.1.2: Protect seafood landing and processing facilities through zoning and land-use incentives. This language reflects certain political and misinformed actions the current County administration wishes to enact related to the Ocean City Harbor and U.S. Wind. Of course our West Ocean City Harbor should maintain its Commercial Marine zoning designation and as such it will sustain viable commercial fishing facilities. I find it troubling that a critical planning document with a twenty year reach would incorporate the will of certain individuals who in all likelihood will no longer hold influence in ten to twenty years. Economic Markets, paragraph 2. This paragraph seems to be at odds with other sections of the Plan where sustainable clean energy development is either opposed, flatly prohibited or severely limited by proposed regulation.

Name	Comprehensive Plan Chapter	Comment
		It is understandable that the county would want to limit solar farm development in the designated Growth Areas, but the language in Section 4 Land Use- Introduction, paragraph 4 appears to prohibit all solar in the Growth Areas. Does this include roof top solar? Parking lot solar canopies? As yet created solar technology that might be developed over the next 20 years and could be compatible with that land use? A review of the language in this Section may be needed. Agriculture, paragraph 2 has another false assumption built in to the Plan. Bio Fuel waste to energy schemes have failed to move into general energy production because of expense, pollution violations, no national market for this type of energy production. They are not sustainable nor are they clean energy production. Small farm based systems can be useful to individual farmers but these will never be connected to the main grid nor will they ever produce the amount of kilowatt hours to sustain the energy needs of Worcester County's residents and businesses. As our farm fields become fallow from salt water intrusion, or farmers move away from corn and soybean production because of global changes in the market, they are increasingly looking to solar energy production for the benefit of their communities and as a way to save their family farms. Why not address this in the Plan, show examples of farms where solar arrays and food production coexist. This is not to say there shouldn't be language in the Plan that recognizes land based solar farms of certain sizes need to be strongly regulated but there must also be language that recognizes and encourages these trends related to energy production in agricultural zones. In reading the Plan, there is very little language that addresses or even suggests how Worcester County will provide for the increased energy needs of this county while growth is well documented. Two very clean, sustainable and cost effective sources of energy production, offshore wind and solar, are negatively presented within this Plan. This is understandable given the political positions of current county officials and a few stakeholders. They are in the minority, however vocal that minority may be. For instance recent polls show that over 70% of Marylanders (including residents of the Eastern Shore) are in favor of offshore wind. The drafters of this Plan should recognize certain faces will change, political stances will change but what must remain constant is a non-political vision for the future of this county especially in the realm of clean, sustainable affordable energy production.
Kathy Phillips	Chapter 6 Economic Development and Tourism	
Erin Price	Chapter 11 Water Resources	This map has no key.
Erin Price	Chapter 11 Water Resources	Map on Figure 9-2 has no key.
Michael LeCompte - South Point Association, Inc.	General Comment	The attached is in opposition of the potential change in zoning from E-1 to R-1. Pages 1-2 attached - pages 3-4 in separate attachment
Michael LeCompte	General Comment	Attached are pages 3-4.

Name	Comprehensive Plan Chapter	Comment
Diane Kull	General Comment	I am writing to you to emphasize the South Point Association’s unyielding opposition to the Planning Commission’s proposal to eliminate the Estate -1 category from our code. I am also concerned about the expansion of initiatives to ease requirements that allow developers to build and operate sewage treatment facilities. The Estate designation underpins the very character of rural communities like South Point that grow slowly but in harmony with their location in sensitive environmental areas. This is the exact purpose of the Estate-1 designation, so it has been a success. The Planning Commission’s proposed elimination offers no alternative that will be as effective at lower or equal cost to the environment or to the taxpayers. A more realistic proposal might be to tighten the permissible uses and restrictions for areas zoned E-1 and clamp down on intrusive variances. As is the case with changing the Estate category to facilitate opening sensitive coastal areas to more dense development, facilitating the construction and permitting of privately owned sewage treatment plants is a step backwards. It is fiscally and environmentally insensitive. The mere mention of even limited allowances for treatment plants up to 50,000 gallons per day should be removed from the Planning Commission’s draft. In South Point, we are aware of the limitations of septic tanks in coastal areas. But the lot size specifications for our Estate designation are working: the water quality in Sinepuxent Bay is the highest rated of our coastal bays. Newport Bay’s improvement is slow but moving in the right direction now that upstream pollution controls are being implemented. We are living with our wells and septic tanks at no cost to the county. Nutrient removal for new septic systems is reasonable; mandating retrofit of functioning septic systems should be considered only as part of a systemic, comprehensive review of budgeting and operation of the County’s wastewater treatment facilities. While not solely tied to Estate Zoning, I urge you to resist returning to the days when developers built and handed Worcester County ownership of wastewater treatment plants. This just sets the stage for a future taxpayer’s liability. It is also inconsistent with the Planning Commission’s stated goal of directing growth to areas already served by public facilities. Encouraging the privatization of water and wastewater services will encourage sprawl while doing little to ensure new growth is based on adequate facilities. We should not repeat past mistakes in our search for responsible ways to grow Worcester County.

Name	Comprehensive Plan Chapter	Comment
Voncelia Brown	General Comment	We have owned property here in Worcester County for many years. For 35 years we lived in the Pocumoke forest near Snow Hill. Twenty years ago we purchased a small house here on South Point with plans to retire here to the pristine environment of Sinepuxent Bay. The zoning as Estate 1 provided assurance this would remain a rural community. The Planning Commission's proposed change in code is a true threat to this community. We live here (and pay significant taxes) because this is the environment we desire. Our wells and septic systems help assure good water quality in the surrounding waters. Please do not cave in to developers whose agenda is profit rather than quality of life for community residents. Drive through rural Sussex County and reflect on the casualties caused by increasing density and over-development. Eliminating the Estate 1 category from our code is not a responsible way to grow Worcester County.
Matthew Heim	General Comment	
Steven Taylor, Maryland Coastal Bays Program	General Comment	Thank you for the opportunity to comment and for supporting the Maryland Coastal Bays Program. Specific comments are provided in the uploaded file for your use.
Stephen Katsanos	General Comment	My comments attached apply to several sections
Christopher Trajkovski	General Comment	South Point Association and Indian Creek Homeowner encouraging the planning commission to continue our Estate 1 category zoning for our homes and properties. More than willing to present in person and discuss further if the opportunity is provided. My wife and I attached word doc with more details of our concerns and wishes. Many thanks in advance for consideration, understanding and allowing us to remain under our existing planning and zoning category,.
Taylor Swanson	General Comment	
Assateague Coastal Trust	General Comment	
Helen Malone	General Comment	I don't know what section it would go into, I would like to know when you plan to bring water or at least sewer to the east side of Grays Corner Rd. This is a section of road that no one wants to claim, not Maryland, Worcester, Berlin or Riddle farm.
Snug Harbor Civic Association Board	General Comment	The Worcester County Comprehensive Plan draft does not address, define, or regulate utility-scale digital infrastructure and data center development. We believe they should be banned from the county.

Name	Comprehensive Plan Chapter	Comment
Wendie Green	General Comment	I own the home directly on the property line of the proposed data center on Route 611. Our neighborhood is a peaceful and tranquil residential community in the midst of a protected coastal wetlands and migrating birds. Any building that could create, noise, air and light pollution should never be considered in this location. These types of facilities put enormous strain on our electric and water consumption, increase our utility bills and potentially affect water pressure and quality, endanger our delicate eco-system and decrease our property values and quality of life! The prospect of this proposal going through is causing me and my neighbors great anxiety and distress. I am part of a coalition of residents from Snug Harbor, Bayside and Assateague Point and we want the zoning to protect our environmentally fragile areas which are all the forest, marshes, and waterways that surround us. We want the 611 corridor to be a welcoming green approach to our beautiful parklands. We want the water and air to remain clean and healthy.
Charles Crawford	General Comment	see attached.
Patti R. Fentress	General Comment	Data Centers and Cable Landing Stations should not be allowed in the county as type of heavy industrial land use s not consistent with the goals of the Draft Plan. Chapter4 Land Use Chapter 6 Economic Development Chapter 11 Water Resources

**Assateague Coastal Trust**

10031 Old Ocean City Blvd, Unit 102
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Worcester County Department of
Development, Review and Permitting
(410) 632-1200
One West Market Street, Room 1201
Snow Hill, Maryland 21863

**RE: Assateague Coastal Trust - Comments on the 2026 Worcester County
Comprehensive Plan [Draft]**

Dear Director and Staff,

**Assateague Coastal Trust (ACT) greatly appreciates the opportunity to review and
comment on the draft 2026 Worcester County Comprehensive Plan.**

For more than 50 years, ACT has served as a steadfast partner and ally to the waterways of Worcester County. ACT works diligently to preserve the health of the county's rivers, creeks, drinking water, and Bays, through policy, conservation, and education.

Our deepest thanks go out to Worcester County for its thorough diligence on the creation of this new guiding document, and for its commitment to balancing growth with the protection of the region's greatest natural assets.

Below, we have outlined a series of recommendations we believe are essential towards the preservation of Worcester County's waterways, their health, and associated resources. In several chapters, we also note cross-cutting issues that affect more than one topic area, including land use, agriculture, natural resources, and implementation.

Introduction

ACT deeply values the historic and current importance of preserving the health of the Lower Shores waterways – for visitors and residents alike. Clean water serves as the backbone of our farming and tourism industries and its preservation is of paramount importance.

We strongly support that this vision is clearly articulated in the opening of the comprehensive plan:

“Worcester County is committed to our diverse rural and coastal heritage and historical roots... while we work to preserve and protect our vital natural resources.” (Introduction 1-1)

Additionally, the Community Outreach findings noting public concern regarding the “preservation of farmland, waterways, and open space” (Introduction 1-5) and the “loss of farmland... to sprawl and development” (Introduction 1-5) are important and should continue to guide implementation of this plan.

Chapter 3: Community Facilities

ACT strongly encourages that publicly accessible natural spaces, such as state parks, state forests, public water access points, should be included within this section. Public access to natural spaces is crucial to help encourage residents and visitors to advocate on behalf of the health of our waterways.

Additionally, further access to waterways and natural spaces provides an important economic resource, supporting our tourism industry which is heavily connected to water spaces.

Chapter 4: Land Use

ACT strongly supports many of the goals and policies outlined in this section.

Limiting rural development to uses related to forestry and agriculture is crucial towards the preservation of this county's rural charm. Additionally, smart land use policies translate to improved water quality in our Bays and in our drinking water.

Smart land use policies help to protect the people and visitors of Worcester County. Poorly managed runoff from urban spaces has a direct connection to bacterial spikes in our water bodies. High levels of bacteria endangers people and pets, and has a negative consequence on tourism. Smart land use helps to protect environmentally significant natural systems, which have great value for the county.

We particularly support the statement:

“Areas not designated as growth areas should be limited to infill development.” (Land Use 4-29)

A clearly defined boundary between designated growth areas and rural lands is critical to achieving long-term land conservation goals.

We appreciate the plan's focus on directing development to areas with adequate public facilities and services. To strengthen this approach, we recommend expanding the coordination language to explicitly include neighboring Maryland counties, in addition to Delaware and Sussex County.

Finally, Chapter 4 should be updated to address emerging land use considerations, including the potential impacts of data centers. These facilities put an enormous strain on our power grid, and are detrimental to the county's limited groundwater supply. Enabling facilities like this harms residents, farmers, and can have serious environmental consequences.

Cluster Development and Rural Planned Communities

Experience in neighboring regions, including Sussex County, suggests that cluster development approaches can contribute to fragmentation of agricultural lands and natural habitats over time. It is imperative that we protect farms and green spaces, and that we recognize the value these spaces add to our community.

While we understand the intent to provide flexibility in development design, we have concerns regarding the use of cluster development and residential planned communities (RPCs) within rural residential districts and non-growth areas.

We strongly urge that cluster development and RPCs be directed toward designated growth areas, as a meaningful way to address the potential harm they can bring.

Poorly designed communities can have incredibly harmful effects on our waterbodies

E-1 Estate District

The draft plan proposes eliminating the E-1 Estate District zoning classification.

ACT highlights that unlike other zoning categories, the plan does not provide a clear description of the E-1 district, which makes it difficult to fully evaluate the implications of this change. Providing comparable detail would improve transparency and public understanding of the proposal.

While ACT recognizes that removing the E-1 district could align with the plan's broader conservation objectives, the environmental outcome will depend heavily on the zoning designation that replaces it. In particular, if the replacement allows greater development intensity, reduced lot sizes, or increased impervious surface coverage, it could lead to higher stormwater runoff, reduced groundwater recharge, and increased nutrient and pollutant loads to nearby waterways.

These changes have the potential to degrade local water quality, especially in sensitive coastal and agricultural areas where maintaining low-density development patterns has historically helped protect natural hydrology. For this reason, ACT encourages the County to clearly identify the proposed replacement zoning and evaluate its potential water quality impacts before moving forward with elimination of the E-1 designation.

Route 611 / Assateague Corridor (South Point Area)

Assateague Coastal Trust (ACT) is particularly focused on ensuring that any zoning changes affecting the Route 611 corridor, from Assateague Road through South Point, preserve the existing rural and natural character of this landscape.

This corridor functions as a vital ecological link supporting wildlife habitat, migration, and coastal resilience, while also serving as the primary scenic gateway to Assateague Island National Seashore, one of Worcester County's most significant natural assets and a major driver of the local tourism economy. The undeveloped, open character of the Route 611 corridor contributes directly to visitors' first impressions of the National Seashore, reinforcing its identity as a protected, high-quality coastal destination.

Changes in zoning that increase development intensity, reduce lot sizes, or introduce more intensive land uses within this corridor could have disproportionate impacts on both environmental quality and economic value. Increased impervious surface can funnel excess nutrients, sediments, and pollutants into the coastal bays, degrading water quality and undermining ongoing restoration efforts.

ACT recommends that any proposed zoning changes within the Route 611 corridor be carefully evaluated to ensure that replacement zoning:

- Maintains or reduces overall development potential
- Preserves large parcel sizes and landscape continuity
- Protects environmentally sensitive coastal and riparian areas
- Minimizes impervious surface and associated stormwater impacts
- Retains the scenic and ecological integrity that defines this gateway corridor

Beyond the South Point and Route 611 corridor, ACT also notes that other E-1 areas within Worcester County are predominantly agricultural in character. In these landscapes, the priority should be to sustain working farms, preserve rural character, and maintain the ecological functions that agricultural lands can support when kept at low density.

For these agricultural E-1 areas, ACT recommends that replacement zoning:

- Prioritize agricultural designations, such as A-1 or A-2, where appropriate
- Maintain large parcel sizes to support viable farming operations
- Avoid introducing additional subdivision pressure or incompatible uses
- Protect habitat connectivity, soil health, and rural landscape integrity
- Limit increases in impervious surface that could degrade nearby waterways

Recognizing the distinct roles of the Route 611 corridor and broader agricultural E-1 areas will help ensure that Worcester County's approach to rezoning is responsive to landscape context, supports long-term conservation goals, and avoids unintended water quality impacts.

Closing

Assateague Coastal Trust appreciates Worcester County's continued leadership in advancing policies that thoughtfully balance growth with conservation.

ACT stands ready to work collaboratively with the County to achieve shared goals related to land conservation, agricultural viability, water quality protection, and the long-term stewardship of the County's natural resources and coastal landscapes.

Sincerely,

A handwritten signature in black ink, appearing to read "Taylor Swanson", with a long horizontal line extending to the right.

Taylor Swanson,
Executive Director and Assateague COASTKEEPER
Assateague Coastal Trust

Kate Patton and Steve Farr
6801 Rum Point Lane
Berlin, MD 21811

5/3/2026 Elimination of E-1 Estate zoning designation for South Point

Worcester County Department of Review and Permitting
One West market Street Rm 1201
Snow Hill, MD 21863

Dear Director and Staff,

We are writing to state our opposition to the elimination of the E-1 Estate designation for South Point.

We are very concerned that the proposed change from E-1 Estate zoning to R-1 Rural Resident would open the rural area to additional density, a direction that could threaten the environmental quality of local waterways and important habitat, as well as pose concerns for safety and health of existing residents.

The comments provided to you by the South Point Association reflect our concerns, and we are especially troubled about the potential, should the designation be changed, for permitting more dense infill. While cluster development is crucial for preserving open space, particularly in more developed areas, the zoning change for South Point could open up pressure from developers to remove impediments such as the lack of public sewer and water, Critical Areas boundaries, and “major subdivision” definitions.

With the rapidly changing landscape of West Ocean City and the corridor between Berlin and West Ocean City, areas such as South Point and the gateway leading to the park system should be protected from increased density. Traveling along Route 611 to South Point and Assateague State and Federal Parks is already a high-traffic area, particularly from May through October. The possibility of evacuation due to hurricanes and other high-intensity storms, and the need for emergency access, allowing for additional traffic from increased density is not a prudent decision.

Our coastline is under threat already from increasingly higher tides and bigger storm surges. The fragile marsh is becoming fragmented from higher tides and unable to recover, reducing habitat for migrating shorebirds and therefore impacting water quality for local crab populations and other fisheries. The health of our natural resources is the draw that makes the economic engine run; visitors come here to recreate, eat fresh seafood, swim in our bays and oceans. These are the same qualities that encourage people to become

homeowners in our area. But there is a limit to the carrying capacity, especially in areas that should maintain low density.

Additionally, we strongly believe that the entrance to the park system should remain a natural gateway, and one that preserves the existing forested and wetland areas and enhances the whole park experience. These gateways are essentially the front door to our public lands and ensure the transition from community to park is seamless and ecologically sound (*Scenic America*). This helps maintain the biodiversity, water quality, and habitat connectivity, which are essential for the health of both the park and surrounding ecosystems (*The Conservation Fund*). Adopting best practices as recommended by the *Global Sustainable Tourism Council*, such as low-impact planning, limiting vehicular access, reducing light pollution, and avoiding invasive species or extractive industries near park boundaries supports long-term stewardship and reduces conflicts between development and conservation.

In short, the change in zoning is short-sighted, and opens up a future of conflict between residents, park users, developers, and County Commissioners. We urge you to exempt South Point from the change in zoning.

Sincerely,

Kate Patton and Steve Farr

Worcester County Commission
Snow Hill, Maryland

May 2, 2026

Dear Board of County Commissioners,

We draw your attention to a provision in the otherwise inspiring draft 2026 Comprehensive Plan, which is to eliminate the E-1 zoning category. This change is not supported in the draft Plan by benefits to Worcester County, nor by any need in helping to implement the Comprehensive Plan. This unnecessary zoning change should be deleted from the Comprehensive Plan that you adopt.

The draft Comprehensive Plan devotes very few words to explaining this proposed re-zoning. It says that “this category has consumed excessive amounts of land per housing unit and failed to achieve truly clustered open space development” (at page 4-36). But what is “excessive”. By what standard? None is stated.

The draft goes on to state that previous Comprehensive Plans intended to allow the orderly development of the E-1 zones until the Comprehensive Plan changes. But what in this draft Comprehensive Plan is changing that would necessitate or benefit from this zoning change? None is stated. Is the intent to infill South Point? Indeed page 4-29 of the draft Comprehensive Plan briefly mentions South Point as an area for infill and cluster development. If this is the intent, it should be clearly stated, and there should be careful public consideration and debate of the benefits and costs. There has not been this public notice nor careful consideration.

There will be costs to implement this significant zoning change, which are neither recognized nor addressed in the draft Comprehensive Plan. Re-zoning will certainly open sensitive coastal areas to more dense development, but without a plan – no plan for water, sewer or waste treatment. Today, there is no public water or sewer for the estate lots on South Point. And the draft Comprehensive Plan does not plan for any if the zoning change brings infill development. And what about roads and traffic management needed to serve a large influx of housing units, with increased numbers of vehicles, calls for Emergency Services, and pizza deliveries (aka commercial traffic)?

And what about the permanent loss of thousands of feet of permeable land adjacent to our precious tidal wetlands and two critical coastal bays? How will this affect the resilience and sustainability of the County? It cannot be an improvement.

With no benefits in helping to execute the draft Comprehensive Plan, and serious unaddressed costs, this proposal does not meet the objectives of the Plan to sustain Worcester County's rural and coastal character. Nor does it abide by the Comprehensive Plan's principles that development be where adequate infrastructure exists or is currently planned.

This re-zoning would have too many significant long-term impacts to be based on an undefined standard. Further, there is no plan articulated to support the likely development and associated outcomes. We urge caution in making this significant zoning change which has serious, probably non-reversible, impacts when there is no basis in need or benefits, no plan, and innumerable difficult unanswered questions.

Because there is no benefit from or necessity to include this radical zoning change in the Comprehensive Plan, and many unaddressed costs, this provision should be deleted from the final Plan which you adopt.

We appreciate your thoughtful consideration of our analysis of this proposed re-zoning, and our serious objections.

Best regards,

Mary Beth Tighe and Brad Reese
6332 Knoll Hill Drive (South Point)
Berlin, MD

I would like to see the following changes to the draft 2026 Comprehensive Plan:

Education

Where is the discussion of the schools and educational programs needed to support the projected growth?

Who Pays

Do the tourism promoters, hospitality businesses and developers of seasonal/transient housing that thrive on Ocean City's appeal pay their employees a wage adequate to live in Worcester County?

The draft says in several places that developers will pay for infrastructure but does not elaborate. The draft should describe the scope: roads, sewers and incremental costs for public safety (police and fire) as well as educational contributions for additional teachers and classroom space.

The tourism and hospitality industry also should contribute to an impact fund. The County's budget should reflect income and costs associated with Ocean City's events that put "heads in the beds" but require substantial staffing and other costs for security, traffic control, etc.

A County mitigation fund should be established with actual cost contributions for variance mitigation associated with proposed development in critical areas or buffer intrusion. There are ample examples of restoration projects to develop a realistic fee structure for selling the impact on irreplaceable natural resources. The fees should be dedicated to restoration/mitigation within Worcester County.

Land Use

The Estate zoning category should not be eliminated; it should be enhanced by limiting its applicability to coastal and other sensitive areas that (1) are not served by public water and wastewater facilities and (2) are not suitable for cluster residential or commercial development because of the adverse effects associated with site development, ongoing landscaping, stormwater runoff and incremental additions to impervious surfaces. Existing uses should be grandfathered, but estate zoning should be reserved primarily for large lot residential use served by single unit wells and BAT septic systems. Agricultural, aquaculture, commercial and industrial uses should be limited to small, boutique operations that do not significantly add to nutrient, sediment or chemical loadings to land or the waterways.

The Comprehensive Plan also should address how the Planning Commission evaluates and justifies land use conversions. The draft talks about not altering the "character" of an area, but what does that mean? Also, does a field or marsh have value? We now know from demonstration projects how much it costs to restore wetlands, buffers and other natural nutrient

and sediment traps. There should be requirements for measuring the real cost of conversion or mitigation.

Residential or commercial use should not be presumed to be the “highest and best use” when evaluating the conversion of agricultural land simply because development will generate additional revenue. A detailed decision matrix that realistically addresses all costs and benefits should be part of every proposal.

Water and Wastewater

Growth should be directed to areas already served by **publicly owned and operated** water and wastewater facilities or areas that can be served by individual, on-site septic systems. Private installation, ownership and operation of new community systems should be prohibited and the County should establish a rigorous oversight program for existing privately owned systems.

The County should begin creating an inventory of areas presumptively suitable for on-site septic systems. Nutrient removal in new septic systems should be required where a potential benefit can be demonstrated; retrofitting of existing systems for nutrient removal and mandating periodic servicing should be done only in conjunction with the creation of a comprehensive water and wastewater system for the county.

The County’s goal should be to eliminate the individual enterprise funds and create one user charge system with the appropriate rates for residential, commercial and industrial users throughout the county that pay for the actual costs of operation, maintenance, expansion and replacement. The rate structure should be adequate to pay ongoing costs without a subsidy or loans from the general fund. Commercial users should not be subsidized and impact charges associated with large volume use, tourism and hospitality events should be assessed.

The Comprehensive Plan should be more forward looking than it is regarding disposal of sludge generated by the County’s wastewater facilities. While adequate landfill space may be available, the sludge generated by Worcester County is primarily domestic in nature, making it suitable for field subsurface injection or composting and sale. The County also should explore effluent disposal through drip or other controlled applications under solar arrays.

The Comprehensive Plan should eliminate the discussion of allowing developers, commercial or otherwise, to build and operate wastewater treatment systems of up to 50,000 GPD. One would think Worcester County’s staff learned from past mistakes that allowing the private sector to build these systems simply creates a future taxpayer liability.

There should be additional discussion of the concept of cap and trade, offsets and mitigation. There is a presumption associated with these initiatives that we can accurately measure the capacity to assimilate pollution and dynamically manage inputs to facilitate growth. The pollutants trapped in Ocean City’s dead-end canals; the degradation of Newport Bay and the

limited capacity of the St. Martins River are the types of challenges that need to be better understood before the right to pollute is priced and traded.

Employment and Growth

A more rigorous analysis should be conducted of the County's major employers, as they are presented in Table 6-1, as well as the employee count projections. Table 6-1 shows peak seasonal employee counts for the largest employers; a more appropriate presentation would also include (1) the number of permanent, year-round employees for each employer and (2) the number **each employer has working within Worcester County**. A hospitality or development business that operates facilities outside Worcester County or "manages" a location owned by someone else is not making the same employee and revenue contributions to Worcester County's economy as one operating entirely within Worcester County. Similarly, a health provider that relies heavily on contract or temp staff drawn from outside the County is not facilitating the same monetary contribution to the economy as one who employs residents.

Also, is it realistic to project (Table 6-2) employment in the Accommodation and Food Services category will nearly double over the next 10 years, increasing from 7,919 to 14,474? How will we attract these additional employees, given the current average annual wage of \$33,275.00? Also, where will they work? Will there be additional hotels and restaurants added to the County's current inventory in numbers nearly doubling the capacity and employment we already have?

Although Ocean City continues to claim adding a new sports complex will boost employment and the economy, Worcester County's voters have rejected use of taxpayer funds for a sports complex so the multiple references to the need for additional sports venues should be removed from the County's Comprehensive Plan. Ocean City can promote the notion in its plan and explain how the cost to taxpayers will be offset by "more heads in the beds."

Mr. Jerry Barbierri, Chair, Worcester County Planning Commission
 c/o Department of Development Review and Permitting
 Worcester County Government Office Building
 1 West Market Street
 Snow Hill, MD 21811

RE: MCBP Comments on draft 2026 Worcester County Comprehensive Plan

Dear Mr. Barbierri:

The Maryland Coastal Bays Program (MCBP) respectfully submits the following comments regarding the draft 2026 Worcester County Comprehensive Plan.

As MCBP approaches its 30th year as one of 28 National Estuary Programs nationwide, and a nonprofit organization, we remain committed to protecting the health and resilience of the five coastal bays in Worcester County. Through long-standing collaboration with County leadership and regional partners, we have worked to protect and improve water quality and vital habitats for diverse wildlife, including birds, fish, and crabs. These natural resources are not only environmentally significant, but they are also fundamental to the region's tourism-driven economy and quality of life. The County's Comprehensive Plan is the blueprint for guiding future growth and development. Careful decisions are essential to balancing economic development with environmental protection.

MCBP would like to congratulate the Planning Commission on the development of a draft plan that recognizes the need to protect water quality and natural resources countywide and identifies actions that will support this in the long term.

The following comments highlight key aspects of the draft plan that are important for the continued vitality of Maryland's coastal bays (in bold face are suggestions for edits):

- MCBP supports growth areas that are small and limited, associated with existing development, and have access to sewer service.
- MCBP applauds the Town of Berlin for its commitment to infill growth, rather than expansion of its boundary, and recognizes the stormwater challenges this may create. The Newport Bay Watershed Partnership provides an excellent opportunity to work with the Town of Berlin to tackle this issue.
- MCBP supports the expansion of Green Infrastructure in the proposed land use plan—the plan proposes a 23% increase in green infrastructure designation, much in the Coastal Bays watershed. Notably, the entire shoreline of Newport and Chincoteague Bays is designated as Green Infrastructure (except for South Point). This designation will help ensure the sensitive and dynamic shorelines of these watersheds remain protected.
- 26% of the Coastal Bays watershed is now permanently protected. **We recommend including a specific goal for land protection for the next 20 years, for the entire county and for the coastal bays watershed. The state's goal is 40% protected by 2040.**
- The plan recognizes MCBP as a partner and calls on the county to continue working with the program to implement the 2025-2035 Comprehensive Conservation and Management Plan (CCMP), as well as references the CCMP in several places in the document.
- Sea level rise and climate change are recognized as community threats and there is a greater need to direct growth away from vulnerable areas.
- Much of the Rt. 611 corridor is recognized as Green Infrastructure in the proposed land use plan map. This is the “entryway” to both the Assateague Island National Seashore and Assateague Island State Park. It is paramount to retain the rural nature of this park

gateway for both the tourism industry and as well as for the protection of the coastal bays.

- The plan recognizes the need to restore tidal and nontidal wetlands especially in the northern coastal bays and the need to work with MCBP to develop a strategy to protect and restore tidal wetlands
- The plan recognizes the challenge of declining water quality and habitats in the coastal bays watershed and the importance of the health of the bays to fisheries, tourism and quality of life for residents.
- **The plan refers to the 2023 report card and should be updated to refer to the 2024 report card.**
- The plan recognizes the loss of islands in the coastal bays and the need to restore and protect islands especially for bird conservation.
- The plan calls for elimination of all nutrient point sources in the coastal bays watershed except for Ocean Pines WWTP.
- The plan indicated a goal for the reduction of 229 septic systems in the coastal bays by 2035 with an addition of 183 septic systems. The anticipated net reduction in septic systems is encouraging and should help reduce nutrient loads to the bays.
- **While the plan notes past watershed planning, it does not call for completion of watershed plans eligible for CWA Section 319 funding. We suggest this be identified as a goal. The CCMP calls for completion of these plans as a cooperative effort among the MCBP, the county and the state. Clean Water Act Section 319 funding will likely be a key source of federal funding for environmental restoration projects in the future.**

We also wish to suggest that the plan address data centers, a new challenge facing the county and communities nationwide. While these facilities serve important technological needs, they present complex environmental and community challenges. Data centers require significant energy resources, often rely on diesel-powered backup systems, and consume large volumes of water for cooling. They may also generate continuous noise and light pollution and introduce large-scale industrial structures into sensitive or residential areas.

Of particular concern is the proposed site for the Cable Landing Station (CLS) with data center capabilities along Route 611 next to Bethany United Methodist Church. The 24,000-square-foot facility is proposed for a relatively small parcel surrounded by private property, established residential communities, and a place of worship. The site's proximity to Sinpuxent Bay raises additional environmental concerns. Jurisdictions across the country are grappling with similar challenges related to data center development. Many are considering temporary moratoriums to allow time for thorough analysis and the development of appropriate regulations. MCBP encourages Worcester County to take a similarly cautious and informed approach.

We appreciate the opportunity to provide input on the draft 2026 Comprehensive Plan and look forward to continued collaboration to ensure that Maryland's coastal bays and watershed is protected for future generations.

Sincerely,

Steven Taylor, President
Maryland Coastal Bays Foundation

The Maryland Coastal Bays Program

Lower Shore Land Trust

One West Market Street
Snow Hill, Maryland 21863

4/30/2026

Worcester County Department of
Development, Review and Permitting
(410) 632-1200
One West Market Street, Room 1201
Snow Hill, Maryland 21863

Re: Comments on the Draft 2026 Worcester County Comprehensive Plan

Dear Director and Staff,

Lower Shore Land Trust**Comments on the Worcester County 2026 Comprehensive Plan (Draft)**

The Lower Shore Land Trust (LSLT) appreciates the opportunity to review and comment on the draft 2026 Worcester County Comprehensive Plan. As a long-standing partner in land conservation across Worcester County, we commend the County for its continued commitment to balancing growth with the protection of the region's rural and coastal character.

To help organize our review, we have arranged the comments below by chapter to mirror the structure of the draft Comprehensive Plan. This format allows us to respond directly to the sections most relevant to LSLT's mission and to identify where the plan aligns with our conservation priorities, where additional clarification would be helpful, and where we recommend specific edits or action items.

In several chapters, we also note cross-cutting issues that affect more than one topic area, including land use, agriculture, natural resources, and implementation.

Introduction

LSLT strongly supports the vision articulated in the draft plan, particularly the statement that:

"Worcester County is committed to our diverse rural and coastal heritage and historical roots... while we work to preserve and protect our vital natural resources." (Introduction 1-1)

We also appreciate the acknowledgment that:

"The County's planning philosophy has evolved from a focus on development to resource conservation..." (Introduction 1-5)

Additionally, the Community Outreach findings noting public concern regarding the “preservation of farmland, waterways, and open space” (Introduction 1-5) and the “loss of farmland... to sprawl and development” (Introduction 1-5) are important and should continue to guide implementation of this plan.

Chapter 3: Community Facilities

The plan provides a comprehensive overview of County facilities; however, for completeness and consistency, we recommend inclusion of additional publicly accessible conservation lands such as state parks, wildlife management areas, and state forests. These lands function as important community assets, providing ecological, recreational, and economic benefits similar to those described for Assateague Island National Seashore.

Chapter 4: Land Use

LSLT supports many of the land use goals and policies outlined in this chapter, including limiting rural development to uses compatible with agriculture and forestry, encouraging infill and development within designated growth areas, minimizing land consumption to preserve rural and coastal character, and protecting environmentally significant lands and natural systems.

We particularly support the statement:

“Areas not designated as growth areas should be limited to infill development.” (Land Use 4-29)

This clear boundary between growth and rural areas is essential to achieving long-term land conservation outcomes.

We recognize the plan’s emphasis on directing growth to areas supported by adequate public facilities and services. In this context, we recommend that coordination language be broadened to include adjacent Maryland counties in addition to Delaware and Sussex County.

We also request greater clarity regarding the planning horizon referenced in the development capacity analysis and recommend clarifying the circumstances under which development may occur outside municipal boundaries without municipal services. In addition, Chapter 4 should consider addressing emerging land use issues such as data centers.

Cluster Development and Rural Planned Communities

While we understand the intent to provide flexibility in development design, we have concerns regarding the use of cluster development and residential planned communities (RPCs) within rural residential districts and non-growth areas. Experience in neighboring regions, including Sussex County, suggests that these approaches can contribute to fragmentation of agricultural lands and natural habitats over time.

We recommend that:

- Cluster development and RPCs be directed toward designated growth areas
- Density be maximized in appropriate locations through smaller lot sizes, multifamily options, and flexible zoning
- The County consider strengthening tools such as Transfer of Development Rights (TDR) programs, while acknowledging the mixed success of such programs

Affordable and Attainable Housing

We remain concerned that the current framework may not fully address the need for affordable and attainable housing. Aligning housing strategies with growth areas, rather than dispersing development into rural areas, will be critical to achieving both housing and conservation goals.

Solar and Agricultural Uses

The statement “Balance the needs of agricultural uses with solar energy development, including prohibiting solar in future growth areas” (Land Use 4-27) would benefit from clarification. Prohibiting solar in growth areas does not directly address the relationship between solar development and agricultural land use. Additional detail on how solar siting will be managed to support both agricultural viability and resource protection would strengthen the plan.

E-1 Estate District

The draft plan proposes elimination of the E-1 Estate District zoning classification. LSLT notes that the plan does not include a description of the E-1 district comparable to other zoning classifications, which would be helpful given the significance of this proposal.

LSLT believes that elimination of the E-1 district could be consistent with the plan’s broader conservation goals; however, the outcome is highly dependent on the zoning classification that replaces it.

Route 611 / Assateague Corridor (South Point Area)

LSLT is particularly interested in ensuring that any zoning changes affecting the Route 611 corridor from Assateague Road through South Point, which is predominantly currently E-1, preserve the existing character of this landscape. This area serves as a critical ecological corridor supporting wildlife habitat and coastal resilience and functions as the primary scenic gateway to Assateague Island, one of the County’s most important natural and economic assets.

Changes in zoning that increase development intensity or alter land use patterns in this corridor could have outsized impacts on habitat, water quality, and the visitor experience associated with Assateague Island.

We recommend that any changes to zoning in this corridor be carefully evaluated to ensure that replacement zoning:

- Maintains or reduces development potential
- Preserves large parcel sizes and landscape continuity
- Protects environmentally sensitive coastal areas
- Retains the scenic and ecological integrity of the Route 611 corridor

Other E-1 Areas (Agricultural Landscapes)

LSLT also notes that other E-1 areas within the County, unlike the South Point corridor, are predominantly agricultural in character. For these areas, our primary concern is that any rezoning maintain and support ongoing agricultural use, preserve rural character, and conserve wildlife habitat.

We recommend that for these agricultural E-1 areas, replacement zoning:

- Prioritize agricultural districts such as A-1 or A-2 where appropriate
- Maintain large parcel sizes to support viable farming operations
- Avoid introducing additional subdivision pressure or incompatible uses
- Protect habitat connectivity and rural landscape integrity

Recognizing these distinctions ensures that the County's approach to E-1 zoning is grounded in landscape context and conservation outcomes, rather than applying a single solution across dissimilar areas.

Rural Villages and Regional Context (Bishopville)

We recognize the plan's intent to preserve the rural character of villages such as Bishopville by not designating them as growth areas. At the same time, we note that Bishopville's location along Route 113 and proximity to regional growth in adjacent jurisdictions will likely create substantial future development pressures, creating the need to anticipate and plan for such growth pressure and establish safeguards to help achieve the plan's intent to preserve the rural character in these areas.

Chapter 8: Natural Resources & Sensitive Areas

LSLT supports the consideration of a no-net-loss forest policy and encourages its advancement.

We also recommend strengthening language related to wildlife habitat to emphasize its importance beyond threatened and endangered species, including its role in maintaining ecosystem function and connectivity.

We recommend adding an action item to explicitly recognize LSLT as a conservation partner:

“Cooperate with the Lower Shore Land Trust in their efforts to conserve lands, sensitive areas, and natural resources.”

Chapter 9: Agriculture

We appreciate the plan’s recognition of LSLT’s role in farmland preservation and recommend expanding this language slightly for consistency:

“Cooperate with the Lower Shore Land Trust in their efforts to preserve farmland and forest land.”

We also note the importance of understanding how proposed growth areas may affect agricultural land availability over time. Providing additional analysis of how much agricultural land may be converted under the plan, and how that aligns with long-term agricultural preservation goals, would strengthen this chapter.

Chapter 11: Implementation

Because the proposed elimination of the E-1 district is also referenced in this chapter, we recommend that the considerations noted above regarding replacement zoning be carried through to implementation strategies.

We also recommend adding the following action item to ensure consistency with other chapters and to reinforce implementation partnerships:

“Cooperate with the Lower Shore Land Trust in their efforts to conserve lands, sensitive areas, and natural resources.”

Closing

LSLT appreciates Worcester County’s continued leadership in advancing policies that balance growth with conservation. We stand ready to work collaboratively with the County to help achieve shared goals related to land conservation, agricultural viability, and protection of natural resources.

Sincerely,

A handwritten signature in black ink that reads "Matt Heim". The signature is written in a cursive, flowing style.

Matt Heim
Executive Director
Lower Shore Land Trust

Worcester County Commission
Snow Hill, Maryland

April 28, 2026

Board of County Commissioners;

Re: Worcester County Comprehensive Plan (draft)

We wish to begin by congratulating the Commissioners on the draft update to the County's Comprehensive Plan, a vital part of our future here.

That said, after 25 years of residence at South Point, we strongly oppose the elimination of the E-1 zoning and add our support to the letter recently sent to you from the South Point Association, that lays out a comprehensive detailed commentary..

For close to a decade the Department of Zoning has tried to eliminate E-1 in the county, with little substantive reasoning for such an action. In the interim, South Point community has enjoyed an orderly buildout, including all age groups, with minimal adverse impact to our fragile environment .

Elimination of E-1 at South Point, will only increase the density that E-1 was created to limit, either by rule or the developers friend, the Appeals Process.

South Point remains remote from County services, as well as police, fire, medical. There is growing concern that increased density buildup along the 611 corridor including South Point creates a safety issue as South Point has only one means of in/out.

We urge the Commissioners to direct staff to consider these concerns and delete section 4.4.4.

We would much prefer to Support our Commissioners than to Oppose them.

Respectfully submitted,

The image shows two handwritten signatures in blue ink. The signature on the left is "John Zajac" and the signature on the right is "Ellen Zajac". They are written in a cursive, flowing style.

John Zajac, Ellen Zajac
6540 South Point Road
Berlin, MD 21811

April 22, 2026

Dear Worcester County Commissioners,

I am writing to you to emphasize the South Point Association's unyielding opposition to the Planning Commission's proposal to eliminate the Estate -1 category from our code. I am also concerned about the expansion of initiatives to ease requirements that allow developers to build and operate sewage treatment facilities.

The Estate designation underpins the very character of rural communities like South Point that grow slowly but in harmony with their location in sensitive environmental areas. This is the exact purpose of the Estate-1 designation, so it has been a success.

The Planning Commission's proposed elimination offers no alternative that will be as effective at lower or equal cost to the environment or to the taxpayers. A more realistic proposal might be to tighten the permissible uses and restrictions for areas zoned E-1 and clamp down on intrusive variances.

As is the case with changing the Estate category to facilitate opening sensitive coastal areas to more dense development, facilitating the construction and permitting of privately owned sewage treatment plants is a step backwards. It is fiscally and environmentally insensitive. The mere mention of even limited allowances for treatment plants up to 50,000 gallons per day should be removed from the Planning Commission's draft.

In South Point, we are aware of the limitations of septic tanks in coastal areas. But the lot size specifications for our Estate designation are working: the water quality in Sinepuxent Bay is the highest rated of our coastal bays. Newport Bay's improvement is slow but moving in the right direction now that upstream pollution controls are being implemented.

We are living with our wells and septic tanks at no cost to the county. Nutrient removal for new septic systems is reasonable; mandating retrofit of functioning septic systems should be considered only as part of a systemic, comprehensive review of budgeting and operation of the County's wastewater treatment facilities.

While not solely tied to Estate Zoning, I urge you to resist returning to the days when developers built and handed Worcester County ownership of wastewater treatment plants. This just sets the stage for a future taxpayer's liability. It is also inconsistent with the Planning Commission's stated goal of directing growth to areas already served by public facilities. Encouraging the privatization of water and wastewater services will encourage sprawl while doing little to ensure new growth is based on adequate facilities.

We should not repeat past mistakes in our search for responsible ways to grow Worcester County.



South Point Association

South Point Association, Inc.

Worcester County Commission
Snow Hill, Maryland

April 13, 2026

Dear Board of County Commissioners,

I write on behalf of the South Point Association (SPA), a 501(c)(7) civic organization representing the interests of over 325 households in the South Point community of Berlin, to express our strong opposition to elimination of the E-1 Estate District zoning designation as proposed in the draft Worcester County Comprehensive Plan. At the December 2025 SPA Annual Meeting, our community members voiced overwhelming opposition to potential elimination of E-1 Estate District zoning, and the SPA is committed to strongly advocating that opposition at all levels of government.

We have many, well-considered reasons to oppose elimination of E-1 zoning, and see no public interest served in support.

South Point Cherishes our Low Residential Density

Your South Point constituents cherish the bucolic, rural nature of the South Point peninsula, which includes all areas south of the Assateague Road-Route 611 intersection. In fact, many South Pointers became homeowners and residents specifically because of the low housing density - a direct result of South Point's E-1 Estate District zoning designation, which allows a maximum density of one unit per two acres. Due to its low housing density, our community looks and feels more like a nature preserve than a residential neighborhood. When we look out our doors and windows, we are more likely to see woods, coastal bays, fields and marshes than other houses. Our low residential density provides a suitable and welcome home for all sorts of flora and fauna. On an almost daily basis, we see bald eagles, ospreys, hawks, egrets, herons, brant, myriad varieties of ducks, geese, songbirds, deer, fox, otter, turtles, and even the occasional coyote. In short, we moved here because the low residential density creates the type of nature-filled, rural community in which we wanted to live.

South Point is the prototypical community for which the County Commission designed E-1 Estate zoning because "this district was intended to protect and preserve the open character of the rural areas and the environmentally sensitive areas of the County and to enhance the estate character of these neighborhoods."¹

¹ [E-1 Estate District uses.pdf](#)



South Point Association

Elimination of E-1 Estate zoning will de facto mean denser development in South Point and thus directly undercut the primary attribute we most value. The next, least dense zoning category, R-1 Rural Residential District, allows density that is anywhere from 2 to 10 times greater than E-1.¹ As a result, we will staunchly oppose the proposed elimination of E-1 Estate zoning.

Arguments against E-1 Estate Zoning Are Unconvincing, Contradictory and Inapposite

We have heard and read the counterarguments to our concerns about elimination of E-1 Estate zoning. We anticipate hearing, yet again, that the lack of public sewer and water, the contours of the Critical Areas LDAs and RCAs, the existing definition of "major subdivision", and current mapping of septic tiers would prevent South Point from being more densely developed. These counterarguments simply beg the question: if denser residential development isn't possible here, then why change the zoning laws to specifically allow it?

The truth is, of course, that there are many areas in South Point that could be more densely developed if zoning allowed it. And once denser residential zoning is approved, developers will apply pressure to get rid of development impediments like the lack of public sewer and water, the Critical Areas boundaries, and "major subdivision" definitions. This concern about development creep is neither far-fetched nor conspiratorial; it is a simple fact of market dynamics that denser zoning will make it more profitable to build in South Point and thus increase the financial incentives to remove other development barriers. We have already seen this dynamic play out right here in our community with the attempt to more densely develop the Ayres Family Farm property by changing its Critical Areas designation from RCA to LDA.

It is also telling that many of those who argue elimination of E-1 Estate zoning would not result in denser development of South Point have argued, in the next breath, that E-1 Estate zoning has resulted in unwanted "sprawl." These two arguments are contradictory, and anyone who argues both should be forced to answer the following question: How can elimination of E-1 Estate zoning reduce sprawl without resulting in denser residential development?

Furthermore, South Point is not the type of community in which sprawl is a valid planning concern. Sprawl is a valid concern in targeted growth areas where it results in inefficient use and allocation of public resources, like sewer, water, public transportation, fire and EMS services, and utilities. However, neither the draft Comprehensive Plan nor any prior Comprehensive Plans designate South Point as a growth area – likely for the simple and self-evident reason that South Point is too remote to be a good growth candidate. In fact, South Point doesn't have, and doesn't want, public sewer and water, so even if sprawled, South Point puts no demands on those public services. Similarly, there is no public transportation in South Point, other than school buses, which makes sense because South Point is neither a center for employment nor for workforce housing. South Point does depend on Choptank Electric

¹According to ZS 1-205, R-1 zones allow single family cluster or manufactured housing with "lot area, eight thousand square feet; maximum density, one unit per net acre", or single family dwellings with "lot area, forty thousand square feet; maximum density, one unit per net acre."



South Point Association

Cooperative for our electricity, but instead of resulting in more efficient use of the already-available electricity infrastructure, denser development would simply result in greater demand and more residents suffering power outages during storms, like the Nor' Easter this past February that left South Point without power for almost 30 hours. Of course, we greatly appreciate the services provided by the Berlin Fire Department and Ocean City Volunteer Fire Companies, but denser development in South Point would simply put a greater strain on the ability of those services to respond to our remote community. In short, sprawl is not a valid planning concern in South Point as we are not, and should not be, a growth area designated for denser development.

Regardless of the validity of the arguments against sprawl, if the low residential density provided by E-1 Estate zoning qualifies as "sprawl", South Point residents like it and want to keep it. We don't want more houses on smaller lots.

Preservation of South Point's Unique Character Justifies Retention of E-1 Estate Zoning

The South Point peninsula is a unique and highly sensitive environmental area. We are the only area in the United States surrounded by three coastal bays – Sinepuxent, Newport, and Chincoteague Bays. Denser development would invariably mean more man-made pressure on these bays, whether due to fertilizer and other runoff, erosion, or loss of wildlife habitat. While it is only logical to conclude that denser residential development will negatively impact South Point's delicate environment, you don't need to take our word for it. For proof of the negative environmental impacts, we refer you to the 2018 letters and testimony the County Commission received in opposition to elimination of E-1 Estate zoning from many environmental organizations, including the Maryland Coastal Bays Program, Assateague Coastal Trust, Lower Shore Land Trust, and Audubon Maryland-DC.

We are also a scenic, densely wooded gateway to the Assateague Island National Seashore and State Park. The coastal forest lining most of 611 south of Assateague Road provides Assateague Island visitors with a welcoming, serene frame to their Assateague Island entry. Elimination of E-1 Estate zoning would incentivize and inevitably enable much denser development of this coastal forest, turning a remarkable, natural gateway into an unremarkable road through a densely developed residential neighborhood.

Due to South Point's unique and highly sensitive environment and status as the gateway to Assateague, we would once again note that South Point is the prototypical E-1 Estate zone, which "was intended to protect and preserve the open character of the rural areas and the environmentally sensitive areas of the County".¹

Elimination of E-1 Estate Zoning in South Point Imperils Public Safety

Last, but not least, denser development in South Point – the inevitable result of eliminating E-1 Estate zoning – would exacerbate current, significant safety concerns. Due to our exposed

¹ [E-1 Estate District uses.pdf](#)



South Point Association

location between three bays and adjacent to the Atlantic Ocean, South Point is significantly impacted by storms of all varieties, whether fall hurricanes, winter Nor'Easters, summer thunderstorms, and the numerous, early spring weather fronts that bring sustained winds of 30-50mph and gusts from 60-70mph for hours on end. We have one route of ingress and egress: Route 611 extending to South Point Road. With no traffic and no obstruction, we are 15-20 minutes from the Berlin Fire Department and even farther from the Ocean City Volunteer Fire Companies. We are quite literally the end of the line for Choptank Electric Cooperative. King tides regularly overwash areas on South Point Road. Trees frequently fall across Route 611 and South Point Road, preventing entry to, or exit from South Point. While perhaps an extreme example, the storm this February downed so many trees onto power lines that all South Point residents (without generators) were without power for more than 24 hours in sub-freezing temperatures. And, because of the deep snow and untold number of trees downed across 611 and South Point Road, even residents with high clearance, four wheel drive vehicles could not escape for more than a day. Nor could fire and EMS services respond. While the February storm was unusually extreme, extreme weather is increasingly becoming more normal.

Once again harkening to the County's own explanation of the rationale for E-1 Estate zoning, "approximately eighty percent of the current E-1 Estate District lands lie in a hurricane inundation zone. Hazard mitigation planning calls for development to be located outside such areas."¹ Or, to put it more plainly, why on earth would the county want to imperil public safety by eliminating E-1 Estate zoning and inviting denser development in South Point?

Conclusion

The South Point Association appreciates the opportunity to submit these remarks regarding the draft Comprehensive Plan. We and our residents plan to continue actively engaging as you move the Comprehensive Plan through the approval process. During that process, we strongly urge you to retain E-1 Estate District zoning in South Point.

Thank you for your consideration of this request.

Sincerely,

Michael LeCompte, MS, CSA, CSP

President

South Point Association

PO Box 33

Berlin, MD 21811

¹ [E-1 Estate District uses.pdf](#)

Public Comment Submission: Worcester County 2026 Comprehensive Plan

To: Department of Development, Review and Permitting
One West Market Street, Room 1201
Snow Hill, MD 21863

Submitted via: Worcester County Comprehensive Plan Comment Portal

Subject: Regulatory Gaps, Hyperscale Risks, and Preservation Omissions

I am writing to submit formal public comments on the draft Worcester County 2026 Comprehensive Plan. While the Planning Commission has successfully captured several traditional community needs, the current draft contains critical regulatory omissions that leave our county highly vulnerable to predatory, irreversible, and inappropriate industrial expansion.

To safeguard the future of Worcester County, the Planning Commission must address the following four major gaps before recommending this plan for final adoption:

1. Total Omission of Hyperscale Data Center Regulations

The ongoing zoning dispute over the Globalinx/AWS proposal on Route 611 proves that multi-billion-dollar tech giants are actively targeting our coastal lands. "Hyperscale" facilities demand vast amounts of power and water. Because this draft completely lacks modern definitions or land-use frameworks for digital infrastructure, tech companies are easily exploiting legacy commercial zoning loopholes to bypass municipal oversight.

2. Soft Target for Regional and State Pushes

As neighboring regions shut their doors to high-impact tech footprints, Worcester County's total regulatory vacuum makes us an incredibly soft target. Harford County has officially banned data centers, while Frederick, Montgomery, and Prince George's counties have all implemented strict pauses or multi-year moratoriums on development. Finalizing our plan without protective digital zoning completely undermines this community concern and invites developers to dump their digital infrastructure onto our unprotected coastal parcels.

3. Uncalculated Seasonal Infrastructure and Utility Choke

The draft heavily documents seasonal tourism congestion but fails to address the severe utility constraints unique to hyperscale infrastructure. Allowing these energy-hogging complexes near Route 611 risks exhausting our remaining, severely restricted municipal power and utilities capacities. The plan lacks a commercial utility "priority tiering" framework. Without it, a single data center can legally sap the remaining utility

allocations, starving the local small businesses, agricultural operations, and eco-tourism operators that the community has demanded we protect.

4. Deficiencies in Historic and Cultural Viewshed Protections

While the draft plan states an intent to enhance and protect cultural and historic assets, it completely fails to protect the visual and acoustic integrity of historically significant land uses. The plan lacks protective buffers to prevent industrial tech facilities from dominating the landscape. The massive physical bulk, continuous low-frequency cooling fan noise, and 24/7 blinding security lighting will permanently degrade the historic visual landscape and heritage tourism value that defines our rural coastal corridors.

Proposed Solution

The Planning Commission must incorporate a Digital Infrastructure Overlay District into the Land Use chapter. This amendment must explicitly ban utility-scale data centers and transoceanic infrastructure from sensitive coastal zones, rural spaces, and the Route 611 corridor, legally restricting them to designated inland industrial parks with pre-existing, heavy-duty utility capacities.

Thank you for your dedication to protecting Worcester County's coastal and historical heritage.

Respectfully,

Charlie Crawford

12408 Coastal Marsh Dr

Berlin, MD 21811

July 9, 2026

To the Worcester County Planning Commission,

Thank you for this opportunity to provide public comment on the Draft 2026 Worcester County Comprehensive Plan. As a resident of this county for over 46 years, and the former Waterkeeper for the Coastal Bays watershed I would like to present for your consideration a few sections of this Plan that might need further review. Of particular interest to me is sustainable energy production and energy needs for our growing county.

SECTION 6 – ECONOMIC DEVELOPMENT AND TOURISM

Introduction, paragraph 4. Regarding perceived threats to our fishing industry (commercial and recreational) there is a false assumption built into this Plan. The 2026 Plan is going to guide the county for the next 20 years, during which time the disinformation our present county leaders have based this assumption on will no longer stand. Offshore wind farms do not cause displacement of commercial & recreational fishing industries. These commercial and recreational economic engines will continue to thrive in Worcester County, just as areas already served by offshore wind here in the United States and globally continue to be drivers of economic development and tourism. This is well documented and available to those drafting this Plan if they wish to look forward, not backward. This myth should be removed from the Plan.

Of particular concern to me is language in **Section 12 IMPLEMENTATION**, as follows:

Action Item 7.1.1: Maintain the West Ocean City Harbor as a commercial harbor and explore opportunities for compatible tourism development.

- *_Action Item 7.1.2:* Protect seafood landing and processing facilities through zoning and land-use incentives.

This language reflects certain political and misinformed actions the current County administration wishes to enact related to the Ocean City Harbor and U.S. Wind. Of course our West Ocean City Harbor should maintain its Commercial Marine zoning designation and as such it will sustain viable commercial fishing facilities. I find it troubling that a critical planning document with a twenty year reach would incorporate the will of certain individuals who in all likelihood will no longer hold influence in ten to twenty years.

Economic Markets, paragraph 2. This paragraph seems to be at odds with other sections of the Plan where sustainable clean energy development is either opposed, flatly prohibited or severely limited by proposed regulation.

It is understandable that the county would want to limit solar farm development in the designated Growth Areas, but the language in **Section 4 Land Use- Introduction, paragraph 4** appears to prohibit all solar in the Growth Areas. Does this include roof top solar? Parking lot solar canopies? As yet created solar technology that might be developed over the next 20 years and could be compatible with that land use? A review of the language in this Section may be needed.

Agriculture, paragraph 2 has another false assumption built in to the Plan. Bio Fuel waste to energy schemes have failed to move into general energy production because of expense, pollution violations, no national market for this type of energy production. They are not sustainable nor are they clean energy production. Small farm based systems can be useful to individual farmers but these will never be connected to the main grid nor will they ever produce the amount of kilowatt hours to sustain the energy needs of Worcester County's residents and businesses.

As our farm fields become fallow from salt water intrusion, or farmers move away from corn and soybean production because of global changes in the market, they are increasingly looking to solar energy production for the benefit of their communities and as a way to save their family farms. Why not address this in the Plan, show examples of farms where solar arrays and food production coexist. This is not to say there shouldn't be language in the Plan that recognizes land based solar farms of certain sizes need to be strongly regulated but there must also be language that recognizes and encourages these trends related to energy production in agricultural zones.

In reading the Plan, there is very little language that addresses or even suggests how Worcester County will provide for the increased energy needs of this county while growth is well documented. Two very clean, sustainable and cost effective sources of energy production, offshore wind and solar, are negatively presented within this Plan. This is understandable given the political positions of current county officials and a few stakeholders. They are in the minority, however vocal that minority may be. For instance recent polls show that over 70% of Marylanders (including residents of the Eastern Shore) are in favor of offshore wind.

The drafters of this Plan should recognize certain faces will change, political stances will change but what must remain constant is a non-political vision for the future of this county especially in the realm of clean, sustainable affordable energy production.

SECTION 11 – WATER RESOURCES Wastewater, Action Item 11.1.9

Nutrient Trading (Pollution Trading) will not improve our water resources, will not benefit our downstream communities, and should be used with extreme caution. Nutrient Trading in Maryland has shown it is only a benefit to the developer. I would strongly recommend the members of the Planning Commission [read this article](#) about the flaws of nutrient trading. Please do not encourage Worcester County to give developers a ‘work around’ that will allow the degradation of our precious clean water resources.

A final thought after reading through this Draft Plan. I would be remiss if I didn’t mention our county greatly benefited during years when there was a separate Planning Department, staffed by land planners who only looked at the needs of the ‘Land’ and the ‘Water’ on a map when guiding this county in how it was to develop and grow. The Permitting Department took a different approach which was to consider the needs of the property owner who wished to develop that land and the responsibility of the Permitting Department was to guide that property owner through a permitting process only after the Planning Department had submitted their impartial review of the project and most importantly how it related to our Comprehensive Planning documents. The loss of a true Planning Department may have been a budgetary need at the time but in 2026, given the sums of money spent by this county to oppose offshore wind farms and the sum of money proposed to take by eminent domain certain properties on the commercial harbor, this county appears to once again be capable of supporting two separate departments. It would be a good thing if this Draft 2026 Comprehensive Plan reflected that need.

Again, thank you for this opportunity to provide public comment.

Respectfully,

Kathy Phillips

12316 W Torquay Road

West Ocean City

[REDACTED]

Comment Letter to the Worcester County Planning Commission

From: Snug Harbor Civic Association

Subject: Draft 2026 Comprehensive Plan

The Snug Harbor Civic Association supports the Snug Harbor community. We are writing to provide formal public feedback regarding the newly released draft of the Worcester County 2026 Comprehensive Plan. We appreciate what the Planning Commission has done thus far, but it appears as if the draft does not protect our community from Data Center Development. The draft does not **address, define, or regulate utility-scale digital infrastructure and data center development**.

The recent zoning conflicts regarding the Globalinx/AWS subsea cable landing proposal on Route 611 demonstrate that heavy tech infrastructure is actively targeting our coastal lands. If finalized without specific digital industrial guardrails, this plan will leave the county legally exposed first to development of, and then expansion of Data Centers (and particularly those that start out as smaller Cable Landing Centers) that directly subvert the plan's core vision of preservation.

The Planning Commission is our first and only defense against these development projects that threaten the community, the eco-system and all those things that brought us to this community. Without modifications to the draft plan, that protection will be lost. We request that the Planning Commission address the following omissions before recommending the final plan for adoption:

- **Total Omission of "Data Centers" and "Digital Infrastructure":** The draft plan contains zero definitions or land-use frameworks for modern, energy-intensive data centers. Because these facilities do not fit into traditional "commercial" or "public utility" categories, tech companies are already exploiting these ambiguities to bypass local planning boards.
- **Infrastructure and Utility Gaps:** The draft does not account for the immense, hyper-scale electrical demands or the severe water/sewer capacity constraints unique to data center cooling systems. Allowing these facilities near Route 611 risks stripping away remaining municipal resources from residential growth areas.
- **Encroachment on Coastal Preservation Areas:** The plan rightly celebrates Worcester as Maryland's *only* Atlantic coastal county. However, it lacks protective buffers to stop high-impact industrial tech complexes from building right up against our fragile, tourist-heavy coastal ecosystems and the gateway to Assateague.

Proposed Solution: The Planning Commission should insert a dedicated section under the Land Use and Economic Development chapters establishing strict **Digital Infrastructure Zoning Overlays**. These overlays must explicitly prohibit utility-scale data centers or heavy transoceanic infrastructure within sensitive coastal zones and growth areas, directing them instead toward designated inland industrial parks with pre-existing, heavy-duty utility capacities.

Thank you for your continued dedication to protecting Worcester County's rural and coastal heritage.

Respectfully submitted,

Snug Harbor Civic Association Board

Joan Carpenter 12106 Landings Blvd

Nancy Zeller 12325 Snug Harbor Rd

Gail Fredrick 12350 Snug Harbor Rd

Jen Bailey 12327 Meadow Dr

Sam Hadley 12317 Snug Harbor Rd

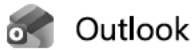
Angela Boerner 12243 Snug Harbor Rd

Stephen Harrison 12335 Snug Harbor Rd

Dottie Daniel 12321 Meadow Dr

Louise MacKenzie Lots 1&2 Snug Harbor Rd

Teal McConkey 12405 Snug Harbor Rd



Comprehensive Plan - Data Center and Cable Landing Station Concerns

From Michele Sardelis [REDACTED]

Date Tue 8/4/2026 12:18 PM

To commissioners <commissioners@worcestermd.gov>; ktremblay@co.worcester.md.us
<ktremblay@co.worcester.md.us>; Jennifer Keener <jkkeener@worcestermd.gov>

Cc Michele Sardelis [REDACTED] michele.brill [REDACTED] [REDACTED]

Dear Esteemed Worcester County Commissioners and Planning Department Team:

As a Worcester County full-time resident and property owner, I am deeply concerned about the possibility of Data Centers and Cable Landing Stations being built and operated within our fine county. Our roots are deeply ingrained with agriculture, tourism, natural ecosystems, including our wildlife and waterways.

We implore you, our officials, to ensure the character of our county and all we hold dear is maintained, protected, and supported. We need clear planning policies for utility-scale digital infrastructure, including **Data Centers** and **Cable Landing Stations**.

Please consider:

Prohibiting these facilities where they are incompatible with surrounding communities and environmentally sensitive areas; **or**

At a minimum, ensure they are consistent with the County's land use goals by locating them only in **appropriately designated industrial areas**. As currently drafted, the Comprehensive Plan does **not** specifically address, define, or provide planning guidance for utility-scale digital infrastructure, including **Data Centers, Cable Landing Stations (CLS), and related facilities**.

It is extremely important to address these emerging land uses before the Comprehensive Plan is finalized.

- Clearly identifying appropriate locations for these facilities.
- Protecting environmentally sensitive areas, wetlands, and coastal resources.
- Preserving residential communities and community character.
- Considering impacts to historic and cultural resources, including the **historic cemetery located on the proposed project site**.

We must be able to support our decisions / regulations in any possible litigation that may occur from these large organizations. We have seen in the news, towns / cites being destroyed by large scale operators, and the long-term effects are still to be fully realized.

Please protect our county.

Respectfully,

Linda Michele Sardelis

9303 Cropper Island Road

Newark MD 21841

**WORCESTER COUNTY PLANNING COMMISSION
PUBLIC HEARING
MINUTES – July 9, 2026**

Meeting Date: July 9, 2026

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Phyllis Wimbrow, Vice Chair
Kathy Drew
Marlene Ott
Alec French
Mary Knight
Teresa Purnell-Milbourne

Staff

Jennifer Keener, Director, DRP
Betsy Jackson, Zoning Administrator
Ben Zito, DRP Specialist
Robert Mitchell, Director, EP
Katherine Munson, Planning Manager

- I. Call to Order**
- II. Comprehensive Plan Public Hearing**

Jennifer Keener, Director, gave a presentation on the final draft of the 2026 Comprehensive Plan. The presentation covered the background on what a plan is, the public process to date, and how that vision was incorporated into the plan. She discussed highlights of each of the plan chapters and identified where changes had been made to topics such as the E-1 District based upon the public feedback received. An outline of the next steps in the planning process was provided.

Mr. Barbierri opened the public hearing.

Ms. Wendie Green and Ms. Jackie Grindrod testified against data centers and cable landing stations.

Ms. Mary Beth Todd testified in support of retaining the E-1 Estate District and thanked the board for modifying the plan.

Ms. Janice Linner expressed her concerns about homelessness (veterans, kids and families).

Ms. Diane Stelzner testified in support of retaining the E-1 District, and noted she represented the South Point Association as well.

Mr. Alex Shandrowsky testified in support of the E-1 District zoning and was concerned about the definition, or lack thereof, for sprawl.

Mr. Steve Katsanos testified that the plan is aspirational. He would like the Planning Commission to allow the expansion of the E-1 District in future comprehensive rezonings but

**WORCESTER COUNTY PLANNING COMMISSION
PUBLIC HEARING
MINUTES – July 9, 2026**

take a hard look at the uses that are allowed. He was also in support of tightening standards for variances and special exceptions.

Mr. Mark Cropper testified on behalf of BLS Realty regarding the elimination of the Showell Growth Area and the creation of a growth area on property owned by his client along MD Route 589 (Racetrack Road).

Mr. David Kalasky was opposed to changing the E-1 District in South Point. He also inquired if the team had worked with the Maryland Coastal Bays Program.

With no further public comment, Mr. Barbierri closed the public hearing.

The Planning Commission will consider the written and verbal public testimony received at their next regular session meeting on August 6, 2026. The Planning Commission will then make a recommendation on the plan, which will be forwarded to the County Commissioners for another public hearing. Public comment will continue to be accepted through the web portal.

III. Adjourn

Mary Knight, Secretary

Jennifer Keener, Director

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OF COUNSEL
HAROLD B. GORDY, JR.
M. DEAN JENKINS
ALVIN I. FREDERICK

May 20, 2025

Worcester County Government Center
Department of Development Review and Permitting
Attn: Jennifer Keener, Director
1 West Market Street, Room 1201
Snow Hill, Maryland 21863

Re: BLS Realty, LLC/Update to Comprehensive Land Use Plan and Zoning Maps

Dear Ms. Keener:

As you know, I represent BLS Realty, LLC ("BLS") that owns substantial acres of unimproved real property along MD Rt. 589 and US 113 in northern Worcester County (collectively referred to as the "BLS Properties"). In particular, the BLS Properties include the following:

1. Tax Map 15/Parcels 184 (a) and (b)/205.60 acres;
2. Tax Map 15/Parcel 132/21 acres;
3. Tax Map 15/Parcel 133/8.368 acres;
4. Tax Map 15/Parcel 241/26.572 acres;
5. Tax Map 15/Parcel 137/25 acres;
6. Tax Map 15/Parcel 136/9.13 acres;
7. Tax Map 15/Parcel 206/1.08 acres; and
8. Tax Map 15/Parcel 207/1 acre.

(See attached as Exhibit "A" the Tax Map, Zoning Map, State Department of Assessments and Taxation Data pages and other information).

The BLS Properties total 297.75 acres and are located in extremely close proximity to the subdivisions of Ocean Pines (approximately 8500 homes/lots), River Run (195 homes/lots), Refuge at Windmill Creek (90 homes/lots), Pennington Estates (29 homes/lots) and White Horse Park (465 homes/lots). They are also bordered on the south by extensive commercial developments such as the Valero gas station, Ocean Pines Health Pavillion medical complex (near the north gate of Ocean Pines), BB&T Bank, Walgreens, Taylor Bank, Royal Farms Store, Pines Plaza Shopping Center, Pennington Commons Shopping Center and many other commercial or retail businesses surrounding them. They are near the River Run and Ocean Pines water and wastewater treatment facilities and are located along the major roadways of MD Rt. 589 and US 113.

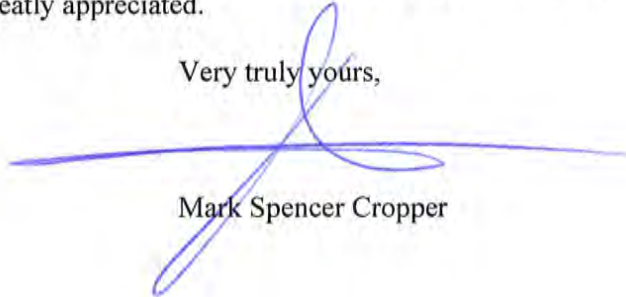
Accordingly, the BLS Properties are perfectly situated to be rezoned for either residential or

Ms. Jennifer Keener
May 20, 2025
Page 2

commercial development, or a combination of both. At the very least, they are appropriate to be designated as "future growth areas" to be rezoned at a later time. Doing so, would be a natural progression of land development consistent with the Comprehensive Land Use Plan ("Plan") and the growth that has occurred in this area since the last update to the Plan in 2009.

Please present this request to the Worcester County Planning Commission while it is discussing recommendations to the Worcester County Commissioners and let me know when I can meet with the Planning Commission to further discuss the merits of this request. I look forward to hearing from you. As always, your cooperation is greatly appreciated.

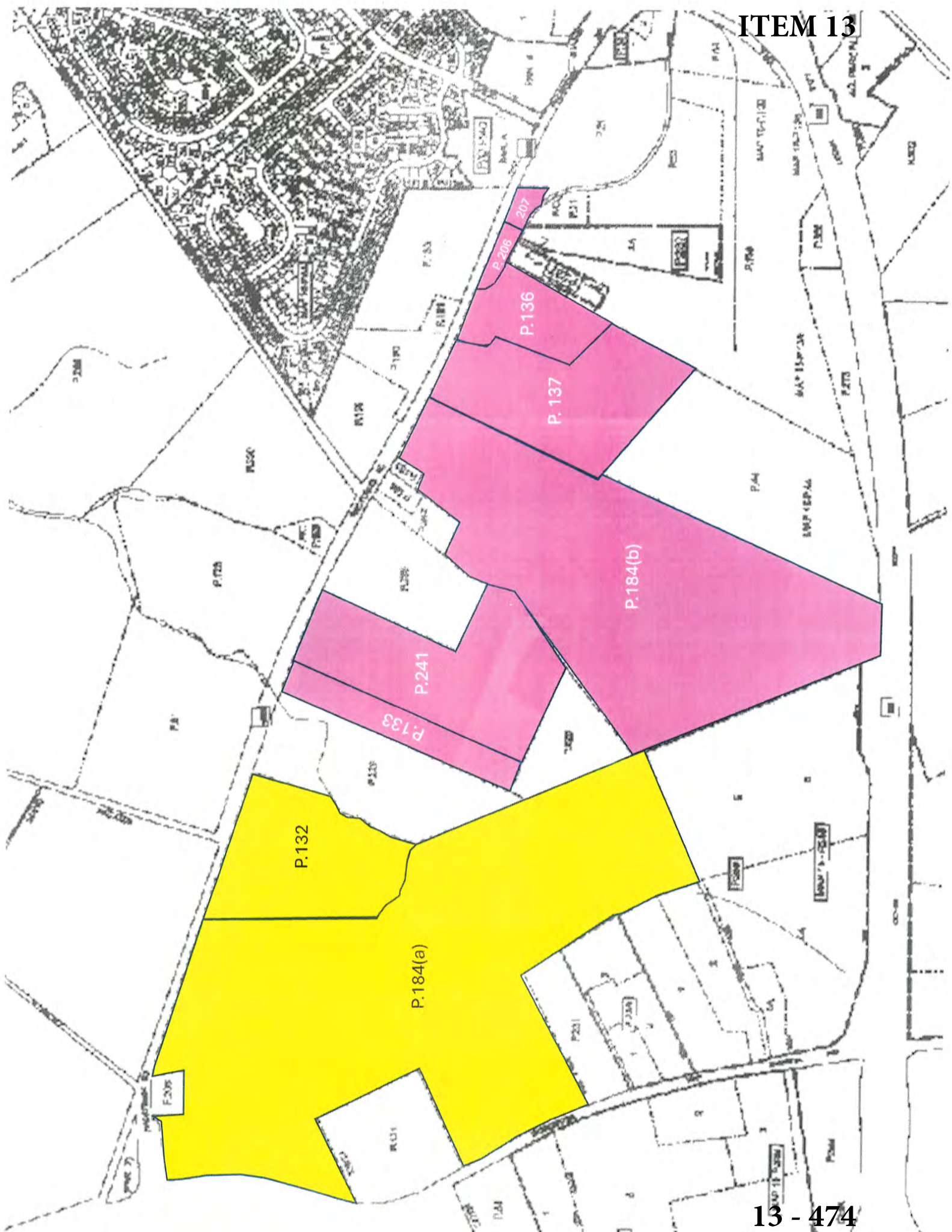
Very truly yours,

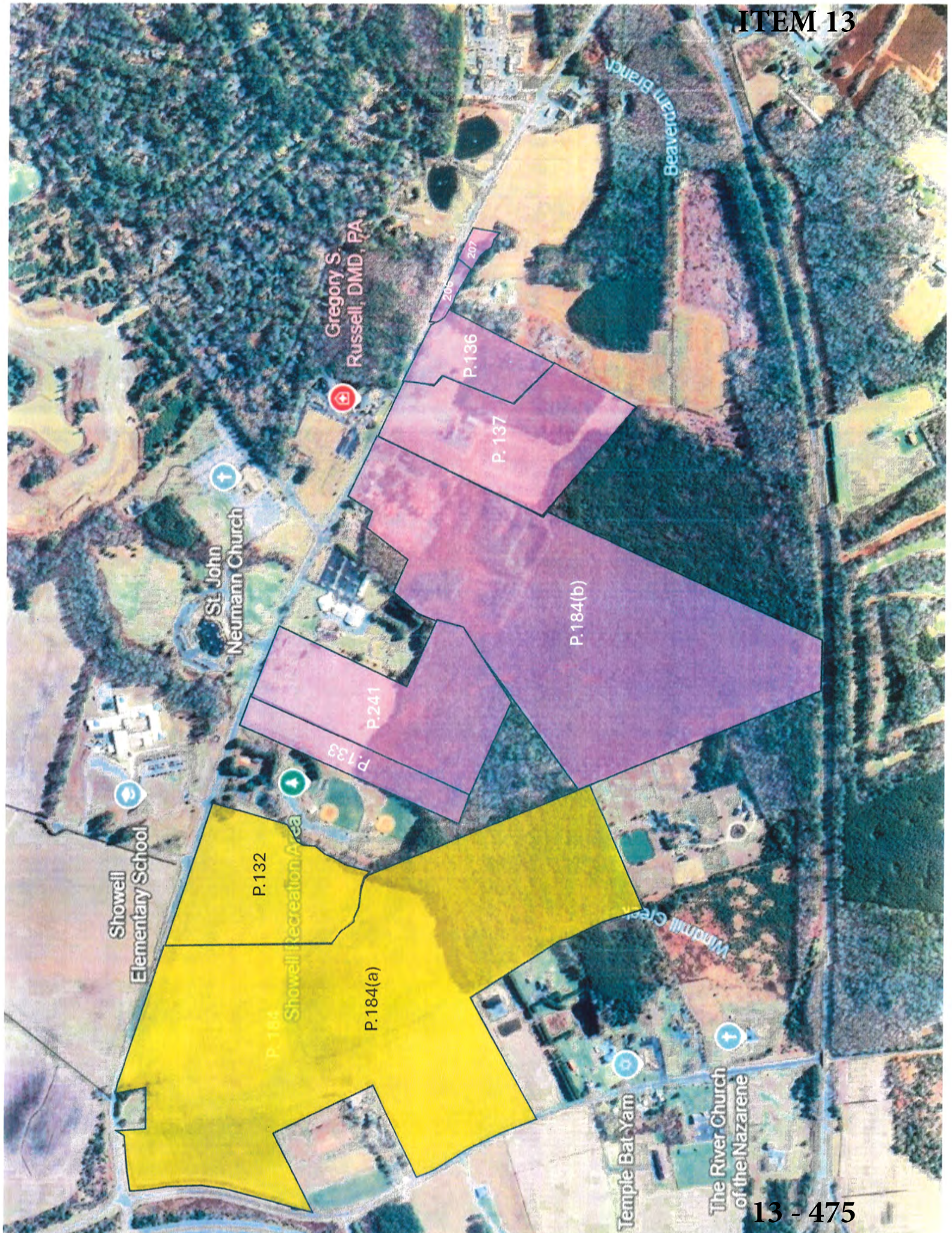
A handwritten signature in blue ink, appearing to read "Mark Spencer Cropper", is written over a horizontal line. The signature is stylized with loops and a long horizontal stroke.

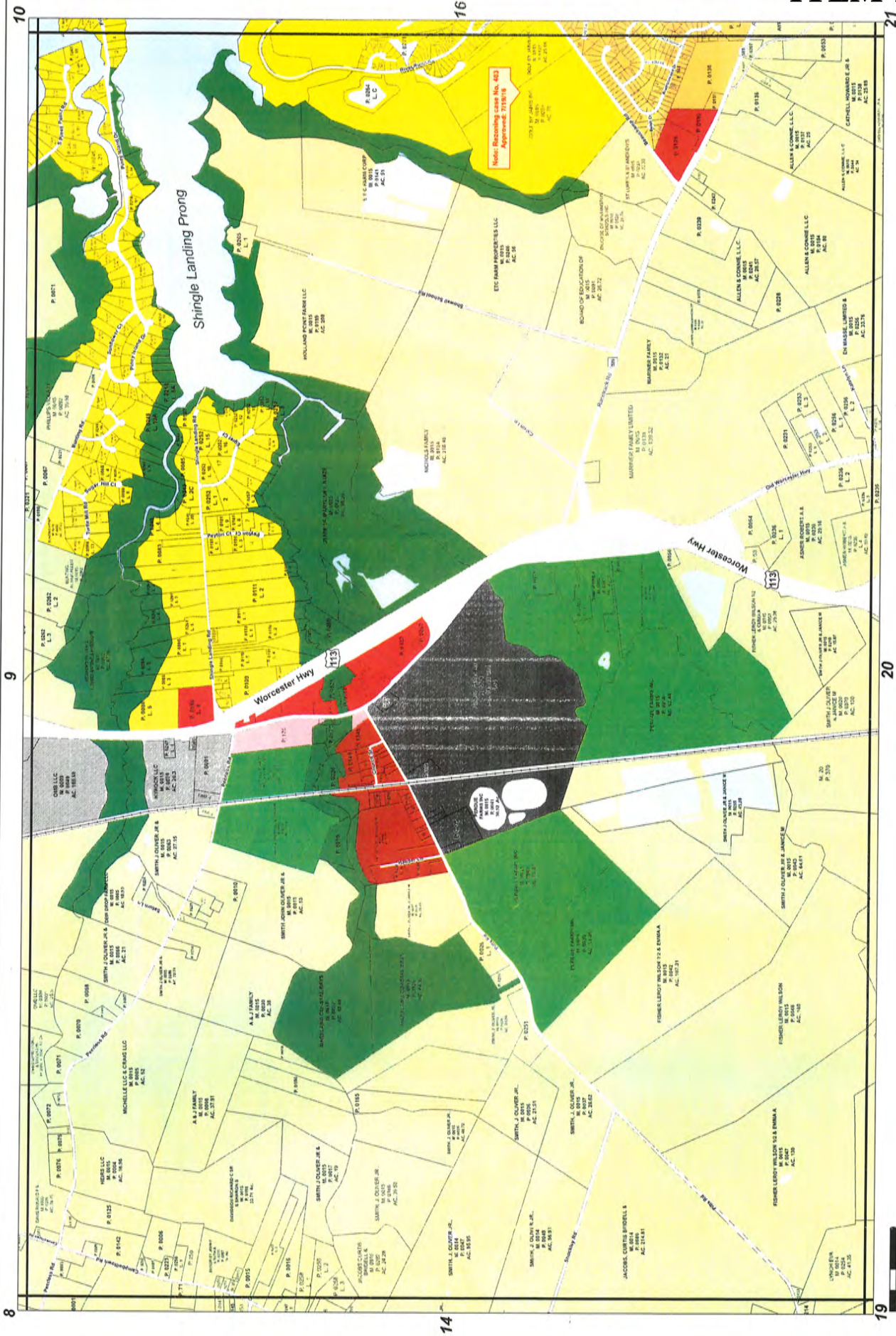
Mark Spencer Cropper

Enclosures

EXHIBIT “A”







Real Property Data Search ()
Search Result for WORCESTER COUNTY

[View Map](#)
[No Ground Rent Redemption on File](#)
[No Ground Rent Registration on File](#)
Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Number: District - 03 Account Identifier - 005526

Owner Information

Owner Name: ALLEN & CONNIE L L C Use: COMMERCIAL
Principal Residence: NO
Mailing Address: C/O CAMBR REALTY, L.L.C. Deed Reference: /05589/ 00147
410 OCEAN AVE
LYNBROOK NY 11563-3833

Location & Structure Information

Premises Address: 11205 WHEELING LN Legal Description: 204.60 ACS
BERLIN 21811-0000 S SIDE RACETRACK RD
BNDY LN ADJ ALLEN & CONNIE LLC ETAL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	234049
0015	0024	0184	13081.24	0000				2023	Plat Ref:	237/ 24

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1987	4,278 SF		204.6000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	FRAME/	4	4 full	1Att/1Det	

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2023	07/01/2024
Land:	221,900	291,900	
Improvements	397,300	472,100	
Total:	619,200	764,000	715,733
Preferential Land:	36,900	36,900	764,000

Transfer Information

Seller:	Date:	Price:
VASILIOU GEORGE E & EMMA M	02/06/1998	\$645,250
Type: ARMS LENGTH MULTIPLE	Deed1: SVH /05589/ 00147	Deed2:
SHOOSMITH BROTHERS INC	01/30/1985	\$150,000
Type: ARMS LENGTH IMPROVED	Deed1: WCL /01059/ 00093	Deed2:
BERLIN HOTEL CORPORATION	06/19/1970	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: FWH /00283/ 00181	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Give Feedback

Real Property Data Search ()
Search Result for WORCESTER COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

**** DELETED ******Special Tax Recapture: None**

Account Number: District - 03 Account Identifier - 132072

Owner Information

Owner Name: ALLEN & CONNIE L L C Use: COMMERCIAL
Principal Residence: NO
Mailing Address: C/O CAMBR REALTY, L.L.C. Deed Reference: /02479/ 00310
410 OCEAN AVE
LYNBROOK NY 11563-3833

Location & Structure Information

Premises Address: RACETRACK RD Legal Description: 1 AC
BERLIN 21811-0000 S SIDE OCEAN DOWNS ROAD
SE OF SHOWELL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0015	0024	0184	13081.24	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			1.0000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value As of 01/01/2023	Phase-In Assessments As of 07/01/2024	As of 07/01/2025
Land:	105,000	175,000		
Improvements	60,500	65,000		
Total:	165,500	240,000	215,167	240,000
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
VASILIOU GEORGE E & EMMA M	02/06/1998	\$79,750
Type: ARMS LENGTH MULTIPLE	Deed1: RHO /02479/ 00310	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None**Homestead Application Information**

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Give Feedback

Real Property Data Search ()
Search Result for WORCESTER COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Number: District - 03 Account Identifier - 005062

Owner Information

Owner Name: ALLEN & CONNIE LLC Use: AGRICULTURAL
Principal Residence: NO
Mailing Address: 410 OCEAN AVE Deed Reference: /05606/ 00133
LYNBROOK NY 11563-3833

Location & Structure Information

Premises Address: RACETRACK RD Legal Description: 21 ACS
0-0000 RACETRACK ROAD
SE OF SHOWELL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0015	0017	0132	3010001.24	0000				2025	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			21.0000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
							/

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2024	07/01/2025
Land:	9,300	9,300		
Improvements	0	0		
Total:	9,300	9,300	9,300	9,300
Preferential Land:	9,300	9,300		

Transfer Information

Seller:	Date:	Price:
MARINER FAMILY	01/04/2011	\$257,244
Type: ARMS LENGTH VACANT	Deed1: SVH /05606/ 00133	Deed2:
Seller: MARINER EDWARD A	Date: 05/10/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: SVH /05329/ 00057	Deed2:
Seller: ALGIA R MARINER	Date: 12/23/1943	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: JEB /00019/ 00151	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		
County:	000	07/01/2024	07/01/2025
State:	000	0.00	
Municipal:	000	0.00	
		0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX**Homestead Application Information**

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback

Real Property Data Search ()
Search Result for WORCESTER COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 03 Account Identifier - 005003

Owner Information

Owner Name: ALLEN & CONNIE L L C Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 410 OCEAN AVE Deed Reference: /05606/ 00418
LYNBROOK NY 11563-3833

Location & Structure Information

Premises Address: RACETRACK RD Legal Description: 8.368 ACS PAR 5
0-0000 MIN SUB PROP OF JOHN B
& GENEVIEVE MACDONALD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0015	0023	0133	3010001,24	0000				2025	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			8.3600 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
							/

Value Information

	Base Value	Value As of 01/01/2025	Phase-In Assessments As of 07/01/2024	As of 07/01/2025
Land:	77,300	117,300		
Improvements	0	0		
Total:	77,300	117,300	77,300	90,633
Preferential Land:	0	0		

Transfer Information

Seller: NICHOLS RAYMOND C & ELAINE G	Date: 01/05/1999	Price: \$100,100
Type: ARMS LENGTH MULTIPLE	Deed1: SVH /05606/ 00418	Deed2:
Seller: MACDONALD JOHN B &	Date: 08/18/1989	Price: \$80,000
Type: ARMS LENGTH IMPROVED	Deed1: RHO /01577/ 00148	Deed2:
Seller: JOHN F BROWN	Date: 11/01/1963	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: FWH /00170/ 00084	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None**Homestead Application Information**

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback

Real Property Data Search ()
Search Result for WORCESTER COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 03 Account Identifier - 123189

Owner Information

Owner Name: ALLEN & CONNIE L L C Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 410 OCEAN AVE Deed Reference: /05606/ 00418
LYNBROOK NY 11563-3833

Location & Structure Information

Premises Address: 11243 RACETRACK RD Legal Description: 26.572 ACS PAR 4A
BERLIN 21811-0000 S/S R-589 RESUB PLAT
OCEAN PINES COMM CHURCH

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	128052
0015	0023	0241	13081.24	0000				2023	Plat Ref:	0103/ 0028

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			26.5700 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
							/

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	889,400	903,300		
Improvements	30,100	33,100		
Total:	919,500	936,400	930,767	936,400
Preferential Land:	0	0		

Transfer Information

Seller: NICHOLS RAYMOND C & ELAINE G	Date: 01/05/1999	Price: \$614,900
Type: ARMS LENGTH MULTIPLE	Deed1: SVH /05606/ 00418	Deed2:
Seller: MACDONALD JOHN B &	Date: 01/14/1986	Price: \$80,000
Type: ARMS LENGTH IMPROVED	Deed1: WCL /01149/ 00487	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None**Homestead Application Information**

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback

Real Property Data Search ()
Search Result for WORCESTER COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Number: District - 03 Account Identifier - 004929

Owner Information

Owner Name: ALLEN & CONNIE L L C Use: AGRICULTURAL
Principal Residence: NO
Mailing Address: C/O CAMBR REALTY, L.L.C. Deed Reference: /02479/ 00314
410 OCEAN AVE
LYNBROOK NY 11563-3833

Location & Structure Information

Premises Address: 11195 RACETRACK RD Legal Description: 25 ACS
0-0000 RACETRACK ROAD
SE OF SHOWELL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0015	0024	0137	3010001.24	0000				2025	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1983	2,464 SF		25.0000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	SIDING/	3	1 full/ 1 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2025	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	88,500	128,500		
Improvements	237,400	227,200		
Total:	325,900	355,700	325,900	335,833
Preferential Land:	8,500	8,500		

Transfer Information

Seller:	Date:	Price:
CLARK BRUCE H & CHERYL C	02/06/1998	\$475,000
Type: ARMS LENGTH IMPROVED	Deed1: RHO /02479/ 00314	Deed2:
Seller: JONES VIOLET M C &	Date: 06/28/1982	Price: \$60,000
Type: ARMS LENGTH IMPROVED	Deed1: WCL /00822/ 00191	Deed2:
Seller: THOMAS H CATHELL EST ET AL	Date: 01/29/1976	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: FWH /00508/ 00363	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX**Homestead Application Information**

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Give Feedback

Real Property Data Search ()
Search Result for WORCESTER COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 03 Account Identifier - 004376

Owner Information

Owner Name: ALLEN & CONNIE LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 410 OCEAN AVE Deed Reference: /06156/ 00209
LYNBROOK NY 11563-0000

Location & Structure Information

Premises Address: 11193 RACETRACK RD Legal Description: 9 13 ACS X
0-0000 RACETRACK ROAD
SE OF SHOWELL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0015	0024	0136	3010001.24	0000				2025	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			9.1300 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
							/

Value Information

	Base Value	Value As of 01/01/2025	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	78,100	118,100		
Improvements	0	0		
Total:	78,100	118,100	78,100	91,433
Preferential Land:	0	0		

Transfer Information

Seller: COLLINS NORMAN V & Type: ARMS LENGTH VACANT	Date: 05/23/2013 Deed1: /06156/ 00209	Price: \$315,000 Deed2:
Seller: T HOLLAND X EDITH E NELSON 12/2 Type: NON-ARMS LENGTH OTHER	Date: Deed1: FWH /00106/ 00483	Price: \$0 Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None**Homestead Application Information**

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback

Real Property Data Search ()
Search Result for WORCESTER COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 03 Account Identifier - 005984

Owner Information

Owner Name:

ALLEN & CONNIE LLC

Use:

RESIDENTIAL

Mailing Address:

410 OCEAN AVENUE
LYNBROOK NY 11563-3990

Principal Residence:

NO

Deed Reference:

/04422/ 00649

Location & Structure Information

Premises Address:

RACETRACK RD
BERLIN 21811-0000

Legal Description:

1.08 ACS
RACETRACK ROAD
E OF SHOWELL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0015	0024	0206	3010001,24	0000				2025	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	1,248 SF		1.0800 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	WOOD SHINGLE/	2	0 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2025	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	80,100	120,100		
Improvements	88,400	109,000		
Total:	168,500	229,100	168,500	188,700
Preferential Land:	0	0		

Transfer Information

Seller: ADDINGTON WILLIAM R JR & DELORES M Type: ARMS LENGTH IMPROVED	Date: 05/05/2005 Deed1: SVH /04422/ 00649	Price: \$250,000 Deed2:
Seller: ADDINGTON WILLIAM R JR & DELORES M Type: NON-ARMS LENGTH OTHER	Date: 05/28/2003 Deed1: SVH /03726/ 00209	Price: \$0 Deed2:
Seller: ADDINGTON WILLIAM R JR & Type: NON-ARMS LENGTH OTHER	Date: 05/28/2003 Deed1: SVH /03726/ 00205	Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None**Homestead Application Information**

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback

Real Property Data Search ()
Search Result for WORCESTER COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 03 Account Identifier - 005992

Owner InformationOwner Name: SKOLNICK ALLEN & CONNIE S SKOLNICK
& BERNARD CHWAST TRUSTEESUse: RESIDENTIAL
Principal Residence: NOMailing Address: 410 OCEAN AVE
LYNBROOK NY 11563

Deed Reference: /01702/ 00229

Location & Structure InformationPremises Address: 11171 RACETRACK RD
BERLIN 21811-0000Legal Description: 1 AC
RACETRACK ROAD
E OF SHOWELL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0015	0024	0207	3010001.24	0000				2025	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1971	1,372 SF		1.0000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	NO	STANDARD UNIT	SIDING/	3	1 full	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2025	07/01/2024
Land:	80,000	120,000	07/01/2025
Improvements	135,400	127,600	
Total:	215,400	247,600	215,400
Preferential Land:	0	0	226,133

Transfer InformationSeller: SOLGAR REALTY INC
Type: NON-ARMS LENGTH OTHERDate: 12/28/1990
Deed1: RHO /01702/ 00229Price: \$0
Deed2:Seller: AMATUCCI THOMAS W &
Type: ARMS LENGTH IMPROVEDDate: 02/15/1990
Deed1: RHO /01623/ 00282Price: \$130,000
Deed2:Seller: BRYANT C HUNGERFORD
Type: NON-ARMS LENGTH OTHERDate: 05/16/1975
Deed1: FWH /00472/ 00415Price: \$0
Deed2:**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None**Homestead Application Information**

Homestead Application Status: No Application

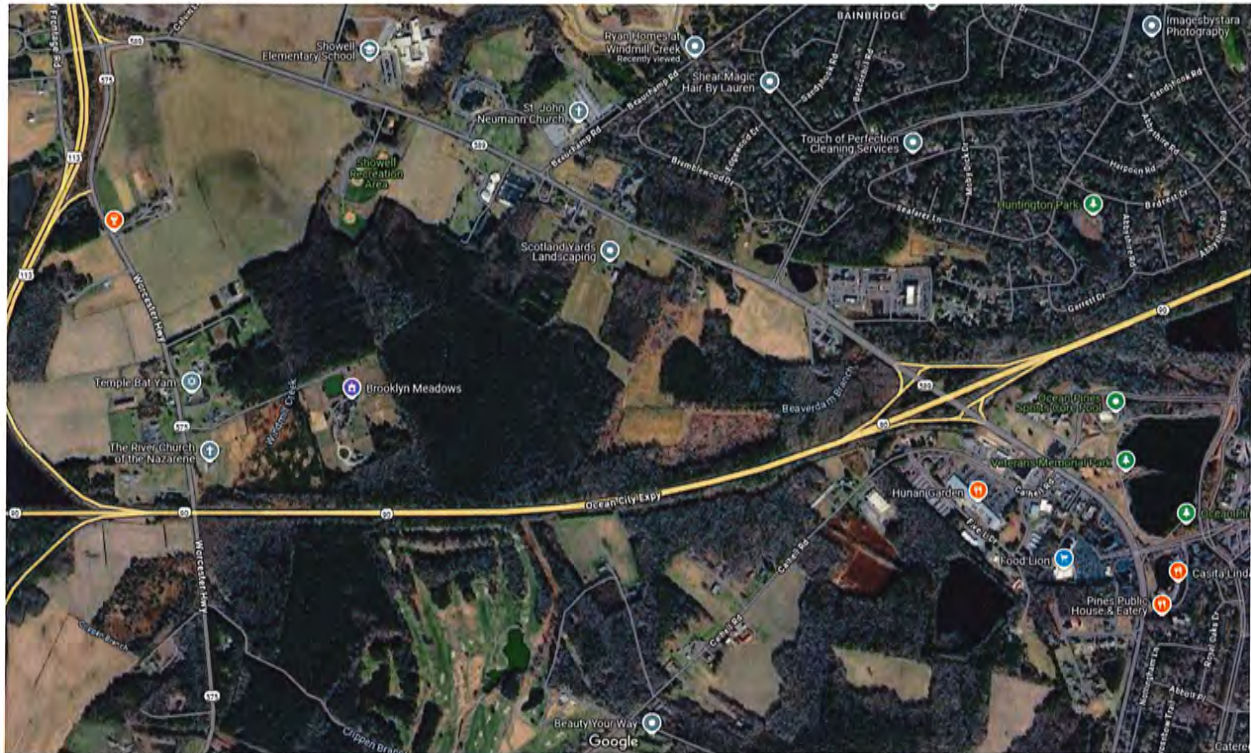
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback

From Skolnick to Pennington Estates



Showell Elementary School

Showell Park

Most Sacred Sacrament Catholic School

Refuge at Windmill Creek community (90 lots)

White Horse Park community (465 lots)

Community Church

Saint John Neumann Catholic Church

River Run Golf Community (195 lots)

Bluebird Farms Garden Center

The Pavilions Medical Center

Ocean Pines North Gate

Valero/Shore Stop gas station

Ocean Pines Health Pavilion

BB&T Bank

Walgreens

Taylor Bank

Auto Parts & Marine

Dollar General

7-Eleven

Pines Plaza

ERA Real Estate

PNC Bank

McDonalds

First Shore Federal Bank

Pennington Commons shopping center

Ocean Pines South Gate

Village Square Shopping Center

Pines Public House & Eatery

Pennington Estates residential community

MEMORANDUM

TO: Worcester County Commissioners

CC: Weston Young CAO; Candace Savage, Deputy CAO

FROM: Melanie Pursel, Director, Office of Tourism and Economic Development

DATE: August 1, 2026

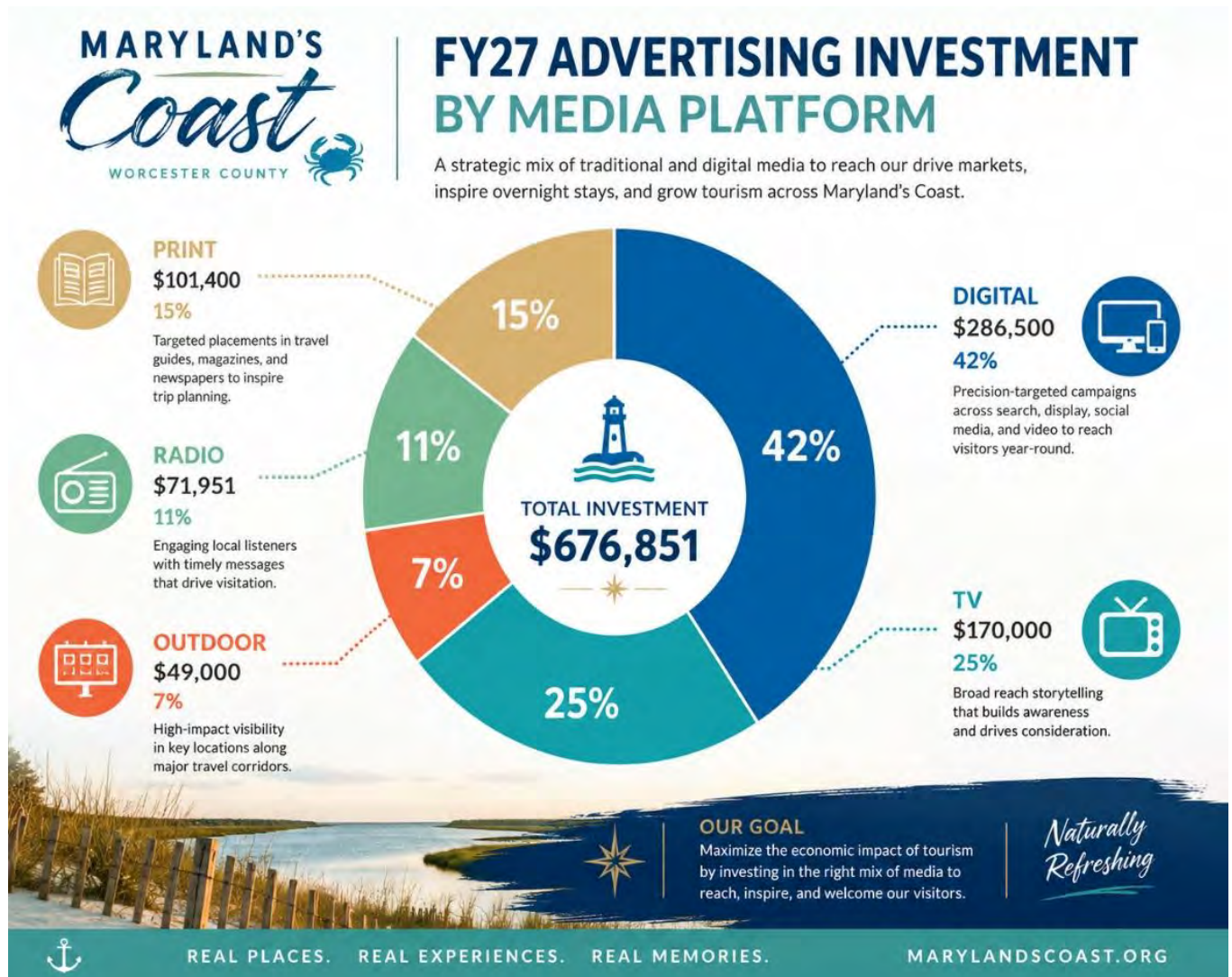
RE: FY 27 Media Plan

The FY27 media plan seeks to maximize dedicated advertising and promotion funding by utilizing proven return on investment (ROI) advertising methods. The FY27 Worcester County advertising grant from the State Office of Tourism Development is budgeted at \$195,000. When you combine the grant with the approved FY27 general fund budget of \$506,000, this year's advertising allocation is \$701,000. We have currently earmarked \$681,851.00. The chart below shows how funding is allocated across the different advertising media platforms.

Media partners have been established with careful consideration based on numerous factors that are unique to each vendor such as demographics, DMA or market region, type of media, local business (especially Worcester County), distribution, value added assets etc.

With a limited advertising budget, the media mix is critical to increase brand awareness and destination advertising. The most targeted, effective and measurable medium is digital, therefore over 42% of the ad budgeted is dedicated to digital tactics through social/Meta, Google, YouTube, Geofencing and programmatic. Programmatic campaigns are direct media buys that deliver niche messaging to specific target markets (golf, outdoor adventure, fishing, cultural experiences etc.). Most of the print and local outdoor are in-market to inspire those overnight guests (predominantly staying in Ocean City, Northern Worcester) to experience the county's assets. This creates more interest in the region, thus extending stays or generating repeat visitation.

This leaves \$19,149.00 available for real-time opportunities that may become available throughout the year. These real-time opportunities typically maximize our advertising dollars by working with our local partners or participating in co-operative agreements. We will also continue to seek grant opportunities for additional advertising and promotion.



Media Platform	Budget Amount	Percentage
Print	\$101,400.00	15%
Digital	\$286,500.00	42%
Radio	\$71,951.00	11%
Outdoor	\$49,000.00	7%
TV	\$170,000.00	25%

Market	Investment	Percentage
In Market	\$197,651.00	29%
Out of Market	\$484,200.00	71%

*19,149.00 not yet allocated

Within the various advertising methods, per the county's financial rules and pending commissioner's approval, we plan to use the following vendors for services that exceed \$25,000 annually- each representing an annual investment for various campaigns throughout the fiscal year, typically billed monthly. A full list of vendors, all of which are below the financial threshold, is also available for review.

<u>Digital</u>	Programmatic/Native Advertising-D3	\$ 60,050
	Geofencing	\$ 30,200
	Google	\$ 54,700
	Meta/Facebook	\$ 60,300
	Video (Connected TV & YouTube)	\$ 74,750
<u>Print</u>		
	Ocean City Visitors Guide-Vista Graphics	\$ 37,000
<u>Radio</u>		
	Irie Radio	\$ 47,951
<u>Television</u>		
	WMDT ABC 47	\$ 45,000
	Effectv/Comcast	\$ 60,000
	WBOC 16	\$ 30,000

Please note that due to the fluid nature of advertising, it is possible for these amounts to fluctuate slightly. If there is any significant change in our advertising plan or vendors, I will notify you. Also, these agreements are year-long annual investments each with an individualized/customized plan based on seasonality (e.g. more saturation of messaging during spring leading into the core summer season), as well as assets delivered (e.g. production, frequency and media placement).

Should you have any questions, please feel free to contact me. Thank you!

Attachments



Worcester County Government

One West Market Street | Room 1103 | Snow Hill MD 21863-1195

(410) 632-1194 | (410) 632-3131 (fax) | admin@co.worcester.md.us | www.co.worcester.md.us

MEMORANDUM

TO: Worcester County Commissioners
FROM: Ed Welch, Procurement Officer
DATE: August 5, 2026
RE: **Request to Award – Intercom Systems – Worcester County Jail**

Worcester County Jail is requesting that the Commissioners approve awarding the purchase and installation of an **Intercom System consisting of two (2) AiPHONE master stations and ten (10) call stations** from **Absolute Security Group (Salisbury, MD)**, for **\$45,000.⁰⁰**. This product is essentially an intercom system to replace the current inoperable, out-of-date system. It will allow the Jail's officers and visitors alike to contact the control centers via the intercom, which will in turn provide for a safer environment.

The County is standardized with Absolute Security for all security systems. This expenditure is a piggyback off the existing contract for county-wide security systems executed in August 2025, and therefore compliant with policy due to prior bidding for that sourcing event.

The jail included \$45,000 (GL 9010.060) for this purchase in the FY27 Capital Equipment Budget.

Please feel free to contact Warden Timothy Mulligan if you have any questions. Thank you.



Absolute Security Group
618 Beam Street, Unit #2
Salisbury, MD 21801
410-860-0620
www.absolutesecuritygroup.com

ITEM 15

Proposal

Client Information

Worcester County Jail
5022 Joyner Rd
Snow Hill, MD 21863

Proposal Number 6381

Date 7/31/2026 **Expires** 9/1/2026

Salesperson Steve Smith

Absolute Security Group, LLC. is a locally owned and operated security company that has served Delmarva for over twenty years.

The company sells, installs, and services ***Residential and Commercial:***

- ***Burglar systems***
- ***Fire alarm systems***
- ***Access control***
- ***Cameras***
- ***Intercoms***
- ***Medical alert and nurse call systems***

In addition, Absolute Security Group, LLC. offers customers:

- ***Monitoring for:***
 - ***Security (doors, motion, glass breakage, hold up)***
 - ***Fire (smoke, heat, CO, gas, sprinkler systems)***
- ***Environmental (power, temperature & flooding) cloud storage & remote viewing for security cameras***
- ***Enhanced services for remote control of lights locks & thermostats***

Furthermore, the company provides ***24-hour maintenance and service.***

Absolute Security Group, LLC. is committed to providing exceptional and timely service while also building close customer relationships.



**Absolute
Security**
Group, LLC

Powered by Zeus 

Absolute Security Group
618 Beam Street, Unit #2
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Date 7/31/2026 Expires 9/1/2026

Salesperson Steve Smith

Qty	Description
4	AIPHONE IX SERIES 7" MASTER STATION BLACK AIPHONE INDOOR IP VIDEO MASTER STATION WITH 7" COLOR TOUCHSCREEN
10	AJ-IXSS2G 2 GANG CALL STATION AIPHONE STAINLESS STEEL, AUDIO 2 GANG STATION. VANDAL AND WEATHER RESISTANT.
2	AJ-IPW10VC 10 STATION RCVR CAT5E/6 AIPHONE 10-STATION RECEIVER AND INDIVIDUAL TRANSMITTERS. IP VERSION WITH 2 WIRE CONVERSION. ONE FOR CONTROL ONE & TWO
1	TRIPP LITE WALL MOUNT 6U RACK ENCLOSURE ONE 6U NETWORK DATA RACK - TO BE INSTALLED IN CONTROL TWO
2	APC BE850G2 Back-UPS, 850VA, 120V, 2 USB Charging Ports, 6 NEMA 5-15R BATTERY BACK-UP UPS SURGE PROTECTORS - REQUIRED FOR WARRANTY REASONS
1	LABOR TECH LABOR
1	Customer Loyalty Discount DISCOUNT
1	PROJECT NOTES QUOTE - NEW AIPHONE INTERCOM SYSTEM IX SERIES INCLUDES - REMOVAL OF THE 20 YEAR OLD EXISTING/NON WORKING AIPHONE SYSTEM, INSTALL THE UPDATED VERSION LISTED HERE, SET-UP, PROGRAMMING, TESTING AND DEMONSTRATION ONE YEAR WARRANTY ON NEW PARTS & LABOR ONLY THIS QUOTE COVER REPLACING TEN WALL MOUNT CALL BOXES AND NEW HEAD-END EQUIPMENT IN CONTROL ONE & TWO



**Absolute
Security**
Group, LLC

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618 Beam Street, Unit #2
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Proposal

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5022 Joyner Rd
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Proposal Number 6381

Date 7/31/2026 Expires 9/1/2026

Salesperson Steve Smith

Qty	Description
-----	-------------

THE AIPHONE REPS WILL BE PRESENT TO HELP ASSIST
WITH THE SET-UP AND PROGRAMMING

WE WILL USE THE EXISTING WIRE AS THAT SEEMS TO
BE IN GOOD SHAPE. THE HEAD-END EQUIPMENT IS
OLD AND FAILING TO FUNCTION

THIS OPTION WORKS/INTEGRATES WITH THE DW
SPECTRUM VIDEO SURVEILLANCE SYSTEM

Sub Total \$45,000.00

Total This Proposal \$45,000.00



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Group, LLC

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ITEM 15

Proposal

Client Information

Worcester County Jail
5022 Joyner Rd
Snow Hill, MD 21863

Proposal Number 6381
Date 7/31/2026 **Expires** 9/1/2026
Salesperson Steve Smith

ABSOLUTE SECURITY GROUP, LLC.

SUBSCRIBER:

SECURITY CONSULTANT

ACCEPTED BY

TITLE

EMAIL

DATE

DATE

PRIMARY PHONE

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND THEREFORE SHOULD BE TREATED AS CONFIDENTIAL. IT SHALL NEITHER BE DUPLICATED NOR DISCLOSED TO ANY PERSON OR PERSONS OUTSIDE OF ABSOLUTE SECURITY GROUP, INC OR THE COMPANY TO WHICH I HAS BEEN PROVIDED. IT CANNOT BE COPIED, REPRODUCED, OR DISSEMINATED WITHOUT THE EXPRESSED WRITTEN CONSENT OF ABSOLUTE SECURITY GROUP, INC. ALL ELEMENTS OF SYSTEM DESIGN, ALTERATION, ADDITION OR CHANGE IS THE SOLE PROPERTY OF ABSOLUTE SECURITY GROUP, INC. THE INFORMATION IS TO BE USED EXCLUSIVELY BY THE ORANIZATION/INDIVIDUAL TO WHOM IT WAS DIRECTED FOR THE PURPOSES OF MAKING AN INFORMED DECISION DURING THE EVALUATION OF THE PROPOSAL AND ANY AGREEMENT WHICH MAY RESULT THERE FROM.

VA: __-__ MD: _____ DE: _____

ABSOLUTE SECURITY GROUP CORPORATE APPROVAL:

Please print name here

Please sign name here

Date Approved



WORCESTER COUNTY, MARYLAND

OFFICE OF THE COUNTY COMMISSIONERS
1 WEST MARKET STREET, ROOM 1103
SNOW HILL, MARYLAND 21863
410-632-1194
FAX: 410-632-3131

Weston Young
Chief Administrative Officer

Edward Welch
Procurement Officer

CONTRACT

THIS CONTRACT, made on **August 5, 2026**, between the **County Commissioners of Worcester County, Maryland** ("County"); and **Absolute Security Group** ("Successful Vendor").

WITNESSED: That for and in consideration for payment and agreements hereinafter mentioned:

1. Successful Vendor will commence and complete an **Intercom System – Worcester County Jail**.
2. Successful Vendor will furnish all materials, supplies, equipment, labor, and other services necessary for the Work described herein.
3. Successful Vendor will commence and complete the Work required by the Contract Documents within the timeframes listed in the Bid Documents unless the period for completion is extended otherwise.
4. Successful Vendor agrees to perform all the Work described in the Contract Documents and comply with the terms therein for the sum of **\$45,000.⁰⁰ (Forty-Five Thousand and zero cents)** as shown in the Form of Bid.
5. The term 'Contract Documents' means and includes the following:
 - a. This Contract
 - b. Exhibit A - Worcester County Maryland Standard Terms and Conditions
 - c. Vendor 's Quote
 - d. Vendor's Affidavit of Qualification to Bid
 - e. Non-Collusive Affidavit
 - f. Successful Vendor's Completed Bid Documents
 - g. Notice of Award and/or Notice to Proceed
6. Any inconsistency or conflict between the Contract Documents shall be resolved in their order listed above.
7. The County will pay the Successful Vendor in the manner and at such times as set forth in the Bid Documents.
8. This Contract will be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed or caused them to be executed by their duly authorized officials, this Contract in duplicate each of which will be deemed an original on the date first written above.

**COUNTY COMMISSIONERS OF
WORCESTER COUNTY, MARYLAND**

Theodore J. Elder
President
Date:

CONTRACTOR:

By:
Title:
Date:



We'll get you there

CPAs | CONSULTANTS | WEALTH ADVISORS

Worcester County, Maryland

Audit Presentation
Year ended June 30, 2025

Introductions

- Primary Team Members:
 - Bill Early Jr., CPA, Principal
 - Lauren Bradford, CPA, Director
 - Nathaniel Sullivan, In-Charge
- Assisted by:
 - IT Specialist
 - Staff level associates from our government services team



Agenda

- Audit scope and process
- Audit opinions and communications
- Financial statement highlights
- Engagement finalization
- Industry insights and emerging issues
- Thought leadership and upcoming webinars



Audit Scope

ITEM 16



Report on the
County's financial
statements



Internal control
letter



Required
governance
communications
letter



Report on internal
control over
compliance with
major program
requirements
(federal awards)



Audit Process

RISK-BASED APPROACH

Internal controls

Revenue recognition

Significant estimates





AUDIT OPINIONS

Financial statement

Financial statement audit opinion is **unmodified**.

Federal awards

Unmodified opinion on Compliance for Each Major Federal Program.



ITEM 16



AUDIT RESULTS

Financial statement

Four material weaknesses and three significant deficiencies noted.

Federal awards

One significant deficiency noted.

Single Audit

- During 2025, the County had federal expenditures in excess of \$1,000,000, therefore a Single Audit was required.
- Major Program Tested:
 - 21.027 – Coronavirus State and Local Fiscal Recovery Fund
- Single Audit Report is being issued this month.



Required Communications

- The American Institute of Certified Public Accountants' Statements on Auditing Standards require the independent public accountants to communicate certain matters to those who have responsibility for oversight of the financial reporting process. We have summarized the results of our audit of the County for the year ended June 30, 2025 by addressing each of these required communications.



Required Communications (cont.)

- Auditors' Responsibility Under Generally Accepted Auditing Standards
 - The financial statements are the responsibility of management. Our audit was performed for the purpose of forming an opinion as to whether the financial statements have been prepared in accordance with GAAP.
- Significant Issues Discussed With Management Prior to Retention
 - There were no significant issues discussed with management prior to retention as the auditors.



Required Communications (cont.)

- Consultations With Other Accountants
 - We were informed by management that they made no consultations on the application of GAAP and GAAS.
- Qualitative Aspects of Accounting Practices
 - Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the County are described in Note 2 to the financial statements.



Required Communications (cont.)

- Qualitative Aspects of Accounting Practices
 - The preparation of the financial statements requires that certain estimates and judgments be made by management. Accounting estimates affecting the financial statements which we considered to be particularly sensitive or required substantial judgments by management included the following areas:
 - Compensated Absences
 - OPEB and Pension Liabilities
 - Landfill costs
 - We concluded that management has a reasonable basis for significant judgments and estimates that impact the financial statements.



Required Communications (cont.)

- Qualitative Aspects of Accounting Practices
 - There were no particularly sensitive financial statement disclosures.
- Difficulties Encountered in Performing the Audit
 - Significant delays were encountered resulting in multiple extensions.



Required Communications (cont.)

- Corrected Misstatements
 - We identified and notified management of several financial statement misstatements detected as a result of our audit procedures. These were corrected by management for the current financial statements.

- Uncorrected Misstatements
 - We identified and notified management of several uncorrected financial statement misstatements. Management determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.



Required Communications (cont.)

- Representations from Management
 - The representation letter was signed by management
- Disagreements with Management
 - There were no disagreements with management on financial accounting and reporting matters, auditing procedures, or other matters.
- Other Significant Findings or Issues
 - We did not note any other significant findings or issues.





GASB Standards



GASB 103 Financial Reporting Model Improvements



Effective date
June 30, 2026



Impacts financial statement presentation

Updated disclosure guidance for:

- MD&A consistency
- Clearer definition of unusual or infrequent items
- Presentation of proprietary fund statements
- Major component unit information
- Budgetary comparison information

ITEM 16
CLA can help by
assisting with or
evaluating financial
statement
presentation and
disclosure updates



GASB 104 – Disclosure of Certain Capital Assets

ITEM 16



Effective date
June 30, 2026



Will clarify how capital assets are disclosed in financials:

- Capital assets held for sale and related pledged debt
- Leased assets
- Subscription assets
- Right to Use PPP assets
- Other intangible assets



CLA can help by
assisting with or evaluating
financial statement
disclosure updates



GASB 105 Subsequent Events



Effective date
June 30, 2027



Clarifies subsequent event definition and establishes specific note disclosure requirements:

- Subsequent event time frame
- Recognized vs nonrecognized events
- Disclosure of date through which subsequent events were evaluated
- Specific disclosure requirements for nonrecognized events

ITEM 16
CLA can help by
assisting with or
evaluating financial
statement
disclosure updates



Questions?



CLAAconnect.com



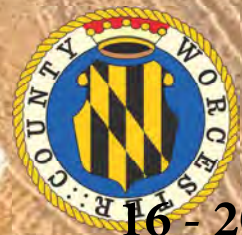
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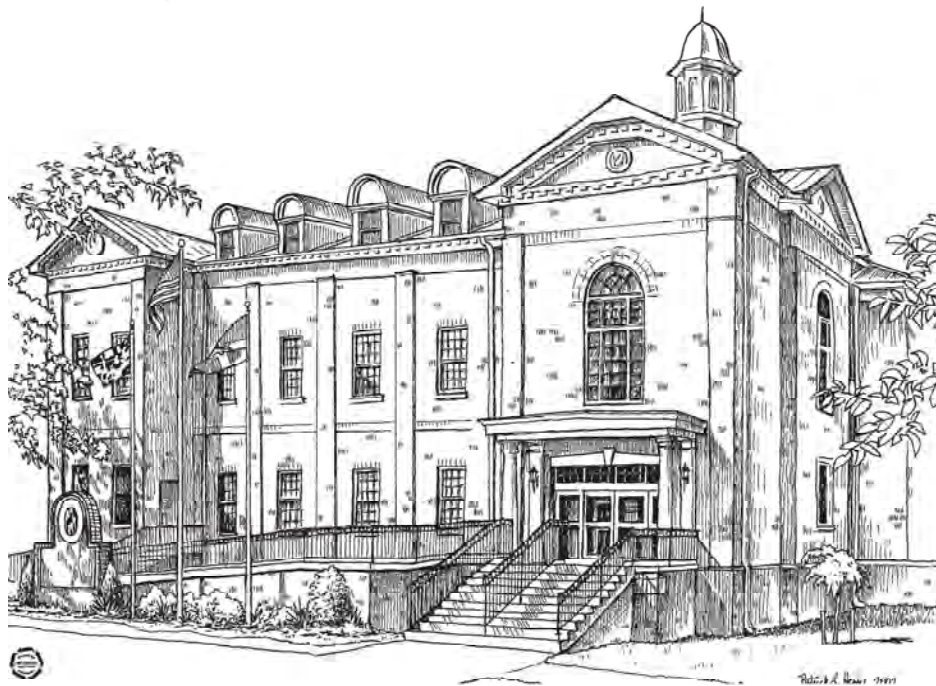
Securities and investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor, member FINRA/SIPC

Worcester County MARYLAND

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FISCAL YEAR ENDED JUNE 30, 2025
WORCESTERMD.GOV



For Fiscal Year Ended
June 30, 2025



Prepared by:

Kimberly Reynolds
Budget Officer

**WORCESTER COUNTY, MARYLAND
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YEAR ENDED JUNE 30, 2025**

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INTRODUCTORY SECTION

LETTER OF TRANSMITTAL

GFOA CERTIFICATE OF ACHIEVEMENT

ORGANIZATION CHART

LIST OF PRINCIPAL OFFICIALS AND DIRECTORS

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COMMISSIONERS
THEODORE J. ELDER, PRESIDENT
MADISON J. BUNTING, JR., VICE PRESIDENT
CARYN G. ABBOTT
ANTHONY W. BERTINO, JR.
ERIC J. FIORI
JOSEPH M. MITRECIC
DIANA PURNELL

OFFICE OF THE
COUNTY COMMISSIONERS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET • ROOM 1103
SNOW HILL, MARYLAND
21863-1195

WESTON S. YOUNG, P.E.
CHIEF ADMINISTRATIVE OFFICER
CANDACE I. SAVAGE, CGFM
DEPUTY CHIEF ADMINISTRATIVE OFFICER
ROSCOE R. LESLIE
COUNTY ATTORNEY

June 26, 2026

To the County Commissioners and Citizens of Worcester County, Maryland:

I am pleased to submit the Annual Comprehensive Financial Report (ACFR) for Worcester County, Maryland for the fiscal year ended June 30, 2025 as required by both local and state statutes. These statutes require that Worcester County, Maryland annually issue financial statements presented in conformity with accounting principles generally accepted in the United States of America (GAAP) and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of the Management Discussion and Analysis (MD&A). This letter of transmittal is designed to be read in conjunction with the MD&A, which can be found immediately following the report of the independent auditors.

This report consists of management's representations concerning the finances of the County. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for these representations, the management of the County has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the County's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the County's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The public accounting firm CliftonLarsonAllen LLP has audited Worcester County, Maryland's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of Worcester County, Maryland, for the fiscal year ended June 30, 2025, are free of material misstatement.

The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that Worcester County, Maryland's financial statements for the fiscal year ended June 30, 2025 are fairly presented in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

This independent audit of the County's financial statements was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements are encompassed in the United States Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), which require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. These reports are available in Worcester County's separately issued single audit report.

Profile of the Government

Worcester County, established in 1742, lies in the middle of a three-state region known as the Delmarva Peninsula, which comprises portions of Delaware, Maryland and Virginia. The County is the seventh largest in Maryland, having a land area of 483 square miles and 106 square miles of water. On the north, it is bounded by Sussex County, Delaware; on the south by Accomack County, Virginia; on the west by Wicomico and Somerset Counties, Maryland; and on the east by the Atlantic Ocean. One of Worcester County's greatest assets is its seashore. An excellent beach, which forms the entire oceanfront in Maryland, stretches for 31 miles across the entire eastern boundary of the County on a barrier island, which is separated from the mainland by a series of shallow bays.

There are four incorporated municipalities in the County: Berlin, Ocean City, Pocomoke City and Snow Hill. Berlin, Pocomoke City and Snow Hill are well-established communities ranging in size from 2,100 to about 5,000 year-round residents. Each was originally built as a residential, economic and social center to serve its surrounding agricultural communities. The Town of Ocean City is the County's most developed and its major industry is tourism. According to recent estimates, summer populations average over 300,000 in July and August and peak at nearly 350,000 on the July 4th weekend. The Towns and County provide their residents and visitors with various government services, including police and fire protection, beach patrol, water and sewage disposal, public transportation, recreational facilities and emergency health care services.

Form of Government

The County is governed by an elected seven-member Board of County Commissioners, each of whom is elected from one of the seven Commissioner districts. Elections are held every four years in November. The Commissioners must be qualified voters of the County and must have resided at least two years in Worcester County immediately preceding their election. The Board

must meet at least twice each month and must remain in session so long as may be necessary to properly transact the business of the County. The Board elects its own president and vice president.

The Chief Administrative Officer of the County is charged with the administration of all departments of the County government. The County provides a full range of municipal services including education, libraries, public safety (sheriff, jail, emergency services and fire marshal), recreational activities, health and social services, sanitary districts, waste disposal, recycling, highways and streets, planning and zoning, and general administrative services.

Budget Process

The Board adopts an operating budget for the General Fund and Enterprise Funds of the County. Revenue estimates for the ensuing fiscal year from the units of the County government are reviewed and compiled by the Budget Officer in February of each year. The expenditure requests are submitted to the Chief Administrative Officer, who in turn presents a requested budget to the Board in March. The Board must then conduct a public hearing on the budget submitted on or before May 30, and shall advertise at least once per week for two weeks prior to the hearing in a publication of general circulation within the County. The Board must then adopt the budget and tax rates on or before the first Tuesday in June. The County Commissioners establish legal budgetary control through the annual appropriation of expenditures by category. Budget amendments that result in expenditure of monies in excess of the amounts appropriated or allotted for an expenditure category require approval by the County Commissioners.

The County's assessable base has improved steadily in recent years and we anticipate this positive trend will continue in the near term. Salary accounts were increased in FY25 to include a 4% cost of living adjustment (COLA) and included a step increment of 2.5% and longevity pay for those eligible. The County continues to include capital asset purchases, including vehicles and heavy equipment, into the operating budget in order to meet the operating needs of the departments.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the County operates.

Local Economy – Like state and local governments across the country, Worcester County's local economic performance reflects many current national trends. The housing market has continued to perform well in the wake of higher interest rates and we are experiencing a steadily improving real property assessable base throughout the County. Of significant concern are the impacts of potential reductions in state funding and additional costs which may be passed on to local governments. The County's unemployment rate has remained relatively stable. The county unemployment rate decreased from 3.5% in June of 2024 to 3.2% in June of 2025 according to the Bureau of Labor Statistics. In FY25 the County had the third lowest property tax rate and the lowest income tax rate in the state, providing the County with financial flexibility for future years.

The County has a strong tourism industry, drawing visitors from all over the country to its pristine seashore and many historic sites. The County continues to experience strong tourism in FY25 as we transition to more “normal” post-pandemic travel patterns. The County’s central location relative to the major mid-Atlantic metropolitan areas continues to make it a target destination for retirees who seek a better quality of life as well as a convenient getaway for those looking to escape the city for a long weekend. Development is purposely controlled to protect the County’s beauty and the fragile environment of its shoreline and waters.

Long-Term Financial Planning – The Board adopts a multi-year capital budget plan, covering 5 years, that forecasts spending for all anticipated capital projects. The plan addresses both repair and replacement of existing infrastructure as well as the development of new facilities to accommodate future growth. It enables the County to identify needed capital projects and to coordinate facility financing and timing. The County has no plans to issue debt in fiscal year 2026, focusing instead on the completion of ongoing projects for which funding has already been secured. These projects include a roof for Pocomoke Elementary School, HVAC project at the County Jail, and a Logistical Storage Facility for our Public Safety Departments.

Cash Management Policies and Practices – The County invests its funds according to its adopted investment policy, which provides for safety of principal and maximizes security, meets daily cash flow demands, and seeks to achieve an adequate rate of return. Cash temporarily idle during the year is invested in the Maryland Local Government Investment Pool.

Risk Management – The County is a member of the Maryland Local Government Insurance Trust. The Trust is a public-entity risk pool which is owned and directed by the local governments that subscribe to its coverage and operates under the terms of a Trust Agreement. The Trust provides insurance and risk management services to its members. The County obtains worker’s compensation and employee medical coverage through a commercial insurance company.

Pension and Other Post-Employment Benefits – County employees are covered by either the Employees’ Retirement System or the Employees’ Pension System of the State of Maryland. These are multiple-employer public retirement systems sponsored and administered by the Maryland State Retirement and Pension System and created by the Maryland General Assembly. Additional State pension plan offerings include the Law Enforcement Officers’ Pension System (LEOPS) for our public safety personnel as well as a Correctional Officers’ Retirement System (CORS) for employees of the County Jail. In addition to the State plan, the County assumed management of a plan that is administered by the Nationwide Life Insurance Company following the abolishment of the Worcester County Sanitary Commission in 1994. This plan provides coverage for the former employees of the Sanitary Commission, many of whom now work for the County Department of Public Works.

The County also provides other post-employment benefits (OPEB) for retirees and their dependents who meet the Maryland State Retirement System benefit qualifications. The County has created OPEB trusts for the benefit of the employees of the general government as well as the Worcester County Board of Education. This was done in accordance with Governmental Accounting Standards Board (GASB) Statements. The purpose of these Statements is to provide a

more complete and reliable reporting of the financial obligations that governments incur when they provide post-employment benefits as part of the compensation for services rendered by their employees. The enactment of these standards by GASB and the adherence to them by the County should provide our constituents more accurate information about the total cost of the services that we provide.

Awards and Acknowledgements – The Government Finance Officers Association (GFOA) of the United States and Canada has awarded a Certificate of Achievement for Excellence in Financial Reporting to Worcester County, Maryland for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized Annual Comprehensive Financial Report. This report must satisfy both GAAP and applicable legal requirements.

A certificate of achievement is valid for a period of one year only. We believe that our current Annual Comprehensive Financial Report continues to adhere to the Certificate of Achievement requirements and we will be submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of the Annual Comprehensive Financial Report was made possible by the dedicated service of the entire staff of the Worcester County Treasurer's Office and Administration. In addition, we could not have produced this report without the support and guidance provided by the Worcester County Commissioners. I would like to express my appreciation to all the members who contributed to this report for their conscientiousness and dedication throughout the year.

Respectfully submitted,



Weston S. Young
Chief Administrative Officer



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Worcester County
Maryland**

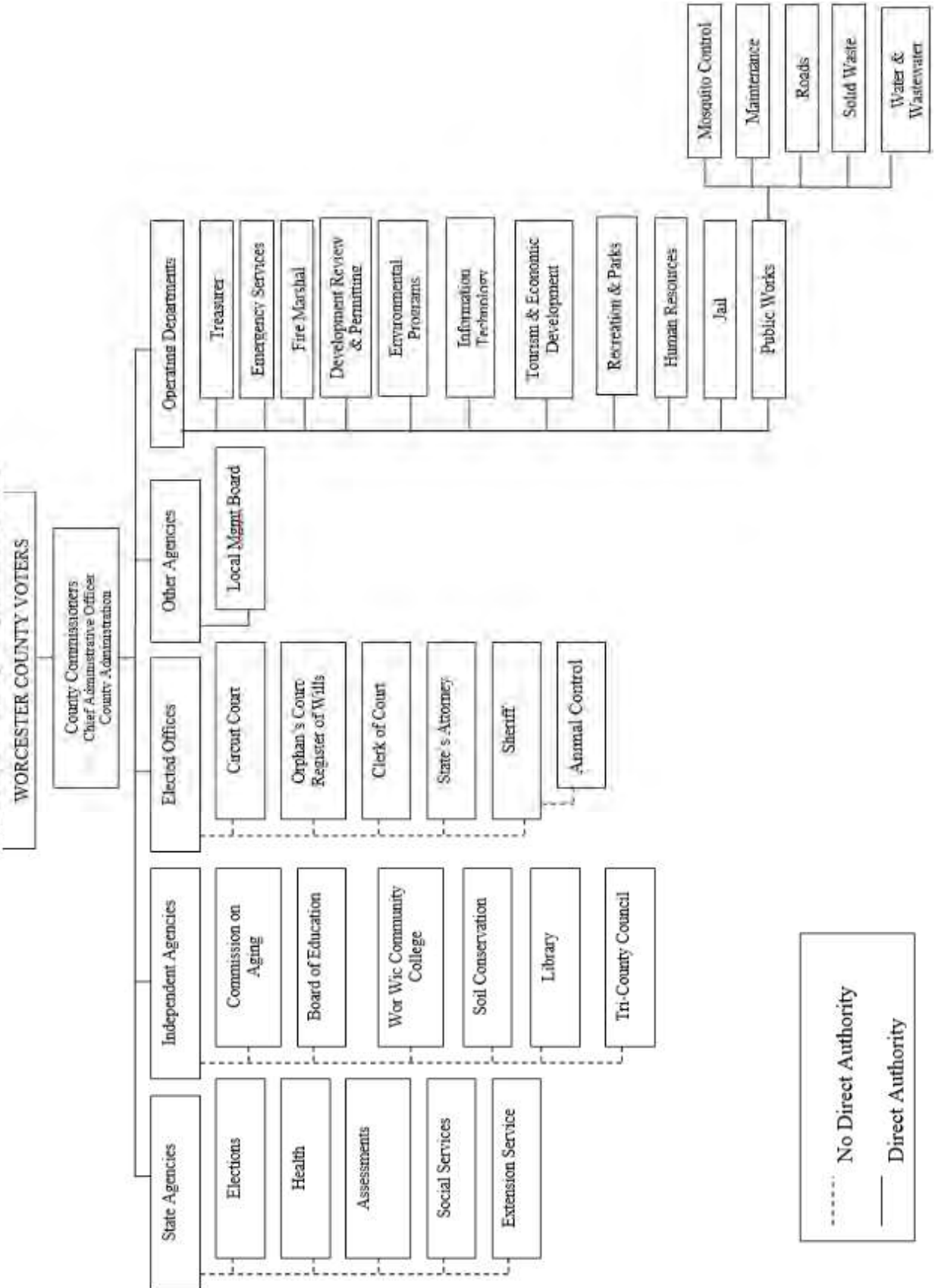
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morill

Executive Director/CEO

Worcester County Organization Chart



**WORCESTER COUNTY, MARYLAND
LIST OF PRINCIPAL OFFICIALS AND DIRECTORS
JUNE 30, 2025**

ELECTED OFFICIALS

County Commissioners	Theodore J. Elder, President Eric Fiori, Vice President Caryn Abbott Anthony W. Bertino, Jr. Madison J. Bunting, Jr. Joseph M. Mitrecic Diana Purnell
Sheriff	Matthew Crisafulli
State's Attorney	Kristin Heiser

APPOINTED OFFICIALS

Chief Administrative Officer	Weston Young
Deputy Chief Administrative Officer	Candace Savage
Attorney	Roscoe R. Leslie
Development Review and Permitting Director	Jennifer Keener
Environmental Programs Director	Robert Mitchell
Emergency Services Director and Fire Marshal	Matthew Owens
Finance Officer	Phillip Thompson
Human Resources Director	Stacey Norton
Information Technology Director	Brian Jones
Jail Warden	Timothy Mulligan
Library Director	Jennifer Ranck
Public Works Director	Dallas Baker
Recreation and Parks Director	Kelly Rados
Tourism and Economic Development Director	Melanie Pursel

FINANCIAL SECTION

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INDEPENDENT AUDITORS' REPORT

County Commissioners of
Worcester County, Maryland
Snow Hill, Maryland

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Worcester County, Maryland (the County) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the County's basic financial statements as listed in the table of contents.

In our opinion, based on our report and the report of the other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, discretely presented component unit, each major fund, and the aggregate remaining fund information of the County, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Worcester County Board of Education, which represents 100 percent of the assets, net position, and revenues of the discretely presented component unit as of June 30, 2025. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Worcester County Board of Education, is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the County and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter – Correction of Errors

As discussed in Note 18 to the financial statements, the County restated beginning balances to correct misstatements in the previous year financial statements affecting governmental activities, business-type activities, Solid Waste Fund, Water and Wastewater Fund, and fiduciary funds. The nature of each restatement and its effect on the financial statements is described in Note 18. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the County's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the County's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedules relating to pensions and other postemployment benefits and the related notes to the required supplementary information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the County's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 26, 2026, on our consideration of the County's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the County's internal control over financial reporting or on compliance.

County Commissioners of
Worcester County, Maryland

That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the County's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

CliftonLarsonAllen LLP

Baltimore, Maryland
June 26, 2026

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**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

Management's Discussion and Analysis

This discussion and analysis of Worcester County's ("County") financial statements is designed to introduce the basic financial statements and provide an analytical overview of the County's financial activities for the fiscal year ended June 30, 2025. The basic financial statements are comprised of the government-wide financial statements, fund financial statements, and notes to the financial statements. We hope this, in conjunction with additional information provided within the statements, will assist readers in identifying significant financial issues and changes in the County's financial position.

Financial Highlights for Fiscal Year 2025

The assets and deferred outflows of the County exceeded its liabilities and deferred inflows at the close of fiscal year 2025 by \$222.0 million (net position) an increase of \$42.5 million over the fiscal year 2024 net position. Approximately \$56.1 million is attributable to the County's business-type activities of solid waste and water and wastewater operations and approximately \$165.9 million is attributable to the County's governmental activities. It is important to note that, although counties in the State of Maryland issue debt for the construction of schools, the school buildings are owned by each county's Board of Education. Therefore, while the County's financial statements include this outstanding debt, they do not include the capital assets funded by the debt. Debt outstanding for the Board of Education amounted to \$51.1 million at June 30, 2025. Absent the effect of this relationship, the County would have reported an unrestricted governmental activities net position of \$88.5 million on its government-wide financial statements, rather than the unrestricted net position of \$37.4 million.

At the end of the current fiscal year, the County's governmental funds reported combined fund balance of \$141.2 million, an increase of \$20.7 million in comparison with the prior year. This increase is a combination of changes in the various fund balances.

- The general fund balance increased by \$18.1 million due to stronger than anticipated revenues for income taxes, investment income, and recordation and transfer taxes.
- The capital projects fund balance decreased by \$675 thousand due to timing differences in funding transfers.
- The nonmajor governmental funds fund balance increased by \$3.3 million primarily due to Casino Local Impact grant revenue in excess of planned expenditures, an increase in Opioid Restitution Fund revenue, and additional revenue for the Cannabis Tax Fund.

Budget – Revenues

The fiscal year 2025 budgeted revenues increased by \$26 million from \$235.9 million to \$261.9 million. The budget increases primarily related to the \$14.6 million in net property taxes due by combining the real property tax rate of \$.845 with the assessment increases, increased income tax revenue estimates of \$7 million due to a strong labor market, interest on investments of \$1 million based on current rate of return, and an increase of \$3.2 million in transfer and recordation based a real estate trends.

Budget – Expenditures

The fiscal year 2025 budget expenditures increased primarily due to increased education funding, needed capital and equipment purchases, 4% cost of living adjustment (COLA) salary increase, and step at 2.5% for eligible County employees. In addition, the commissioners allocated \$3.5 million in rate stabilization funds to reduce health insurance rates from 12.65% to 4.3% for County and BOE employees and to meet the required minimum in the rate stabilization fund.

**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

General fund actual results during fiscal year 2025 included an increase in fund balance totaling \$18.1 million. A stronger than anticipated labor market resulted in income tax revenue exceeding the budget by \$4.8 million. Other local taxes increased by \$2 million due to the related Transfer and Recordation activity due to a robust real estate market. Federal and state grants increased by \$8 million primarily due to funding from the American Rescue Plan Act and the Rural Maryland Economic Development grant. In addition, the Investment income increased by \$2.3 million. These additional revenues were offset by the \$12.3 million transfer out to cover spending in the Capital Projects Fund.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the County's basic financial statements. The County's basic financial statements are comprised of four components: **1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.** This report also contains **4) supplementary information** in addition to the basic financial statements themselves.

1) Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the County's finances, in a manner similar to a private business. The government-wide financial statements include a *Statement of Net Position* and a *Statement of Activities*.

The *Statement of Net Position* presents information on all of the County's assets, deferred outflows, liabilities, and deferred inflows, with the difference reported as net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the County is improving or deteriorating.

The *Statement of Activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of these financial statements distinguish functions of the County that are principally supported by taxes and intergovernmental revenues (governmental activities) and activities from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

The *governmental activities* of the County include general government, public safety, public works, health and hospitals, social services, education, libraries, recreation and culture, conservation of natural resources, economic development, and interest on long-term debt.

The *business-type activities* of the County include solid waste and water and sewer utility operations.

The government-wide financial statements include not only the County itself (the primary government), but also includes the Worcester County Board of Education as a legally separate component unit and are reported separately from financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 32 – 38 of this report.

2) Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The County, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the County can be divided into three categories: *governmental, proprietary, and fiduciary funds.*

**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

- o **Governmental Funds.** Governmental Funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The County maintains nine individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General, Capital Projects, Debt Service, Department of Social Services, Local Management Board, Casino, Energy Service, Opioid Restitution, and Cannabis Tax funds.

The County adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate budgetary compliance.

The basic governmental fund financial statements can be found on pages 34 – 37 of this report.

- o **Proprietary funds.** Proprietary funds are comprised of two types: 1) *Enterprise funds* and 2) *Internal Service funds*. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. Enterprise funds are used to account for functions of the County in which user charges are collected to cover the cost of the service being provided. The County uses enterprise funds to account for its solid waste and water and sewer. Internal service funds are used to report activities that provide supplies and services for the government's other programs and activities. The County does not utilize an internal service fund.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

The basic proprietary fund statements can be found on pages 39 – 43 of this report.

- o **Fiduciary Funds.** Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the County's own programs. The accounting used for fiduciary funds is similar to a proprietary fund.

The basic fiduciary fund financial statements can be found on pages 44 – 45 of this report.

3) **Notes to the Financial Statements**

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 48 – 113 of this report.

4) **Supplementary Information**

In addition to the basic financial statements and accompanying notes, this report also presents certain required *supplementary information*. Required supplementary information can be found starting on page 114 of this report.

**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

Financial Analysis on Government-Wide Financial Statements

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. One of the largest portions of the County's net position reflects its investments in capital assets (e.g., land, buildings, roads, equipment, and bridges) less related outstanding debt used to acquire those assets in the amount of \$148.6 million at June 30, 2025. The County uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the County's investment in its capital assets is reported net of related debt, the resources needed to repay this debt must be provided from other sources, since the capital assets cannot be used to liquidate these liabilities.

	Governmental Activities		Business-Type Activities		Total	
	(As Previously Reported)		(As Previously Reported)		(As Previously Reported)	
	2025	2024	2025	2024	2025	2024
Assets:						
Current and Other Assets	\$ 190,745,544	\$ 165,981,612	\$ 53,592,378	\$ 51,236,665	\$ 244,337,922	\$ 217,218,277
Capital Assets	114,799,736	105,275,208	72,071,996	74,912,796	186,871,732	180,188,004
Total Assets	305,545,280	271,256,820	125,664,374	126,149,461	431,209,654	397,406,281
Deferred Outflows of Resources	28,391,542	23,112,271	-	-	28,391,542	23,112,271
Liabilities:						
Other Liabilities	16,122,065	29,332,715	44,684,171	22,395,896	60,806,236	51,728,611
Long-Term Liabilities	130,772,345	116,370,597	23,623,520	44,652,204	154,395,865	161,022,801
Total Liabilities:	146,894,410	145,703,312	68,307,691	67,048,100	215,202,101	212,751,412
Deferred Inflows of Resources	21,115,015	26,989,295	1,217,369	1,264,219	22,332,384	28,253,514
Net position						
Net Investment in Capital Assets	92,053,656	87,489,875	46,141,225	51,132,888	138,194,881	138,622,763
Restricted	31,938,407	22,769,520	-	-	31,938,407	22,769,520
Unrestricted	41,935,334	11,417,089	9,998,089	6,704,254	51,933,423	18,121,343
Total Net Position	<u>\$ 165,927,397</u>	<u>\$ 121,676,484</u>	<u>\$ 56,139,314</u>	<u>\$ 57,837,142</u>	<u>\$ 222,066,711</u>	<u>\$ 179,513,626</u>

WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025

Change in net position over a period of time can be used as an indicator of the financial health of the County. The following table indicates the functional revenues and expenses of governmental activities to demonstrate the extent to which the governmental functions produce revenues to offset program costs. Expenses not covered by direct program revenues are covered primarily by taxes, licenses, and state-shared revenues.

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program Revenues:						
Charges for Services	\$ 6,126,084	\$ 5,708,934	\$ 24,514,219	23,444,123	\$ 30,640,303	\$ 29,153,057
Operating Grants and Contributions	15,109,425	13,531,561	31,500	31,500	15,140,925	13,563,061
Capital Grants and Contributions	9,898,288	5,988,451	-	-	9,898,288	5,988,451
General Revenues:						
Real and Personal						
Property Taxes	176,276,122	159,170,224	-	-	176,276,122	159,170,224
Income Taxes	51,782,717	53,832,771	-	-	51,782,717	53,832,771
Other Local Taxes	18,921,096	18,967,212	-	-	18,921,096	18,967,212
Interest Income	8,704,689	8,323,246	1,560,344	1,384,670	10,265,033	9,707,916
Other Income	4,082,981	201,500	72,400	61,111	4,155,381	262,611
Total Revenues	<u>290,901,402</u>	<u>265,723,899</u>	<u>26,178,463</u>	<u>24,921,404</u>	<u>317,079,865</u>	<u>290,645,303</u>
Expenses:						
General Government	41,723,190	28,158,897	-	-	41,723,190	28,158,897
Public Safety	37,109,104	48,004,500	-	-	37,109,104	48,004,500
Public Works	9,467,471	10,330,623	-	-	9,467,471	10,330,623
Health and Hospitals	6,579,932	6,580,751	-	-	6,579,932	6,580,751
Social Services	3,881,931	2,937,445	-	-	3,881,931	2,937,445
Education	121,141,844	115,298,139	-	-	121,141,844	115,298,139
Libraries, Recreation and Culture	8,886,008	10,917,531	-	-	8,886,008	10,917,531
Conservation of Natural Resources	767,888	732,908	-	-	767,888	732,908
Economic Development	4,560,422	2,411,003	-	-	4,560,422	2,411,003
Intergovernmental	-	-	-	-	-	-
Interest Charges	2,695,460	1,889,128	-	-	2,695,460	1,889,128
Landfill	-	-	6,451,350	5,780,352	6,451,350	5,780,352
Water and Wastewater	-	-	22,284,530	20,839,334	22,284,530	20,839,334
Total Expenses	<u>236,813,250</u>	<u>227,260,925</u>	<u>28,735,880</u>	<u>26,619,686</u>	<u>265,549,130</u>	<u>253,880,611</u>
Increase (Decrease) in Net Position	54,088,152	38,462,974	(2,557,417)	(1,698,282)	51,530,735	36,764,692
Transfer	(8,423,239)	-	3,474,050	-	(4,949,189)	-
	<u>45,664,913</u>	<u>38,462,974</u>	<u>916,633</u>	<u>(1,698,282)</u>	<u>46,581,546</u>	<u>36,764,692</u>
Net Position - Beginning, As Previously Reported	121,676,484	83,213,510	57,837,142	59,535,424	179,513,626	142,748,934
Adjustment for correction of error (Note 19)	<u>(1,414,000)</u>	<u>-</u>	<u>(2,614,461)</u>	<u>-</u>	<u>(4,028,461)</u>	<u>-</u>
Net Position - Beginning, As Restated	<u>120,262,484</u>	<u>83,213,510</u>	<u>55,222,681</u>	<u>59,535,424</u>	<u>175,485,165</u>	<u>142,748,934</u>
Net Position - Ending	<u>\$ 165,927,397</u>	<u>\$ 121,676,484</u>	<u>\$ 56,139,314</u>	<u>\$ 57,837,142</u>	<u>\$ 222,066,711</u>	<u>\$ 179,513,626</u>

**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

Governmental Activities:

Governmental activities increased the County's net position by \$42.8 million. Key elements of the increase in the net position of governmental activities are as follows:

Revenues increased by \$25.2 million as compared to fiscal year 2024 due to a combination of increases and decreases:

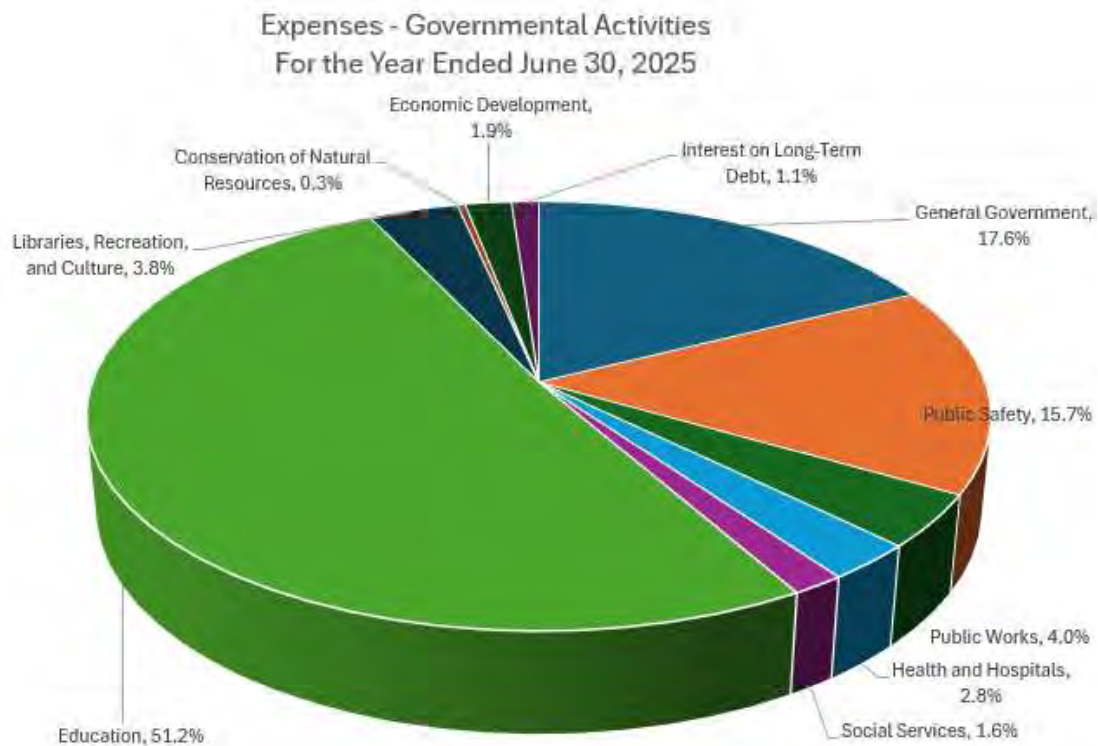
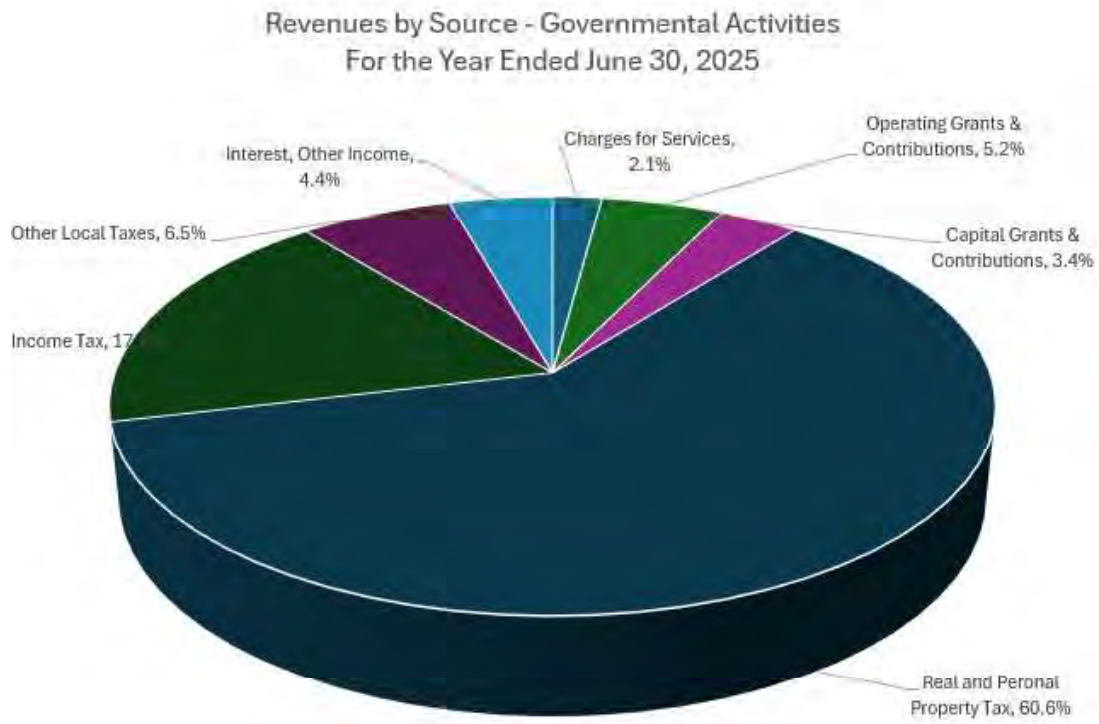
- o Operating grants and contributions increased by \$1.6 million primarily due to an increase of \$487 thousand in 911 state shared revenue and a \$900 thousand increase in conservation easement reimbursements.
- o Capital grants and contributions increased by \$3.9 million primarily due to a \$3 million increase in American Rescue Plan (ARPA) capital grant, and an increase of \$1.9 million for the Tri County Economic Development Grant. These increases were partially offset by a decrease of \$780 thousand in Program Open Space funding and a \$500 thousand decrease in DHCD Broadband Grant funding.
- o Charges for services increased by \$417 thousand primarily due to the U.S. Marshals reimbursements and hazmat response reimbursement for the Tysons Feed Mill incident.
- o Real and Personal Property taxes increased by \$17.1 million due to the increase in assessments attributable to the recent trends in the real estate market and the reassessment cycle.
- o Income taxes decreased by \$2.1 million due to no longer recording the income tax attributed to the municipalities in the County distribution. This will also be reflected as a decrease in expenses recorded as taxes to towns.
- o Interest Income increased by \$381 thousand from the previous year primarily due to an increased balance in the reserve fund.
- o Other Income increased by \$3.9 million primarily due to a one-time revenue recognition of \$1.9 million for funding in a health department liability account and an \$865 thousand Local Government Insurance Trust refund.

Expenses increased by \$9.6 million as compared to fiscal year 2024 primarily due to a combination of increases and decreases:

- o General government function increased by \$15 million which is primarily related to additional costs related to salary and benefits and an increase in the spending of grant funds related to various departments and ARPA funded projects.
- o Public safety function decreased by \$10.9 million which is primarily related to fluctuations in capital expenses and compensated absences.
- o Education function increased by \$5.8 million which is primarily attributable to an increased unrestricted appropriation.
- o Libraries, recreation and culture function decreased by \$2.0 million which is primarily related to the spending of grant funds related to recreation and parks in the prior year.

**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

Fiscal year 2025 revenues and expenses are summarized in the following charts for governmental activities:



**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

Business-type Activities Net Position:

<u>Enterprise Fund Statements</u>	<u>June 30, 2025</u>	<u>(Restated) June 30, 2024</u>	<u>Change in Net Position</u>
Water and Wastewater Services	\$ 59,295,520	\$ 57,629,611	\$ 1,665,909
Solid Waste	<u>(3,156,206)</u>	<u>(2,406,930)</u>	<u>(749,276)</u>
Total	<u>\$ 56,139,314</u>	<u>\$ 55,222,681</u>	<u>\$ 916,633</u>

Water and Wastewater***Revenues***

- o Revenues increased to \$19.5 million in fiscal year 2025 from \$18.1 million in fiscal year 2024 primarily due to continued growth in the service areas and rate increases resulting in more stable usage and revenue.

Expenses

- o Operating expenses increased to \$17.6 million in fiscal year 2025 from \$16.4 million in fiscal year 2024 primarily due to an increase in maintenance and services needed in the Mystic Harbour and West Ocean City service area.
- o Depreciation and general expenses remained stable in fiscal years 2025 and 2024 at \$3.8 million.

Solid Waste***Revenues***

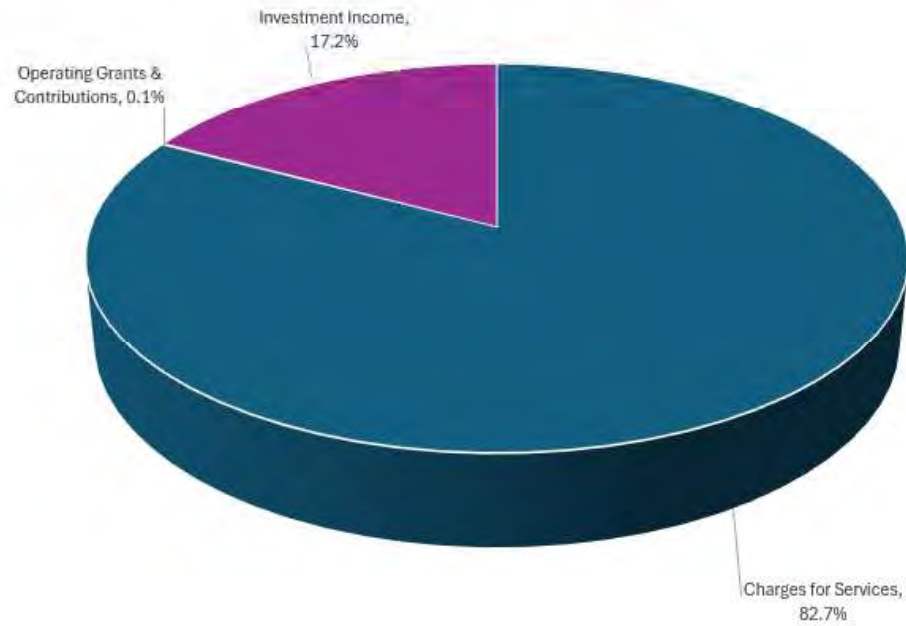
- o Revenues decreased slightly to \$5.0 million in fiscal year 2025 from \$5.3 million in fiscal year 2024.

Expenses

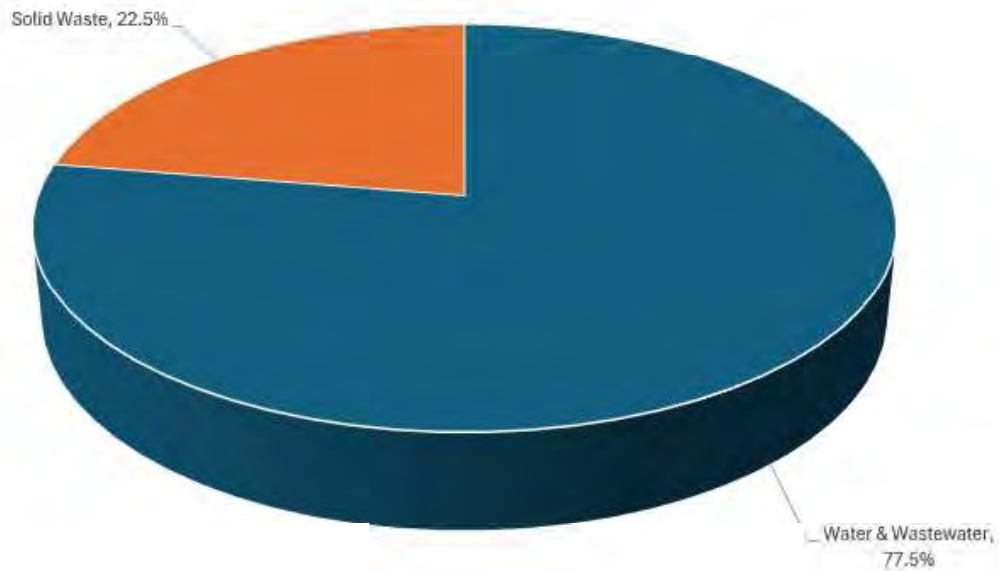
- o Operating expenses slightly decreased to \$2.9 million in fiscal year 2025 from \$3.4 million in fiscal year 2024 due to reduction in buildings and grounds maintenance and leachate treatment which was partially offset with increases in salaries and benefits.
- o Depreciation and general expenses increased to \$3.1 million in fiscal year 2025 from \$2.1 million in fiscal year 2024.

**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

Revenues by Source - Business-Type Activities
For the Year Ended June 30, 2025



Expenses - Business-Type Activities
For the Year Ended June 30, 2025



**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

Financial Analysis on Governmental Fund Financial Statements

Governmental Funds:

The County uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements, restrictions, and fiscal accountability.

The focus of the County's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the County's financing requirements. The County has implemented GASB Statement No. 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The purpose of this Statement is to improve financial reporting by establishing fund balance classifications that are easier to understand and apply. It establishes a framework based largely on the spending constraints of the government in order to determine how it may use amounts reported on the governmental funds balance sheet. Fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. The following information is as of June 30, 2025 and 2024:

<u>Governmental Fund Financial Statements</u>	<u>June 30, 2025</u>	<u>June 30, 2024</u>	<u>Change in Net Position</u>
General Fund	\$ 128,298,949	\$ 110,205,538	\$ 18,093,411
Capital Projects Fund	4,622,619	5,297,916	(675,297)
Debt Service Fund	-	-	-
Nonmajor Governmental Funds	8,265,180	5,008,066	3,257,114
Total	<u>\$ 141,186,748</u>	<u>\$ 120,511,520</u>	<u>\$ 20,675,228</u>

The **General Fund** is the chief operating fund of the County. At the end of the current fiscal year the fund balance of the General Fund was \$128.3 million. This fund balance includes non-spendable items totaling \$238 thousand. In accordance with GASB Statement No. 54, the unassigned general fund amount includes the County reserve of \$35.4 million which is set aside for contingency and emergency conditions. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 23.4% of total general fund expenditures, while total fund balance represents 54.9% of that same amount.

The **Capital Projects Fund** is used to account for major capital acquisition and construction of County facilities. Major sources for these projects are pay-as-you-go funding, debt proceeds, and federal and State grants. The fund balance of the County's Capital Projects Fund decreased by \$675 thousand during the current fiscal year. This is mainly due to the timing of funds being transferred in from the General Fund.

The **Debt Service Fund** is used to account for the accumulation of resources for, and the payment of, general long-term debt, including lease obligations, principal, interest, and related costs. The fund balance of this fund remains at \$0.

The **Nonmajor Governmental Funds** include the Department of Social Services, Animal Control, Local Management Board, Casino Fund, Energy Service Fund, Opioid Restitution Fund, and Cannabis Tax Fund. Fund balances in these funds increased by \$3.3 million from fiscal year 2024. The Casino Fund, accounts for the County's portion of proceeds from the Ocean Downs Casino facility, reflects a \$1.9 million increase in fund balance in the fiscal year due to generating more revenues than expenditures incurred. The Opioid Restitution Fund added an additional \$1.1 million to the fund balance due to generating additional intergovernmental revenues while not incurring any expenditures. The Cannabis Fund, which was created in fiscal year 2024, ended the year with a Fund Balance of \$630 thousand due to the County receiving tax revenue while not incurring any expenditures. Further details of these activities are on pages 149 – 151.

**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

General Fund Budgetary Highlights

General fund differences between the final budget and the final actual results for the County increased the fund balance by \$18.1 million. Revenues received were \$22.4 million more than the final budgeted estimates, expenditures were \$9.9 million less than anticipated, and other financing sources (uses) were \$15.4 million more than final budgeted estimates. The major variances between the budgeted amounts and actual are summarized as follows:

Revenues were \$22.4 million more than original estimates, an 8.6% variance.

- o Real and personal property tax revenues were more than budget by \$1.3 million or .8% primarily due to an increase in corporate tax collection. Net property tax revenue comprised 61.8% of all County revenues in 2025 and 60.5% when compared to 2024.
- o Income taxes ended the fiscal year with a surplus of \$4.8 million, or 10.2% over budget estimates due to a stronger than anticipated labor market.
- o Other local taxes increased \$2.0 million or 11.9% over estimated budgeted revenues. This category includes admission and amusement taxes, food and room tax administration, room tax for unincorporated entities, cannabis tax, recordation tax, and transfer tax. Transfer tax exceeded budget by \$796 thousand or 14.5% and recordation tax exceeded budget by \$752 thousand or 8.6% due to a robust real estate market and the related recording activity.
- o Intergovernmental federal and state grants were \$8.2 million or 79.1% over budgeted revenues. The variance is due to \$4.8 million in ARPA for reimbursements requested for the fiscal year, \$2.3 million for Rural Maryland Economic Development grant, \$438 thousand grant for Parks.
- o Charges for Services increased by \$1.1 million or 49.2% over budgeted revenues. This variance is largely due to Jail US Marshal reimbursement revenue of \$907 thousand and Sheriff's Office contracted services of \$136 thousand.
- o Licenses and Permits were \$113 thousand or 4.1% over budgeted revenues. Health permits contributed to \$31 thousand and a \$58 thousand increase is related to additional plumbing permits and environmental permits being pulled.

Expenditures were under budget by \$9.9 million or 4.1% and other financing sources (uses) were over budget by \$15.4 million, or 104.7%.

- o Public Safety actual was under by \$3.6 million or 7.2%. This variance is primarily due to lead time on capital purchases and salary and benefit savings.
- o Public Works actual was under budget by \$741 thousand or 6.3% primarily due to extended lead time on receiving roads materials and salary and benefit savings
- o Economic Development actual was under budget by \$2.0 million or 30.4%. This was due to the timing of expenditures associated with the Tri County Economic Grant funds.
- o Intergovernmental actual was under budget by \$3.3 million or 31.8% due to the Towns' share of county income tax no longer being recorded as part of the County income tax.
- o Other financing sources (uses) was over budget by \$15.4 million which was comprised of the following transfers: Net transfer of \$12.3 million to the capital projects fund to cover pay-as-you-go expenses not included in the fiscal year budget, and \$1.6 million to true up the OPEB contribution based on actual fiscal year 2024 income tax.

**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

Capital Asset and Debt Administration

Capital assets: The County's investment in capital assets for its governmental and business-type activities as of June 30, 2025 amounts to \$187.1 million (net of accumulated depreciation). The total increase in the County's investment in capital assets for the current year was 3.8%. The capital assets include land, buildings, water and sewer infrastructure, improvements, machinery and equipment, park facilities, roads, highways, bridges, leases, and subscription-based information technology arrangements (SBITAs).

Worcester County, Maryland						
Capital Assets						
(Net of Depreciation/Amortization)						
	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land and Improvements	\$ 17,114,552	\$ 15,419,481	\$ 1,341,872	\$ 1,341,872	\$ 18,456,424	\$ 16,761,353
Building and Building Improvements	52,034,881	54,673,082	239,142	71,978	52,274,023	54,745,060
Improvements Other than buildings	21,722,669	9,805,553	5,995,916	7,548,799	27,718,585	17,354,352
Machinery and Equipment	7,442,163	5,807,749	5,768,833	5,978,288	13,210,996	11,786,037
Water and Sewer Systems Infrastructure	7,427,684	5,858,532	-	-	7,427,684	5,858,532
Construction-in-Progress	7,908,243	13,710,811	987,245	626,558	8,895,488	14,337,369
Right-to-Use Lease	854,685	-	-	-	854,685	-
Subscription Based Information Technology Arrangements	294,859	-	-	-	294,859	-
Total	<u>\$ 114,799,736</u>	<u>\$ 105,275,208</u>	<u>\$ 72,071,996</u>	<u>\$ 74,912,796</u>	<u>\$ 186,871,732</u>	<u>\$ 180,188,004</u>

Major capital asset events during the current fiscal year included the following:

General government

- o The County began construction on the new Pocomoke Library in fiscal year 2025. The project will replace the 53-year-old library with a modern, accessible, energy-efficient facility. Costs of \$1.4 million were incurred in fiscal year 2025 and the total cost is expected to be \$9.5 million. The project is funded by the County Library Capital Grant Program, the Maryland State Library Agency, Worcester County, and the Worcester County Library Foundation.



- o The Phase 2 Jail Improvement Project was completed in fiscal year 2025. The project included improvements to the heating, ventilation, and air conditioning equipment. Costs of \$638,973 were incurred in fiscal year 2025, bringing the total project costs to \$11,771,036. The project was funded with 2022 bond proceeds.

- o The County contributed \$3,341,812 for the following education projects:
 - o \$2,150 for Board of Education Central Office Improvements.
 - o \$38,595 for the Pocomoke Elementary School roof.
 - o \$53,503 for Pocomoke Elementary School intercom.
 - o \$73,793 for Board of Education maintenance equipment.
 - o \$104,505 for roof repairs at Worcester Technical High School.
 - o \$192,225 for rooftop HVAC units at Pocomoke Elementary School.
 - o \$214,175 for Front Door Visitor Access Systems at various schools.
 - o \$229,858 for Berlin Intermediate School fire alarm replacement.
 - o \$2,433,007 for the Snow Hill Middle School roof repair

Additional information on Worcester County's capital assets can be found in note 6 on pages 64 – 65 of this report.

**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

Long-term debt: At the end of the current fiscal year, Worcester County had total bonded long-term debt of \$96.0 million. The total debt is backed by the full faith and credit of Worcester County. Business-type activities are directly responsible for \$22.6 million of the total debt. School-related debt totaled \$51.1 million at June 30, 2025 and is included in the governmental activities.

Worcester County, Maryland Outstanding Debt/General Obligation Bonds					
	Governmental Activities		Business-Type Activities		Total
	2025	2024	2025	2024	2025 2024
General Bonded Debt	<u>\$ 74,586,770</u>	<u>\$ 81,303,947</u>	<u>\$ 22,551,490</u>	<u>\$ 24,349,785</u>	<u>\$ 97,138,260</u> <u>\$ 105,653,732</u>

The County's total bonded debt decreased by \$8.0 million during the current fiscal year due to planned repayments of debt. Worcester County maintains an "Aa2" rating with Moody's, and an "AA+" rating with Standard and Poor's and in August 2024 the County received an upgrade from an "AA" to "AAA" rating with Fitch for general obligation debt.

Additional information on the County's long-term debt can be found in note 7 on pages 66– 72 of this report.

General Fund Economic Factors and Next Year's

Budgets and Rates Fiscal Year 2026 Budget

The approved fiscal year 2026 operating budget totals \$281.4 million and is supported by the real property tax rate of \$.815 per \$100 of assessed value which is a decrease of \$.03 and the personal property tax rate of \$2.0375 per \$100 a decrease of \$.075. Fiscal year 2026 represents the tenth consecutive year of increasing real property assessments in the County. The local income tax rate remains stable at 2.25%. The fiscal year 2026 budget was developed to continue to proactively address one-time capital and operating expenses that have been previously reduced due to prior years' budget constraints. Budget decisions were based upon current and historical data.

Revenues

In fiscal year 2026, the operating budget increased \$19.5 million or 7.4% more than fiscal year 2025. The reduced real property tax rate of \$0.815 combined with assessment increases will increase net property taxes by \$11.8 million. Income tax revenue estimates increased by \$6 million based on prior year actuals and current estimates for net taxable income. Other local taxes increased \$1.4 million due to a steady and strong real estate market impacting recordation and transfer tax activity. State shared revenue decreased \$700 thousand due to reductions in estimated Program Open Space grants. Charges for Services increased by \$745 thousand primarily attributable to US Marshal fees. Interest Income decreased by \$1 million based upon projected market rates of return. Other Revenues increased by \$154 thousand due to expected increase in miscellaneous revenue and reimbursements. The County will continue to utilize Casino/Local Impact grant and table game funds for the debt payments and one-time capital public safety purchases. The Casino/Local Impact Grant transfer increased by \$139 thousand in fiscal year 2026.

**WORCESTER COUNTY, MARYLAND
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

Expenditures

The fiscal year 2026 operating budget increase from the prior year includes increases in budget expenditures to most departments and agencies primarily due to needed capital and equipment purchases and salary increases for County employees. Salaries increased by \$3.5 million to allow a \$2,500 COLA and salary step. Insurance and benefits increased by \$4.4 million including an increase in hospitalization of \$1.2 million, retirement of \$1.4 million and an allocation of \$1.2 million to the rate stability fund for health insurance. Debt service decreased by \$3 thousand over the prior year resulting in a total debt budget of \$10 million. The OPEB general fund transfer will be funded at \$11.9 million in total. The Board of Education operating budget increased by \$951 thousand over the fiscal year 2025 funding level and in accordance with the state of Maryland funding requirement.

Requests for Information

This financial report is designed to provide a general overview of Worcester County's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, Government Center Room 1105, Snow Hill, MD 21863.

BASIC FINANCIAL STATEMENTS

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WORCESTER COUNTY, MARYLAND
STATEMENT OF NET POSITION
JUNE 30, 2025

	Primary Government			Component Unit The Worcester County Board of Education
	Governmental Activities	Business-Type Activities	Total	
ASSETS				
Cash and Investments	\$ 133,631,846	\$ 38,348,780	\$ 171,980,626	\$ 12,577,326
Receivables:				
Taxes	3,782,507	-	3,782,507	-
Federal, State, and Local Governments	9,568,503	-	9,568,503	2,680,309
Accounts	1,173,634	1,267,047	2,440,681	-
Other	1,133,952	7,438,915	8,572,867	836,571
Internal Balances	11,821,004	(11,821,004)	-	-
Due From Fiduciary Funds	48,403	-	48,403	-
Prepaid Items	237,747	264,657	502,404	-
Net Other Postemployment Benefit Asset	29,254,224	-	29,254,224	-
Other Assets	93,724	18,093,983	18,187,707	-
Capital Assets, Not Being Depreciated	25,022,795	2,329,116	27,351,911	2,814,937
Capital Assets, Net of Accumulated Depreciation/Amortization	89,776,941	69,742,880	159,519,821	207,717,046
Total Assets	305,545,280	125,664,374	431,209,654	226,626,189
DEFERRED OUTFLOWS OF RESOURCES				
Pensions	23,450,092	-	23,450,092	2,714,510
Other Postemployment Benefits	4,941,450	-	4,941,450	13,307,542
Total Deferred Outflows of Resources	28,391,542	-	28,391,542	16,022,052
LIABILITIES				
Accounts Payable and Accrued Liabilities	14,749,263	2,069,393	16,818,656	7,208,325
Unearned Revenue	1,124,776	17,772,365	18,897,141	4,445,297
Due to Other Governments	81,697	-	81,697	-
Due to Fiduciary Funds	166,329	-	166,329	-
Long-Term Liabilities:				
Compensated Absences Due Within One Year	4,168,422	506,160	4,674,582	569,260
Compensated Absences Due in More Than One Year	2,402,204	382,299	2,784,503	1,123,124
Long-Term Debt Due Within One Year	8,323,766	24,336,253	32,660,019	162,196
Long-Term Debt Due in More Than One Year	65,369,436	23,241,221	88,610,657	4,227,967
Leases and SBITAs Payable Due Within One Year	255,552	-	255,552	-
Leases and SBITAs Payable Due in More Than One Year	930,737	-	930,737	2,523,889
Net Pension Liability	49,322,228	-	49,322,228	7,303,730
Other Postemployment Benefits	-	-	-	87,535,660
Total Liabilities	146,894,410	68,307,691	215,202,101	115,099,448
DEFERRED INFLOWS OF RESOURCES				
Pensions	1,148,366	-	1,148,366	176,763
Other Postemployment Benefits	19,966,649	-	19,966,649	-
Leases	-	1,217,369	1,217,369	173,021,077
Total Deferred Inflows of Resources	21,115,015	1,217,369	22,332,384	173,197,840
NET POSITION				
Net Investment in Capital Assets	92,053,656	46,141,225	138,194,881	203,617,931
Restricted for:				
Other Postemployment Benefits	29,254,224	-	29,254,224	-
Opioid Remediation	2,684,183	-	-	-
Capital Projects	-	-	-	55,334
Unrestricted (Deficit)	41,935,334	9,998,089	54,617,606	(249,322,312)
Total Net Position	\$ 165,927,397	\$ 56,139,314	\$ 222,066,711	\$ (45,649,047)

See accompanying Notes to Financial Statements.



**WORCESTER COUNTY, MARYLAND
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2025**

Function/Program	Program Revenues				Net (Expense) Revenue and Changes in Net Position			Component Unit The Worcester County Board of Education
	Expenses	Charges for Services	Operating Grants, Contributions, and Interest	Capital Grants, Contributions, and Interest	Primary Government			
					Governmental Activities	Business-Type Activities	Total	
Primary Government:								
Governmental Activities:								
Current:								
General Government	\$ 41,723,190	\$ 2,677,302	\$ 6,267,822	\$ 5,338,060	\$ (27,440,006)	\$ -	\$ (27,440,006)	\$ -
Public Safety	37,109,104	1,672,797	3,036,984	253,488	(32,145,835)	-	(32,145,835)	-
Public Works	9,467,471	597,981	1,757,833	-	(7,111,657)	-	(7,111,657)	-
Health and Hospitals	6,579,932	510,570	153,637	-	(5,915,725)	-	(5,915,725)	-
Social Services	3,881,931	-	1,508,716	-	(2,373,215)	-	(2,373,215)	-
Education	121,141,844	-	-	-	(121,141,844)	-	(121,141,844)	-
Libraries, Recreation, and Culture	8,886,008	658,154	1,039,218	1,948,020	(5,240,616)	-	(5,240,616)	-
Conservation of Natural Resources	767,888	-	964,734	-	196,846	-	196,846	-
Economic Development	4,560,422	9,280	380,481	2,358,720	(1,811,941)	-	(1,811,941)	-
Interest on Long-Term Debt	2,695,460	-	-	-	(2,695,460)	-	(2,695,460)	-
Total Governmental Activities	236,813,250	6,126,084	15,109,425	9,898,288	(205,679,453)	-	(205,679,453)	(78,626,146)
Business-Type activities:								
Food Services	-	-	-	-	-	-	-	(232,638)
Department of Solid Waste	6,451,350	4,995,126	-	-	-	(1,456,224)	(1,456,224)	-
Department of Water and Wastewater	22,284,530	19,519,093	31,500	-	-	(2,733,937)	(2,733,937)	-
Total Business-Type Activities	28,735,880	24,514,219	31,500	-	-	(4,190,161)	(4,190,161)	(232,638)
Total Primary Government	\$ 265,549,130	\$ 30,640,303	\$ 15,140,925	\$ 9,898,288	(205,679,453)	(4,190,161)	(209,869,614)	\$ (78,858,784)
Component Units:								
The Worcester County Board of Education	\$ 143,267,551	\$ 4,106,466	\$ 53,518,801	\$ 6,783,500				\$ (78,858,784)
Total Component Units	\$ 143,267,551	\$ 4,106,466	\$ 53,518,801	\$ 6,783,500				(78,858,784)
General Revenues:								
Taxes:								
Real and Personal Property					176,276,122	-	176,276,122	-
Income					51,782,717	-	51,782,717	-
Room Tax and Admin Fees					2,074,000	-	2,074,000	-
Admission and Amusement					887,207	-	887,207	-
Cannabis					86,112	-	86,112	-
Recordation					9,476,507	-	9,476,507	-
Transfer Tax					6,296,476	-	6,296,476	-
Food Tax Admin Fees					100,794	-	100,794	-
Franchise Fees					23,382	-	23,382	-
Transfers					(8,423,239)	3,474,050	(4,949,189)	-
Interest					8,704,689	1,560,344	10,265,033	-
Other					4,059,599	72,400	4,131,999	124,966,122
Total General Revenues					251,344,366	5,106,794	256,451,160	124,966,122
CHANGE IN NET POSITION								
Net Position - Beginning of Year, as Previously Reported					45,664,913	916,633	46,581,546	46,107,338
Adjustment for correction of error (Note 18)					121,676,484	57,837,142	179,513,626	(90,990,919)
Net Position - Beginning of Year, as Restated					(1,414,000)	(2,614,461)	(4,028,461)	(765,466)
Net Position - Beginning of Year, as Restated					120,262,484	55,222,681	175,485,165	(91,756,385)
NET POSITION - END OF YEAR					\$ 165,927,397	\$ 56,139,314	\$ 222,066,711	\$ (45,649,047)

See accompanying Notes to Financial Statements.

**WORCESTER COUNTY, MARYLAND
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General	Capital Projects	Debt Service	Nonmajor Governmental Funds	Total
ASSETS					
Cash and Short-Term Investments	\$ 125,271,797	\$ 5,605,409	\$ -	\$ 2,754,640	\$ 133,631,846
Receivables:					
Taxes	3,782,507	-	-	-	3,782,507
Federal, State, and Local Governments	9,568,503	-	-	-	9,568,503
Accounts	1,173,634	-	-	-	1,173,634
Other	1,133,952	-	-	-	1,133,952
Due from Other Funds	11,929,665	23,450	-	7,172,589	19,125,704
Due from Fiduciary Funds	48,403	-	-	-	48,403
Prepaid Items	237,747	-	-	-	237,747
Other Assets	97,310	-	-	-	97,310
Total Assets	<u>\$ 153,243,518</u>	<u>\$ 5,628,859</u>	<u>\$ -</u>	<u>\$ 9,927,229</u>	<u>\$ 168,799,606</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts Payable and Accrued Liabilities	\$ 13,175,107	\$ 1,006,240	\$ -	\$ 567,916	\$ 14,749,263
Due to Other Funds	7,308,286	-	-	-	7,308,286
Due to Fiduciary Funds	166,329	-	-	-	166,329
Due to Other Governments	81,697	-	-	-	81,697
Unearned Revenue	1,124,776	-	-	-	1,124,776
Total Liabilities	<u>21,856,195</u>	<u>1,006,240</u>	<u>-</u>	<u>567,916</u>	<u>23,430,351</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue - Opioid	-	-	-	1,094,133	1,094,133
Unavailable Revenue - Property Taxes	3,088,374	-	-	-	3,088,374
Total Deferred Inflows of Resources	<u>3,088,374</u>	<u>-</u>	<u>-</u>	<u>1,094,133</u>	<u>4,182,507</u>
FUND BALANCES					
Nonspendable	237,747	-	-	-	237,747
Restricted	-	4,622,619	-	1,590,050	6,212,669
Assigned	73,295,085	-	-	6,675,130	79,970,215
Unassigned	54,766,117	-	-	-	54,766,117
Total Fund Balances	<u>128,298,949</u>	<u>4,622,619</u>	<u>-</u>	<u>8,265,180</u>	<u>141,186,748</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 153,243,518</u>	<u>\$ 5,628,859</u>	<u>\$ -</u>	<u>\$ 9,927,229</u>	<u>\$ 168,799,606</u>

See accompanying Notes to Financial Statements.

WORCESTER COUNTY, MARYLAND
RECONCILIATION OF THE GOVERNMENT FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2025

Total Fund Balances - Governmental Funds		\$ 141,186,748
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and are, therefore, not reported in the fund financial statements, but are reported in the governmental activities of the Statement of Net Position.		114,799,736
Certain revenues that do not provide current financial resources are reported as deferred inflows of resources in the fund financial statements, but are reported as revenue in the governmental activities of the Statement of Net Position.		
Property Taxes		3,088,374
Opioid Remediation		1,094,133
Deferred outflows of resources and deferred inflows of resources are applicable to future periods, and, therefore, are not reported in the governmental funds.		
Deferred Outflows of Resources - Pensions		23,450,092
Deferred Outflows of Resources - OPEB		4,941,450
Deferred Inflows of Resources - Pensions		(1,148,366)
Deferred Inflows of Resources - OPEB		(19,966,649)
Some liabilities are not due and payable in the current period and, therefore, are not reported in the fund financial statements, but are reported in the governmental activities of the Statement of Net Position. Those liabilities consist of:		
Bonds, Notes, Leases, and Subscriptions Payable	\$ (74,879,491)	
Compensated Absences	(6,570,626)	
Net Pension Liability	(49,322,228)	
Other Postemployment Benefits	29,254,224	
Total Long-Term Liabilities		<u>(101,518,121)</u>
Net Position of Governmental Activities in the Statement of Net Position		<u>\$ 165,927,397</u>

See accompanying Notes to Financial Statements.

WORCESTER COUNTY, MARYLAND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025

	General	Capital Projects	Debt Service	Nonmajor Governmental Funds	Total
REVENUES					
Taxes	\$ 246,061,154	\$ -	\$ -	\$ 541,650	\$ 246,602,804
Licenses and Permits	2,881,575	-	-	-	2,881,575
Intergovernmental	18,618,619	515,507	-	5,946,469	25,080,595
Charges for Services	3,180,482	-	-	-	3,180,482
Investment Income	8,304,904	297,504	-	102,281	8,704,689
Miscellaneous	2,999,150	-	-	-	2,999,150
Total Revenues	282,045,884	813,011	-	6,590,400	289,449,295
EXPENDITURES					
Current:					
General Government	27,634,661	-	-	-	27,634,661
Public Safety	46,460,890	-	-	-	46,460,890
Public Works	11,033,582	-	-	-	11,033,582
Health and Hospitals	6,269,831	-	-	-	6,269,831
Social Services	2,498,394	-	-	1,690,093	4,188,487
Education	117,736,653	3,405,191	-	-	121,141,844
Libraries, Recreation, Parks, and Culture	9,716,168	-	-	-	9,716,168
Conservation of Natural Resources	767,888	-	-	-	767,888
Economic Development	4,693,465	-	-	-	4,693,465
Distributions to					
Incorporated Municipalities	6,986,911	-	-	-	6,986,911
Capital Outlays	1,358,710	10,427,677	-	-	11,786,387
Debt Service:					
Principal Retirement	-	-	7,503,458	-	7,503,458
Interest and Other Charges	-	-	3,525,966	-	3,525,966
Total Expenditures	235,157,153	13,832,868	11,029,424	1,690,093	261,709,538
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	46,888,731	(13,019,857)	(11,029,424)	4,900,307	27,739,757
OTHER FINANCING SOURCES (USES):					
Lease and Subscription Agreements	1,358,710	-	-	-	1,358,710
Transfers In	3,591,511	12,344,560	11,029,424	-	26,965,495
Transfers Out	(33,745,541)	-	-	(1,643,193)	(35,388,734)
Total Other Financing Sources (Uses)	(28,795,320)	12,344,560	11,029,424	(1,643,193)	(7,064,529)
NET CHANGE IN FUND BALANCES	18,093,411	(675,297)	-	3,257,114	20,675,228
Fund Balances - Beginning Of Year	110,205,538	5,297,916	-	5,008,066	120,511,520
FUND BALANCES - END OF YEAR	<u>\$ 128,298,949</u>	<u>\$ 4,622,619</u>	<u>\$ -</u>	<u>\$ 8,265,180</u>	<u>\$ 141,186,748</u>

See accompanying Notes to Financial Statements.

WORCESTER COUNTY, MARYLAND
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2025

Net Change in Fund Balances - Governmental Funds \$ 20,675,228

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. In the current period, these amounts are:

Capital Outlay	15,463,837
Depreciation and Amortization Expense	(6,520,005)

Because some revenues will not be collected for several months after the County's fiscal year ends, they are not considered "available" revenues and are deferred in the governmental funds. Unavailable revenues increased by this amount this year. 1,460,258

Debt proceeds provide current financial resources for governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. Also, governmental funds report the effect of premiums and discounts when debt is first issued. These amounts are deferred and amortized in the statement of activities.

Principal Payments on Bonds	7,072,960
Principal Payments on Leases	138,091
Principal Payments on Subscriptions	34,330
Principal Payments on Notes	51,351
Issuance of Lease Agreements	(1,017,465)
Issuance of Subscription Agreements	(341,245)

Premiums, discounts, and similar items are reported in governmental funds when debt is issued; whereas, these amounts are deferred and amortized in the Statement of Activities. 830,506

Some items reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. These items consist of:

Change in Pension Expense	(1,696,613)
Change in Postretirement Employee Benefits	10,269,703
Change in Compensated Absences	(756,023)

Change in Net Position of Governmental Activities	\$ 45,664,913
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WORCESTER COUNTY, MARYLAND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL (BUDGETARY BASIS)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes	\$ 237,946,523	\$ 237,946,523	\$ 246,061,154	\$ 8,114,631
Licenses and Permits	2,768,190	2,768,190	2,881,575	113,385
Intergovernmental	10,397,328	10,397,328	18,618,619	8,221,291
Charges for Services	2,131,501	2,131,501	3,180,482	1,048,981
Investment Income	6,000,000	6,000,000	8,304,904	2,304,904
Miscellaneous	408,700	408,700	2,999,150	2,590,450
Total Revenues	259,652,242	259,652,242	282,045,884	22,393,642
EXPENDITURES				
General Government	25,221,913	27,807,627	27,634,661	172,966
Public Safety	49,723,830	50,067,639	46,460,890	3,606,749
Public Works	11,824,704	11,824,704	11,033,582	791,122
Health and Hospitals	11,943,888	6,344,440	6,269,831	74,609
Social Services	2,412,932	2,412,932	2,498,394	(85,462)
Education	117,672,401	117,672,401	117,736,653	(64,252)
Libraries, Recreation, Parks, and Culture	9,724,651	9,724,651	9,716,168	8,483
Conservation of Natural Resources	893,429	893,429	767,888	125,541
Economic Development	2,235,512	6,739,312	4,693,465	2,045,847
Intergovernmental	10,247,742	10,247,742	6,986,911	3,260,831
Total Expenditures	241,901,002	243,734,877	233,798,443	9,936,434
EXCESS OF REVENUES OVER EXPENDITURES	17,751,240	15,917,365	48,247,441	32,330,076
OTHER FINANCING SOURCES (USES)				
Transfers In	2,265,375	2,265,375	3,591,511	1,326,136
Transfers Out	(20,016,615)	(18,616,063)	(33,745,541)	(15,129,478)
Total Other Financing Sources (Uses)	(17,751,240)	(16,350,688)	(30,154,030)	(13,803,342)
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ (433,323)</u>	18,093,411	<u>\$ 18,526,734</u>
Fund Balance - Beginning			110,205,538	
FUND BALANCE - ENDING			<u>\$ 128,298,949</u>	

See accompanying Notes to Financial Statements.



WORCESTER COUNTY, MARYLAND
STATEMENT OF NET POSITION
BUSINESS-TYPE ACTIVITIES
JUNE 30, 2025

	<u>Department of Solid Waste</u>	<u>Department of Water and Wastewater</u>	<u>Total</u>
ASSETS			
Current Assets:			
Cash and Investments	\$ 13,332,027	\$ 25,016,753	\$ 38,348,780
Accounts Receivable	281,008	3,484,870	3,765,878
Lease Receivable	-	1,267,047	1,267,047
Other Receivable	-	3,673,037	3,673,037
Prepaid Items	264,657	-	264,657
Due from Other Funds	134,677	662,656	797,333
Total Current Assets	<u>14,012,369</u>	<u>34,104,363</u>	<u>48,116,732</u>
Noncurrent Assets:			
Capital Assets:			
Land	1,226,989	114,883	1,341,872
Construction-in-Progress	125,399	861,845	987,244
Buildings and Building Improvements	609,656	-	609,656
Improvements Other than Buildings	42,169,109	-	42,169,109
Machinery and Equipment	9,273,865	7,053,489	16,327,354
Water and Sewer Systems	-	122,104,548	122,104,548
Less: Accumulated Depreciation	<u>(41,402,206)</u>	<u>(70,065,581)</u>	<u>(111,467,787)</u>
Net Capital Assets	12,002,812	60,069,184	72,071,996
Other Assets:			
Long-Term Debt Service Receivable	<u>-</u>	<u>18,093,983</u>	<u>18,093,983</u>
Total Noncurrent Assets	<u>12,002,812</u>	<u>78,163,167</u>	<u>90,165,979</u>
Total Assets	26,015,181	112,267,530	138,282,711

See accompanying Notes to Financial Statements.

WORCESTER COUNTY, MARYLAND
STATEMENT OF NET POSITION (CONTINUED)
BUSINESS-TYPE ACTIVITIES
JUNE 30, 2025

	<u>Department of Solid Waste</u>	<u>Department of Water and Wastewater</u>	<u>Total</u>
LIABILITIES			
Current Liabilities:			
Accounts Payable and Accrued Expenses	\$ 279,605	\$ 1,602,729	\$ 1,882,334
Bonds and Notes Payable, Current	1,297,310	1,392,237	2,689,547
Compensated Absences, Current	88,904	417,256	506,160
Landfill - Closure and Postclosure Costs	21,646,706	-	21,646,706
Accrued Bond Interest Payable	39,563	147,496	187,059
Total Current Liabilities	<u>23,352,088</u>	<u>3,559,718</u>	<u>26,911,806</u>
Noncurrent Liabilities:			
Unearned Revenues	30,560	17,741,805	17,772,365
Bonds and Notes Payable, less Current Portion	5,592,828	17,648,393	23,241,221
Compensated Absences, less Current Portion	65,051	317,248	382,299
Due to Other Funds	130,860	12,487,477	12,618,337
Total Noncurrent Liabilities	<u>5,819,299</u>	<u>48,194,923</u>	<u>54,014,222</u>
Total Liabilities	29,171,387	51,754,641	80,926,028
DEFERRED INFLOWS OF RESOURCES			
Leases	-	1,217,369	1,217,369
Total Deferred Inflows of Resources	<u>-</u>	<u>1,217,369</u>	<u>1,217,369</u>
NET POSITION (DEFICIT)			
Net Investment in Capital Assets	5,112,674	41,028,551	46,141,225
Unrestricted (Deficit)	<u>(8,268,880)</u>	<u>18,266,969</u>	<u>9,998,089</u>
Total Net Position (Deficit)	<u>\$ (3,156,206)</u>	<u>\$ 59,295,520</u>	<u>\$ 56,139,314</u>

See accompanying Notes to Financial Statements.

WORCESTER COUNTY, MARYLAND
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
BUSINESS-TYPE ACTIVITIES
YEAR ENDED JUNE 30, 2025

	Department of Solid Waste	Department of Water and Wastewater	Total
OPERATING REVENUES			
Domestic Charges	\$ -	\$ 12,447,685	\$ 12,447,685
Commercial Charges	-	1,171,991	1,171,991
Hook-Up Charges	-	496,350	496,350
Future Capital Development	-	112,750	112,750
Interest and Penalties on Overdue Accounts	1,803	166,334	168,137
Additional Assessments	-	184,287	184,287
Payments by Developers	-	106,279	106,279
Operating Grants	-	31,500	31,500
Other Revenue	54,540	2,613,217	2,667,757
Interfund Charges	-	24,500	24,500
Debt Service Revenue	-	1,898,100	1,898,100
White Horse Park Revenue	-	297,600	297,600
Stump, Yard Waste, and Mulch Revenue	68,027	-	68,027
Licenses and Permits	5,080	-	5,080
Tipping Fees	4,865,676	-	4,865,676
Total Operating Revenues	<u>4,995,126</u>	<u>19,550,593</u>	<u>24,545,719</u>
TOTAL OPERATING EXPENSES	<u>2,947,660</u>	<u>17,871,620</u>	<u>20,819,280</u>
OPERATING INCOME BEFORE DEPRECIATION AND GENERAL EXPENSES	2,047,466	1,678,973	3,726,439
DEPRECIATION AND GENERAL EXPENSES	<u>3,140,275</u>	<u>3,809,974</u>	<u>6,950,249</u>
OPERATING LOSS	(1,092,809)	(2,131,001)	(3,223,810)
NONOPERATING REVENUES (EXPENSES)			
Interest on Investments	634,548	925,796	1,560,344
Interest Expense	(363,415)	(602,936)	(966,351)
Transfer In	-	3,474,050	3,474,050
Sale of Capital Assets	72,400	-	72,400
Total Nonoperating Revenues (Expenses)	<u>343,533</u>	<u>3,796,910</u>	<u>4,140,443</u>
CHANGE IN NET POSITION	(749,276)	1,665,909	916,633
Net Position (Deficit) - Beginning, As Previously Reported	(39,696)	57,876,838	57,837,142
Adjustment for correction of error (Note 18)	<u>(2,367,234)</u>	<u>(247,227)</u>	<u>(2,614,461)</u>
Net Position (Deficit) - Beginning, As Restated	<u>(2,406,930)</u>	<u>57,629,611</u>	<u>55,222,681</u>
NET POSITION (DEFICIT) - ENDING	<u>\$ (3,156,206)</u>	<u>\$ 59,295,520</u>	<u>\$ 56,139,314</u>

See accompanying Notes to Financial Statements.

WORCESTER COUNTY, MARYLAND
STATEMENT OF CASH FLOWS
BUSINESS-TYPE ACTIVITIES
YEAR ENDED JUNE 30, 2025

	Department of Solid Waste	Department of Water and Wastewater	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash Received for Services	\$ 4,920,754	\$ 16,713,206	\$ 21,633,960
Cash Received from Other Revenues	54,540	2,613,217	2,667,757
Cash Received for Operating Grants	-	31,500	31,500
Cash Received for Future Capital Development	-	112,750	112,750
Cash Received for Interfund Charges	-	24,500	24,500
Cash Payments to Employees	(1,006,212)	(4,489,439)	(5,495,651)
Cash Payments for Fringe Benefits	(383,891)	(2,462,300)	(2,846,191)
Cash Payments for Materials, Supplies, and Services	(1,662,182)	(10,162,318)	(11,824,500)
Net Cash Provided by Operating Activities	1,923,009	2,381,116	4,304,125
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchases of Property and Equipment	(973,762)	(2,597,007)	(3,570,769)
Proceeds from Sales of Property and Equipment	72,400	-	72,400
Principal Paid on Lease Obligations	(3,500,123)	-	(3,500,123)
Principal Paid on Bonds, Lines of Credit, and Notes	3,028,449	(1,211,573)	1,816,876
Interest Paid on Bonds, Lines of Credit, and Notes	(366,747)	(620,797)	(987,544)
Net Cash Used by Capital and Related Financing Activities	(1,739,783)	(4,429,377)	(6,169,160)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Advances from (Repayments to) Other Funds, Net	(398,688)	11,180,001	10,781,313
Net Cash Provided (Used) by Noncapital Financing Activities	(398,688)	11,180,001	10,781,313
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest on Investments	634,548	925,796	1,560,344
Net Cash Provided by Investing Activities	634,548	925,796	1,560,344
NET INCREASE IN CASH AND SHORT-TERM INVESTMENTS	419,086	10,057,536	10,476,622
Cash and Short-Term Investments - Beginning	12,912,941	14,959,217	27,872,158
CASH AND SHORT-TERM INVESTMENTS - ENDING	<u>\$ 13,332,027</u>	<u>\$ 25,016,753</u>	<u>\$ 38,348,780</u>

See accompanying Notes to Financial Statements.

WORCESTER COUNTY, MARYLAND
STATEMENT OF CASH FLOWS (CONTINUED)
BUSINESS-TYPE ACTIVITIES
YEAR ENDED JUNE 30, 2025

	Department of Solid Waste	Department of Water and Wastewater	Total
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
Operating Loss	\$ (1,092,809)	\$ (2,131,001)	\$ (3,223,810)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Depreciation	3,140,275	3,809,974	6,950,249
Changes in Assets and Liabilities:			
Accounts Receivable	(50,392)	1,104,444	1,054,052
Leases Receivables	-	10,893	10,893
Prepaid Items	(264,657)	13,358	(251,299)
Accounts Payable and Accrued Expenses	99,072	781,136	880,208
Unearned Revenue	30,560	(1,123,907)	(1,093,347)
Deferred Inflow - Leases	-	(46,850)	(46,850)
Compensated Absences	60,960	(36,931)	24,029
Net Cash Provided by Operating Activities	<u>\$ 1,923,009</u>	<u>\$ 2,381,116</u>	<u>\$ 4,304,125</u>
Non-cash capital and related financing activities			
Purchase of capital assets on account	<u>\$ 551,450</u>	<u>\$ -</u>	<u>\$ 551,450</u>

See accompanying Notes to Financial Statements.

WORCESTER COUNTY, MARYLAND
STATEMENT OF NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2025

	Pension and Other Postemployment Benefits Trust	Custodial Funds
	<u> </u>	<u> </u>
ASSETS		
Cash and Short-Term Investments	\$ 10,430,859	\$ 5,454,490
Trust Investments:		
U.S. Treasury Obligations	14,848,224	-
U.S. Government Agency Securities	6,513,405	-
Taxable Fixed Income Funds	17,755,097	-
Corporate Bonds	3,958,722	-
Equity Securities	37,732,322	-
Investment Contracts	4,058,826	-
Taxes Receivable	-	1,433,597
Special Assessments Receivable	-	7,097
Other Receivables	-	17,851
Due from Other Funds	-	166,329
	<u> </u>	<u> </u>
Total Assets	95,297,455	7,079,364
LIABILITIES		
Accounts Payable	-	3,707,095
Unearned Revenue	-	473,952
Due to Other Funds	15,138	33,265
Due to Other Governments	-	373,867
Total Liabilities	<u>15,138</u>	<u>4,588,179</u>
NET POSITION		
Fiduciary Net Position Held for Others	<u>95,282,317</u>	<u>2,491,185</u>
Total Net Position	<u><u>\$ 95,282,317</u></u>	<u><u>\$ 2,491,185</u></u>

See accompanying Notes to Financial Statements.

**WORCESTER COUNTY, MARYLAND
STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUNDS
YEAR ENDED JUNE 30, 2025**

	Pension and Other Postemployment Benefits Trust	Custodial Funds
ADDITIONS		
Contributions:		
Special Assessments	\$ -	\$ 148,839
Collections for Other Governments	-	108,953,788
Grant Funding	-	1,859,281
Employer Contributions	6,534,773	-
Plan Member Contributions	350,526	-
Other	301,736	1,176,531
Total Contributions	<u>7,187,035</u>	<u>112,138,439</u>
Investment Earnings:		
Interest	276,897	85,321
Net Increase in Fair Value of Investments	<u>7,309,652</u>	<u>-</u>
Total Investment Earnings	<u>7,586,549</u>	<u>85,321</u>
Total Additions	14,773,584	112,223,760
DEDUCTIONS		
Claims Incurred	5,842,193	-
Payments to Other Governments	-	109,214,494
Administrative	4,000	-
Other	-	3,005,118
Total Deductions	<u>5,846,193</u>	<u>112,219,612</u>
CHANGE IN NET POSITION	8,927,391	4,148
Net Position - Beginning, As Previously Reported	81,355,778	1,829,694
Adjustment for correction of error (Note 18)	<u>4,999,148</u>	<u>657,343</u>
Net Position - Beginning, As Restated	<u>86,354,926</u>	<u>2,487,037</u>
NET POSITION - ENDING	<u>\$ 95,282,317</u>	<u>\$ 2,491,185</u>

See accompanying Notes to Financial Statements.

NOTES TO FINANCIAL STATEMENTS

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**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 1 DESCRIPTION OF WORCESTER COUNTY, MARYLAND

Worcester County, Maryland (the County) is a home rule county governed by a seven-member Board of County Commissioners with the county seat located in Snow Hill, Maryland. The County government directly provides all basic local governmental services.

The financial statements of Worcester County, Maryland are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial principles. The following is a summary of the significant policies:

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial Reporting Entity

A reporting entity is composed of the primary government, component units, and other organizations that are included to ensure the financial statements of the County are not misleading. The primary government of the County consists of all funds, departments, boards, and agencies that are not legally separate from the County.

The component unit column on the government-wide financial statements contains the financial data of the County's discretely presented component unit: the Board of Education of Worcester County (the BOE). It is reported in a separate column to emphasize that it is legally separate from the County. Although this organization is a legally separate entity and has a separately elected governing board, it is included in the financial statements of the County because the County is financially accountable for the organization.

The BOE administers the public school system in the County. The BOE is organized as a separate legal entity, but does not have the power to levy taxes or issue bonds. The BOE's budget is subject to approval by the County Commissioners, and the BOE receives a significant portion of its operational and capital project funding from the County.

Separately issued financial statements can be obtained from the following:

Board of Education of Worcester County
6270 Worcester Highway
Newark, Maryland 21841

B. Basis of Presentation

The County's basic financial statements consist of government-wide financial statements, including a Statement of Net Position and a Statement of Activities, and fund financial statements, which provide a more detailed level of financial information.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Presentation (Continued)

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the County as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. The statements distinguish between those activities of the County that are governmental in nature and those that are considered business-type activities.

The Statement of Net Position presents the financial condition of the governmental and business-type activities of the County at year-end. The Statement of Activities presents a comparison between direct expenses and program revenues for each program or function of the County's governmental activities and business-type activities. Direct expenses are those that are specifically associated with a service, program, or department and, therefore, clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program, and interest earned on grants that is required to be used to support a particular program. Revenues that are not classified as program revenues are presented as general revenues of the County, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental program or business activity is self-financing or draws from the general revenues of the County.

Fund Financial Statements

During the year, the County segregates transactions related to certain County functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the County at this more detailed level. The focus of governmental and proprietary fund financial statements is on major funds. Each major fund is presented in a separate column. Nonmajor funds are aggregated and presented in a single column. Fiduciary funds are reported by type.

C. Fund Accounting

The accounts of the County are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are summarized by providing a separate set of self-balancing accounts which includes its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The following fund types are used by the County:

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Fund Accounting (Continued)

Governmental Fund Types

Governmental funds are accounted for using the current financial resources measurement focus. Only current assets and current liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available resources during a given period. The following are the County's major governmental funds:

General Fund – The General Fund is the general operating fund of the County. All financial resources, except those required to be accounted for in another fund, are accounted for in the General Fund.

In addition, the County has the following governmental funds which the County has chosen to show as major funds due to their importance to the overall performance of the County:

Capital Projects Fund – The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities, which are not financed by proprietary funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt, including lease obligations, principal, interest, and related costs.

The remaining governmental funds which are nonmajor consist of the following:

Special Revenue Funds – Special revenue funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes. The Department of Social Services Fund, Animal Control, the Local Management Board, the Casino Fund, the Energy Service Fund, Opioid Restitution Fund, and the Cannabis Tax Fund are the special revenue funds of the County.

Proprietary Fund Types

Proprietary funds are accounted for using the economic resources measurement focus; the accounting objectives are determination of net income, financial position, and cash flows. All assets and liabilities associated with a proprietary fund's activities are included on its balance sheet. Proprietary fund equity is segregated into net investment in capital assets and unrestricted net position.

Enterprise Funds – Enterprise funds are established to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis will be financed or recovered primarily through user charges. The Department of Solid Waste and the Department of Water and Wastewater Services are the major enterprise funds of the County.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Fund Accounting (Continued)

Fiduciary Fund Types

Fiduciary funds account for assets held by the County in a trustee or custodial capacity. Custodial funds report fiduciary activities that are not required to be reported as another fiduciary fund type.

Trust and Custodial Funds – Trust and Custodial Funds are used to account for assets held by the County as an agent for other funds and/or other governments. The trust funds include the Pension and OPEB Trust Fund. The custodial funds include the State of Maryland Property Tax Fund, Maryland Department of Motor Vehicles Fund, Tax Sale Fund, Development Tax Fund, Performance Bond Fund, Personal Property Tax Fund, Forest Conservation Fund, Bay Restoration Fund, Berlin Room Tax Fund, Snow Hill Property Tax Fund, Snow Hill Room Tax Fund, Berlin Property Tax Fund, Pocomoke Property Tax Fund, Pocomoke Room Tax Fund, Ocean City Property Tax Fund, Ocean City Food Tax Fund, Ocean City Room Tax Fund, Special Loans Fund, Critical Areas Fund, Seized Funds Pending Forfeiture Fund, Public Drainage Associations, Rural Legacy Fund, and Inmate Welfare Fund.

D. Measurement Focus

Government-Wide Financial Statements

The government-wide financial statements are prepared using a flow of economic resources measurement focus. All assets and liabilities associated with the operation of the County are included on the Statement of Net Position.

Fund Financial Statements

All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities are generally included on the Balance Sheet. The Statement of Revenues, Expenditures, and Changes in Fund Balances reflects the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements, therefore, include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the fund financial statements for governmental funds.

Like the government-wide financial statements, the enterprise funds and custodial funds are accounted for using a flow of economic resources measurement focus. All assets and liabilities associated with the operation of these funds are included on the Statement of Net Position. The Statement of Changes in Revenues, Expenses, and Changes in Fund Net Position presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position. The Statement of Cash Flows reflects how the County finances and meets the cash flow needs of its enterprise activities.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Enterprise funds and fiduciary funds use the accrual basis of accounting. Differences in the accrual basis of accounting arise in the recognition of revenue, the recording of unearned revenue, and in the presentation of expenses versus expenditures.

Revenues – Exchange and Nonexchange Transactions

Revenues resulting from exchange transactions, in which each party gives and receives essentially equal value, are recorded on the accrual basis when the exchange takes place. On the modified accrual basis, revenue is recognized in the year in which the resources are measurable and become available. Available means the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For the County, “available” means expected to be received within sixty days after year-end.

Nonexchange transactions, in which the County receives value without directly giving equal value in return, include property taxes, grants, entitlements, and donations. On the accrual basis, revenue from property taxes is recognized in the year for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year in which the resources are required to be used or the year when use is first permitted; matching requirements, in which the County must provide local resources to be used for a specified purpose; and expenditure requirements, in which the resources are provided to the County on a reimbursement basis. On the modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered both measurable and available at year-end: property taxes, franchise taxes, special assessments, intergovernmental revenues, interest revenue, and charges for services. Income taxes collected and held by the State at year-end on behalf of the County are also recognized as revenue. License and permit revenues are not susceptible to accrual because they generally are not measurable until received in cash.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Basis of Accounting (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position and/or Balance Sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period and, therefore, will not be recognized as an outflow of resources (expense/expenditure) until that time. The County recognizes deferred outflows of resources related to advance refundings of debt (see Note 7). The County and BOE recognize deferred outflows of resources related to their pension obligations (see Note 8) and OPEB liability (Note 9) for changes in assumptions, change in proportion and share of contributions, difference between expected and actual experience and net difference between projected and actual investment earnings. These amounts are deferred and recognized as outflows of resources in the period that the amounts become available.

In addition to liabilities, the Statement of Net Position and/or Balance Sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period and, therefore, will not be recognized as an inflow of resources (revenue) until that time. The County has an item, which arises only under a modified accrual basis of accounting, which qualifies for reporting in this category. Accordingly, this item, unavailable revenue, is reported only on the governmental funds Balance Sheet. The governmental funds record unavailable revenues from property taxes. The County and BOE also recognize deferred inflows of resources related to their pension obligations (see Note 8) and OPEB liability (see Note 8) for changes in assumptions, change in proportion and share of contributions, net difference between projected and actual investment earnings and differences between expected and actual experience. The County also recognizes deferred inflows of resources related to leases (see Note 17) for lease payments to be received in future years. These amounts are deferred and recognized as inflows of resources in the period that the amounts become available.

Expenses/Expenditures

On the accrual basis, expenses are recognized in the period in which they are incurred.

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of costs, such as depreciation and amortization, are not recognized in governmental funds.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Budgetary Data

Formal budgetary accounting is employed as a management control for all enterprise funds. The annual budgets for the enterprise funds are prepared in accordance with the basis of accounting utilized by those funds. The General Fund of the County has a legally adopted budget. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund is prepared on a basis consistent with the budget. The County's budget includes appropriations of prior year fund balance as "other sources" in the current year. Also, the Statement of Activities is prepared on a basis consistent with GAAP where encumbrances are treated as assignments of fund net position and prior year fund net position is not recognized as other revenue sources. The budgets shown in the financial statements are the budget ordinances at the close of the day on June 30, 2025. All annual appropriations lapse at fiscal year-end.

The County follows these procedures in establishing the governmental funds budgetary data reflected in the financial statements:

1. Prior to April 30, the Chief Administrative Officer submits to the County Commissioners a proposed budget for the fiscal year commencing the following July 1. The budget includes requested expenditures and the means of financing them.
2. Public hearings are conducted to obtain taxpayer comments.
3. No later than the first Tuesday in June, the budget is legally enacted through passage of a budget resolution.
4. The Chief Administrative Officer is not authorized to make any transfers of budgeted amounts. The County's legal level of budgetary control is at the County Commissioner level, such that all transfers must be approved by the County Commissioners.

The BOE follows these procedures in establishing its general fund budgetary data reflected in the financial statements:

1. The Superintendent and Supervisor of Business Operations formulate a proposed budget for review by the BOE during the second public hearing scheduled in February.
2. Prior to March 31, the BOE adopts the proposed budget. The proposed budget, exclusive of amounts relating to restricted programs, is submitted to the County Commissioners.
3. In mid-May, the County Commissioners and the BOE discuss the budget in public forum.
4. The County Commissioners approve the budget no later than the first Tuesday in June. The approved budget is subject to affirmation by the BOE within 30 days of the County Commissioners' approval.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Encumbrances

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditures of resources are recorded to reserve that portion of the applicable appropriation, is utilized in the governmental fund types. Encumbrances outstanding at year-end are reported as assignments of fund balances and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year.

H. Cash and Short-Term Investments

For purposes of the Statement of Cash Flows, the County considers all highly liquid investments with original maturities of less than 30 days to be cash equivalents.

I. Prepaid Items

Payments made to vendors for services that will benefit periods beyond year-end are reported as prepaid items using the consumption method, which records a current asset for the prepaid amount and reflects the expenditure/expense in the year in which services are consumed.

J. Property Taxes

Taxes are levied annually on July 1 and are due in full by September 30 for nonowner occupied properties. Owner occupied property taxes and small business taxes are due in two equal semiannual installments on September 30 and December 31, respectively. Property taxes are attached as an enforceable lien and are in arrears on October 1 for nonowner occupied properties and January 1 for owner occupied properties. The County bills and collects its own taxes. County property tax revenues are recognized when collected.

K. Capital Assets

General capital assets are capital assets which are associated with and generally arise from governmental activities. They generally result from expenditures in governmental funds. General capital assets are reported in the governmental activities column of the government-wide Statement of Net Position but are not reported in the fund financial statements. Capital assets used by the enterprise funds are reported in both the business-type activities column of the government-wide Statement of Net Position and in the respective funds.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Capital Assets (Continued)

All capital assets are capitalized at cost or estimated cost and updated for additions and reductions during the year. Donated capital assets are recorded at their acquisition value, which is the price that would be paid to acquire an asset with equivalent service potential in an orderly market transaction at the acquisition date, on the date donated. The County maintains a capitalization threshold of \$10,000. The County's infrastructure consists of roads, bridges, curbs and gutters, streets and sidewalks, drainage systems, and lighting systems. Improvements are capitalized; the costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are expensed.

All capital assets are depreciated, except for land, land improvements, and construction-in-progress. Building improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method over the following useful lives:

<u>Description</u>	<u>Estimated Lives</u>
Buildings and Building Improvements	40 to 100 Years
Improvements Other than Buildings	40 Years
Machinery and Equipment	5 - 20 years
Water and Sewer Systems	6 - 40 years
Infrastructure	5 - 50 years

L. Interfund Receivables / Payables

On fund financial statements, receivables and payables resulting from short-term interfund loans or interfund services provided and used are classified as "Interfund Receivables/Payables." Interfund balances within governmental activities and within business-type activities are eliminated on the government-wide Statement of Net Position. The only interfund balances which remain on the government-wide Statement of Net Position are those between governmental and fiduciary activities. These amounts are reflected as "due to fiduciary funds."

M. Compensated Absences

The County provides compensated absences, including vacation, compensatory time, holiday, and sick leave, to eligible employees in accordance with established policies. A liability for compensated absences is recognized for leave that has not been used when the leave is attributable to services already rendered, accumulates, and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability is measured using employees' pay rates as of the financial statement date and includes salary-related payments that are directly and incrementally associated with the leave, as applicable. Leave that is more likely than not to be settled through conversion to defined benefit postemployment benefits is not included in the compensated absences liability.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Compensated Absences (Continued)

The compensated absences liability is reported in the government-wide financial statements and in the proprietary fund financial statements, as applicable. In governmental fund financial statements, compensated absences are recognized as expenditures to the extent they normally would be liquidated with expendable available financial resources.

N. Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities, and long-term obligations are reported on the government-wide financial statements. All payables, accrued liabilities, and long-term obligations payable from the enterprise funds are reported on the enterprise fund financial statements.

In general, governmental fund payables and accrued liabilities are recognized as fund liabilities when incurred. However, compensated absences and contractually required pension contributions that are paid from governmental funds are reported as liabilities on the fund financial statements only to the extent that they are due for payment during the current year or paid out within 60 days of year end. Loans and leases are recognized as liabilities on the fund financial statements when due.

O. Net Position

Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets net of accumulated depreciation, and reduced by the outstanding balances of any borrowings used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on its use either through constitutional provisions or enabling legislation adopted by the County, or through external restrictions imposed by grantors, creditors, or laws and/or regulations of other governments.

The County applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

P. Governmental Fund Balance

In the governmental fund financial statements, fund balances are classified as follows:

Nonspendable Fund Balance – Amounts that cannot be spent either because they are in a nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted Fund Balance – Amounts that can be spent only for specific purposes because of the County charter or code, state or federal laws, or externally imposed conditions by grantors or creditors.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Governmental Fund Balance (Continued)

Committed Fund Balance – Amounts that are established only for specific purposes, modified, or rescinded, as determined through formal action by the County Commissioners, by the approval of a resolution.

Assigned Fund Balance – Amounts that are designated by the Commissioners or management with intent to be used for specific purposes, but are neither restricted nor committed by approval of a resolution.

Unassigned Fund Balance – Amounts not included in other spendable classifications. The General Fund is the only fund that reports a positive unassigned fund balance amount. In accordance with County policy, included within unassigned fund balance are reserve amounts of \$35,383,534 for contingency and emergency conditions. These reserve amounts do not meet the definition of assigned in accordance with GASB 54 and are thus included within unassigned fund balance.

It is the County's policy to consider restricted fund balances to have been depleted before using any of the components of unrestricted fund balance. When the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Q. Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activities of the enterprise funds. For the County, these revenues are charges for services for the Department of Water and Wastewater and the Department of Solid Waste. Operating expenses are the necessary costs incurred to provide the service that is the primary activity of the fund. Revenues and expenses not meeting these definitions are reported as nonoperating.

R. Interfund Transactions

Transfers between governmental and business-type activities on the government-wide financial statements are reported in the same manner as general revenues.

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds and after nonoperating revenues/expenses in enterprise funds. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

S. Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 3 CASH AND SHORT-TERM INVESTMENTS

Deposits are maintained in a variety of financial institutions.

The County is authorized to invest unexpended revenues from taxation, bond sales, lawful receipts of funds from other governmental agencies, or any other funds properly received by it, until it determines the funds are needed for proper public purposes. The County's investment policy, in order to minimize credit and interest rate risk, allows it to invest in United States government bonds or evidence of indebtedness; or it can invest in federally insured banking institutions, which pledge United States Treasury bills, notes, or other obligations to secure such deposits, repurchase agreements, and collateralized certificates of deposit.

At June 30, 2025, Worcester County had deposits with financial institutions totaling \$27,949,699 (with a carrying value of \$26,135,644). The depository banks pledge collateral for specific accounts, which are held in the County's name. Deposits in financial institutions were fully insured or collateralized at June 30, 2025 and, therefore, have no custodial risk associated with them.

The County is a participant in the Maryland Local Government Investment Pool (MLGIP), which provides all local government units of the State a safe investment vehicle for the short-term investment of funds. The State Legislature created MLGIP with the passage of Article 95 §22G of the Annotated Code of Maryland. The MLGIP, under the administrative control of the State Treasurer, is managed by PNC Capital Advisors, LLC and custodied by PNC Bank, N.A. An MLGIP Advisory Committee of current participants was formed to review, on a semiannual basis, the activities of the Fund and to provide suggestions to enhance the Pool. The MLGIP is rated "AAAm" by Standard and Poor's. The fair value of the Pool is the same as the value of the Pool shares. At June 30, 2025, the County had investments of \$16,497,303 with the MLGIP, which are recorded at cost, which approximates fair value.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 3 CASH AND SHORT-TERM INVESTMENTS (CONTINUED)

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The County's exposure to credit risk on deposits is minimal, as all deposits are in the form of cash, fully insured by the FDIC, or collateralized by securities pledged in the County's name. The County minimizes its exposure to credit risk on investments by limiting its investments to U.S. Treasury obligations and the MLGIP. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The County's exposure to interest rate risk is minimal as of June 30, 2025, as its only investments within the primary government consisted of the MLGIP. The County's only other investments are within the Retiree Benefit Trust Fund.

The Worcester County Retiree Benefit Trust Fund is authorized to invest in securities in varying proportions when and for as long as, in the opinion of the Fund's Trustees, prevailing market and economic considerations indicate that it is in the best interest of the Fund to do so.

Investments in the Retiree Benefit Trust Fund by type and maturity at June 30, 2025, measured at fair value, were as follows:

Investment Type	Fair Value	<1 Year	1-5 Years	>5 Years	Rate
U.S. Treasury Obligations	14,848,224	3,939,684	6,137,177	4,771,363	0.50% - 4.625%
U.S. Government Agency Securities	6,513,405	492,501	1,390,980	4,629,924	1.875% - 5.00%
Taxable Fixed Income Funds	17,755,097	17,755,097	-	-	N/A
Corporate Bonds	3,958,722	273,894	1,706,870	1,977,958	1.125% - 6.20%
Equities	37,732,322	37,732,322	-	-	N/A
Total	<u>\$ 80,807,770</u>	<u>\$ 60,193,498</u>	<u>\$ 9,235,027</u>	<u>\$ 11,379,245</u>	

The County uses the fair value hierarchy established by GAAP to measure the fair value of its assets. The hierarchy is based on the valuation inputs used to measure the fair value of the assets and gives the highest priority to unadjusted, quoted market prices in active markets for identical assets (Level 1 measurements) and gives the lowest priority to unobservable inputs (Level 3 measurements). The levels of the fair value hierarchy are as follows: Level 1 inputs are quoted market prices in active markets for identical assets; Level 2 inputs are significant other observable inputs, such as quoted market prices for similar assets or identical assets in less active markets; and Level 3 inputs are significant unobservable inputs, such as pricing models.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 3 CASH AND SHORT-TERM INVESTMENTS (CONTINUED)

The County has the following recurring fair value measurements as of June 30, 2025:

- Amounts invested in MLGIP and money market funds are valued using quoted market prices (Level 1 inputs)
- Amounts invested in fixed income investments are comprised of securities priced by industry standard vendors, using significant observable inputs such as benchmark yields, reported trades, and broker/dealer quotes (Level 2 inputs), which are then allocated to position holders on a per unit basis
- Amounts invested in domestic and international equities are comprised of securities valued using quoted market prices (Level 1 inputs)

In addition, the County holds investments in guaranteed investment contracts. These investments are reported at amortized cost, which approximates fair value.

Reconciliation of cash and short-term investments as shown on the Statement of Net Position:

Petty Cash	\$ 12,175
Carrying Amount of Deposits	30,276,302
MLGIP	157,577,498
U.S. Treasury Obligations	14,848,224
U.S. Government Agency Securities	6,513,405
Taxable Fixed Income Funds	17,755,097
Corporate Bonds	3,958,722
Equity Securities	37,732,322
Investment Contracts	4,058,826
Less: Cash and Investments Recorded within Fiduciary Funds	<u>(100,751,945)</u>
Total	<u><u>\$ 171,980,626</u></u>

NOTE 4 INTERFUND BALANCES AND TRANSFERS

As a result of its operations, the County effects a variety of transactions between funds to finance operations, service debt, etc. Accordingly, to the extent that certain interfund transactions have not been paid or received as of June 30, 2025, appropriate "due from/to" other funds have been established.

Interfund transactions are classified as follows:

1. Transfers to support the operations of other funds are recorded as "Transfers in (out) to other funds" and classified as "other financing sources (uses)" in the fund statements. Transfers between governmental and proprietary funds are netted as part of the reconciliation of the government-wide financial statements. All payroll and some shared expenses, such as benefits, are paid out of the General Fund and then reimbursed from proprietary or other funds as applicable. Tax collections are receipted into the General Fund and reimbursed to other taxing agencies/funds monthly.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 4 INTERFUND BALANCES AND TRANSFERS (CONTINUED)

2. Loans between funds are classified as interfund loans receivable/payable or as advances to/from other funds in the fund statements. Interfund loans do not affect total equity, but advances to other funds are offset by a reservation of the fund equity. Loans and advances are netted as part of the reconciliation of the government-wide financial statements.

Interfund balances at June 30, 2025 consisted of the following individual fund receivables and payables:

	Due from Other Funds	Due to Other Funds
General Fund:		
Enterprise Funds:		
Department of Solid Waste (Shared Expenses)	\$ 120,226	\$ 92,999
Department of Water and Wastewater (Payroll and Shared Expenses)	11,809,282	19,246
Total Due from (to) Enterprise Funds	11,929,508	112,245
Other Funds:		
Capital Projects Fund (Reimbursement Between Funds)	-	23,450
Other Nonmajor Governmental Funds	-	7,172,589
Fiduciary Funds	48,560	166,331
Total Due from (to) Other Funds	48,560	7,362,370
Total General Fund Due from (to) Other Funds	11,978,068	7,474,615
Fiduciary Funds:		
General Fund	166,331	48,560
Other Governmental Funds:		
General Fund	7,172,589	-
Capital Projects Fund:		
General Fund	23,450	-
Solid Waste Fund:		
General Fund	92,999	120,226
Water and Wastewater Fund	41,678	10,634
Water and Wastewater Funds:		
General Fund	19,246	11,809,282
Solid Waste Fund	10,634	41,678
Total	<u>\$ 19,504,995</u>	<u>\$ 19,504,995</u>

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 4 INTERFUND BALANCES AND TRANSFERS (CONTINUED)

Interfund transfer activity for the year ended June 30, 2025 consisted of the following individual amounts:

	<u>Transfers In</u>	<u>Transfers Out</u>
General Fund:		
Capital Projects Fund	\$ -	\$ 12,344,560
Debt Service Fund	-	11,029,424
Casino Fund	1,643,193	-
Water and Wastewater Fund	-	3,474,050
Capital Projects Fund:		
General Fund	12,344,560	-
Debt Service Fund:		
General Fund	11,029,424	-
Other Governmental Funds:		
General Fund	-	1,643,193
Water and Wastewater Fund	3,474,050	-
Total	<u>\$ 28,491,227</u>	<u>\$ 28,491,227</u>

Interfund transfers are for the following purposes:

- Transfers from the General Fund to the Capital Projects Fund are for capital projects that are not funded by specific revenue sources or through bond funds.
- Interfund transfers from the General Fund to the Debt Service Fund are for bond payments.
- The interfund transfer from the Casino Fund to the General Fund is for the bond payment for the Worcester Technical High School bond.

NOTE 5 LEASE RECEIVABLES

The County's Wastewater Enterprise Fund has entered into various lease agreements to lease land near County owned water towers for antenna mounting sites. Monthly payments for these leases range from \$4,000 to \$2,208. The County uses its incremental borrowing rate to determine the initial value of the lease receivable and corresponding deferred inflow. The County has options to extend which typically are in five-year renewal increments up to 25 years. The County has considered the probability of exercising the lease renewal options in the initial calculation of the lease.

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 5 LEASE RECEIVABLES (CONTINUED)

The table below is a summary of activity for the County's lease receivables and corresponding deferred inflows during the year.

	Balance June 30, 2024	Additions	Reductions	Balance June 30, 2025
Business-Type Activities				
Lease Receivable	\$ 1,277,940	\$ -	\$ (10,893)	\$ 1,267,047
Deferred Inflows	(1,264,219)	-	46,850	(1,217,369)

For the year ended June 30, 2025, rental and interest income associated with lease receivables were \$22,886 and \$68,152, respectively.

NOTE 6 CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2025 was as follows:

	Balance June 30, 2024	Additions	Transfers and Reductions	Balance June 30, 2025
Primary Government:				
Governmental Activities:				
Nondepreciable Capital Assets:				
Land	\$ 15,419,481	\$ 1,695,071	\$ -	\$ 17,114,552
Construction-in-Progress	13,710,811	5,968,468	(11,771,036)	7,908,243
Total Nondepreciable Capital Assets	<u>29,130,292</u>	<u>7,663,539</u>	<u>(11,771,036)</u>	<u>25,022,795</u>
Depreciable Capital Assets:				
Building and Building Improvements	99,940,470	-	-	99,940,470
Improvements Other than Buildings	19,801,628	995,201	11,771,036	32,567,865
Machinery and Equipment	40,231,977	3,893,033	(198,875)	43,926,135
Infrastructure	113,972,601	2,134,050	-	116,106,651
Total Depreciable Capital Assets	<u>273,946,676</u>	<u>7,022,284</u>	<u>11,572,161</u>	<u>292,541,121</u>
Less Accumulated Depreciation for:				
Buildings and Building Improvements	(45,267,388)	(2,638,201)	-	(47,905,589)
Improvements Other than Buildings	(9,996,075)	(849,121)	-	(10,845,196)
Machinery and Equipment	(34,424,228)	(2,258,619)	198,875	(36,483,972)
Infrastructure	(108,114,069)	(564,898)	-	(108,678,967)
Total Accumulated Depreciation	<u>(197,801,760)</u>	<u>(6,310,839)</u>	<u>198,875</u>	<u>(203,913,724)</u>
Total Depreciable Capital Assets, Net	<u>76,144,916</u>	<u>711,445</u>	<u>11,771,036</u>	<u>88,627,397</u>
Right-to-Use Lease Assets:				
Ground	-	1,017,465	-	1,017,465
Total Right-to-Use Lease Assets	<u>-</u>	<u>1,017,465</u>	<u>-</u>	<u>1,017,465</u>
Less Accumulated Amortization:				
Ground	-	(162,780)	-	(162,780)
Total Accumulated Amortization	<u>-</u>	<u>(162,780)</u>	<u>-</u>	<u>(162,780)</u>
Total Right-to-Use Lease Assets, Net	<u>-</u>	<u>854,685</u>	<u>-</u>	<u>854,685</u>
Subscription Based Information Technology Arrangement Assets				
Subscription Based Information Technology Arrangement Assets	-	341,245		341,245
Less Accumulated Amortization:				
Subscription Based Information Technology Arrangement Assets	-	(46,386)		(46,386)
Total Subscription Based Information Technology Arrangement Assets, Net	<u>-</u>	<u>294,859</u>	<u>-</u>	<u>294,859</u>
Governmental Activities Capital Assets, Net	<u>\$ 105,275,208</u>	<u>\$ 9,524,528</u>	<u>\$ -</u>	<u>\$ 114,799,736</u>

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 6 CAPITAL ASSETS (CONTINUED)

Depreciation and amortization expense was charged to governmental functions as follows:

General Government	\$ 903,269
Public Safety	2,762,085
Public Works	1,210,702
Health and Hospitals	476,321
Libraries, Recreation, and Culture	1,085,595
Economic Development	82,034
Total Depreciation/Amortization Expense	<u>\$ 6,520,006</u>

Capital asset activity for the enterprise funds for the year ended June 30, 2025 was as follows:

	Balance June 30, 2024	Additions	Transfers and Reductions	Balance June 30, 2025
Business-Type Activities:				
Nondepreciable Capital Assets:				
Land	\$ 1,341,872	\$ -	\$ -	\$ 1,341,872
Construction-in-Progress	626,558	586,519	(225,832)	987,245
Total Nondepreciable Capital Assets	1,968,430	586,519	(225,832)	2,329,117
Depreciable Capital Assets:				
Buildings and Building Improvements	429,570	180,086	-	609,656
Improvements Other than Buildings	42,169,109	-	-	42,169,109
Machinery and Equipment	15,161,285	1,166,069	-	16,327,354
Water and Sewer Systems	120,240,620	1,863,927	-	122,104,547
Total Depreciable Capital Assets	178,000,584	3,210,082	-	181,210,666
Less Accumulated Depreciation for:				
Buildings and Building Improvements	(357,592)	(12,922)	-	(370,514)
Improvements Other than Buildings	(34,620,310)	(1,552,883)	-	(36,173,193)
Machinery and Equipment	(9,182,997)	(1,375,524)	-	(10,558,521)
Water and Sewer Systems	(60,895,319)	(3,470,240)	-	(64,365,559)
Total Accumulated Depreciation	(105,056,218)	(6,411,569)	-	(111,467,787)
Total Depreciable Capital Assets, Net	72,944,366	(3,201,487)	-	69,742,879
Business-Type Activities Capital Assets, Net	<u>\$ 74,912,796</u>	<u>\$ (2,614,968)</u>	<u>\$ (225,832)</u>	<u>\$ 72,071,996</u>

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 LONG-TERM OBLIGATIONS

Changes in the County's long-term obligations for the year ended June 30, 2025 were as follows:

	Balance at June 30, 2024	Additions/ Transfers	Reductions/ Transfers	Balance at June 30, 2025	Amount Due in One Year
Governmental Activities:					
General Obligation Bonds:					
Consolidated Public Improvement Bonds, 2013 Series; Interest at 2.5% to 3.4%; Due Semiannually to 2033	\$ 3,155,000	\$ -	\$ (305,000)	\$ 2,850,000	\$ 315,000
Consolidated Public Improvement Bonds, 2014 Series; Interest at 3.25% to 5%; Due Semiannually to 2029	17,155,000	-	(3,125,000)	14,030,000	3,280,000
Consolidated Public Improvement Bonds, 2015 Series A; Interest at 3% to 5%; Due Semiannually to 2030	5,055,563	-	(632,960)	4,422,603	665,419
Consolidated Public Improvement Bonds, 2019 Series; Interest at 3% to 5%; Due Semiannually to 2034	27,270,000	-	(1,930,000)	25,340,000	2,025,000
Consolidated Public Improvement Bonds, 2022 Series; Interest at 3.625% to 5%; Due Semiannually to 2037	21,280,000	-	(1,080,000)	20,200,000	1,135,000
Deferred Bond Premium, Net	7,388,384	-	(830,506)	6,557,878	830,506
Leases Payable	-	1,017,465	(138,091)	879,374	189,159
Subscriptions Payable	-	341,245	(34,330)	306,915	66,393
Financed Purchases Payable	344,072	-	(51,351)	292,721	72,841
Total	81,648,019	1,358,710	(8,127,238)	74,879,491	8,579,318
Compensated Absences*	5,814,603	756,023	-	6,570,626	4,168,422
Total Governmental Activities	<u>\$ 87,462,622</u>	<u>\$ 2,114,733</u>	<u>\$ (8,127,238)</u>	<u>\$ 81,450,117</u>	<u>\$ 12,747,740</u>

*Balance of Compensated Absences at June 30, 2024 reported is shown as restated, see Note 18.

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

	Balance at June 30, 2024	Additions/ Transfers	Reductions/ Transfers	Balance at June 30, 2025	Amount Due in One Year
Business-Type Activities:					
Estimated Landfill Closure Costs*	\$ 21,108,030	\$ 538,677	\$ -	\$ 21,646,707	\$ 21,646,707
General Obligation Bonds:					
Snug Harbor Water Quality Loan Agreement, 2007; Interest at 0.4%; Due Semiannually to 2026	56,997	-	(32,140)	24,857	24,857
MDE Drinking Water Bond; Interest at 1.1%; Due Semiannually to 2029	103,826	-	(20,313)	83,513	20,537
Mystic Harbour USDA Note Payable, 2012; Interest at 2%; Due Quarterly to 2052	3,940,880	-	(106,083)	3,834,797	108,225
Mystic Harbour USDA Note Payable, 2014; Interest at 2.5%; Due Quarterly to 2053	2,329,303	-	(53,957)	2,275,346	55,323
Mystic Harbour USDA Note Payable, 2016; Interest at 2.25%; Due Quarterly to 2056	216,199	-	(4,668)	211,531	4,774
Mystic Harbour USDA Note Payable, 2018; Interest at 2.75%; Due Quarterly to 2058	2,220,495	-	(40,588)	2,179,907	41,715
Consolidated Public Improvement Bonds, 2014 Series; Interest at 2% to 5%; Due Semiannually to 2029	2,120,000	-	(385,000)	1,735,000	405,000
Consolidated Public Improvement Refunding Bonds, 2015 Series B; Interest at 2.125% to 4%; Due Semiannually to 2026	475,000	-	(210,000)	265,000	215,000
Consolidated Public Improvement Bonds, 2015 Series A; interest at 3% to 5%; Due Semiannually to 2030	1,879,436	-	(237,040)	1,642,396	249,581
Consolidated Public Improvement Bonds, 2019 Series; Interest at 3% to 5%; Due Semiannually to 2034	4,555,000	-	(315,000)	4,240,000	340,000
Mystic Harbour USDA Note Payable, 2020; Interest at 1.50%; Due Quarterly to 2060	158,004	-	(3,316)	154,688	3,366
MDE Water Quality Bond; interest at 0.40%; Due Semiannually to 2051	925,008	-	(33,307)	891,701	33,440
Consolidated Public Improvement Bonds, 2022 Series; Interest at 3.625% to 5%; Due Semiannually to 2037	4,070,000	-	(205,000)	3,865,000	215,000
Deferred Bond Premium, Net	1,299,637	-	(151,883)	1,147,754	151,883
Financed Purchases Payable	3,500,123	551,450	(672,293)	3,379,280	972,729
Total	48,957,938	1,090,127	(2,470,588)	47,577,477	24,488,137
Compensated Absences*	908,551	-	(20,094)	888,457	506,160
Total Business-Type Activities	<u>\$ 49,866,489</u>	<u>\$ 1,090,127</u>	<u>\$ (2,490,682)</u>	<u>\$ 48,465,934</u>	<u>\$ 24,994,297</u>

*Balance of Compensated Absences and Estimated Landfill Closure Costs at June 30, 2024 reported is shown as restated, see Note 18.

In October 2006, the County entered into an agreement with the Maryland Department of the Environment's State Revolving Loan Fund to finance water quality capital projects totaling \$584,186 with an interest rate of 0.4% and administrative charges of 5% to be repaid over the next 19 years. The loan was used to fund the Snug Harbor sewer extension.

In September 2008, the County entered into an agreement with the Maryland Department of the Environment's State Revolving Loan Fund to finance a portion of a drinking water capital project totaling \$653,000 with an interest rate of 1.1% and administrative charges of 5% to be repaid over the next 19 years. The loan was used to fund the construction of the Newark water tower.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

In June 2011, the County acquired the debt of the previous Worcester County Liquor Control Board. This included two mortgages payable, which are secured by real estate. In February 2017, the County paid off one of the mortgages, which was secured by the Department of Liquor Control's retail store located in Pocomoke City, Maryland. The remaining mortgage was assumed by the County's governmental funds as part of the transfer of the Department of Liquor Control's warehouse in Snow Hill, Maryland to the General Fund.

In July 2012, the County entered into an agreement with the United States Department of Agriculture Rural Development to finance a portion of a wastewater treatment plant project totaling \$5,062,000 with an interest rate of 2.0% to be repaid over the next five years. The maturity date was converted to over 40 years in June 2013. In November 2013, the County obtained additional funding for this project in the amount of \$2,822,000 with an interest rate of 2.5% to be repaid over the following 40 years. In June 2016, the County obtained additional funding for this project in the amount of \$250,000 with an interest rate of 2.25% to be repaid over the following 40 years. These loans were used to fund the Mystic Harbour wastewater treatment plant upgrades.

In January 2013, the County issued \$13,105,000 in Consolidated General Obligation Refunding Bonds, 2013 Series, with an average interest rate of 3.6% and maturing in 2020 and 2033. Proceeds of \$8,510,000 were used to refund the 2002 and 2004 Series bonds and \$4,595,000 was used to fund the Correctional Officers' Retirement System pension plan. The Consolidated additional proceeds were placed in escrow for the purpose of generating resources for all future debt service payments on \$8,900,000 of the refunded general obligation bonds. As a result, the associated liability has been removed. A net interest savings of \$2,441,745 will be achieved over the life of the bond.

In October 2013, the County issued \$48,300,000 in Consolidated Public Improvement Bonds, 2014 Series, with an average interest rate of 2.5% and maturing in 2029. Proceeds of \$43,000,000 were used to fund the renovation of the Snow Hill High School. The remaining \$5,300,000 was used to finance various wastewater treatment plant upgrades for the Ocean Pines service area.

In June 2015, the County issued \$12,015,000 in Consolidated Public Improvement Bonds, 2015 Series A, with an average interest rate of 3.8% and maturing in 2030. Proceeds of \$5,400,000 were used to finance the 800 MHz Emergency Services radio system upgrades; \$3,360,000 was used to finance portions of the Berlin Rubblefill cap and closure project; \$2,035,000 will be used to finance portions of the Central Landfill cell five construction project; and \$1,220,000 was used to finance the Mystic Harbour water system interconnection project and water tower painting.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

In June 2015, the County issued \$26,950,000 in Consolidated Public Improvement Refunding Bonds, 2015 Series B, with an average interest rate of 4% and maturing in 2026. Proceeds were used to refund portions of the 2007 and 2008 Series bonds and pay off the loan used to fund the Ocean Pines fire protection system project. The net proceeds of \$27,760,663 (after underwriting fees and other issuance costs) were deposited in a trust fund with an escrow agent and used to purchase U.S. government securities for the purpose of generating resources for all future debt service payments on \$25,300,000 of the refunded general obligation bonds. As a result, this portion of the refunded general obligation bonds is considered defeased and the associated liability has been removed. The advance refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$2,460,663. A net interest savings of \$1,187,255 will be achieved over the life of the bond.

In March 2018, the County entered into an agreement with the United States Department of Agriculture Rural Development to finance the Mystic Harbour Effluent Disposal and Reuse Facilities totaling \$2,450,000 with an interest rate of 2.75% and maturing in 2058. In July 2020, the County obtained additional funding for this project in the amount of \$170,000 with an interest rate of 1.5% and maturing in 2060.

In April 2019, the County issued \$39,765,000 in Consolidated Public Improvement Bonds, 2019 Series, with an average interest rate of 4% and maturing in 2034. Proceeds of the bond will be used to construct, install and equip a new Showell Elementary School facility, new turf athletic field and track at Stephen Decatur High School, the Central Landfill Site Cell No. 5 construction project, and various water and wastewater infrastructure projects in the Ocean Pines and Riddle Farm Sanitary Service Areas.

In November 2020, the County entered into an agreement with the Maryland Department of the Environment's State Revolving Loan Fund to finance water quality capital projects totaling \$1,046,771 with an interest rate of 0.4% and administrative charges of 5% to be repaid over 30 years. The loan was used to fund the Newark spray irrigation project.

In November 2022, the County issued \$26,365,000 in Consolidated Public Improvement Bonds, 2022 series, with an average interest rate of 4.614% and maturing in 2037. Proceeds of the bond will be used to construct, install and equip an addition to Stephen Decatur Middle School, various jail and public safety facility improvements, and various water and wastewater infrastructure projects in the Ocean Pines Sanitary Service Area.

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

The following is a summary of the County's future annual debt service requirements on long-term obligations (excluding landfill closure costs and financed purchase obligations, which are reported separately):

<u>Year Ending June 30,</u>	<u>Government Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 7,420,419	\$ 2,834,815	\$ 10,255,234
2027	7,791,936	2,527,438	10,319,374
2028	8,135,338	2,207,669	10,343,007
2029	8,495,625	1,872,273	10,367,898
2030	4,989,970	1,516,840	6,506,810
2031-2035	24,164,315	2,752,490	26,916,805
2036-2040	5,845,000	342,625	6,187,625
Total	<u>\$ 66,842,603</u>	<u>\$ 14,054,150</u>	<u>\$ 80,896,753</u>

<u>Year Ending June 30,</u>	<u>Business-Type Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 1,716,818	\$ 564,162	\$ 2,280,980
2027	1,590,707	503,549	2,094,256
2028	1,602,523	445,811	2,048,334
2029	1,672,896	386,667	2,059,563
2030	1,237,721	-	1,237,721
2031-2035	5,629,302	-	5,629,302
2036-2040	2,693,197	-	2,693,197
2041-2045	1,751,776	-	1,751,776
2046-2050	1,946,338	-	1,946,338
2051-2055	1,258,681	-	1,258,681
2056-2060	302,770	-	302,770
2061-2065	1,007	-	1,007
Total	<u>\$ 21,403,736</u>	<u>\$ 1,900,189</u>	<u>\$ 23,303,925</u>

The County has entered into financed purchase agreements for the acquisition of various equipment, whereby ownership is transferred to the County at the end of the payment term. Accordingly, the present value of future minimum financed purchase payments and the related assets have been recorded in the appropriate fund.

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

The assets acquired through financed purchase agreements are as follows:

Business-Type Activities

Equipment	\$ 5,471,154
Less: Accumulated Depreciation	(586,525)
Total	<u>\$ 4,884,629</u>

Governmental Activities:

Equipment	\$ 355,860
Less: Accumulated Depreciation	(13,191)
Total	<u>\$ 342,669</u>

The following is a summary of the future minimum payments on the financed purchases:

<u>Year Ending June 30,</u>	<u>Business-Type Activities</u>
2026	\$ 1,130,039
2027	1,090,729
2028	876,677
2029	627,066
2030	43,667
Total	3,768,178
Less: Amount Representing Interest	(388,898)
Present Value of Future Minimum Financed Purchase Payments	<u>\$ 3,379,280</u>

<u>Year Ending June 30,</u>	<u>Governmental Activities</u>
2026	\$ 72,841
2027	72,841
2028	72,841
2029	126,935
2030	-
Total	345,458
Less: Amount Representing Interest	(52,737)
Present Value of Future Minimum Financed Purchase Payments	<u>\$ 292,721</u>

Leases Payable

The County leases copiers, buildings, and equipment under long-term, noncancelable lease agreements. The leases expire at various dates through 2032 and provide for renewal options of up to 5 years.

The right-to-use lease assets and the related accumulated amortization are detailed in Note 6.

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Principal and interest requirements to maturity under lease agreements are as follows:

Year Ending June 30,	Governmental Activities		Total
	Principal	Interest	
2026	\$ 189,159	\$ 12,590	\$ 201,749
2027	164,217	8,159	172,376
2028	156,578	5,106	161,684
2029	143,671	2,351	146,022
2030	91,146	602	91,748
2031 - 2035	134,603	181	134,784
Totals	<u>\$ 879,374</u>	<u>\$ 28,989</u>	<u>\$ 908,363</u>

Subscription-Based Information Technology Arrangements

The County has entered into subscription based-information technology arrangements (SBITAs) for cloud storage and security software. The SBITA arrangements expire at July 1, 2034 and December 31, 2026, respectively, and provide for renewal options.

As of June 30, 2025, SBITA assets and the related accumulated amortization totaled \$341,245 and \$46,386, respectively.

The future subscription payments under SBITA agreements are as follows:

Year Ending June 30,	Governmental Activities		Total
	Principal	Interest	
2026	\$ 66,393	\$ 13,112	\$ 79,505
2027	70,575	9,866	80,441
2028	17,400	7,914	25,314
2029	19,420	6,906	26,326
2030	21,593	5,786	27,379
2031 - 2035	111,534	9,379	120,913
Totals	<u>\$ 306,915</u>	<u>\$ 52,963</u>	<u>\$ 359,878</u>

Funds Used for Debt Service and Liquidation of Compensated Absences

Payments on bonds and notes payable that pertain to the County's governmental activities are made by the Debt Service Fund via transfers from the General Fund. Payments on bonds and notes payable that pertain to the County's business-type activities are made by the fund in which the liability exists. The compensated absences liability attributable to the governmental activities will be liquidated by the County's General Fund. The compensated absences liability attributable to business-type activities will be liquidated by the fund in which the liability exists.

Under provisions of Article 41, Section 266A through 266I of the Annotated Code of Maryland, the County has participated in Industrial Revenue Bonds for various projects within the County. Neither the bonds, nor the interest thereon, constitute an indebtedness or contingent liability of the County and, accordingly, they are not included in the governmental funds.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS

The County maintains or participates in certain retirement plans which provide benefits to its employees. The various plans and plan participants are outlined below:

<u>Employees</u>	<u>Plan</u>
Board of Education	Maryland State Retirement and Pension System
Library	Maryland State Retirement and Pension System
Worcester County:	
Sheriff's Office	Maryland State Retirement and Pension System
Correctional Officers	Maryland State Retirement and Pension System
Board of Elections	Maryland State Retirement and Pension System
County Employees and Appointed Officers	Maryland State Retirement and Pension System
Elected Officials	Maryland State Retirement and Pension System
Certain Former Sanitary Commission	
Employees	Worcester County Supplemental Pension Plan

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)

Maryland State Retirement and Pension System

Organization

The State Retirement Agency (the Agency) is the administrator of the Maryland State Retirement and Pension System (the System). The System was established by the State Personnel and Pensions Article of the Annotated Code of Maryland to provide retirement allowances and other benefits to State employees, teachers, police, judges, legislators, and employees of participating governmental units. Responsibility for the System's administration and operation is vested in a 15-member Board of Trustees. The System is made up of two cost-sharing employer pools: the "State Pool" and the "Municipal Pool." The State Pool consists of State agencies, boards of education, community colleges, and libraries. The Municipal Pool consists of the participating governmental units that elected to join the System. Neither pool shares in each other's actuarial liabilities, thus participating governmental units that elect to join the System (the "Municipal Pool") share in the liabilities of the Municipal Pool only. The State Retirement Agency issues a publicly available financial report that includes financial statements and required supplementary information for the System. That report may be obtained by writing to the State Retirement and Pension System of Maryland, 120 E. Baltimore Street, Suite 1660, Baltimore, Maryland 21202-1600 or on-line at www.sra.maryland.gov.

The System is comprised of the Teachers' Retirement and Pension Systems, Employees' Retirement and Pension Systems, State Police Retirement System, Judges' Retirement System, and the Law Enforcement Officers' Pension System (LEOPS).

The employees participating in each plan are as follows:

<u>Employees</u>	<u>Plan</u>
Board of Education – Regular Employees	Employees' System
Board of Education – Teachers	Teachers' System
Library	Teachers' System
Worcester County:	
Sheriff's Office	LEOPS
Correctional Officers	Correctional Officers' Retirement System
Board of Elections	Employees' System
County Employees and Appointed Officers	Employees' System
Elected Officials	Employees' System

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)

Maryland State Retirement and Pension System (Continued)

The System is a cost-sharing multiple-employer defined benefit pension plan.

Basis of Accounting

The System's financial statements are prepared on the accrual basis of accounting in accordance with GAAP. For purposes of measuring net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the System and additions to and deductions from the System's fiduciary net position have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

Covered Members

Teachers' Retirement and Pension Systems

The Teachers' Retirement System was established on August 1, 1927, to provide retirement allowances and other benefits to teachers in the State. Effective January 1, 1980, the Teachers' Retirement System was closed to new members and the Teachers' Pension System was established. As a result, teachers hired after December 31, 1979, became members of the Teachers' Pension System as a condition of employment. On or after January 1, 2005, an individual who is a member of the Teachers' Retirement System may not transfer membership to the Teachers' Pension System.

Employees' Retirement and Pension Systems

On October 1, 1941, the Employees' Retirement System was established to provide retirement allowances and other benefits to State employees, elected and appointed officials, and the employees of participating governmental units. Effective January 1, 1980, the Employees' Retirement System was essentially closed to new members and the Employees' Pension system was established. As a result, State employees (other than correctional officers) and employees of participating governmental units hired after December 31, 1979, became members of the Employees' Pension System as a condition of employment, while all State correctional officers and members of the Maryland General Assembly continue to be enrolled as members of the Employees' Retirement System. On or after January 1, 2005, an individual who is a member of the Employees' Retirement System may not transfer membership to the Employees' Pension System.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)

Maryland State Retirement and Pension System (Continued)

Covered Members (Continued)

The Law Enforcement Officers' Pension System (LEOPS)

The Law Enforcement Officers' Pension System (LEOPS) was established on July 2, 1990, to provide retirement allowances and other benefits for certain State and local law enforcement officers. This System includes both retirement plan and pension plan provisions which are applicable to separate portions of this System's membership. The retirement plan provisions are only applicable to those members who, on the date they elected to participate in LEOPS, were members of the Employees' Retirement System. This System's pension plan provisions are applicable to all other participating law enforcement officers.

Summary of Significant Plan Provisions

All plan benefits are specified by the State Personnel and Pensions Article of the Annotated Code of Maryland. For all individuals who are members of the Employees', Teachers', Correctional Officers', or State Police Retirement System on or before June 30, 2011, retirement allowances are computed using both the highest three years' Average Final Compensation (AFC) and the actual number of years of accumulated creditable service. For individuals who become members of the State Police Retirement System or the Correctional Officers' Retirement System on or after July 1, 2011, retirement allowances are computed using both the highest five years' AFC and the actual number of years of accumulated creditable service. For all individuals who are members of the pension systems of the State Retirement and Pension System on or before June 30, 2011, pension allowances are computed using both the highest three consecutive years' AFC and the actual number of years of accumulated creditable service. For any individual who becomes a member of one of the pension systems on or after July 1, 2011, pension allowances are computed using both the highest five consecutive year's AFC and the actual number of years of accumulated creditable service. Various retirement options are available under each system which ultimately determines how a retiree's benefit allowance will be computed. Some of these options require actuarial reductions based on the retiree's and/or designated beneficiary's attained age and similar actuarial factors.

Beginning July 1, 2011, the member contribution rate was increased for members of the Teachers' Pension System and Employees' Pension System from 5% to 7%. The contribution rate changed from 4% to 6% in fiscal year 2012 and 7% in fiscal year 2013 and beyond for members of the Law Enforcement Officers' Pension System.

In addition, the benefit attributable to service on or after July 1, 2011 in many of the pension systems now will be subject to different cost-of-living adjustments (COLA) that is based on the increase in the Consumer Price Index (CPI) and capped at 2.5% or 1.0% based on whether the fair value investment return for the preceding calendar year was higher or lower than the investment return assumption used in the valuation (currently 6.80%).

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)

Maryland State Retirement and Pension System (Continued)

Summary of Significant Plan Provisions (Continued)

A brief summary of the retirement eligibility requirements of and the benefits available under the various systems in effect during fiscal year 2024 are as follows:

Service Retirement Allowances

A member of either the Teachers' or Employees' Retirement System is generally eligible for full retirement benefits upon the earlier of attaining age 60 or accumulating 30 years of creditable service regardless of age. The annual retirement allowance equals $\frac{1}{55}$ (1.81%) of the member's AFC multiplied by the number of years of accumulated creditable service.

An individual who is a member of either the Teachers' or Employees' Pension System on or before June 30, 2011, is eligible for full retirement benefits upon the earlier of attaining age 62, with specified years of eligibility service, or accumulating 30 years of eligibility service regardless of age. An individual who becomes a member of either the Teachers' or Employees' Pension System on or after July 1, 2011, is eligible for full retirement benefits if the member's combined age and eligibility service equals at least 90 years, or if the member is at least age 65 and has accrued at least 10 years of eligibility service.

For most individuals who retired from either the Teachers' or Employees' Pension System on or before June 30, 2006, the annual pension allowance equals 1.2% of the member's AFC, multiplied by the number of years of creditable service accumulated prior to July 1, 1998, plus 1.4% of the member's AFC, multiplied by the number of years of creditable service accumulated subsequent to June 30, 1998. With certain exceptions, for individuals who are members of the Teachers' or Employees' Pension System on or after July 1, 2006, the annual pension allowance equals 1.2% of the member's AFC, multiplied by the number of years of creditable service accumulated prior to July 1, 1998, plus 1.8% of the member's AFC, multiplied by the number of years of creditable service accumulated subsequent to June 30, 1998. Beginning July 1, 2011, any new member of the Teachers' or Employees' Pension System shall earn an annual pension allowance equal to 1.5% of the member's AFC multiplied by the number of years of creditable service accumulated as a member of the Teachers' or Employee's Pension System.

A member of the Law Enforcement Officers' Pension System is eligible for full retirement benefits upon the earlier of attaining age 50 or accumulating 25 years of eligibility service regardless of age. The annual retirement allowance for a member who is covered under the retirement plan provisions equals $\frac{1}{50}$ (2.0%) of the member's AFC multiplied by the number of years of accumulated creditable service up to 30 years, plus $\frac{1}{100}$ (1.0%) of the member's AFC multiplied by the number of years of accumulated creditable service in excess of 30 years. For members subject to the pension provisions, full-service pension allowances equal 2.0% of AFC up to a maximum benefit of 60% (30 years of credit).

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)

Maryland State Retirement and Pension System (Continued)

Summary of Significant Plan Provisions (Continued)

Exceptions to these benefit formulas apply to members of the Employees' Pension System, who are employed by a participating governmental unit that does not provide the 1998 or 2006 enhanced pension benefits or the 2011 reformed pension benefits. The pension allowance for these members equals 0.8% of the member's AFC up to the social security integration level (SSIL), plus 1.5% of the member's AFC in excess of the SSIL, multiplied by the number of years of accumulated creditable service. For the purpose of computing pension allowances, the SSIL is the average of the social security wage bases for the past 35 calendar years ending with the year the retiree separated from service. An individual who is a member of the State Police Retirement System on or before June 30, 2011, is eligible for full retirement benefits upon the earlier of attaining age 50 or accumulating 22 years of eligibility service regardless of age. An individual who becomes a member of the State Police Retirement System on or after July 1, 2011 is eligible for full retirement benefits upon the earlier of attaining age 50 or accumulating 25 years of eligibility service regardless of age. The annual retirement allowance equals 2.55% of the member's AFC multiplied by the number of years of accumulated creditable service and may not exceed 71.4% of the member's AFC.

Vested Allowances

Any individual who is a member of the State Retirement and Pension System on or before June 30, 2011 (other than a judge or a legislator), and who terminates employment before attaining retirement age but after accumulating five years of eligibility service is eligible for a vested retirement allowance. Any individual who joins the State Retirement and Pension System on or after July 1, 2011 (other than a judge or a legislator), and who terminates employment before attaining retirement age but after accumulating 10 years of eligibility service is eligible for a vested retirement allowance. A member, who terminates employment prior to attaining retirement age and before vesting, receives a refund of all member contributions and interest.

Early Service Retirement

A member of either the Teachers' or Employees' Retirement System may retire with reduced benefits after completing 25 years of eligibility service. Benefits are reduced by 0.5% per month for each month remaining until the retiree either attains age 60 or would have accumulated 30 years of creditable service, whichever is less. The maximum reduction for a Teachers' or Employees' Retirement System member is 30%.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)

Maryland State Retirement and Pension System (Continued)

Summary of Significant Plan Provisions (Continued)

An individual who is a member of either the Teachers' or Employees' Pension System on or before June 30, 2011, may retire with reduced benefits upon attaining age 55 with at least 15 years of eligibility service. Benefits are reduced by 0.5% per month for each month remaining until the retiree attains age 62. The maximum reduction for these members of the Teachers' or Employees' Pension System is 42%. An individual who becomes a member of either the Teachers' or Employees' Pension System on or after July 1, 2011, may retire with reduced benefits upon attaining age 60 with at least 15 years of eligibility service. Benefits are reduced by 0.5% per month for each month remaining until the retiree attains age 65. The maximum reduction for these members of the Teachers' or Employees' Pension System is 30%.

Members of the State Police, Judges', Law Enforcement Officers', and Local Fire and Police Systems are not eligible for early service benefits.

Disability and Death Benefits

Generally, a member covered under retirement plan provisions who is permanently disabled after five years of service receives a service allowance based on a minimum percentage (usually 25%) of the member's AFC. A member covered under pension plan provisions who is permanently disabled after accumulating five years of eligibility service receives a service allowance computed as if service had continued with no change in salary until the retiree attained age 62. A member (other than a member of the Maryland General Assembly or a judge, both of which are ineligible for accidental disability benefits) who is permanently and totally disabled as the result of an accident occurring in the line of duty receives 2/3 (66.7%) of the member's AFC plus an annuity based on all member contributions and interest. Death benefits are equal to a member's annual salary as of the date of death plus all member contributions and interest.

Adjusted Retirement Allowances

Retirement and pension allowances are increased annually to provide for changes in the cost of living according to prescribed formulae. Such adjustments for retirees are based on the annual change in the CPI. For the Teachers' and Employees' Retirement Systems (TRS/ERS) the method by which the annual COLAs are computed depends upon elections made by members who were active on July 1, 1984 (or within 90 days of returning to service, for members who were inactive on July 1, 1984) enabling the member to receive either an unlimited COLA, a COLA limited to 5%, or a two-part combination COLA depending upon the COLA election made by the member.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)

Maryland State Retirement and Pension System (Continued)

Summary of Significant Plan Provisions (Continued)

Members of the Law Enforcement Officers' Pension System (LEOPS) are eligible to participate in a Deferred Retirement Option Program (DROP). For members who enter the DROP on or after July 1, 2011, the member is deemed retired and the retirement allowance is placed in an account earning 4% interest per year, compounded annually. At the end of the DROP period, the lump sum held in the DROP account is paid to the retiree. The LEOPS members must end employment and fully retire at the end of the DROP period. The maximum period of participation is 5 years for LEOPS.

For Correctional Officers' Retirement System retirees, prior to July 1, 2011, unlimited compounded COLAs are effective July 1 and are applied to all benefits which have been in payment for one year. With certain exceptions, effective July 1, 1998, for Teachers', Employees', and LEOPS retirees, the adjustment is capped at a maximum 3% compounded and is applied to all benefits which have been in payment for one year. The annual increases to pension allowances for Employees' Pension System retirees who were employed by a participating governmental unit that does not provide enhanced pension benefits are limited to 3% of the initial allowance.

However, beginning July 1, 2011, for benefits attributable to service earned on or after July 1, 2011, in all of the systems except the judges' and legislators' systems, the adjustment is capped at the lesser of 2.5% or the increase in CPI if the most recent calendar year fair value rate of return was greater than or equal to the assumed rate. The adjustment is capped at the lesser of 1% or the increase in CPI if the fair value return was less than the assumed rate of return. In years in which COLAs would be less than zero due to a decline in the CPI, retirement allowances will not be adjusted. COLAs in succeeding years are adjusted until the difference between the negative COLA that would have applied and the zero COLA is fully recovered.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)**Maryland State Retirement and Pension System (Continued)**Actuarial Assumptions

The total pension liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial	Entry Age Normal
Amortization Method	Level percent closed
Remaining Amortization Period	25-year closed amortization period ending June 30, 2039 (15 years remaining); 10-25 year layers for UAAL after July 1, 2023
Asset Valuation Method	Five-year smoothed market (max. 120% and min. 80% of the market value)
Inflation	2.50% price; 3.00% wage
Salary Increases	3.00% to 22.50%
Investment Rate of Return	6.80%
Retirement Age	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2024 valuation pursuant to the 2024 Experience Study for the period July 1, 2018 to July 30, 2023.
Mortality	Various versions of the Pub-2010 Mortality Tables with projected generational mortality improvements based on the MP-2021 fully generational mortality improvement scale.

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 PENSION PLANS (CONTINUED)**Maryland State Retirement and Pension System (Continued)**Investments

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return were adopted by the Board of Trustees after considering input from the System's investment consultant(s) and actuary(s). For each major asset class that is included in the System's target asset allocation as of June 30, 2024, these best estimates are summarized in the following table:

Asset Class	Target Allocation Percent	Long-Term Expected Real Rate of Return Percent
Public Equity	34 %	6.9 %
Private Equity	16	8.6
Rate Sensitive	20	2.6
Credit Opportunity	9	5.6
Real Assets	15	5.4
Absolute Return	6	4.4
Total	<u>100 %</u>	

The above was the Board of Trustees adopted asset allocation policy and best estimate of geometric real rates of return for each major asset class as of June 30, 2024.

For the year ended June 30, 2024, the annual money-weighted rate of return on pension plan investments, net of the pension plan investment expense, was 3.11%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Discount Rate

A single discount rate of 6.80% was used to measure the total pension liability. This single discount rate was based on the expected rate of return on pension plan investments of 6.80%. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)**Maryland State Retirement and Pension System (Continued)**Sensitivity of the Net Pension Liability

Regarding the sensitivity of the net pension liability to changes in the single discount rate, the following presents the plan's net pension liability, calculated using a single discount rate of 6.80%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is 1- percentage-point lower or 1-percentage-point higher:

<u>System</u>	<u>1% Decrease (5.80%)</u>	<u>Discount Rate (6.80%)</u>	<u>1% Increase (7.80%)</u>
County	\$ 71,682,263	\$ 49,322,228	\$ 30,683,633
Board of Education	10,614,839	7,303,730	4,543,688

Teachers' and Employees' Retirement and Pension SystemsEmployer Contributions:

In accordance with Maryland Senate Bill 1301, *Budget Reconciliation and Financing Act of 2012*, the Board of Education (BOE) is required to pay 100% of the normal cost portion of the total pension cost for teachers. The normal cost is the portion of the total retirement benefit cost that is allocated to the current year of the employee's service. The related payment for the fiscal year ending June 30, 2025, was \$3,641,601. In addition, the State of Maryland contributed \$8,109,244 on behalf of the BOE. The BOE has recognized the State on-behalf payments as both a revenue and expense.

During fiscal year 2025, the BOE reported expense of \$798,304 related to the Employees' Systems in the fund financial statements. This amount was paid directly by the County and the Board has recognized the County on-behalf payments as both a revenue and expense.

Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

Because the State of Maryland pays the unfunded liability for the Teachers' Systems on behalf of the BOE and Library, and the BOE pays the normal cost for the Teachers' Systems, the BOE and Library are not required to record their respective shares of the unfunded pension liability for the Teachers' Systems – the State of Maryland is required to record that liability. The BOE is required to record a liability for the Employees' Systems.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)**Maryland State Retirement and Pension System (Continued)****Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions (Continued)**

At June 30, 2025, the BOE reported a liability for its proportionate share of the net pension liability that reflected a reduction for State pension support provided to the BOE. The amount recognized by the BOE as its proportionate share of the net pension liability, the related State support, and the total portion of the net pension liability that was associated with the BOE were as follows:

BOE's Proportionate Share of the Net Pension Liability (Employees' Systems)	\$ 7,303,730
State's Proportionate Share of the Net Pension Liability (Teachers' Systems)	49,322,228
Total	<u>\$ 68,210,952</u>

The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The BOE's proportion of the net pension liability was calculated as follows by the System(s):

1. Calculate the net pension liability as of June 30, 2024, for the entire System in accordance with the provision of GASB No. 67.
2. Determine the total contributions to the System by the State and participating governmental units (PGUs), inclusive of any underfunding of contributions.
3. Based on the number of participants at each Board of Education, calculate the difference between what each BOE would have contributed if they funded at the rate of all other participating governments and what the BOE actually contributed. The difference between what the BOE contributed and what they would have contributed if they funded at the rate of the other participating governments is then added to the total contribution to the System, to calculate the System's adjusted contribution.
4. Calculate, for each participating government, their percentage of the adjusted System contribution by dividing the total adjusted System contribution into each PGU's contribution.
5. Provide each PGU its adjusted percentage of the contribution and the System's net pension liability and other related amounts as of June 30, 2024, under the GASB No. 67 requirements.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)**Maryland State Retirement and Pension System (Continued)****Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions (Continued)**

At June 30, 2025, the County and BOE reported the following related to pensions:

	<u>BOE</u>	<u>County</u>
Employer's Proportion (Percentage) of the Collective Net Pension Liability	0.2776620 %	0.1875055 %
Employer's Proportionate Share of the Collective Net Pension Liability	\$ 7,303,730	\$ 49,322,228
Pension Expense Recognized in the Government Wide Financial Statements	4,640,460	8,244,450
Pension Expense Recognized in the Government Fund Financial Statements	798,304	6,497,275
Deferred Inflows of Resources:		
Difference Between Expected and Actual Experience	176,763	1,112,803
Change in Proportionate Share of Contributions	-	35,563
Total Deferred Inflows of Resources	<u>\$ 176,763</u>	<u>\$ 1,148,366</u>
Deferred Outflows of Resources:		
Changes in Assumptions	\$ 492,779	\$ 3,206,500
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	527,525	3,315,828
Differences Between Expected and Actual Experience	754,375	5,014,619
Change in Proportionate Share of Contributions	141,527	5,415,870
Year Ended June 30, 2025 Contributions	798,304	6,497,275
Total Deferred Outflows of Resources	<u>\$ 2,714,510</u>	<u>\$ 23,450,092</u>
Net Pension Liability June 30, 2024	\$ 6,512,440	\$ 40,257,063
Change in Net Pension Liability Factored for Contributions	791,290	9,065,165
Net Pension Liability June 30, 2025	<u>\$ 7,303,730</u>	<u>\$ 49,322,228</u>

The \$798,304 and \$6,497,275 of deferred outflows of resources resulting from the BOE's and the County's respective contributions to the System subsequent to the measurement date will be recognized as a reduction of net pension liability during the subsequent fiscal year rather than the current fiscal year. Other amounts reported as deferred outflows and inflows of resources will be amortized over approximately a five-year period.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)**Maryland State Retirement and Pension System (Continued)****Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions (Continued)**

The County's and BOE's respective deferred outflows of resources and deferred inflows of resources related to pensions will be amortized as follows:

County	
<u>Year Ended June 30,</u>	Net Deferred (Inflows) Outflows
2026	\$ 3,324,647
2027	6,257,861
2028	3,319,193
2029	2,105,696
2030	797,054
Total	<u>\$ 15,804,451</u>

Board of Education	
<u>Year Ended June 30,</u>	Net Deferred (Inflows) Outflows
2026	\$ 315,406
2027	776,001
2028	314,516
2029	180,122
2030	153,398
Total	<u>\$ 1,739,443</u>

Covered payroll refers to all compensation paid to active employees covered by the Systems.

	<u>Total Payroll</u>	<u>Covered Payroll</u>	<u>On-Behalf by State</u>
County - MD Retirement and Pension System	\$ 44,815,554	\$ 41,866,611	\$ -
Board of Education	94,140,296	85,160,840	8,109,244
Library	2,340,081	1,980,787	330,730

Pension contributions made by the State of Maryland on behalf of the Board of Education and the Library are recognized as both revenue and expenditure. Pension obligations are primarily liquidated from the general fund.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 8 PENSION PLANS (CONTINUED)**Worcester County Supplemental Pension Plan**

Certain eligible employees of the Department of Water and Wastewater Services (the Department) are covered by a cost-sharing multiple-employer defined benefit pension plan administered by Nationwide Life Insurance Company. Employees who participate in the plan are required to contribute 4% of their annual compensation. Certain employees of the Town of Ocean City are also eligible to participate in the plan. Participation in the plan is split approximately 50/50 between the Department and the Town of Ocean City. The pension plan provides pension, death, and disability benefits. The normal retirement age is 65, although reduced retirement benefits may be taken at age 55 with the completion of ten years of service. Participating employees are fully vested after five years of service. Separate audited financial statements are not issued by the plan.

Actuarial Assumptions

The total pension liability in the July 1, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial	Projected Unit Credit Cost Method
Asset Valuation Method	Fixed Income assets are valued on a contract basis. Separate account assets (if any) are valued at market value.
Inflation	2.50% per year assumed increases after the annuity has been in pay status for one year
Salary Increases	3.50%
Investment Rate of Return	5.00%
Retirement Age	65
Mortality	RP-2014 with scale MP-2021

The liability related to the Supplemental Pension Plan is not material to the financial statements.

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS**Worcester County****Plan Description**

The Worcester County Post-Retirement Medical Benefits Plan (the Plan) is a single employer defined benefit healthcare plan administered by the County. The Plan provides medical and prescription drug benefits to eligible retirees, their spouses, and eligible dependents. All classes of employees are eligible to participate in the Plan upon retirement. Participants must meet the following eligibility requirements of the Maryland State Retirement System to be eligible for benefits:

1. Age 55 and 15 years of service, or
2. Age 62 and 5 years of service (if hired prior to November 1, 2007), or
3. 30 years of service at any age

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Worcester County (Continued)

Eligible spouses and dependents desiring coverage through the eligible retiree's plan must be enrolled in the Plan immediately prior to the retiree's effective date of retirement. As of July 1, 2023, the date of the last actuarial valuation, the following numbers of employees were receiving or were potentially eligible to receive future benefits:

	<u>County</u>
Inactive Employees or Beneficiaries Currently Receiving Benefit Payments	429
Inactive Employees Entitled to but not yet Receiving Benefit Payments	-
Active Employees	499
Total	<u>928</u>

Separate financial statements are not issued for the Other Post-Employment Benefit (OPEB) Trust.

Funding Policy

The County provides basic major medical insurance (Medicare supplemental program for those over 65) and a prescription drug plan for its retired employees. It is the County's policy to pay 90% of the cost of such benefits for eligible retirees, dependents, and spouses hired prior to July 1, 2015. For employees hired between June 30, 2015 and September 30, 2017, the County will pay 80% of the cost of benefits for retirees, their spouses, and their dependents. For employees hired subsequent to October 1, 2017, the County will pay 80% of the cost of the benefits for retirees only. The County's OPEB Trust currently pays for the cost of these benefits on a pay-as-you-go basis.

For the year ended June 30, 2025, the OPEB Trust paid for coverage of 429 retirees at a total cost, net of retiree contributions, of approximately \$2,598,092. Liabilities not paid out of the Trust are typically liquidated from the general fund.

The County created the Retiree Benefit Trust of Worcester County and the Retiree Benefit Trust of the Board of Education of Worcester County (collectively the Trust) in order to arrange for the establishment of a reserve to pay promised future health and drug benefits for employee services that have already occurred. Employee and retiree contributions are not permitted and an actuarially determined contribution is not calculated for the plan. The trustees of each Trust consist of a five- member board that has final authority in all matters pertaining to the Trust.

The Trust prohibits any part of the Trust to be used for or diverted to purposes other than providing benefits to participants and beneficiaries under the Plan. The Trust provides that in no event will the assets of the Trust be transferred to an entity that is not a state, a political subdivision, or an entity the income of which is excluded from taxation under Internal Revenue Code Section 115.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)**Worcester County (Continued)**Net OPEB Liability

The County's net OPEB liability was measured as of June 30, 2025, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation date of July 1, 2023.

Actuarial Assumptions

The total OPEB liability was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation	3.00 %
Salary Increases	4.00%
Discount Rate	7.00 %
Healthcare Cost Trend Rates	5.50% for fiscal year 2025, decreasing .07% per year to an ultimate rate of 4.50% for fiscal year 2039 and later years
Mortality	PubG.H-2010 Mortality Table - General with Mortality Improvement using Scale MP-2020

Investments

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation Percent</u>	<u>Long-Term Expected Real Rate of Return Percent</u>
Cash and Cash Equivalents	5 %	0.50 %
Fixed Income Investments	30	5.70
Equities	65	8.10
Total	<u>100 %</u>	

Discount Rate

The discount rate used to measure the total OPEB liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that the County's contribution will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability. The periods of projected benefit payments were fiscal years 2024 through 2039.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)**Worcester County (Continued)****Net OPEB Liability (Continued)****Discount Rate (Continued)**

The annual OPEB expense under GASB Statement No. 75 is equal to the change in the unfunded actuarial accrued liability from the prior year's measurement date to the current year measurement date, with some of the liability changes being deferred to future years. Changes in the actuarial accrued liability due to experience gains or losses or changes in assumptions are recognized over the expected future working lifetime of all plan participants, including retirees.

The County's net OPEB liability/(asset) is an amount actuarially determined in accordance with the parameters of GASB Statement No. 75. The following table shows the components of the County's total OPEB liability, fiduciary net position, and the resulting net OPEB liability/(asset) as of June 30, 2025:

	Increase (Decrease)		
	Plan		
	Total OPEB Liability	Fiduciary Net Position	Net OPEB Liability
	(a)	(b)	(a) - (b)
Balances at June 30, 2024	\$ 58,218,343	\$ 80,987,863	\$ (22,769,520)
Changes for the Year:			
Service Cost	1,162,265	-	1,162,265
Interest Cost	3,952,815	-	3,952,815
Differences Between Expected and Actual Experience	-	1,505,727	(1,505,727)
Changes of Assumptions and Other Inputs	-	-	-
Contributions - Employer*	-	2,893,839	(2,893,839)
Contributions - Nonemployer Contributing Entities	-	350,526	(350,526)
Net Investment Income	-	7,458,401	(7,458,401)
Benefit Payments	(3,499,110)	(2,598,092)	(901,018)
Administrative Expense	-	(4,000)	4,000
Other Changes	-	(1,505,727)	1,505,727
Net Changes	1,615,970	8,100,674	(6,484,704)
Balances at June 30, 2025	<u>\$ 59,834,313</u>	<u>\$ 89,088,537</u>	<u>\$ (29,254,224)</u>

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)**Worcester County (Continued)****Funding Status and Funding Progress**

As of July 1, 2023, the most recent actuarial valuation date, the total OPEB liability for benefits was \$59,834,313, with \$89,088,537 in plan Fiduciary net position, resulting in a prepaid asset of \$29,254,224. The ratio of plan Fiduciary net position to the total OPEB liability was 148.99%. The covered employee payroll was \$33,967,458, and the ratio of the net OPEB liability/(asset) to the covered payroll was (86.12)%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Examples include assumptions about employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of net OPEB liability, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information about whether the net OPEB liability is increasing or decreasing over time relative to the total OPEB liability for benefits.

Additional information as of the latest actuarial valuation is as follows:

- *Measurement date* – The County selected a June 30, 2024 measurement date for fiscal year-end 2025. The measurement date can be any date between the last day of the prior fiscal year and the last day of the current fiscal year.
- *Cost method* – This valuation uses the Entry Age Normal Funding Method calculated on an individual basis with level percentage of payroll.

Sensitivity of the Total and Net OPEB Liability

The following table presents the County's total and net OPEB liability using the discount rate of 7.00%, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1% point lower or 1% point higher than the current rate:

	Discount Rate	Net OPEB Liability
1% Decrease	6.00 %	\$ (21,924,210)
Current Discount Rate	7.00 %	\$ (29,254,222)
1% Increase	8.00 %	\$ (35,293,405)

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)**Worcester County (Continued)****Sensitivity of the Total and Net OPEB Liability (Continued)**

The following table presents the County's net OPEB liability using the health care trend rate of 5.50%, decreasing to 4.50%, as well as what the net OPEB liability would be if it were calculated using a trend rate that is 1% point lower or 1% point higher than the current rate:

	<u>Health Care Cost Trend Rate</u>	<u>Net OPEB Liability</u>
1% Decrease	4.50% decreasing to 3.50%	\$ (35,907,030)
Current Discount Rate	5.50% decreasing to 4.50%	\$ (29,254,222)
1% Increase	6.50% decreasing to 5.50%	\$ (21,071,715)

OPEB Expense and Deferred Inflows/Outflows of Resources related to OPEB

For the fiscal year ended June 30, 2025, the County recognized an OPEB benefit of \$10,269,703 on the government-wide statements. At June 30, 2025, the County reported deferred outflows of resources and deferred inflows of resources related to the OPEB plan from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences Between Expected and Actual Experience	\$ -	\$ 18,281,254
Changes of Assumptions	1,778,685	115,777
Net Difference Between Projected and Actual Earnings	3,162,765	1,569,618
Total	<u>\$ 4,941,450</u>	<u>\$ 19,966,649</u>

Amounts reported as deferred outflows and inflows of resources related to the OPEB plan will be amortized and expensed over the expected average remaining service life of participants as follows:

<u>Year Ended June 30,</u>	<u>Net Deferred (Inflows) Outflows</u>
2026	\$ (2,786,287)
2027	(5,574,566)
2028	(5,511,597)
2029	(737,155)
2030	(415,594)
Thereafter	-
Total	<u>\$ (15,025,199)</u>

Changes in assumptions in the most recent actuarial valuation included actuarial cost method changes, the starting per capita costs were updated using most recent premiums, and the health care trend rates were reset based on recent experience.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)**Board of Education of Worcester County****Plan Description and Benefits Provided**

The Worcester County Public Schools Post-Retirement Medical Benefits Plan (the Plan) is a single employer defined benefit healthcare plan administered by the Board. The Plan provides medical and prescription drug benefits to eligible retirees, their spouses and eligible dependents. All classes of employees are eligible to participate in the Plan upon retirement. Participants must meet the eligibility requirements of the Maryland State Teachers' pension system described below:

For members hired before July 1, 2011, the earliest retirement eligibility is the earlier of:

- Age 55 with 15 years of service,
- Age 62 with 5 years of service,
- Age 63 with 4 years of service,
- Age 64 with 3 years of service,
- Age 65 with 2 years of service, or
- 30 years of service, regardless of age.

For members hired after July 1, 2011, the earliest retirement eligibility is the earlier of

- Rule of 90 (age plus service is at least 90),
- Age 65 with 10 years of service,
- Age 60 with 15 years of service

In addition, eligible spouses and dependents desiring coverage through the eligible retiree's plan must be enrolled in the Plan immediately prior to the retiree's effective date of retirement.

As of July 1, 2023, the date of the last actuarial valuation, the following employees were covered by the benefit terms:

Inactive Employees or Beneficiaries Currently	
Receiving Benefit Payments	659
Inactive Employees Entitled to but not yet Receiving	
Benefit Payments	-
Active Employees	1,001
Total	1,660

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Board of Education of Worcester County

Funding Policy

The Board provides basic major medical insurance (Medicare supplemental program for those over 65) and a prescription drug plan for its retired employees. It is the Board's policy to pay 90% of the cost of such benefits for eligible retirees, dependents and spouses hired prior to July 1, 2015, 80% for retirees, dependents, and spouses for July 1, 2015 to September 30, 2017 hires, and 80% for employees hired after October 1, 2017. The Board's OPEB Trust currently pays for the cost of these benefits on a pay as you go basis. For the year ended June 30, 2025, the OPEB Trust paid for coverage of approximately 659 retirees at a total cost of approximately \$5,100,000. For the year ended June 30, 2025, Worcester County Commissioners funded the trust in the amount of \$11,575,357 to fund future benefits and the Board funded the trust in the amount of \$4,455,198 to fund future benefits.

On behalf of the Board, the Worcester County Commissioners created the Retiree Benefit Trust of the Board of Education of Worcester County (the Trust) in order to arrange for the establishment of a reserve to pay promised future health and drug benefits for employee services that have already occurred. The Board intends the contributions to the Trust will qualify as "contributions in relation to the actuarially determined contribution" within the meaning of GASB Statement Number 75 and that the Trust will qualify as a "trust or equivalent arrangement" within the meaning of GASB Statement 75.

Contributions by the Board are solely dependent on the governmental entities that provide funding for the Board. Employee and retiree contributions are not permitted. The trustees of the Trust consist of a five member board who have final authority in all matters pertaining to the Trust.

The Trust prohibits any part of the Trust to be used for or diverted to purposes other than providing benefits to participants and beneficiaries under the Plan. The Trust provides that in no event will the assets of the Trust be transferred to an entity that is not a state, a political subdivision, or an entity the income of which is excluded from taxation under Section 115 of the IRS Code.

Net OPEB Liability

The Board's net OPEB liability was measured as of June 30, 2025, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation date of July 1, 2023.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)**Board of Education of Worcester County (Continued)****Net OPEB Liability (Continued)****Actuarial Assumptions**

The total OPEB liability was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation	3.00 %
Salary Increases	4.00%, Average, Including Inflation
Discount Rate	7.00 %
Healthcare Cost Trend Rates	5.50% for fiscal year 2025, decreasing .0667% per year to an ultimate rate of 4.50% for fiscal year 2039 and later years
Mortality	PubT.H-2010 Mortality Table - Teachers with Mortality Improvement using scale MP-2020
Retirement Age	Based on results of actuarial experience study with a Census date of June 2020

Investments

The long-term expected rate of return on OPEB plan investments was determined using a building- block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation Percent</u>	<u>Long-Term Expected Real Rate of Return Percent</u>
Cash and Cash Equivalents	1 %	0.20 %
Fixed Income Investments	34	5.30
Equities	65	8.00
Total	<u>100 %</u>	

Discount Rate

The discount rate used to measure the total OPEB liability was 7.00% for Fiscal Year 2024. This rate was changed from 5.172% used in Fiscal Year 2023. This is the single equivalent discount rate which represents a blended interest rate based on a long-term rate of return for those payments prior to the crossover date and a 20-year high grade municipal bond index for all remaining payments after such a crossover date. The rates used are a long-term rate of return of 7.00% and the S & P Municipal Bond 20-year High-Grade rate index as of June 30, 2024 of 4.21%.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)**Board of Education of Worcester County (Continued)****Net OPEB Liability (Continued)****Discount Rate (Continued)**

The projection of cash flows used to determine the discount rate assumed that the Board's contribution will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability. The periods of projected benefit payments were fiscal years 2024 through 2039.

The annual OPEB expense under GASB Statement No. 75 is equal to the change in the unfunded actuarial accrued liability from the prior year's measurement date to the current year measurement date, with some of the liability changes being deferred to future years. Changes in the actuarial accrued liability due to experience gains or losses or changes in assumptions are recognized over the expected future working lifetime of all plan participants, including retirees.

The Board's net OPEB liability is an amount actuarially determined in accordance with the parameters of GASB Statement No. 75. The following table shows the components of the Board's total OPEB liability, fiduciary net position, and the resulting net OPEB liability as of June 30, 2025:

	Increase (Decrease)		
	Plan		
	Total OPEB Liability	Fiduciary Net Position	Net OPEB Liability
	(a)	(b)	(a) - (b)
Balances at June 30, 2024	\$ 140,780,751	\$ 45,949,943	\$ 94,830,808
Changes for the Year:			
Service Cost	4,505,558	-	4,505,558
Interest Cost	9,638,299	-	9,638,299
Differences Between Expected and Actual Experience	-	604,206	(604,206)
Changes of Assumptions and Other Inputs	-	-	-
Contributions -County and Other	-	11,575,357	(11,575,357)
Contributions - Board	-	4,455,198	(4,455,198)
Net Investment Income	-	4,354,714	(4,354,714)
Implicit Rate Subsidy			
Benefit Payments	(6,181,539)	(5,123,803)	(1,057,736)
Administrative Expense	-	(4,000)	4,000
Other Changes	-	(604,206)	604,206
Net Changes	7,962,318	15,257,466	(7,295,148)
Balances at June 30, 2025	<u>\$ 148,743,069</u>	<u>\$ 61,207,409</u>	<u>\$ 87,535,660</u>

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Board of Education of Worcester County (Continued)

Funding Status and Funding Progress

As of July 1, 2024, the most recent actuarial valuation date, the total OPEB liability for benefits was \$148,743,069 with \$61,207,409 in plan Fiduciary net position, resulting in an unfunded OPEB liability of \$87,535,660. The ratio of plan Fiduciary net position to the total OPEB liability was 148.89%. The covered employee payroll was \$69,989,334, and the ratio of the net OPEB liability to the covered payroll was 125.07%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of net OPEB liability, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information about whether the net OPEB liability is increasing or decreasing over time relative to the total OPEB liability for benefits.

Additional information as of the latest actuarial valuation is as follows:

- *Measurement Date* – The Board selected a June 30, 2025 measurement date for fiscal year-end 2025. The measurement date can be any date between the last day of the prior fiscal year and the last day of the current fiscal year.
- *Cost Method* – This valuation uses the Entry Age Normal Funding Method calculated on an individual basis with level percentage of payroll.

Sensitivity of the Total and Net OPEB Liability

The following table presents the Board's total and net OPEB liability using the discount rate of 5.172%, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1% point lower or 1% point higher than the current rate:

	<u>Discount Rate</u>	<u>Board's Net OPEB Liability</u>
1% Decrease	6.00 %	\$ 106,902,537
Current Discount Rate	7.00 %	\$ 87,535,660
1% Increase	8.00 %	\$ 71,595,770

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)**Board of Education of Worcester County (Continued)****Sensitivity of the Total and Net OPEB Liability (Continued)**

The following table presents the Board's net OPEB liability using the health care trend rate of 5.50%, decreasing to 4.50%, as well as what the net OPEB liability would be if it were calculated using a trend rate that is 1% point lower or 1% point higher than the current rate:

	<u>Health Care Cost Trend Rate</u>	<u>Board's Net OPEB Liability</u>
1% Decrease	4.50 %	\$ 69,087,469
Current Discount Rate	5.50 %	\$ 87,535,660
1% Increase	6.50 %	\$ 110,527,274

OPEB Expense and Deferred Inflows/Outflows of Resources related to OPEB

For the fiscal year ended June 30, 2025, the Board recognized an OPEB credit of \$30,265,983 on the government-wide statements. At June 30, 2025, the Board reported deferred outflows of resources and deferred inflows of resources related to the OPEB plan from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences Between Expected and Actual Experience	\$ -	\$ 102,713,756
Changes of Assumptions	12,580,108	70,307,321
Net Difference Between Projected and Actual Earnings on OPEB Plan Investments	727,434	-
Total	<u>\$ 13,307,542</u>	<u>\$ 173,021,077</u>

Amounts reported as deferred outflows and inflows of resources related to the OPEB plan will be amortized and expensed over the expected average remaining service life of participants as follows:

<u>Year Ended June 30,</u>	<u>Amount</u>
2026	\$ (43,175,495)
2027	(49,893,280)
2028	(49,858,632)
2029	(6,616,322)
2030	(5,177,038)
Thereafter	(4,992,768)
Total	<u>\$ (159,713,535)</u>

There were no significant changes in assumptions in the most recent actuarial valuation.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 10 VOLUNTEER FIREMEN PENSION PLAN LENGTH OF SERVICE AWARD PROGRAM (LOSAP)

The County contributes to the LOSAP for the chartered fire and ambulance company's personnel in Worcester County, a single-employer noncontributory trust fund. Any person who is certified as an active member with any Worcester County volunteer fire or approved ambulance company is eligible to participate. Active members who have completed 25 years of certified volunteer service or a life member of Gold Badge member status (inactive) who submits an award distribution application to the trustees for approval shall receive \$50 per month, for a maximum benefit of 120 months for a total award of \$10,000. A retention bonus of \$2,500 will be paid to new members after completing five years of active volunteer service excluding transfers from another volunteer fire company. Volunteers qualified for participation may participate in either a monthly award plan or annual contribution award plan and award payments cease upon death. The LOSAP also provides for death and disability benefits to participating volunteers. Benefit provisions and all other requirements are established by the chartered fire and ambulance companies and approved by the Commissioners as authorized by the State's legislative assembly. Though not mandatory, the County currently contributes all the amounts necessary to fund the payments of benefits under the LOSAP. The plan liability is immaterial and therefore not included in the financial statements.

NOTE 11 DEFERRED COMPENSATION

The County offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all eligible full-time County employees, permits them to defer a portion of their salaries until future years. The deferred compensation is not available to employees until termination, retirement, death, or an unforeseeable emergency; as approved by the County Commissioners.

The County funds all compensation deferred under the plan, at the direction of the covered employee, through investments underwritten by Security Benefits.

All amounts of compensation deferred under the plan; all property and rights purchased with those amounts; and all income attributable to those amounts, property, or rights are solely the property and rights of the plan participants and are not subject to the claims of the County's general creditors.

The County has no liability for losses under the plan but does have the duty of care that would be required of an ordinary prudent investor.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 12 COMMITMENTS AND CONTINGENCIES

The County is a defendant in several lawsuits. After considering all relevant facts and the opinion of legal counsel, it is management's opinion that such litigation will not, in the aggregate, have a material adverse effect on the financial position of the County.

The County regularly enters into contracts for services during the normal course of operations. The contracts often extend over fiscal years.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 13 ASSIGNED FUND BALANCE

Assignments of fund balance are intended to be used for specific purposes but are not legally restricted. The assignments for the year ended June 30, 2025 are summarized as follows:

Assigned for:	Amount
Board of Education Berlin Intermediate School (Engineering/Design)	\$ 1,934,119
Board of Education Buckingham Elementary School (Engineering/Design)	4,780,295
Board of Education Clock Systems (PES, SHMS)	208,238
Board of Education Fire Alarm Replacement OCES	248,432
Board of Education Gymnasium Air Condition Project SHMS & PMS	164,010
Board of Education LED Lighting Upgrades (SDMS, BOE Central, BIS)	574,800
Board of Education LED Lighting Upgrades (WTHS)	377,828
Board of Education PHS Baseball Field Drainage	18,006
Board of Education PHS Sidewalk Extension	25,000
Board of Education Roof Replacement Worcester Tech High School (partial funding)	5,478,000
Board of Education SDHS Security Vestibule Locking Hardware	55,993
Board of Education SHHS Gym Floor Refinishing	29,450
Board of Education Stadium Sound System Upgrades (SHHS, PHS)	104,764
Board of Education WTHS Security Vestibule Locking Hardware	14,520
Board of Education Admin Building (Windows/Renovations)	220,619
Board of Education Front Door Visitor Access Systems (All Schools)	250,000
Board of Education HVAC Replacements (SHMS,PMS, *SES added this year)	129,205
Board of Education PES Roof (moved some funding to roof units)	1,224,416
Board of Education Pocomoke Elementary Intercom	21,497
Board of Education Pocomoke Elementary RoofTop Units	1,045,183
Board of Education Roof Repairs (BIS, SDHS, WT)	70,495
Belt Street Radio Shop HVAC Replacement	74,100
Broadband Projects	911,296
Commission on Aging Berlin Senior Center Expansion Feasibility Study	40,000
Commission on Aging OC Senior Center HVAC Upgrades	914
Commission on Aging Snow Hill Senior Center HVAC	38,944
Commission on Aging Berlin & OC Senior Center New Flooring	31,542
County Building Repairs and Improvements	1,914,000
County Government Study (Needed Space Expansion)	1,200,000
Courthouse Bar Library Renovation	55,000
Courthouse Boiler Conversion & Fuel Tank Removal	175,000
Courthouse Chiller Pumps	45,725
Courthouse Clerk's Breakroom Renovation	16,000
Courthouse Washington St Entrance Evaluation	216,500
Courthouse Water Heater Replacement	9,750
Courtroom 4 Feasability Study(Engineering & Design)	280,425
Emergency Services 911 Data Center HVAC Replacement	4,750
Emergency Services Access Control	17,000
Emergency Services Flooring Replacement	13,187
Emergency Services Outdoor Warning Siren Replacement	1,410,143
Emergency Services Mobile Generator (FY23)	225,000
Encumbrances (FY25 unspent funds to be spent FY26)	8,621,698
Financial Software Upgrade Tyler/Munis Merger	811,125
Fire Marshal Hazmat Response Vehicle	150,000
Fire Tower/Training Center Upgrades/Expansion	1,656,827
Government Center Cooling Tower Replacement	360,000
Government Center Metal Roof Evaluation & New Roof	795,640
Government Center Roof Top Unit Replacements	75,688

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 13 ASSIGNED FUND BALANCE (CONTINUED)

Gum Point Crossroad pipe construction (FY27)	300,000
Health Department Berlin Dental Clinic HVAC Upgrades	17,500
Health Department & 50 Plus Center Pocomoke Building Replace (Design)	1,205,023
HVAC Automation Systems Controls (various buildings)	209,729
Isle of Wight Building Renovation	970,000
Maintenance Equipment Building Addition	165,000
OC Library Restroom Fixture Rehabilitation	29,680
Ocean City Inlet Dredging (FY27/FY28)	150,000
Ocean City Library Parking Lot Improvements	120,000
Ocean City Senior Center Restroom Renovations	66,787
Parking Lot Upgrades/Resurfacing (Annually to Complete)	353,329
Parks & Rec JWS Basketball Court Renovations	125,000
Pocomoke New Library	4,187,162
Public Safety Facility (FY27)	213,000
Public Works & Maintenance Storage Building Security Fencing	20,000
Public Works Fleet & Maintenance Insulation & HVAC	77,400
Public Works Standard Spec & Construction Details	50,000
Radio System IT Refresh	2,265,995
Recreation West Ocean City Harbor Ice Vending Machine	212,700
Recreation Center Sound System	69,935
Recreation Center Steel Bent Frame Repairs	38,000
Recreation Center Building HVAC Improvement	1,870,995
Recreation Center Parking Lot Resurfacing	101,550
Recycle Building Expansion (FY27)	30,000
Recycle Overhead Doors (Cut from FY25 Budget)	180,000
Recycle & Home Owner Convenience Upgrade-Berlin,Bishopville, Riddle	982,000
Roads Cove Landing Road Crossroad Pipe Replacement	399,597
Roads New Well/Brine Maker & Truck Fill Station (Cut from FY25 Budget)	8,879
Roads Department Paving Projects	1,708,006
Roads Tanhouse Creek Bridge Replacement	622,626
Roads Unionville Road Pipe Replacement (FY27)	1,500,000
Roads Washbay SH Shop	50,000
Roadway Assessment	160,757
Sheriff Expand Office Space	84,019
Showell Park Basketball Court Renovations	215,000
Snow Hill Library Building Improvements(HVAC,Plumbing, Electrical)	2,563,669
Strategic Highway Safety Plan & Share Used Path 611	144,801
WWW Operations Assistance	9,411,187
WWW Service Area Consolidation	259,691
WWW Landings Intergovernmental Loan	200,000
WWW Newark Household Water Filters	49,082
WWW Newark Water Treatment Plant Rehab (Earmark Match)	637,500
WWW Ocean Pines Service Area Gum Point Road Intergovernmental Loan	268,000
WWW Ocean Pines Service Area St Martins by the Bay Intergovernmental Loan	9,640
WWW St Martins by the Bay Intergovernmental Loan	73,100
WWW Programable Logic Controllers Intergovernmental Loan	250,000
WWW Radio Read Water Meter Intergovernmental Loan	1,525,000
WWW Riddle WGC EDU Purchase	3,018,622
	<u>73,295,085</u>

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 13 ASSIGNED FUND BALANCE (CONTINUED)

The nonmajor governmental fund has assigned fund balances as follows:

- The Department of Social Services and the Local Management Board assigned funds are being held by those entities to provide services as directed by the entities for the benefit of the citizens of the County.
- Casino assigned funds originate from local impact grants which shall be used for improvements primarily in the communities in immediate proximity to the video lottery facilities. Currently, Casino funds are being used for the debt service payment on the Worcester Technical High School bond.
- Opioid assigned funds originate from settlement payments from the state which shall be used for purposes of future opioid remediation.
- Cannabis assigned funds originate from cannabis tax collection remittances from the state which shall be used for community reinvestment and repair funding.
- Energy Service assigned funds are being held for energy conservation related initiatives.

NOTE 14 LANDFILL CLOSURE AND POSTCLOSURE CARE COSTS

State and federal laws and regulations require the County to place a final cover on Worcester County landfills when closed and to perform certain maintenance and monitoring functions at the landfill sites for 30 years after closure.

The County has reported \$21,646,706 in estimated landfill closure and post closure care liabilities at June 30, 2025 in the enterprise fund related to the Central Landfill. Accrual of closure and post closure care costs have been recognized based on estimated capacity used to date.

The Central Landfill facility in Newark is the only active landfill in the County. The facility is situated on a 724.5 acre parcel located approximately 3.5 miles northeast of the Town of Snow Hill. The facility, which began operations in 1990 and includes room for potentially eight landfill cells. As of June 30, 2025, cells #1, #2, #3 and #4 are inactive. The County received approval from the Maryland Department of the Environment to begin mining the existing cell #1 instead of closing or “capping” it in order to reclaim as much as 40% of the airspace for future use. If successful, the mining operation will likely continue to the other closed or “filled” cells in order to reclaim landfill capacity and extend the overall life of the facility. The County began mining of cell #1 during fiscal year 2010, but suspended the mining operation during fiscal years 2014 through 2020 to avoid filling up cell #4 before cell #5 was complete. The County has completed cell #5, which is currently at 76% capacity. MDE is requiring the installation of a landfill gas collections system on the inactive cells. Mining operations will be reevaluated after the gas collection system has been installed.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 14 LANDFILL CLOSURE AND POSTCLOSURE CARE COSTS (CONTINUED)

The County has satisfied its financial assurance requirements based upon the local government financial ratio tests as of June 30, 2024. The County expects to satisfy these requirements as of June 30, 2025 using the same criteria.

Estimated closure and post closure care costs may change in the future due to inflation and changes in technology, laws, and/or regulations.

NOTE 15 RISK MANAGEMENT

The County's risk financing techniques include participation in a public entity pool and the purchase of commercial insurance.

For general, property, excess, and environmental liability coverage, the County is a member of the Maryland Local Government Insurance Trust (LGIT). This is a public entity risk pool, which is owned and directed by the local governments that subscribe to its coverages and operates under the terms of a Trust Agreement.

LGIT subscribers share the risk among participants of the pools. As a result, the County's annual premium requirements are affected by the loss experience of the various insurance pools in which it participates. Conversely, favorable performance of certain insurance pools may result in reduced premiums.

The primary government is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The County carries commercial insurance for these and other risks of loss, including workers' compensation, employee health, and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage limits for the three most recent fiscal years.

NOTE 16 ON-BEHALF PAYMENTS

On-behalf payments for fringe benefits represent the pension contribution by the State of Maryland to the State Retirement System for applicable employees of the Library. The amount recognized as revenue and expenditures for the year ended June 30, 2025 was \$330,730 for the Library, which is included in miscellaneous revenues and libraries, recreation, parks and culture expenditures, respectively.

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 17 COMPONENT UNITS**The Board of Education of Worcester County****Cash and Short-Term Investments**

At June 30, 2025, the Board of Education (BOE) had deposits of \$7,928,065 (carrying value \$12,577,326), which were either fully insured or collateralized by securities held in the name of the BOE.

Capital Assets

Capital asset activity for the year ended June 30, 2025 was as follows:

	Balance June 30, 2024	Additions	Transfers and Reductions	Balance June 30, 2025
Governmental Activities:				
Nondepreciable Capital Assets:				
Land and Improvements	\$ 1,886,779	\$ -	\$ -	\$ 1,886,779
Construction-in-Progress	748,415	928,158	(748,415)	928,158
Total Nondepreciable Capital Assets	2,635,194	928,158	(748,415)	2,814,937
Depreciable Capital Assets:				
Building and Building Improvements	291,826,390	5,651,584	748,415	298,226,389
Machinery and Equipment	13,401,697	6,127,866	(3,454,183)	16,075,380
Total Depreciable Capital Assets	305,228,087	11,779,450	(2,705,768)	314,301,769
Less Accumulated Depreciation for:				
Buildings and Building Improvements	(94,171,899)	(5,341,709)	-	(99,513,608)
Machinery and Equipment	(9,045,000)	(2,102,881)	3,454,183	(7,693,698)
Total Accumulated Depreciation	(103,216,899)	(7,444,590)	3,454,183	(107,207,306)
Total Depreciable Capital Assets, Net	202,011,188	4,334,860	748,415	207,094,463
Intangible Right-to-Use Assets:				
Leased Equipment	1,533,207	535,508	(816,647)	1,252,068
Less Accumulated Amortization	(1,312,162)	(250,414)	816,647	(745,929)
Total Intangible Right-to-Use Assets, Net	221,045	285,094	-	506,139
Governmental Activities Capital Assets, Net	\$ 204,867,427	\$ 5,548,112	\$ -	\$ 210,415,539
	Balance June 30, 2024	Additions	Transfers and Reductions	Balance June 30, 2025
Business-Type Activities:				
Depreciable Capital Assets:				
Machinery, Equipment, and Vehicles	\$ 421,005	\$ -	\$ -	\$ 421,005
Less Accumulated Depreciation for:				
Machinery, Equipment, and Vehicles	(287,212)	(17,349)	-	(304,561)
Total Depreciable Capital Assets, Net	133,793	(17,349)	-	116,444
Business-Type Activities Capital Assets, Net	\$ 133,793	\$ (17,349)	\$ -	\$ 116,444

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 17 COMPONENT UNITS (CONTINUED)**The Board of Education of Worcester County (Continued)**Financed Purchases

The computer equipment contracts are secured by the equipment financed under the related agreement. In the event of nonappropriation of funds in a given year, the lease would be deemed terminated. Future minimum lease payments under the financed purchase obligations, which will be funded from the General Fund and partially from an appropriation from the County, are as follows:

<u>Year Ending June 30.</u>	<u>Amount</u>
2026	\$ 2,523,889
2027	1,554,939
2028	1,554,939
2029	1,238,725
Total	6,872,492
Less: Amount Representing Interest	(481,125)
Present Value of Future Minimum Financed Purchase Payments	<u>\$ 6,391,367</u>

Intangible Right-to-Use Assets

In accordance with GASB No. 87, *Leases*, the board recognizes the value of right-to-use assets leased under long-term contracts along with a related lease liability. Payments under vehicle leases total approximately \$38,000 per year and will expire through fiscal year 2029. For purposes of discounting future payments on these leases the Board used the imputed interest rate in the lease agreement, ranging from 4.50% to 8.90%. Payments under copier leases total approximately \$206,000 per year. These lease agreements will expire through fiscal year 2026. For purposes of discounting future payments on these leases the Board used its incremental borrowing rate in place at the time of lease inception, 2.65%.

<u>Year Ending June 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 162,196	\$ 21,963	\$ -
2027	119,674	15,309	319,142
2028	117,877	9,403	262,263
2029	122,938	3,345	253,563
2030	-	-	126,283
Total	<u>\$ 522,685</u>	<u>\$ 50,020</u>	<u>\$ 961,251</u>

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 17 COMPONENT UNITS (CONTINUED)**The Board of Education of Worcester County (Continued)****Long-Term Debt**

The following is a summary of long-term debt transactions of the BOE for the year ended June 30, 2025:

	Balance July 1, 2024	Additions	Reductions	Balance June 30, 2025
Governmental Activities:				
Net OPEB Liability	\$ 94,830,808	\$ -	\$ (7,295,148)	\$ 87,535,660
Net Pension Liability	6,512,440	791,290	-	7,303,730
Financed Purchases	2,259,118	5,736,738	(1,604,489)	6,391,367
Intangible Right-to-Use Leases	233,735	535,508	(246,558)	522,685
Long-Term Portion of Accrued Compensated Absences	837,954	90,638	-	928,592
Total	<u>\$ 104,674,055</u>	<u>\$ 7,154,174</u>	<u>\$ (9,146,195)</u>	<u>\$ 102,682,034</u>

Postretirement Benefits

The BOE currently funds 90% of the healthcare insurance premiums for retirees hired prior to July 1, 2015 (and 80% of the premiums for retirees hired subsequent to June 30, 2015) who have accumulated the required number of years of service with the BOE prior to their retirement. The BOE's OPEB Trust currently pays for the cost of these benefits on a pay-as-you-go basis. For the year ended June 30, 2025, the BOE's OPEB Trust paid for coverage of approximately 659 retirees at a total cost of approximately \$5,100,000. For the year ended June 30, 2025, the County contributed \$11,575,357 to the BOE's OPEB Trust to fund the ARC and the pay-as-you-go postretirement healthcare benefits.

Commitments and Contingencies

The BOE regularly enters into contracts for goods and services during the normal course of operations. The contracts often extend over fiscal years.

The BOE receives a substantial amount of its support from federal, state, and local agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the general fund or other applicable funds. However, in the opinion of management, any such disallowed claims will not have a material adverse effect on the overall financial position of the BOE.

The BOE is a defendant in various lawsuits. After considering relevant facts and the opinion of legal counsel, it is management's opinion that such litigation will not have a material adverse effect on the financial position of the BOE.

**WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 17 COMPONENT UNITS (CONTINUED)**The Board of Education of Worcester County (Continued)**Risk Management

The BOE is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The BOE has joined the Maryland Association of Boards of Education Workers' Compensation Group Insurance Fund (the Fund), a public entity risk pool currently providing workers compensation coverage for participating BOEs of education in the State of Maryland. The BOE pays an annual premium to the Fund calculated based on projected payroll. The agreement for the Fund provides that it will be self-sustaining through member premiums and will reinsure through commercial companies for claims which exceed coverage limits as specified in the agreement. Should the Fund encounter deficits in its casualty and/or property funds, this deficit may be made up from additional assessments of BOEs participating in the deficit Fund. The BOE continues to carry commercial insurance for all other risks of loss, including general liability, employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance in the last three years.

On-Behalf Payments

On-behalf payments for fringe benefits represent the pension contribution by the State of Maryland to the State Retirement System for applicable employees of the BOE. The amount recognized as revenue and expenditures for the year ended June 30, 2025 was \$8,109,244 for the BOE, which is included in intergovernmental revenues and education expenditures, respectively, in the BOE's separately issued financial statements.

NOTE 18 CORRECTION OF ERRORS

During fiscal year 2025, the County identified errors in the previously issued financial statements related to the business-type and governmental activities. The errors related to the understatement of certain long-term liabilities, including compensated absences and landfill closure and postclosure costs, in the prior year.

In accordance with GASB Statement No. 100, Accounting Changes and Error Corrections, the County has reported the correction of these errors retroactively by restating beginning net position as of July 1, 2024. The restatement had no effect on current-year revenues, expenses, or cash flows, except to the extent current-year activity is based on the corrected beginning balances.

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 18 CORRECTION OF ERRORS (CONTINUED)

The impact of the correction on beginning net position of business-type and governmental activities as of July 1, 2024, is as follows:

	Department of Solid Waste	Department of Water and Wastewater	Business-Type Activities
Net Position, as Previously Reported at July 1, 2024	\$ (39,696)	\$ 57,876,838	\$ 57,837,142
Restatement - Compensated Absences	(39,069)	(247,227)	(286,296)
Restatement - Landfill - Closure and Postclosure Costs	(2,328,165)	-	(2,328,165)
Net Position, as Restated, at July 1, 2024	<u>\$ (2,406,930)</u>	<u>\$ 57,629,611</u>	<u>\$ 55,222,681</u>

	Governmental Activities
Net Position, as Previously Reported at July 1, 2024	\$ 121,676,484
Restatement - Compensated Absences	(1,414,000)
Net Position, as Restated, at July 1, 2024	<u>\$ 120,262,484</u>

During fiscal year 2025, the County also identified an error in the previously issued financial statements related to the exclusion of the Worcester County Supplemental Pension Plan from the County's fiduciary fund financial statements. The Supplemental Pension Plan, which provides benefits to certain eligible employees of the Department of Water and Wastewater Services, should have been reported as a pension and other postemployment benefits trust fund in prior year financial statements.

In accordance with GASB Statement No. 100, Accounting Changes and Error Corrections, the County has corrected this error retroactively by restating beginning fiduciary net position as of July 1, 2024. The correction resulted in the recognition of the assets, liabilities, additions, deductions, and fiduciary net position of the pension and other postemployment benefits trust fund that were previously omitted from the financial statements.

The impact of the correction on beginning fiduciary net position as of July 1, 2024, is as follows:

	Pension and Other Postemployment Benefits Trust
Net Position, as Previously Reported at July 1, 2024	\$ 81,355,778
Restatement - Supplemental Pension Plan	4,999,148
Net Position, as Restated, at July 1, 2024	<u>\$ 86,354,926</u>

WORCESTER COUNTY, MARYLAND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 18 CORRECTION OF ERRORS (CONTINUED)

Lastly, during fiscal year 2025, the County identified that the Public Drainage Associations Fund was improperly classified as a Private Purpose Trust Fund instead of a Custodial Fund. In accordance with GASB Statement No. 100, Accounting Changes and Error Corrections, the County has corrected this error retroactively by restating beginning custodial net position as of July 1, 2024.

	Custodial Fund
Net Position, as Previously Reported at July 1, 2024	\$ 1,829,694
Restatement - Public Drainage Associations	657,343
Net Position, as Restated, at July 1, 2024	<u>\$ 2,487,037</u>

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WORCESTER COUNTY, MARYLAND
MARYLAND STATE RETIREMENT AND PENSION SYSTEMS
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
(AS OF MEASUREMENT DATE)
JUNE 30, 2025

Measurement Date	Employer's Proportion (Percentage) of the Collective NPL A	Employer's Proportionate Share of the Collective NPL B	Employer's Covered Payroll C	Proportionate Share as a Percentage of Covered Payroll (B / C)	Plan's Total Fiduciary Net Position (in \$000's) D	Plan's Total Pension Liability (in \$000's) E	Plan's Fiduciary Net Position as a Percentage of Total Pension Liability (D / E)
June 30, 2015	0.1316800 %	\$ 27,365,360	\$ 23,419,512	116.85 %	\$ 45,789,840	\$ 66,571,552	68.78 %
June 30, 2016	0.1366138	32,232,695	23,922,358	134.74	45,365,927	68,959,954	65.79
June 30, 2017	0.1228108	26,556,233	23,537,007	112.83	48,987,184	70,610,885	69.38
June 30, 2018	0.1385248	29,064,712	24,859,390	116.92	51,827,233	72,808,833	71.18
June 30, 2019	0.1394292	28,758,121	25,130,065	114.44	53,943,420	74,569,030	72.34
June 30, 2020	0.1433537	32,399,879	25,729,161	125.93	54,586,037	77,187,397	70.72
June 30, 2021	0.1571015	23,568,845	26,968,715	87.39	67,604,500	82,606,805	81.84
June 30, 2022	0.1615054	32,314,849	27,795,982	116.26	64,310,991	84,319,523	76.27
June 30, 2023	0.1748004	40,257,063	33,480,145	120.24	64,892,973	87,923,284	73.81
June 30, 2024	0.1875055	49,322,228	41,866,611	117.81	67,909,708	94,214,144	72.08

See accompanying Notes to Required Supplementary Information.

**WORCESTER COUNTY, MARYLAND
MARYLAND STATE RETIREMENT AND PENSION SYSTEMS
SCHEDULE OF CONTRIBUTIONS
(AS OF FISCAL YEAR)
JUNE 30, 2025**

Fiscal Year	Measurement Date	Contractually Required Contribution A	Actual Contribution B	Contribution Deficiency (Excess) (A - B)	Employer's Covered Payroll C	Actual Contribution as a Percentage of Covered Payroll (B / C)
2016	June 30, 2015	\$ 2,775,459	\$ 2,775,459	\$ -	\$ 23,922,358	11.60 %
2017	June 30, 2016	2,661,350	2,661,350	-	23,537,007	11.31
2018	June 30, 2017	2,499,618	2,499,618	-	24,859,390	10.06
2019	June 30, 2018	2,762,289	2,762,289	-	25,130,065	10.99
2020	June 30, 2019	2,863,177	2,863,177	-	25,729,161	11.13
2021	June 30, 2020	3,073,593	3,073,593	-	26,968,715	11.40
2022	June 30, 2021	3,461,769	3,461,769	-	27,795,976	12.45
2023	June 30, 2022	3,686,042	3,686,042	-	29,520,807	12.49
2024	June 30, 2023	4,263,236	4,263,236	-	33,480,145	12.73
2025	June 30, 2024	6,497,275	6,497,275	-	41,866,611	15.52

See accompanying Notes to Required Supplementary Information.

**WORCESTER COUNTY, MARYLAND
MARYLAND STATE RETIREMENT AND PENSION SYSTEMS
ACTUARIAL ASSUMPTIONS – PENSION PLAN
JUNE 30, 2025**

Actuarial	Individual Entry Age
Amortization Method	Level percent closed
Remaining Amortization Period	25-year closed amortization period ending June 30, 2039 for UAAL prior to July 1, 2023 (15 years remaining); 10-25 year layers for UAAL after July 1, 2023
Asset Valuation Method	Five-year smoothed market (max. 120% and min. 80% of market value)
Inflation	In the 2024 actuarial valuation, 2.50% price, 3.00% wage In the 2023 actuarial valuation, 2.25% general, 2.75% wage
Salary Increases	In the 2024 actuarial valuation, 3.00% to 22.50% In the 2023 actuarial valuation, 2.75% to 11.25%
Investment Rate of Return	In the 2024 actuarial valuation, 6.80% In the 2023 actuarial valuation, 6.80%
Retirement Age	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2024 valuation pursuant to the 2024 Experience Study for the period July 1, 2018 to July 30, July 30, 2023
Mortality	Various versions of the Pub-2010 Mortality Tables with projected generational mortality improvements based on the MP-2021 fully generational mortality improvement scale

WORCESTER COUNTY, MARYLAND
SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS
JUNE 30, 2025

As of June 30,	2018	2019	2020	2021	2022	2023	2024	2025
Total OPEB Liability:								
Service Cost	\$ 1,608,612	\$ 1,636,060	\$ 1,253,739	\$ 1,310,245	\$ 1,610,608	\$ 1,677,058	\$ 1,132,370	\$ 1,162,265
Interest	5,528,825	5,523,505	5,824,086	5,672,207	5,905,285	3,876,385	4,041,157	3,952,815
Differences Between Expected and Actual Experience	(930,789)	-	(2,782,115)	-	(36,448,498)	-	(3,709,316)	-
Changes of Assumptions	(972,422)	-	(2,884,137)	-	3,040,825	-	677,663	-
Benefit Payments	(2,753,006)	(3,005,953)	(3,365,480)	(4,210,867)	(3,094,641)	(3,090,425)	(3,308,679)	(3,499,110)
Other Charges	3,031,292	142,763	(177,632)	-	-	-	-	-
Net Change in OPEB Liability	5,512,512	4,296,375	(2,131,539)	2,771,585	(28,986,421)	2,463,018	(1,166,805)	1,615,970
Total OPEB Liability - Beginning	75,459,618	80,972,130	85,268,505	83,136,966	85,908,551	56,922,130	59,385,148	58,218,343
Total OPEB Liability - Ending (a)	\$ 80,972,130	\$ 85,268,505	\$ 83,136,966	\$ 85,908,551	\$ 56,922,130	\$ 59,385,148	\$ 58,218,343	\$ 59,834,313
Plan Fiduciary Net Position:								
Differences Between Expected and Actual Experience	\$ 41,035	\$ (771,893)	\$ (2,058,287)	\$ 9,128,879	\$ (15,046,294)	\$ (383,766)	\$ 608,395	\$ 1,505,727
Contributions - Employer	2,500,000	5,285,500	7,124,143	3,988,744	5,500,000	2,246,219	2,169,142	2,893,839
Contributions - Nonemployer Contributing Entities	487,541	322,821	672,167	634,900	167,056	84,645	254,318	350,526
Net Investment Income	3,330,424	2,955,419	2,104,856	13,964,958	(9,899,624)	4,698,362	6,065,711	7,458,401
Benefit Payments	(2,753,006)	(3,005,953)	(3,365,480)	(3,178,216)	(2,277,292)	(2,357,938)	(2,436,777)	(2,598,092)
Administrative Expenses	(1,150)	(3,400)	(1,000)	(5,000)	(1,500)	(4,000)	-	(4,000)
Other Charges	(41,035)	771,893	2,058,287	(9,128,879)	15,046,294	383,766	(608,395)	(1,505,727)
Net Change in Plan Fiduciary Net Position	3,563,809	5,554,387	6,534,686	15,385,386	(6,511,360)	4,667,288	6,052,394	8,100,674
Plan Fiduciary Net Position - Beginning	45,741,273	49,305,082	54,859,469	61,394,155	76,779,541	70,268,181	74,935,469	80,987,863
Plan Fiduciary Net Position - Ending (b)	\$ 49,305,082	\$ 54,859,469	\$ 61,394,155	\$ 76,779,541	\$ 70,268,181	\$ 74,935,469	\$ 80,987,863	\$ 89,088,537
County's Net OPEB Liability(Asset) - Ending (a) - (b)	\$ 31,667,048	\$ 30,409,036	\$ 21,742,811	\$ 9,129,010	\$ (13,346,051)	\$ (15,550,321)	\$ (22,769,520)	\$ (29,254,224)
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	60.89%	64.34%	73.85%	89.37%	123.45%	126.19%	139.11%	0.00%
Covered Employee Payroll	\$ 25,501,214	\$ 27,050,408	\$ 25,615,178	\$ 25,615,178	\$ 26,811,070	\$ 27,882,951	\$ 33,967,458	\$ 33,967,458
County's Net OPEB Liability as a Percentage of Covered Employee Payroll	124.18%	112.42%	84.88%	35.64%	-49.78%	-55.77%	-67.03%	-86.12%
Expected Average Remaining Service Years of All Participants	7.12	6.38	6.24	6.24	6.97	6.97	6.95	6.95

This schedule is presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend is compiled, OPEB plans should present information for those years for which information is available.

See accompanying Notes to Required Supplementary Information.

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WORCESTER COUNTY, MARYLAND
SCHEDULE OF INVESTMENT RETURNS
JUNE 30, 2025

	2018	2019	2020	2021	2022	2023	2024	2025
Annual Money-Weighted Rate of Return, Net of Investment	7.01%	5.67%	3.62%	20.21%	-13.46%	6.47%	7.78%	9.98%

This schedule is presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend is compiled, OPEB plans should present information for those years for which information is available.

See accompanying Notes to Required Supplementary Information.

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**WORCESTER COUNTY, MARYLAND
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED JUNE 30, 2025**

NOTE 1 PENSIONS**Changes in Benefit Terms**

There were no benefit changes during the year.

Changes in Assumptions

There were no changes in assumptions during the year.

Methods and Assumptions Used in Calculations of Actuarially Determined Contributions

Actuarial	Entry Age Normal
Amortization Method	Level percent closed
Remaining Amortization Period	25-year closed amortization period ending June 30, 2039 (15 years for UAAL after July 1, 2023)
Asset Valuation Method	Five-year smoothed market (max. 120% and min. 80% of the market)
Inflation	In the 2024 actuarial valuation, 2.5% price, 3.00% wage In the 2023 actuarial valuation, 2.25% general, 2.75% wage
Salary Increases	In the 2024 actuarial valuation, 3.00% to 22.50% In the 2023 actuarial valuation, 2.75% to 11.25%
Investment Rate of Return	In the 2024 actuarial valuation, 6.80% In the 2023 actuarial valuation, 6.80%
Retirement Age	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2024 valuation pursuant to the 2024 experience study of the period July 1, 2018 to July 30, 2023.
Mortality	Various versions of the Pub-2010 Mortality Tables for males and females with projected generational mortality improvements based on the MP-2021 fully generational mortality improvements scale.

WORCESTER COUNTY, MARYLAND
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED JUNE 30, 2025

NOTE 2 OTHER POSTEMPLOYMENT BENEFITS**Methods and Assumptions Used to Determine Contribution Rates**

Valuation Date	July 1, 2023
Actuarial Cost Method	Entry age normal
Amortization Method	Level dollar, closed period
Amortization Period	5 years
Inflation	3.00%
Healthcare Cost Trend Rates	5.50% for fiscal year 2025, decreasing .07% per year to an ultimate rate of 4.50% for fiscal year 2039 and later years
Salary increases	4.00%, average, including inflation
Investment Rate of Return	7.00%
Mortality	PubG.H-2010 Mortality Table - General and Mortality Improvement using Scale MP-2020

Retirement Rates	<u>Age</u>	<u>County</u>
	55 - 59	- %
	60 - 61	5 %
	62 - 64	3 %
	65	15 %
	66 - 69	35 %
	70+	100 %

Withdrawal Rates Table T-4 from the Pension Actuary's Handbook

<u>Age</u>	<u>County</u>
20	5.48 %
25	5.34 %
30	5.11 %
35	4.75 %
40	4.29 %
45	3.78 %
50	2.90 %
55	1.82 %
60	1.72 %

Retiree Contributions

	<u>Pre-Medicare</u>		<u>Medicare Eligible</u>	
	<u>Retiree</u>	<u>Spouse</u>	<u>Retiree</u>	<u>Spouse</u>
Pre 7/1/15 Hires	\$ 804	\$ 1,408	\$ 390	\$ 390
7/1/15 & Subsequent Hires	1,609	2,817	780	780
Spouse Pay-All		14,084		3,900

OTHER SUPPLEMENTARY INFORMATION

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WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes:				
Real Property:				
Full-Year Levy	\$ 169,574,541	\$ 169,574,541	\$ 169,857,976	\$ 283,435
Semi-Year Levy	190,125	190,125	298,820	108,695
Personal Property	301,031	301,031	164,899	(136,132)
Corporations and Utilities	8,747,689	8,747,689	9,814,866	1,067,177
Net Additions and Abatements	(208,200)	(208,200)	(265,399)	(57,199)
Total	178,605,186	178,605,186	179,871,162	1,265,976
Interest on Delinquent Taxes	750,000	750,000	876,682	126,682
Discounts Allowed on Taxes	(500,000)	(500,000)	(580,715)	(80,715)
Tax Credits for Assessment Increase	(4,818,663)	(4,818,663)	(4,809,788)	8,875
Total Real and Personal Property	174,036,523	174,036,523	175,357,341	1,320,818
Local Income Tax	47,000,000	47,000,000	51,782,717	4,782,717
Other Local Taxes:				
Room Tax Admin	275,000	275,000	261,747	(13,253)
Room Tax	1,500,000	1,500,000	1,812,253	312,253
Admission and Amusement	700,000	700,000	887,207	187,207
Cannabis	100,000	100,000	86,112	(13,888)
Recordation	8,725,000	8,725,000	9,476,507	751,507
Transfer Tax	5,500,000	5,500,000	6,296,476	796,476
Food Tax Admin	110,000	110,000	100,794	(9,206)
Total Taxes	237,946,523	237,946,523	246,061,154	8,114,631
Licenses and Permits:				
Business:				
Liquor Licenses	950,000	950,000	944,344	(5,656)
Vending Machine Licenses	65,000	65,000	71,140	6,140
Traders' Licenses	80,000	80,000	92,493	12,493
Occupational Licenses	7,000	7,000	7,055	55
Bingo Permits	13,000	13,000	16,659	3,659

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES (CONTINUED)				
Licenses and Permits (Continued):				
Other:				
Building Permits	\$ 315,000	\$ 315,000	\$ 297,443	\$ (17,557)
Electrical Permits	21,000	21,000	21,325	325
Marriage Licenses	20,000	20,000	21,090	1,090
Commercial Plumbing Plan Review	2,500	2,500	500	(2,000)
Civil Ceremony Licenses	1,200	1,200	2,150	950
Shoreline Construction Permits	20,000	20,000	19,500	(500)
Timber Harvest Permits	3,000	3,000	3,500	500
Sediment Erosion Control/Swam/Permits	39,000	39,000	41,422	2,422
Environmental Permits	113,025	113,025	151,115	38,090
Forestry Conservation Review Fees	6,000	6,000	8,984	2,984
Health Permits	426,915	426,915	457,578	30,663
Raffle Permits	1,500	1,500	1,575	75
Rental Permits	210,000	210,000	218,620	8,620
Plumbing Permits	75,000	75,000	94,496	19,496
Landfill Permits	320,000	320,000	315,900	(4,100)
Gas Permits	20,000	20,000	28,775	8,775
Payt Tags - Household	7,500	7,500	6,900	(600)
Planning and Zoning Permits	51,550	51,550	59,011	7,461
Total Licenses and Permits	2,768,190	2,768,190	2,881,575	113,385
Intergovernmental:				
Federal Grants:				
Payments in Lieu of Taxes	22,000	22,000	25,198	3,198
American Rescue Plan Act	-	-	4,772,553	4,772,553
CDBG Housing Rehab Grant	150,000	150,000	38,235	(111,765)
Homeland Security Grant	172,794	172,794	215,804	43,010
Bulletproof Vest Program	7,500	7,500	9,488	1,988
MDE Beach Monitoring Grant	3,261	3,261	3,261	-
Traffic Safety - State Highway Administration	1,500	1,500	1,285	(215)
Jail - US Marshals Grant	415,000	415,000	-	(415,000)
Local Assistance & Tribal Grant	50,000	50,000	26,906	(23,094)
Housing Federal Grant	-	-	100,000	100,000
Library Federal Grant	-	-	33,438	33,438
Child Support Enforcement	10,000	10,000	7,193	(2,807)
Sheriff Grant	-	-	244,000	244,000
U.S. Fish and Wildlife Service	6,750	6,750	4,888	(1,862)
Elder Abuse Prevention	494,294	494,294	96,181	(398,113)

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES (CONTINUED)				
Intergovernmental (Continued):				
State Grants:				
Highway User Revenue	\$ 1,783,847	\$ 1,783,847	\$ 1,757,833	\$ (26,014)
911 State Fees	1,787,308	1,787,308	1,981,180	193,872
Police Protection	200,000	200,000	253,668	53,668
State Park Revenues	625,000	625,000	682,183	57,183
Open Space Program - Parks	1,247,376	1,247,376	1,529,517	282,141
Open Space Program - Recreation	-	-	(73,657)	(73,657)
LPPI Grant	-	-	53,818	53,818
Library Special Projects	-	-	63,276	63,276
Library Aid	197,150	197,150	197,150	-
Share Of State Forest Land	73,000	73,000	101,318	28,318
Eastern Shore Library Grant	80,000	80,000	80,000	-
Other Grants	218,660	218,660	540,602	321,942
Coastal Zone Grant	-	-	12,320	12,320
Sheriff - Sex Offender Grant	8,000	8,000	9,079	1,079
Sheriff - Health Tobacco Enforcement	7,500	7,500	8,421	921
Sheriff - Health Underage Drinking	5,000	5,000	-	(5,000)
Heroin Coordinator	52,000	52,000	71,821	19,821
Senator Amoss Grant	370,000	370,000	368,926	(1,074)
Tourism	160,000	160,000	173,396	13,396
Economic Development	-	-	2,320,485	2,320,485
Welcome Center State Grant	-	-	99,585	99,585
Critical Area Grant	9,000	9,000	5,000	(4,000)
MALPF Administrative Fees	12,000	12,000	26,683	14,683
GOCCP Sheriff Grant	425,000	425,000	85,317	(339,683)
Conservation Easement Admin Fee	25,000	25,000	72,014	47,014
Conservation Easement Reimbursements	50,000	50,000	937,681	887,681
Water System Monitoring	48,750	48,750	48,750	-
Donation Sponsorship Program	7,500	7,500	1,189	(6,311)
Family Support Grant	418,334	418,334	418,871	537
Drug Court Coordinator	224,076	224,076	233,790	9,714
Waterway Improvement Grants	12,776	12,776	(3,842)	(16,618)
Statewide Specialized Transportation				
Assistance	126,975	126,975	126,975	-
Septic System BRF Grants	260,000	260,000	398,497	138,497
Intern Program Grant	100,000	100,000	100,000	-
Dental Program Reimbursement	16,721	16,721	26,662	9,941
Bay Restoration Operations and				
Maintenance	42,000	42,000	42,000	-
MD Department of Aging Grant	46,000	46,000	54,313	8,313
MD AOC Security Grant	110,716	110,716	94,357	(16,359)
Maryland Criminal Intelligence Network	106,700	106,700	41,765	(64,935)
Special Events - Sponsorships	76,000	76,000	33,350	(42,650)
911 ENSB Grant	-	-	44,782	44,782
Medication Opioid Disorder Grant	131,840	131,840	21,114	(110,726)
Total Intergovernmental	10,397,328	10,397,328	18,618,619	8,221,291

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES (CONTINUED)				
Service Charges and Fees:				
Liquor Advertising Fees	\$ 1,200	\$ 1,200	\$ 1,560	\$ 360
Jail - U.S. Marshal Fees	-	-	907,400	907,400
DHCD Housing Administration Fees	7,000	7,000	-	(7,000)
Trial Jury Reimbursement	54,000	54,000	32,770	(21,230)
Court Fines	25,000	25,000	30,875	5,875
Civil Infraction Fines	6,000	6,000	8,000	2,000
Economic Development Programs and Events	-	-	500	500
Election Filing Fee	125	125	-	(125)
Rent Revenue	183,033	183,033	200,523	17,490
Sheriff Fees	125,375	125,375	271,454	146,079
Sales of Publications and Copies	1,050	1,050	3,854	2,804
Library Use Charges	12,000	12,000	23,717	11,717
Library Erate Reimbursements	850	850	1,573	723
Mosquito Control Charges	45,000	45,000	52,992	7,992
Housing Program Fees	-	-	8,780	8,780
EDU Transfer Fee	-	-	6,200	6,200
Casino Security	8,500	8,500	21,915	13,415
Seacrets Security	90,000	90,000	51,188	(38,812)
Vehicle Tag Fees	1,000	1,000	229	(771)
Critical Area Review Fees	8,000	8,000	10,651	2,651
Tourism Programs and Events	1,500	1,500	-	(1,500)
Shared Facility Fees	500	500	100	(400)
Stormwater Management Review Fees	95,000	95,000	104,294	9,294
Roads Department Fees	2,500	2,500	5,675	3,175
Bay Restoration Administration Fees	22,500	22,500	23,730	1,230
Shoreline Commission Application Fees	31,000	31,000	26,700	(4,300)
Park Fees	87,600	87,600	107,820	20,220
Concession Stand Fees	100,000	100,000	126,028	26,028
Environmental Fees	22,400	22,400	35,750	13,350
Recreation Fees	426,958	426,958	305,509	(121,449)
Solar Renewable Energy Credits	1,000	1,000	4,074	3,074
Ice Vending Machine Fee	20,000	20,000	-	(20,000)
Water and Sewer Plan Amendment Fees	2,000	2,000	-	(2,000)
Circuit Court Bar Library	5,000	5,000	-	(5,000)
Firearms Training Center Fees	7,500	7,500	5,139	(2,361)
Payments for Jail Use	113,630	113,630	107,547	(6,083)
First Offender Program Fees	5,000	5,000	-	(5,000)
Fire Inspection Fees	170,000	170,000	308,109	138,109
Family Services Legal Fees	500	500	5,225	4,725
Community Service Fees	70,000	70,000	68,749	(1,251)
Public Works	50,000	50,000	56,626	6,626
Franchise Fees	22,690	22,690	23,382	692
Special Events Fees	33,090	33,090	10,239	(22,851)
Tournament Fees	7,500	7,500	8,090	590
Motor Coach Fees	15,000	15,000	6,835	(8,165)
Recycling	180,500	180,500	119,544	(60,956)
Metal Recycling	35,000	35,000	56,870	21,870
Tire Revenue	35,000	35,000	30,266	(4,734)
Total Service Charges and Fees	2,131,501	2,131,501	3,180,482	1,048,981

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES (CONTINUED)				
Miscellaneous:				
Retiree Drug Subsidy	\$ 60,000	\$ 60,000	\$ -	\$ (60,000)
Interest on Investments	6,000,000	6,000,000	8,304,904	2,304,904
Sale of Capital Assets	125,000	125,000	55,830	(69,170)
Credit Card Fees	10,200	10,200	7,158	(3,042)
Credit Card Rebate	-	-	6,975	6,975
Tax Sale Revenue	13,500	13,500	11,006	(2,494)
Miscellaneous	200,000	200,000	2,917,789	2,717,789
Other Revenue	-	-	392	392
Total Miscellaneous	<u>6,408,700</u>	<u>6,408,700</u>	<u>11,304,054</u>	<u>4,895,354</u>
 Total Revenues	259,652,242	259,652,242	282,045,884	22,393,642

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES				
General Government:				
County Commissioners' Office:				
Salaries	\$ 1,202,756	\$ 1,202,756	\$ 1,233,693	\$ (30,937)
Overtime	-	-	363	(363)
Benefits	487,877	487,877	504,394	(16,517)
Administrative	22,269	22,269	10,230	12,039
Other Supplies and Equipment	24,508	24,508	20,188	4,320
Equipment Maintenance	12,052	12,052	11,510	542
Legal	19,065	19,961	19,960	1
Vehicle Operating Expense	4,000	4,000	1,875	2,125
Building Site	1,560	1,616	1,616	-
Advertising	20,500	19,207	6,902	12,305
Training and Travel	64,717	64,717	62,780	1,937
Uniforms and Personal Equipment	1,000	1,341	1,341	-
Total County Commissioners' Office	1,860,304	1,860,304	1,874,852	(14,548)
Circuit Court:				
Salaries	1,229,597	1,229,597	1,230,631	(1,034)
Overtime	-	-	686	(686)
Benefits	554,739	554,739	497,133	57,606
Administrative	21,929	21,929	16,042	5,887
Other Supplies and Equipment	11,916	11,864	6,582	5,282
Equipment Maintenance	25,706	25,706	14,426	11,280
Grant Services	304,227	304,227	225,754	78,473
Legal	107,000	107,000	67,765	39,235
Building Site	3,465	3,517	3,516	1
Training and Travel	10,400	10,400	4,337	6,063
Uniforms and Personal Equipment	500	500	82	418
Total Circuit Court	2,269,479	2,269,479	2,066,954	202,525
Orphans' Court:				
Salaries	28,501	28,501	28,579	(78)
Benefits	42,299	42,299	42,083	216
Administrative	2,800	2,800	-	2,800
Training and Travel	6,800	6,800	5,117	1,683
Total Orphans' Court	80,400	80,400	75,779	4,621

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
General Government (Continued):				
State's Attorney's Office:				
Salaries	\$ 3,367,777	\$ 3,367,777	\$ 2,775,143	\$ 592,634
Overtime	-	-	4,246	(4,246)
Benefits	1,224,850	1,224,850	1,109,347	115,503
Administrative	25,114	25,114	17,630	7,484
Other Supplies and Equipment	22,580	22,580	20,784	1,796
Equipment Maintenance	64,491	64,491	62,756	1,735
Grant Programs	-	-	4,346	(4,346)
Uniforms and Personal Equipment	1,762	1,762	1,292	470
Legal	10,200	10,200	6,430	3,770
Vehicle Operating Expense	11,000	11,000	7,557	3,443
Building Site	3,050	3,050	2,906	144
Training and Travel	24,350	24,350	21,329	3,021
Total State's Attorney's Office	4,755,174	4,755,174	4,033,766	721,408
Treasurer's Office:				
Salaries	1,178,673	1,178,673	1,116,981	61,692
Overtime	2,000	2,000	-	2,000
Benefits	496,714	496,714	484,641	12,073
Administrative	50,325	50,325	44,052	6,273
Other Supplies and Equipment	14,140	14,140	9,238	4,902
Uniforms and Personal Equipment	1,400	1,400	1,201	199
Equipment Maintenance	118,290	118,290	116,754	1,536
Consulting Services	1,500	1,150	-	1,150
Building Site	1,400	1,723	1,726	(3)
Advertising	-	27	27	-
Training and Travel	17,550	17,550	11,164	6,386
Total Treasurer's Office	1,881,992	1,881,992	1,785,784	96,208
Elections Office:				
State Employees' Salaries and Benefits	659,192	659,192	676,736	(17,544)
Benefits	1,659	1,659	3,856	(2,197)
Administrative	15,094	15,094	12,453	2,641
Other Supplies and Equipment	345,302	345,302	178,339	166,963
Voting Machines and Poll Expenses	303,459	303,459	289,759	13,700
Equipment Maintenance	6,156	6,156	5,118	1,038
Uniforms and Personal Equipment	-	79	79	-
Grant Programs	-	-	50,000	(50,000)
Consulting Services	47,520	47,520	39,223	8,297
Building Site	105,367	104,149	93,357	10,792
Other Maintenance and Services	-	1,139	1,139	-
Training and Travel	15,231	15,231	8,548	6,683
Total Elections Office	1,498,980	1,498,980	1,358,607	140,373

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
General Government (Continued):				
Human Resources:				
Salaries	\$ 494,948	\$ 494,948	\$ 479,733	\$ 15,215
Overtime Pay	4,000	4,000	2,601	1,399
Benefits	215,987	215,987	208,702	7,285
Administrative	18,140	14,820	8,736	6,084
Other Supplies and Equipment	6,550	6,701	6,700	1
Equipment Maintenance	2,400	2,400	2,217	183
Uniforms and Personal Equipment	850	850	822	28
Grant Programs	-	-	640	(640)
Consulting Services	17,700	20,869	20,868	1
Vehicle Operating Expense	5,000	5,000	4,141	859
Building Site	400	400	394	6
Advertising	14,000	14,000	12,469	1,531
Training and Travel	5,200	5,200	4,543	657
Total Human Resources	785,175	785,175	752,566	32,609
Development Review and Permitting:				
Salaries	1,839,033	1,839,033	1,754,580	84,453
Overtime Pay	3,000	3,000	2,781	219
Benefits	839,073	839,073	807,474	31,599
Administrative	20,317	20,317	18,330	1,987
Other Supplies and Equipment	39,900	39,900	27,019	12,881
Uniforms and Personal Equipment	3,500	3,500	3,360	140
Grant Programs	-	-	100,036	(100,036)
Equipment Maintenance	51,158	51,158	7,880	43,278
Consulting Services	31,551	117,265	83,643	33,622
Housing Rehabilitation Program	188,200	188,200	55,727	132,473
Legal	36,000	36,000	33,689	2,311
Vehicle Operating Expense	18,000	18,000	15,882	2,118
Building Site	1,410	1,410	1,190	220
Advertising	18,000	19,558	19,558	-
Training and Travel	52,996	51,438	45,004	6,434
Total Development Review and Permitting	3,142,138	3,227,852	2,976,153	251,699

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
General Government (Continued):				
Environmental Programs:				
Salaries	\$ 1,479,048	\$ 1,479,048	\$ 1,460,505	\$ 18,543
Overtime Pay	1,500	1,500	-	1,500
Benefits	724,554	724,554	692,878	31,676
Administrative	18,733	18,415	11,585	6,830
Other Supplies and Equipment	17,660	16,876	14,601	2,275
Equipment Maintenance	4,000	4,000	3,197	803
Uniforms and Personal Equipment	-	784	784	-
Grant Programs	356,000	356,000	378,266	(22,266)
Consulting Services	84,100	84,100	102,612	(18,512)
Vehicle Operating Expense	24,800	24,800	24,763	37
Building Site	9,105	9,423	9,423	-
Advertising	3,700	3,700	767	2,933
Training and Travel	6,164	6,164	2,888	3,276
Capital Equipment	50,000	50,000	49,498	502
Total Environmental Programs	2,779,364	2,779,364	2,751,767	27,095
Information Technology:				
Salaries	1,121,443	1,121,443	995,556	125,887
Overtime Pay	3,000	3,000	112	2,888
Benefits	469,645	469,645	423,263	46,382
Administrative	1,280	1,280	827	453
Other Supplies and Equipment	19,500	19,500	18,075	1,425
Vehicle Operating Expense	2,800	2,800	1,956	844
Building Site	40	40	-	40
Training and Travel	7,600	7,600	7,296	304
Uniforms and Personal Equipment	500	500	443	57
Total Information Technology	1,625,808	1,625,808	1,447,528	178,280

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
General Government (Continued):				
Other General Government:				
Administrative	\$ 184,654	\$ 184,654	\$ 172,623	\$ 12,031
Other Supplies and Equipment	56,500	56,500	37,835	18,665
Equipment Maintenance	1,064,825	1,064,825	817,256	247,569
Consulting Services	191,500	190,202	144,765	45,437
Building Site	786,754	786,754	632,459	154,295
Other Maintenance and Services	5,000	6,298	6,298	-
Grant Programs	100,500	100,500	4,835,763	(4,735,263)
Training and Travel	73,635	73,635	28,938	44,697
Tri-County Council	456,334	456,334	456,334	-
Other Nonmatching Expenses - SDAT	716,500	716,500	640,678	75,822
Benefits	800,000	800,000	718,498	81,502
Legal Services	10,000	10,000	15,930	(5,930)
Other Expenses	96,897	2,596,897	3,528	2,593,369
Total Other General Government	4,543,099	7,043,099	8,510,905	(1,467,806)
Total General Government	25,221,913	27,807,627	27,634,661	172,464

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
Public Safety:				
Sheriff's Office:				
Salaries	\$ 8,364,300	\$ 8,364,300	\$ 7,966,771	\$ 397,529
Overtime Pay	619,817	619,817	869,952	(250,135)
Benefits	4,921,298	4,921,298	4,278,791	642,507
Administrative	64,290	64,290	55,313	8,977
Other Supplies and Equipment	856,753	878,729	743,096	135,633
Equipment Maintenance	285,400	285,400	224,113	61,287
Uniforms and Personal Equipment	325,585	325,585	300,234	25,351
Grant Programs	-	-	3,261	(3,261)
Advertising	3,500	4,030	4,030	-
Legal	15,000	15,000	4,368	10,632
Consulting Services	109,400	109,400	73,464	35,936
Vehicle Operating Expense	639,000	639,000	632,992	6,008
Building Site	80,022	79,492	49,292	30,200
Training and Travel	206,500	206,500	124,327	82,173
Capital Equipment	790,000	1,111,833	541,020	570,813
Total Sheriff's Office	17,280,865	17,624,674	15,871,024	1,753,650
Emergency Services:				
Salaries	2,168,052	2,168,052	1,839,811	328,241
Overtime Pay	180,518	180,518	251,097	(70,579)
Benefits	967,770	967,770	878,567	89,203
Administrative	11,625	11,625	7,081	4,544
Other Supplies and Equipment	183,520	183,520	116,388	67,132
Equipment Maintenance	542,762	495,281	346,786	148,495
Uniforms and Personal Equipment	9,725	9,725	5,528	4,197
Grant Programs	131,477	131,477	223,078	(91,601)
Consulting Services	35,000	35,000	9,124	25,876
Vehicle Operating Expense	30,250	30,250	24,858	5,392
Building Site	161,322	208,803	208,802	1
Training and Travel	23,800	23,800	9,212	14,588
Capital Equipment	95,000	95,000	73,346	21,654
Total Emergency Services	4,540,821	4,540,821	3,993,678	547,143

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
Public Safety (Continued):				
Jail:				
Salaries	\$ 7,244,203	\$ 7,244,203	\$ 6,410,600	\$ 833,603
Overtime Pay	75,000	75,000	188,522	(113,522)
Benefits	3,508,463	3,508,463	3,104,772	403,691
Administrative	7,425	7,784	7,784	-
Other Supplies and Equipment	13,300	11,757	11,756	1
Equipment Maintenance	32,424	34,963	34,963	-
Uniforms and Personal Equipment	69,650	72,142	72,142	-
Grant Programs	131,840	131,840	14,624	117,216
Inmate Supplies and Services	2,256,513	2,284,995	2,485,632	(200,637)
Consulting Services	8,000	12,800	12,800	-
Vehicle Operating Expense	8,800	11,003	11,003	-
Building Site	848,350	801,938	801,937	1
Other Maintenance and Services	12,650	9,245	9,245	-
Training and Travel	10,056	20,540	20,540	-
Capital Equipment	13,895	13,896	13,897	(1)
Total Jail	14,240,569	14,240,569	13,200,217	1,040,352
Fire Marshal:				
Salaries	710,723	710,723	704,661	6,062
Overtime Pay	20,000	20,000	13,048	6,952
Benefits	435,506	435,506	439,810	(4,304)
Administrative	8,810	5,944	5,258	686
Supplies and Equipment	35,950	35,950	30,466	5,484
Equipment Maintenance	8,295	8,295	7,004	1,291
Uniforms and Personal Equipment	15,700	15,671	15,358	313
Consulting Services	9,750	1,909	1,908	1
Vehicle Operating Expense	39,000	49,707	49,707	-
Building Site	360	389	388	1
Training and Travel	11,565	11,565	9,775	1,790
Capital Equipment	176,000	176,000	142,764	33,236
Total Fire Marshal	1,471,659	1,471,659	1,420,147	51,512

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
Public Safety (Continued):				
Volunteer Fire Departments:				
Fire and Ambulance	\$ 12,081,644	\$ 12,081,644	\$ 11,878,600	\$ 203,044
Supplies and Equipment	82,200	82,200	78,209	3,991
Building Site	26,072	26,072	19,015	7,057
Total Volunteer Fire Departments	12,189,916	12,189,916	11,975,824	214,092
Total Public Safety	49,723,830	50,067,639	46,460,890	3,606,749
Public Works:				
Maintenance:				
Salaries	1,440,773	1,440,773	1,383,849	56,924
Overtime Pay	7,500	7,500	5,887	1,613
Benefits	646,426	646,426	623,074	23,352
Administrative	10,945	10,945	8,449	2,496
Other Supplies and Equipment	51,752	51,752	49,495	2,257
Equipment Maintenance	24,450	24,450	24,446	4
Uniforms and Personal Equipment	11,400	11,400	10,425	975
Consulting Services	100	100	50	50
Custodial Services	5,000	5,000	(9,468)	14,468
Vehicle Operating Expense	65,100	65,100	58,158	6,942
Building Site	30,208	30,208	23,909	6,299
Advertising	500	500	-	500
Training and Travel	17,550	17,550	12,474	5,076
Capital Equipment	103,750	103,750	150,177	(46,427)
Total Maintenance	2,415,454	2,415,454	2,340,925	74,529
Roads Department:				
Salaries	1,919,036	1,919,036	1,835,657	83,379
Overtime Pay	20,000	20,000	21,198	(1,198)
Benefits	1,025,680	1,025,680	1,018,816	6,864
Administrative	2,573	2,573	1,143	1,430
Other Supplies and Equipment	191,220	191,220	158,569	32,651
Equipment Maintenance	16,405	18,463	18,462	1
Road Maintenance Materials	1,211,000	1,187,495	1,111,503	75,992
Uniforms and Personal Equipment	18,200	18,200	16,457	1,743
Consulting Services	150	150	110	40
Vehicle Operating Expense	413,860	413,860	398,409	15,451

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
Public Works (Continued):				
Roads Department (Continued):				
Building Site	\$ 42,992	\$ 53,393	\$ 53,393	\$ -
Road Maintenance	394,366	405,412	405,412	-
Advertising	500	500	51	449
Training and Travel	10,113	10,113	4,883	5,230
Capital Equipment	570,100	570,100	547,395	22,705
Total Roads Department	5,836,195	5,836,195	5,591,458	244,737
Homeowner Convenience Centers:				
Salaries	394,595	394,595	287,582	107,013
Overtime Pay	5,000	5,000	3,737	1,263
Benefits	184,247	184,247	135,141	49,106
Building Site	315,560	315,560	223,761	91,799
Administrative Expense	7,700	7,444	6,666	778
Uniforms and Personal Equipment	4,500	4,756	4,755	1
Training and Travel	1,000	1,000	1,000	-
Interfund	70,461	70,461	-	70,461
Total Homeowner Convenience Centers	983,063	983,063	662,642	320,421
Recycling:				
Salaries	474,908	474,908	527,383	(52,475)
Overtime Pay	5,000	5,000	4,711	289
Benefits	249,094	249,094	266,179	(17,085)
Building Site	78,410	84,929	84,928	1
Consulting Services	10,000	10,000	-	10,000
Other Maintenance and Services	67,000	69,326	69,326	-
Supplies and Equipment	13,000	13,000	11,073	1,927
Vehicle Operating Expenses	116,000	107,155	88,695	18,460
Training and Travel	1,000	1,000	1,000	-
Administrative Expense	2,090	2,090	1,262	828
Uniforms and Personal Equipment	4,500	4,500	4,100	400
Interfund	154,530	154,530	-	154,530
Capital Equipment	50,000	50,000	-	50,000
Total Recycling	1,225,532	1,225,532	1,058,657	166,875

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
Public Works (Continued):				
Other Public Works:				
Salaries	\$ 637,436	\$ 637,436	\$ 621,175	\$ 16,261
Benefits	327,950	327,950	323,804	4,146
Administrative	3,020	3,020	2,186	834
Other Supplies and Equipment	13,920	13,024	12,611	413
Equipment Maintenance	8,800	8,366	8,092	274
Uniforms and Personal Equipment	3,600	3,451	3,298	153
Consulting Services	200,150	230,143	230,142	1
Vehicle Operating Expense	10,500	10,934	10,933	1
Building Site	43,320	10,038	10,038	-
Other Maintenance and Services	1,700	1,849	1,849	-
Fleet Services	(30,624)	(25,835)	(25,836)	1
Central Fuel Facility	-	-	65,875	(65,875)
Advertising	500	1,396	1,395	1
Training and Travel	13,750	12,250	12,150	100
Capital Equipment	76,000	76,000	66,563	9,437
Total Other Public Works	1,310,022	1,310,022	1,344,275	(34,253)
Boat Landings:				
Grant Programs	5,000	5,000	6,259	(1,259)
Landing Expenses	49,438	49,438	29,366	20,072
Total Boat Landings	54,438	54,438	35,625	18,813
Total Public Works	11,824,704	11,824,704	11,033,582	791,122
Health and Hospitals:				
Health Department:				
Advertising	2,500	2,500	116	2,384
Health Clinic's Building Expenses	444,696	440,678	401,049	39,629
Other Maintenance and Services	10,920	14,938	14,937	1
Other Nonmatching Expenses	236,083	236,083	225,299	10,784
Matching Appropriation	11,022,108	5,422,660	5,422,660	-
Total Health Department	11,716,307	6,116,859	6,064,061	52,798
Mosquito Control:				
Salaries	70,608	70,608	70,524	84
Overtime Pay	1,000	1,000	466	534
Benefits	27,698	27,698	26,731	967
Administrative	500	500	251	249
Other Supplies and Equipment	2,025	2,025	1,089	936
Equipment Maintenance	300	300	306	(6)
Uniforms and Personal Equipment	500	500	500	-
Vehicle Operating Expense	18,500	18,500	13,500	5,000
Travel, Training, and Expense	200	200	75	125
Building Site	11,250	11,250	5,283	5,967
Appropriation for Spraying	95,000	95,000	87,045	7,955
Total Mosquito Control	227,581	227,581	205,770	21,811

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

Total Health and Hospitals	11,943,888	6,344,440	6,269,831	74,609
	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
Social Services:				
Commission on Aging:				
Other Supplies and Equipment	2,000	2,000	2,000	-
Grant Services	172,975	172,975	181,288	(8,313)
Senior Transportation	7,400	7,400	7,400	-
Senior Center Building Expenses	188,200	188,200	198,179	(9,979)
Training and Travel	7,000	7,000	7,000	-
Appropriation for Commission on Aging	1,398,730	1,398,730	1,398,730	-
Capital Equipment	-	-	26,935	(26,935)
Total Commission on Aging	1,776,305	1,776,305	1,821,532	(45,227)
Other Social Services:				
County Grants	607,756	607,756	647,991	(40,235)
Matching Appropriation - DHMD - WCDC	28,871	28,871	28,871	-
Total Other Social Services	636,627	636,627	676,862	(40,235)
Total Social Services	2,412,932	2,412,932	2,498,394	(85,462)

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
Education:				
Board of Education:				
Postretirement Benefits	\$ 8,841,987	\$ 8,841,987	\$ 8,841,987	-
Operating Appropriations	106,212,414	106,212,414	106,276,666	(64,252)
Total Board of Education	115,054,401	115,054,401	115,118,653	(64,252)
Wor-Wic Community College:				
Operating Appropriation	2,618,000	2,618,000	2,618,000	-
Total Wor-Wic Community College	2,618,000	2,618,000	2,618,000	-
Total Education	117,672,401	117,672,401	117,736,653	(64,252)
Libraries, Recreation, Parks and Culture:				
Recreation Department:				
Salaries	1,365,061	1,365,061	1,233,263	131,798
Overtime Pay	1,500	1,500	253	1,247
Benefits	548,561	548,561	507,548	41,013
Administrative	62,450	62,450	36,708	25,742
Other Supplies and Equipment	113,850	113,850	89,428	24,422
Equipment Maintenance	41,190	41,190	29,926	11,264
Uniforms and Personal Equipment	5,600	5,600	4,934	666
Grant Programs	-	-	4,780	(4,780)
Recreation Programs	408,165	408,165	296,573	111,592
Vehicle and Equipment Operating Expense	7,450	7,450	4,715	2,735
Building Site	210,928	210,928	190,166	20,762
Advertising	27,300	27,300	15,145	12,155
Training and Travel	41,853	41,853	20,595	21,258
Total Recreation Department	2,833,908	2,833,908	2,434,034	399,874

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
Libraries, Recreation, Parks and Culture (Continued):				
Parks Department:				
Salaries	\$ 552,584	\$ 552,584	\$ 510,702	\$ 41,882
Overtime Pay	2,500	2,500	1,482	1,018
Benefits	279,948	279,948	256,590	23,358
Administrative	1,255	1,255	898	357
Supplies and Equipment	28,860	28,860	20,502	8,358
Uniforms and Personal Equipment	4,240	4,240	4,061	179
Grant Programs	1,340,929	1,340,929	1,920,989	(580,060)
Other Supplies and Materials	48,000	48,000	45,023	2,977
Vehicle and Equipment Operating Expense	44,200	44,200	37,655	6,545
Park Expenses	98,866	98,866	171,274	(72,408)
Other Maintenance and Services	5,200	5,200	5,173	27
Advertising	500	500	58	442
Training and Travel	11,245	11,245	6,657	4,588
Capital Equipment	106,000	106,000	98,271	7,729
Total Parks Department	2,524,327	2,524,327	3,079,335	(555,008)
Library:				
Salaries	2,357,837	2,357,837	2,301,798	56,039
Overtime Pay	2,000	2,000	106	1,894
Benefits	1,111,097	1,111,097	1,059,094	52,003
Administrative	27,100	27,100	14,905	12,195
Other Supplies and Equipment	322,425	322,425	273,697	48,728
Equipment Maintenance	40,450	38,108	36,751	1,357
Grant Services	80,000	80,000	117,236	(37,236)
Legal	1,500	1,637	1,637	-
Vehicle Operating Expenses	4,250	4,250	2,240	2,010
Building Site	328,757	328,757	309,343	19,414
Other Maintenance and Services	-	2,205	2,204	1
Training and Travel	8,800	8,800	3,376	5,424
Benefits and Insurance	2,200	2,200	412	1,788
Total Library	4,286,416	4,286,416	4,122,799	163,617

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
EXPENDITURES (CONTINUED)				
Libraries, Recreation, Parks and Culture (Continued):				
Other Recreation and Culture:				
County Grants	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
Total Other Recreation and Culture	80,000	80,000	80,000	-
Total Libraries, Recreation, Parks and Culture	9,724,651	9,724,651	9,716,168	8,483
Conservation of Natural Resources:				
Extension Service:				
Administrative	13,799	13,050	12,305	745
Equipment Maintenance	6,000	6,749	6,749	-
Building Site	195	195	-	195
Operating Appropriation	247,500	247,500	247,500	-
Total Extension Service	267,494	267,494	266,554	940
Other Natural Resources:				
Gypsy Moth Control	73,935	73,935	1,890	72,045
Soil Conservation District	12,000	12,000	12,000	-
Matching Appropriation Beach Maintenance	540,000	540,000	487,444	52,556
Total Other Natural Resources	625,935	625,935	501,334	124,601
Total Conservation of Natural Resources	893,429	893,429	767,888	125,541
Economic Development:				
Economic Development Department:				
Salaries	161,323	161,323	160,396	927
Benefits	78,592	78,592	73,795	4,797
Administrative	14,100	14,100	9,083	5,017
Other Supplies and Equipment	3,540	3,540	2,364	1,176
Equipment Maintenance	1,200	3,809	3,808	1
Program Expense	200,000	200,000	197,995	2,005
Grant Programs	-	3,800	2,325,192	(2,321,392)
Consulting Services	45,000	42,391	39,000	3,391
Vehicle Operating Expense	2,875	2,875	1,684	1,191
Building Site	700	700	-	700
Training and Travel	20,620	20,620	13,577	7,043
Capital Equipment	64,500	4,564,500	114,944	4,449,556
Total Economic Development Department	592,450	5,096,250	2,941,838	2,154,412

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
EXPENDITURES (CONTINUED)				
Economic Development:				
Tourism:				
Salaries	\$ 351,259	\$ 351,259	\$ 342,307	\$ 8,952
Overtime	-	-	39	(39)
Benefits	112,695	112,695	105,829	6,866
Administrative	6,169	5,335	5,334	1
Other Supplies and Equipment	47,371	56,654	56,653	1
Equipment Maintenance	2,600	2,556	2,556	-
Uniforms and Personal Equipment	400	359	358	1
Grant Programs	264,160	264,160	262,267	1,893
Program Expense Tourism Events	-	-	120,586	(120,586)
Consulting Services	37,100	17,054	17,053	1
Vehicle Operating Expense	3,525	4,285	4,285	-
Building Site	65,433	66,703	66,703	-
Advertising	739,500	753,554	759,209	(5,655)
Training and Travel	12,850	8,448	8,448	-
Total Tourism	<u>1,643,062</u>	<u>1,643,062</u>	<u>1,751,627</u>	<u>(108,565)</u>
Total Economic Development	2,235,512	6,739,312	4,693,465	2,045,847
Intergovernmental:				
Towns' Share	3,630,114	3,630,114	384,730	3,245,384
Grants to Towns	6,617,628	6,617,628	6,602,181	15,447
Total Intergovernmental	<u>10,247,742</u>	<u>10,247,742</u>	<u>6,986,911</u>	<u>3,260,831</u>
Total Expenditures	<u>241,901,002</u>	<u>243,734,877</u>	<u>233,798,443</u>	<u>9,935,932</u>
EXCESS OF REVENUES OVER EXPENDITURES	17,751,240	15,917,365	48,247,441	32,329,574
OTHER FINANCING SOURCES (USES)				
Transfers In	2,265,375	2,265,375	3,591,511	1,326,136
Transfers Out	(20,016,615)	(18,616,063)	(33,745,541)	(15,129,478)
Total Other Financing Uses	<u>(17,751,240)</u>	<u>(16,350,688)</u>	<u>(30,154,030)</u>	<u>(13,803,342)</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ (433,323)</u>	18,093,411	<u>\$ 18,526,232</u>
Fund Balance - Beginning			<u>110,205,538</u>	
FUND BALANCE - ENDING			<u>\$ 128,298,949</u>	

See accompanying Notes to Other Supplementary Information.

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

The Combining and Individual Fund Statements and Schedules provide detailed information concerning the financial position, results of operations, and budgetary comparisons for the non-major funds and fiduciary funds.

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NON-MAJOR GOVERNMENTAL FUNDS

Non-Major Governmental Funds are used to account for the proceeds of specific revenue sources (other than capital projects and debt service funds) that are legally restricted to expenditures for specific purposes.

Department of Social Services – This fund accounts for activities funded primarily by grants to provide services for the elderly and is included in the social services function.

Local Management Board – This fund accounts for activities funded by the State of Maryland to provide family focused community-based services.

Casino Fund – This fund accounts for local impact grants which shall be used for improvements primarily in the communities in immediate proximity of the video lottery facility.

Energy Service Fund – This fund accounts for settlement funds for the purposes of funding energy initiatives and efforts, including infrastructure development intended to improve the reliability of energy service to residents and businesses.

Opioid Restitution Fund – This fund accounts for activities funded by the State of Maryland in efforts to reduce the opioid epidemic.

Cannabis Tax Fund – This fund accounts for activities funded by the State of Maryland for community reinvestment and repair funds using cannabis taxes collected by the State.



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**WORCESTER COUNTY, MARYLAND
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025**

	Department of Social Services Fund	Department Animal Control Fund	Local Management Board Fund	Casino Fund	Energy Service Fund
ASSETS					
Cash and Short-Term Investments	\$ 49,990	\$ 4,502	\$ 655,753	\$ 2,044,395	\$ -
Due from Other Funds	-	-	-	3,146,897	174,815
Total Assets	<u>\$ 49,990</u>	<u>\$ 4,502</u>	<u>\$ 655,753</u>	<u>\$ 5,191,292</u>	<u>\$ 174,815</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts Payable	\$ -	\$ -	\$ 567,916	\$ -	\$ -
Total Liabilities	-	-	567,916	-	-
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue - Opioid	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-	-
FUND BALANCES					
Restricted	-	-	-	-	-
Assigned	49,990	4,502	87,837	5,191,292	174,815
Total Fund Balances	<u>49,990</u>	<u>4,502</u>	<u>87,837</u>	<u>5,191,292</u>	<u>174,815</u>
Total Liabilities and Fund Balances	<u>\$ 49,990</u>	<u>\$ 4,502</u>	<u>\$ 655,753</u>	<u>\$ 5,191,292</u>	<u>\$ 174,815</u>

See accompanying Notes to Other Supplementary Information.

**WORCESTER COUNTY, MARYLAND
COMBINING BALANCE SHEET (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025**

	Opioid Restitution Fund	Cannabis Tax Fund	Total
ASSETS			
Cash and Short-Term Investments	\$ -	\$ -	\$ 2,754,640
Due from Other Funds	<u>2,684,183</u>	<u>1,166,694</u>	<u>7,172,589</u>
Total Assets	<u><u>\$ 2,684,183</u></u>	<u><u>\$ 1,166,694</u></u>	<u><u>\$ 9,927,229</u></u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ -	\$ -	\$ 567,916
Total Liabilities	<u>-</u>	<u>-</u>	<u>567,916</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue - Opioid	<u>1,094,133</u>	<u>-</u>	<u>1,094,133</u>
Total Deferred Inflows of Resources	<u>1,094,133</u>	<u>-</u>	<u>1,094,133</u>
FUND BALANCES			
Restricted	1,590,050	-	1,590,050
Assigned	<u>-</u>	<u>1,166,694</u>	<u>6,675,130</u>
Total Fund Balances	<u>-</u>	<u>1,166,694</u>	<u>8,265,180</u>
Total Liabilities and Fund Balances	<u><u>\$ 1,094,133</u></u>	<u><u>\$ 1,166,694</u></u>	<u><u>\$ 9,927,229</u></u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025

	Department of Social Services Fund	Animal Control Fund	Local Management Board Fund	Casino Fund	Energy Service Fund
REVENUES					
Taxes and Special Assessments	\$ -	\$ 4,502	\$ -	\$ -	\$ -
Intergovernmental	44,283	-	1,410,087	3,439,190	-
Interest Income	-	-	33	102,248	-
Total Revenues	44,283	4,502	1,410,120	3,541,438	-
EXPENDITURES					
Social Services	66,108	-	1,413,583	-	-
Administrative Expenses	-	-	191,589	-	18,813
Total Expenditures	66,108	-	1,605,172	-	18,813
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(21,825)	4,502	(195,052)	3,541,438	(18,813)
OTHER FINANCING USES					
Transfers Out	-	-	-	(1,643,193)	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING USES OVER EXPENDITURES	(21,825)	4,502	(195,052)	1,898,245	(18,813)
Fund Balances - Beginning	71,815	-	282,889	3,293,047	193,628
FUND BALANCES - ENDING	<u>\$ 49,990</u>	<u>\$ 4,502</u>	<u>\$ 87,837</u>	<u>\$ 5,191,292</u>	<u>\$ 174,815</u>

See accompanying Notes to Other Supplementary Information.

**WORCESTER COUNTY, MARYLAND
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025**

	Opioid Restitution Fund	Cannabis Tax Fund	Total
REVENUES			
Taxes and Special Assessments	\$ -	\$ 537,148	\$ 541,650
Intergovernmental	1,052,909	-	5,946,469
Interest Income	-	-	102,281
Total Revenues	<u>1,052,909</u>	<u>537,148</u>	<u>6,590,400</u>
EXPENDITURES			
Social Services	-	-	1,479,691
Administrative Expenses	-	-	210,402
Total Expenditures	<u>-</u>	<u>-</u>	<u>1,690,093</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,052,909	537,148	4,900,307
OTHER FINANCING USES			
Transfers Out	-	-	(1,643,193)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING USES OVER EXPENDITURES	1,052,909	537,148	3,257,114
Fund Balances - Beginning	<u>537,141</u>	<u>629,546</u>	<u>5,008,066</u>
FUND BALANCES - ENDING	<u>\$ 1,590,050</u>	<u>\$ 1,166,694</u>	<u>\$ 8,265,180</u>

See accompanying Notes to Other Supplementary Information.

**WORCESTER COUNTY, MARYLAND
BALANCE SHEET
LOCAL MANAGEMENT BOARD
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025**

ASSETS

Cash	\$ 650,779
Cash - Earned Reinvestment	4,419
Other Asset	<u>555</u>
Total Assets	<u><u>\$ 655,753</u></u>

LIABILITIES AND FUND BALANCE

LIABILITIES

Accounts Payable	<u>\$ 567,916</u>
Total Liabilities	567,916

FUND BALANCE

	<u>87,837</u>
Total Liabilities and Fund Balance	<u><u>\$ 655,753</u></u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
LOCAL MANAGEMENT BOARD
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025

REVENUES

Administrative Receipts	\$ 1,410,087
Total Revenues	<u>1,410,087</u>

EXPENDITURES

Administrative:	
Salaries	91,896
Benefits	51,386
Communications	794
Consultants	22,500
Indirect Administrative Expenses	24,121
Supplies	736
Business Travel	156
Community Partnership Grant:	
Bounce Back	148,422
Community Support	786,222
Local Care Team Coordinator	53,670
Worcester Health Families	125,269
Worcester Connects Program	150,000
Worcester Navigation	150,000
Total Expenditures	<u>1,605,172</u>

CHANGE IN FUND BALANCE BEFORE OTHER FINANCING SOURCES	(195,085)
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OTHER FINANCING SOURCES

Interest Income	<u>33</u>
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CHANGE IN FUND BALANCE	(195,052)
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Fund Balance - Beginning	<u>282,889</u>
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FUND BALANCE - ENDING	<u><u>\$ 87,837</u></u>
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See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING SCHEDULE OF FUND NET POSITION – OPERATING FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES
JUNE 30, 2025

	West Ocean City S.A.	Ocean Pines S.A.	Newark Service Area	Bridgetown Service Area	Shared Facilities	Edgewater Acres S.A.	Assateague Pointe S.A.
ASSETS							
Current Assets:							
Cash and Investments	\$ 3,855,925	\$ 1,383,685	\$ 53,783	\$ 37,129	\$ 124,319	\$ 119,141	\$ 242,076
Accounts Receivable - Usage Billings	397,412	2,053,502	43,394	3,674	-	70,208	87,822
Lease Receivable	-	-	-	-	-	-	-
Other Receivable	-	538	1,267,047	-	194,186	-	-
Interfund Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Due from Other Funds	2,726	251,459	-	-	-	-	-
Total Current Assets	4,256,063	3,689,184	1,364,224	40,803	318,505	189,349	329,898
Capital Assets:							
Land and Land Rights	47,037	63,319	4,527	-	-	-	-
Water and Sewer Systems	11,650,652	53,918,198	3,597,039	330,480	-	94,806	1,201,439
Machinery and Equipment	157,517	4,187,494	-	-	-	103,753	-
Construction-in-Progress	19,485	195,913	-	-	-	-	-
Total	11,874,691	58,364,924	3,601,566	330,480	-	198,559	1,201,439
Less: Accumulated Depreciation	(10,878,528)	(34,294,598)	(1,217,363)	(308,750)	-	(175,319)	(1,179,053)
Total	996,163	24,070,326	2,384,203	21,730	-	23,240	22,386
Total Assets	5,252,226	27,759,510	3,748,427	62,533	318,505	212,589	352,284
LIABILITIES							
Current Liabilities:							
Accounts Payable and Accrued Expenses	780,092	328,349	9,075	684	260	26,389	11,723
Interfund Payable	-	-	-	-	-	-	-
Total Current Liabilities	780,092	328,349	9,075	684	260	26,389	11,723
Other Liabilities:							
Unearned Revenue	-	-	1,217,369	-	-	-	-
Compensated Absences	20,811	532,169	19,202	1,700	-	10,830	14,149
Due to Other Funds	9,729	1,990,180	242,152	419	323,913	245,459	49,807
Total Other Liabilities	30,540	2,522,349	1,478,723	2,119	323,913	256,289	63,956
Total Liabilities	810,632	2,850,698	1,487,798	2,803	324,173	282,678	75,679
DEFERRED INFLOWS OF RESOURCES							
Leases	-	-	-	-	-	-	-
NET POSITION							
Unrestricted Net Position	\$ 4,441,594	\$ 24,908,812	\$ 2,260,629	\$ 59,730	\$ (5,668)	\$ (70,089)	\$ 276,605

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING SCHEDULE OF FUND NET POSITION – OPERATING FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES (CONTINUED)
JUNE 30, 2025

	River Run S.A.	Mystic Harbour S.A.	Lighthouse Sound S.A.	Riddle Farm S.A.	The Landings S.A.	Support Groups	Total
ASSETS							
Current Assets:							
Cash and Investments	\$ 315,440	\$ 2,122,633	\$ 88,384	\$ 2,796,625	\$ 396,827	\$ 25,294	\$ 11,561,261
Accounts Receivable - Usage Billings	57,985	367,878	30,181	281,650	91,164	-	3,484,870
Lease Receivable	-	-	-	-	-	-	-
Other Receivable	-	496	-	3,477,817	-	-	4,940,084
Interfund Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Due from Other Funds	-	3,164	-	-	-	50	257,399
Total Current Assets	373,425	2,494,171	118,565	6,556,092	487,991	25,344	20,243,614
Capital Assets:							
Land and Land Rights	-	-	-	-	-	-	114,883
Water and Sewer Systems	-	20,922,384	-	21,368,057	9,021,493	-	122,104,548
Machinery and Equipment	128,233	732,522	26,381	-	-	876,146	6,212,046
Construction-in-Progress	-	208,318	-	396,518	41,611	-	861,845
Total	128,233	21,863,224	26,381	21,764,575	9,063,104	876,146	129,293,322
Less: Accumulated Depreciation	(128,235)	(6,669,689)	(22,424)	(9,740,269)	(4,070,253)	(685,122)	(69,369,603)
Total	(2)	15,193,535	3,957	12,024,306	4,992,851	191,024	59,923,719
Total Assets	373,423	17,687,706	122,522	18,580,398	5,480,842	216,368	80,167,333
LIABILITIES							
Current Liabilities:							
Accounts Payable and							
Accrued Expenses	10,412	283,113	4,765	93,467	16,500	14,812	1,579,641
Interfund Payable	-	-	-	-	-	-	-
Total Current Liabilities	10,412	283,113	4,765	93,467	16,500	14,812	1,579,641
Other Liabilities:							
Unearned Revenue	-	-	-	125,465	-	-	1,342,834
Compensated Absences	6,581	71,050	9,001	33,539	15,472	-	734,504
Due to Other Funds	5,425	1,840,006	3,131	6,752,325	986,708	6,055	12,455,309
Total Other Liabilities	12,006	1,911,056	12,132	6,911,329	1,002,180	6,055	14,532,647
Total Liabilities	22,418	2,194,169	16,897	7,004,796	1,018,680	20,867	16,112,288
DEFERRED INFLOWS OF RESOURCES							
Leases	-	-	-	-	-	-	-
NET POSITION							
Unrestricted Net Position	\$ 351,005	\$ 15,493,537	\$ 105,625	\$ 11,575,602	\$ 4,462,162	\$ 195,501	\$ 64,055,045

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING SCHEDULE OF FUND NET POSITION – CAPITAL PROJECT
DEPARTMENT OF WATER AND WASTEWATER SERVICES
JUNE 30, 2025

	Ocean Pines S.A.	Newark Service Area	Mystic Harbour S.A.
ASSETS			
Current Assets:			
Cash and Short-Term Investments	\$ 10,895,466	\$ 47,980	\$ 2,428,391
Accounts receivable - EDU	1,326,152	69,829	328,832
Interfund Receivable	343,891	16,937	-
Total Current Assets	<u>12,565,509</u>	<u>134,746</u>	<u>2,757,223</u>
Other Assets:			
Long-Term EDU Receivable	6,805,000	921,237	8,442,867
Total Other Assets	<u>6,805,000</u>	<u>921,237</u>	<u>8,442,867</u>
 Total Assets	 19,370,509	 1,055,983	 11,200,090
LIABILITIES			
Current Liabilities:			
Interfund Payable	-	-	32,168
Bonds Payable - Current Portion	990,000	53,977	308,403
Accrued Bond Interest Payable	132,265	1,869	8,922
Total Current Liabilities	<u>1,122,265</u>	<u>55,846</u>	<u>349,493</u>
Other Liabilities:			
Unearned Revenue	7,795,000	975,213	8,656,271
Bonds Payable	7,557,362	921,236	8,998,609
Total Other Liabilities	<u>15,352,362</u>	<u>1,896,449</u>	<u>17,654,880</u>
 Total Liabilities	 <u>16,474,627</u>	 <u>1,952,295</u>	 <u>18,004,373</u>
NET POSITION			
Unrestricted Net Position (Deficit)	<u>\$ 2,895,882</u>	<u>\$ (896,312)</u>	<u>\$ (6,804,283)</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING SCHEDULE OF FUND NET POSITION – CAPITAL PROJECT
DEPARTMENT OF WATER AND WASTEWATER SERVICES (CONTINUED)
JUNE 30, 2025

	Snug Harbor S.A.	Riddle Farm S.A.	Total
ASSETS			
Current Assets:			
Cash and Short-Term Investments	\$ -	\$ 63,538	\$ 13,435,375
Accounts receivable - EDU	25,670	24,396	1,774,879
Interfund Receivable	40,688	3,741	405,257
Total Current Assets	<u>66,358</u>	<u>91,675</u>	<u>15,615,511</u>
Other Assets:			
Long-Term EDU Receivable	-	150,000	16,319,104
Total Other Assets	<u>-</u>	<u>150,000</u>	<u>16,319,104</u>
Total Assets	66,358	241,675	31,934,615
LIABILITIES			
Current Liabilities:			
Interfund Payable	-	-	32,168
Bonds Payable - Current Portion	24,857	15,000	1,392,237
Accrued Bond Interest Payable	1,377	3,063	147,496
Total Current Liabilities	<u>26,234</u>	<u>18,063</u>	<u>1,571,901</u>
Other Liabilities:			
Unearned Revenue	24,856	165,000	17,616,340
Bonds Payable	-	171,186	17,648,393
Total Other Liabilities	<u>24,856</u>	<u>336,186</u>	<u>35,264,733</u>
Total Liabilities	<u>51,090</u>	<u>354,249</u>	<u>36,836,634</u>
NET POSITION			
Unrestricted Net Position (Deficit)	<u>\$ 15,268</u>	<u>\$ (112,574)</u>	<u>\$ (4,902,019)</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES AND EXPENSES
BUDGET AND ACTUAL – OPERATING FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES
YEAR ENDED JUNE 30, 2025

	West Ocean City Service Area			Ocean Pines Service Area		
	Original/ Final Budget	Actual	Variance with Final Budget	Original/ Final Budget	Actual	Variance with Final Budget
OPERATING REVENUES						
Charges for Service	\$ 1,531,600	\$ 1,536,230	\$ 4,630	\$ 8,203,440	\$ 8,451,758	\$ 248,318
Interest and Penalties	90,000	17,145	(72,855)	95,000	101,370	6,370
Other Revenue	-	118,013	118,013	585,000	771,204	186,204
Total Operating Revenues	1,621,600	1,671,388	49,788	8,883,440	9,324,332	440,892
OPERATING EXPENSES						
Personnel Services	278,529	324,592	(46,063)	4,620,709	4,627,530	(6,821)
Supplies and Materials	29,264	2,265	26,999	783,172	715,762	67,410
Maintenance and Services	918,082	1,563,052	(644,970)	2,642,411	3,075,972	(433,561)
Other Charges	26,726	87,961	(61,235)	133,988	188,216	(54,228)
Interfund Charges	9,846	-	9,846	40,452	(89,338)	129,790
Total Operating Expenses	1,262,447	1,977,870	(715,423)	8,220,732	8,518,142	(297,410)
OPERATING INCOME (LOSS)						
BEFORE DEPRECIATION	359,153	(306,482)	(665,635)	662,708	806,190	143,482
Depreciation	-	384,321	384,321	-	1,748,341	1,748,341
NET OPERATING INCOME (LOSS)	359,153	(690,803)	(1,049,956)	662,708	(942,151)	(1,604,859)
NONOPERATING REVENUES						
(EXPENSES)						
Transfer from (to) Reserves	(339,153)	-	339,153	362,130	-	(362,130)
Transfer from (to) Other Funds	-	-	-	-	-	-
Sale of Capital Assets	-	-	-	-	-	-
Operating Grants	-	-	-	-	-	-
Interest Expense	-	-	-	-	(17,158)	(17,158)
Interest Income	-	96,901	96,901	-	32,357	32,357
Net Nonoperating Revenues (Expenses)	(339,153)	96,901	436,054	362,130	15,199	(346,931)
NET INCOME (LOSS)	20,000	\$ (593,902)	\$ (613,902)	1,024,838	\$ (926,952)	\$ (1,951,790)
OTHER BUDGETED EXPENDITURES:						
Capital Outlay	(20,000)			(1,024,838)		
Total Other Budgeted Expenditures	(20,000)			(1,024,838)		
BUDGETED NET INCOME (LOSS)	\$ -			\$ -		

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES AND EXPENSES
BUDGET AND ACTUAL – OPERATING FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES (CONTINUED)
YEAR ENDED JUNE 30, 2025

	Newark Service Area			Bridgetown Service Area		
	Original/ Final Budget	Actual	Variance with Final Budget	Original/ Final Budget	Actual	Variance with Final Budget
OPERATING REVENUES						
Charges for Service	\$ 167,040	\$ 177,604	\$ 10,564	\$ 15,060	\$ 14,613	\$ (447)
Interest and Penalties	2,500	3,667	1,167	400	442	42
Other Revenue	29,195	54,498	25,303	-	136	136
Total Operating Revenues	198,735	235,769	37,034	15,460	15,191	(269)
OPERATING EXPENSES						
Personnel Services	151,633	197,852	(46,219)	7,544	10,134	(2,590)
Supplies and Materials	14,258	7,866	6,392	1,199	25	1,174
Maintenance and Services	56,360	81,731	(25,371)	35,275	43,639	(8,364)
Other Charges	1,797	18,055	(16,258)	326	597	(271)
Interfund Charges	702	-	702	126	-	126
Total Operating Expenses	224,750	305,504	(80,754)	44,470	54,395	(9,925)
OPERATING INCOME (LOSS) BEFORE DEPRECIATION	(26,015)	(69,735)	(43,720)	(29,010)	(39,204)	(10,194)
Depreciation	-	98,941	98,941	-	7,244	7,244
NET OPERATING INCOME (LOSS)	(26,015)	(168,676)	(142,661)	(29,010)	(46,448)	(17,438)
NONOPERATING REVENUES (EXPENSES)						
Transfer from (to) Reserves	26,015	-	(26,015)	(2,490)	-	2,490
Transfer from (to) Other Funds	-	-	-	-	-	-
Sale of Capital Assets	-	-	-	-	-	-
Operating Grants	-	-	-	31,500	31,500	-
Interest Expense	-	(197)	(197)	-	-	-
Interest Income	-	68,152	68,152	-	-	-
Net Nonoperating Revenues (Expenses)	26,015	67,955	41,940	29,010	31,500	2,490
NET INCOME (LOSS)	-	\$ (100,721)	\$ (100,721)	-	\$ (14,948)	\$ (14,948)
OTHER BUDGETED EXPENDITURES:						
Capital Outlay	-			-		
Total Other Budgeted Expenditures	-			-		
BUDGETED NET INCOME (LOSS)	\$ -			\$ -		

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES AND EXPENSES
BUDGET AND ACTUAL – OPERATING FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES (CONTINUED)
YEAR ENDED JUNE 30, 2025

	Edgewater Acres Service Area			Assateague Pointe Service Area		
	Original/ Final Budget	Actual	Variance with Final Budget	Original/ Final Budget	Actual	Variance with Final Budget
OPERATING REVENUES						
Charges for Service	\$ 265,000	\$ 284,807	\$ 19,807	\$ 310,216	\$ 346,474	\$ 36,258
Interest and Penalties	1,600	1,599	(1)	4,600	5,188	588
Other Revenue	865	874	9	-	1,776	1,776
Total Operating Revenues	267,465	287,280	19,815	314,816	353,438	38,622
OPERATING EXPENSES						
Personnel Services	110,253	90,645	19,608	203,935	198,491	5,444
Supplies and Materials	3,514	130	3,384	51,767	29,410	22,357
Maintenance and Services	186,935	191,611	(4,676)	151,605	126,288	25,317
Other Charges	2,672	4,155	(1,483)	6,763	16,143	(9,380)
Interfund Charges	1,002	-	1,002	2,555	-	2,555
Total Operating Expenses	304,376	286,541	17,835	416,625	370,332	46,293
OPERATING INCOME (LOSS)						
BEFORE DEPRECIATION	(36,911)	739	37,650	(101,809)	(16,894)	84,915
Depreciation	-	6,889	6,889	-	6,320	6,320
NET OPERATING INCOME (LOSS)	(36,911)	(6,150)	30,761	(101,809)	(23,214)	78,595
NONOPERATING REVENUES						
(EXPENSES)						
Transfer from (to) Reserves	36,911	-	(36,911)	101,809	-	(101,809)
Transfer from (to) Other Funds	-	-	-	-	-	-
Sale of Capital Assets	-	-	-	-	-	-
Operating Grants	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-
Net Nonoperating Revenues (Expenses)	36,911	-	(36,911)	101,809	-	(101,809)
NET INCOME (LOSS)	-	<u>\$ (6,150)</u>	<u>\$ (6,150)</u>	-	<u>\$ (23,214)</u>	<u>\$ (23,214)</u>
OTHER BUDGETED EXPENDITURES:						
Capital Outlay	-			-		
Total Other Budgeted Expenditures	-			-		
BUDGETED NET INCOME (LOSS)	<u>\$ -</u>			<u>\$ -</u>		

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES AND EXPENSES
BUDGET AND ACTUAL – OPERATING FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES (CONTINUED)
YEAR ENDED JUNE 30, 2025

	River Run Service Area			Mystic Harbour Service Area		
	Original/ Final Budget	Actual	Variance with Final Budget	Original/ Final Budget	Actual	Variance with Final Budget
OPERATING REVENUES						
Charges for Service	\$ 213,000	\$ 321,214	\$ 108,214	\$ 1,448,000	\$ 1,612,706	\$ 164,706
Interest and Penalties	800	1,456	656	18,000	21,157	3,157
Other Revenue	-	995	995	-	346,198	346,198
Total Operating Revenues	213,800	323,665	109,865	1,466,000	1,980,061	514,061
OPERATING EXPENSES						
Personnel Services	92,808	111,799	(18,991)	719,948	827,560	(107,612)
Supplies and Materials	17,466	18,746	(1,280)	247,556	422,371	(174,815)
Maintenance and Services	134,141	182,169	(48,028)	1,020,854	1,235,104	(214,250)
Other Charges	2,546	14,010	(11,464)	20,112	79,282	(59,170)
Interfund Charges	828	-	828	9,099	-	9,099
Total Operating Expenses	247,789	326,724	(78,935)	2,017,569	2,564,317	(546,748)
OPERATING INCOME (LOSS)						
BEFORE DEPRECIATION	(33,989)	(3,059)	30,930	(551,569)	(584,256)	(32,687)
Depreciation	-	-	-	-	625,745	625,745
NET OPERATING INCOME (LOSS)	(33,989)	(3,059)	30,930	(551,569)	(1,210,001)	(658,432)
NONOPERATING REVENUES						
(EXPENSES)						
Transfer from (to) Reserves	78,989	-	(78,989)	1,156,569	-	(1,156,569)
Transfer from (to) Other Funds	-	-	-	200,000	-	(200,000)
Sale of Capital Assets	-	-	-	-	-	-
Operating Grants	-	-	-	-	-	-
Interest Expense	-	-	-	-	(1,212)	(1,212)
Interest Income	-	-	-	-	24,804	24,804
Net Nonoperating Revenues (Expenses)	78,989	-	(78,989)	1,356,569	23,592	(1,332,977)
NET INCOME (LOSS)	45,000	\$ (3,059)	\$ (48,059)	805,000	\$ (1,186,409)	\$ (1,991,409)
OTHER BUDGETED EXPENDITURES:						
Capital Outlay	(45,000)			(805,000)		
Total Other Budgeted Expenditures	(45,000)			(805,000)		
BUDGETED NET INCOME (LOSS)	\$ -			\$ -		

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES AND EXPENSES
BUDGET AND ACTUAL – OPERATING FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES (CONTINUED)
YEAR ENDED JUNE 30, 2025

	Lighthouse Sound Service Area			Riddle Farm Service Area		
	Original/ Final Budget	Actual	Variance with Final Budget	Original/ Final Budget	Actual	Variance with Final Budget
OPERATING REVENUES						
Charges for Service	\$ 115,620	\$ 116,862	\$ 1,242	\$ 892,850	\$ 1,064,246	\$ 171,396
Interest and Penalties	800	812	12	6,000	8,900	2,900
Other Revenue	-	360	360	-	787,770	787,770
Total Operating Revenues	116,420	118,034	1,614	898,850	1,860,916	962,066
OPERATING EXPENSES						
Personnel Services	72,473	82,673	(10,200)	471,533	404,171	67,362
Supplies and Materials	11,504	4,541	6,963	98,620	117,102	(18,482)
Maintenance and Services	38,700	26,743	11,957	1,273,625	1,750,303	(476,678)
Other Charges	1,178	10,560	(9,382)	6,296	64,953	(58,657)
Interfund Charges	315	-	315	1,976	(3,384,712)	3,386,688
Total Operating Expenses	124,170	124,517	(347)	1,852,050	(1,048,183)	2,900,233
OPERATING INCOME (LOSS) BEFORE DEPRECIATION	(7,750)	(6,483)	1,267	(953,200)	2,909,099	3,862,299
Depreciation	-	5,276	5,276	-	595,154	595,154
NET OPERATING INCOME (LOSS)	(7,750)	(11,759)	(4,009)	(953,200)	2,313,945	3,267,145
NONOPERATING REVENUES (EXPENSES)						
Transfer from (to) Reserves	7,750	-	(7,750)	1,128,200	-	(1,128,200)
Transfer from (to) Other Funds	-	-	-	-	-	-
Sale of Capital Assets	-	-	-	-	-	-
Operating Grants	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-
Interest Income	-	-	-	-	41,351	41,351
Net Nonoperating Revenues (Expenses)	7,750	-	(7,750)	1,128,200	41,351	(1,086,849)
NET INCOME (LOSS)	-	\$ (11,759)	\$ (11,759)	175,000	\$ 2,355,296	\$ 2,180,296
OTHER BUDGETED EXPENDITURES:						
Capital Outlay	-			(175,000)		
Total Other Budgeted Expenditures	-			(175,000)		
BUDGETED NET INCOME (LOSS)	\$ -			\$ -		

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES AND EXPENSES
BUDGET AND ACTUAL – OPERATING FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES (CONTINUED)
YEAR ENDED JUNE 30, 2025

	The Landings Service Area			Support Group		
	Original/ Final Budget	Actual	Variance with Final Budget	Original/ Final Budget	Actual	Variance with Final Budget
OPERATING REVENUES						
Charges for Service	\$ 474,100	\$ 808,649	\$ 334,549	\$ -	\$ -	\$ -
Interest and Penalties	3,000	4,598	1,598	-	-	-
Other Revenue	-	2,543	2,543	-	150,912	150,912
Total Operating Revenues	477,100	815,790	338,690	-	150,912	150,912
OPERATING EXPENSES						
Personnel Services	152,502	167,926	(15,424)		-	-
Supplies and Materials	32,294	16,555	15,739	-	-	-
Maintenance and Services	456,945	630,722	(173,777)	-	-	-
Other Charges	2,396	18,147	(15,751)	-	-	-
Interfund Charges	674	-	674	-	-	-
Total Operating Expenses	644,811	833,350	(188,539)	-	-	-
OPERATING INCOME (LOSS) BEFORE DEPRECIATION	(167,711)	(17,560)	150,151	-	150,912	150,912
Depreciation	-	226,407	226,407	-	69,105	69,105
NET OPERATING INCOME (LOSS)	(167,711)	(243,967)	(76,256)	-	81,807	81,807
NONOPERATING REVENUES (EXPENSES)						
Transfer from (to) Reserves	182,711	-	(182,711)	-	-	-
Transfer from (to) Other Funds	-	-	-	-	-	-
Sale of Capital Assets	-	-	-	-	-	-
Operating Grants	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-
Net Nonoperating Revenues (Expenses)	182,711	-	(182,711)	-	-	-
NET INCOME (LOSS)	15,000	\$ (243,967)	\$ (258,967)	-	\$ 81,807	\$ 81,807
OTHER BUDGETED EXPENDITURES:						
Capital Outlay	(15,000)			-		
Total Other Budgeted Expenditures	(15,000)			-		
BUDGETED NET INCOME (LOSS)	\$ -			\$ -		

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES AND EXPENSES
BUDGET AND ACTUAL – OPERATING FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES (CONTINUED)
YEAR ENDED JUNE 30, 2025

	Shared Facilities			Combined Totals		
	Original/ Final Budget	Actual	Variance with Final Budget	Original/ Final Budget	Actual	Variance with Final Budget
OPERATING REVENUES						
Charges for Service	\$ -	\$ 106,279	\$ 106,279	\$ 13,635,926	\$ 14,841,442	\$ 1,205,516
Interest and Penalties	-	-	-	222,700	166,334	(56,366)
Other Revenue	-	-	-	615,060	2,235,279	1,620,219
Total Operating Revenues	-	106,279	106,279	14,473,686	17,243,055	2,769,369
OPERATING EXPENSES						
Personnel Services	-	-	-	6,881,867	7,043,373	(161,506)
Supplies and Materials	-	-	-	1,290,614	1,334,773	(44,159)
Maintenance and Services	-	-	-	6,914,933	8,907,334	(1,992,401)
Other Charges	-	84,060	(84,060)	204,800	586,139	(381,339)
Interfund Charges	-	-	-	67,575	(3,474,050)	3,541,625
Total Operating Expenses	-	84,060	(84,060)	15,359,789	14,397,569	962,220
OPERATING INCOME (LOSS) BEFORE DEPRECIATION	-	22,219	22,219	(886,103)	2,845,486	3,731,589
Depreciation	-	-	-	-	3,773,743	3,773,743
NET OPERATING INCOME (LOSS)	-	22,219	22,219	(886,103)	(928,257)	(42,154)
NONOPERATING REVENUES (EXPENSES)						
Transfer from (to) Reserves	-	-	-	2,739,441	-	(2,739,441)
Transfer from (to) Other Funds	-	-	-	200,000	-	(200,000)
Sale of Capital Assets	-	-	-	-	-	-
Operating Grants	-	-	-	31,500	31,500	-
Interest Expense	-	-	-	-	(18,567)	(18,567)
Interest Income	-	-	-	-	263,565	263,565
Net Nonoperating Revenues (Expenses)	-	-	-	2,970,941	276,498	(2,694,443)
NET INCOME (LOSS)	-	\$ 22,219	\$ 22,219	2,084,838	\$ (651,759)	\$ (2,736,597)
OTHER BUDGETED EXPENDITURES:						
Capital Outlay	-			(2,084,838)		
Total Other Budgeted Expenditures	-			(2,084,838)		
BUDGETED NET INCOME (LOSS)	\$ -			\$ -		

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
CAPITAL PROJECTS FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES
YEAR ENDED JUNE 30, 2025

	Ocean Pines S.A.	Newark Service Area	Mystic Harbour S.A.
REVENUES			
Debt Service Revenue	\$ 1,359,959	\$ 65,581	\$ 423,787
Other Revenues	98,523	-	136,152
Total Revenues	<u>1,458,482</u>	<u>65,581</u>	<u>559,939</u>
OPERATING INCOME (LOSS)	1,458,482	65,581	559,939
NONOPERATING INCOME (EXPENSE)			
Interest on Investments	526,445	785	133,967
Bond Interest Expense	(342,851)	(7,575)	(224,774)
Transfers from (to) Other Funds	-	-	-
Total Nonoperating Income (Expense)	<u>183,594</u>	<u>(6,790)</u>	<u>(90,807)</u>
CHANGE IN NET POSITION	1,642,076	58,791	469,132
Net Position (Deficit) - Beginning	<u>1,253,806</u>	<u>(955,103)</u>	<u>(7,273,415)</u>
NET POSITION (DEFICIT) - ENDING	<u><u>\$ 2,895,882</u></u>	<u><u>\$ (896,312)</u></u>	<u><u>\$ (6,804,283)</u></u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
CAPITAL PROJECTS FUNDS
DEPARTMENT OF WATER AND WASTEWATER SERVICES (CONTINUED)
YEAR ENDED JUNE 30, 2025

	Snug Harbor S.A.	Riddle Farm S.A.	Total
REVENUES			
Debt Service Revenue	\$ 17,227	\$ 30,672	\$ 1,897,226
Other Revenues	-	2,421	237,096
Total Revenues	<u>17,227</u>	<u>33,093</u>	<u>2,134,322</u>
OPERATING INCOME (LOSS)	17,227	33,093	2,134,322
NONOPERATING INCOME (EXPENSE)			
Interest on Investments	-	1,034	662,231
Bond Interest Expense	(1,777)	(7,392)	(584,369)
Transfers from (to) Other Funds	-	-	-
Total Nonoperating Income (Expense)	<u>(1,777)</u>	<u>(6,358)</u>	<u>77,862</u>
CHANGE IN NET POSITION	15,450	26,735	2,212,184
Net Position (Deficit) - Beginning	<u>(182)</u>	<u>(139,309)</u>	<u>(7,114,203)</u>
NET POSITION (DEFICIT) - ENDING	<u><u>\$ 15,268</u></u>	<u><u>\$ (112,574)</u></u>	<u><u>\$ (4,902,019)</u></u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
BY OPERATING FUND – BUDGET AND ACTUAL
DEPARTMENT OF SOLID WASTE
YEAR ENDED JUNE 30, 2025

	Original/ Final Budget	Actual	Variance with Final Budget
OPERATING REVENUES			
Licenses and Permits	\$ 4,500	\$ 5,080	\$ 580
Stump, Yard Waste, and Mulch Revenue	60,000	68,027	8,027
Interest and Penalties on Overdue Accounts	1,000	1,803	803
Interfund Charges	224,990	-	(224,990)
Other Revenue	9,500	54,540	45,040
Tipping Fees	4,500,000	4,865,676	365,676
Total Operating Revenues	<u>4,799,990</u>	<u>4,995,126</u>	<u>195,136</u>
TOTAL OPERATING EXPENSES	<u>5,158,202</u>	<u>2,947,660</u>	<u>2,210,542</u>
OPERATING INCOME (LOSS) BEFORE DEPRECIATION	(358,212)	2,047,466	2,405,678
Depreciation	<u>-</u>	<u>3,140,275</u>	<u>(3,140,275)</u>
OPERATING INCOME (LOSS)	(358,212)	(1,092,809)	(734,597)
NONOPERATING INCOME (EXPENSE)			
Interest on Investments	500,000	634,548	134,548
Transfer from (to) Reserves	302,109	-	(302,109)
Interest	(443,897)	(363,415)	80,482
Sale of Capital Assets	-	72,400	72,400
Total Nonoperating Income (Expense)	<u>358,212</u>	<u>343,533</u>	<u>(14,679)</u>
CHANGE IN NET POSITION	<u>\$ -</u>	(749,276)	<u>\$ (749,276)</u>
Net Position (Deficit) - Beginning, as Previously Reported		(39,696)	
Adjustment for correction of error (Note 19)		<u>(2,367,234)</u>	
Net Position (Deficit) - Beginning, as Restated		<u>(2,406,930)</u>	
NET POSITION (DEFICIT) - ENDING		<u>\$ (3,156,206)</u>	

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
BY OPERATING FUND – BUDGET AND ACTUAL
DEPARTMENT OF SOLID WASTE (CONTINUED)
YEAR ENDED JUNE 30, 2025

	Original/ Final Budget	Actual	Variance with Final Budget
EXPENSES			
Department: Administration			
Salaries	\$ 271,121	\$ 289,182	\$ (18,061)
Benefits	108,851	89,834	19,017
Administrative Expenses	19,500	16,844	2,656
Alarm Monitoring	1,500	768	732
Audit Services	9,600	11,000	(1,400)
Cleaning	-	3,095	(3,095)
Equipment Maintenance	-	3,639	(3,639)
Insurance	16,000	18,185	(2,185)
Pest Control	-	28	(28)
Solid Waste Committee	3,500	1,900	1,600
Supplies	-	1,568	(1,568)
Telephone	-	590	(590)
Uniforms	1,500	955	545
Total	<u>431,572</u>	<u>437,588</u>	<u>(6,016)</u>
Department: Solid Waste			
Salaries	868,922	717,030	151,892
Benefits	312,520	355,017	(42,497)
Administrative Expenses	6,900	9,054	(2,154)
Alarm Monitoring	-	128	(128)
Buildings and Grounds	630,000	344,350	285,650
Capital Equipment	1,793,638	-	1,793,638
Cleaning	-	1,551	(1,551)
Consulting Services	300,000	259,639	40,361
Fuel	210,000	206,866	3,134
Leachate Expense	225,000	186,996	38,004
Maintenance	5,000	11,050	(6,050)
Pest Control	-	359	(359)
Supplies and Equipment	17,620	102,030	(84,410)
Telephone	3,280	462	2,818
Training	20,250	12,023	8,227
Uniforms	11,500	8,010	3,490
Utilities	22,000	23,712	(1,712)
Vehicle and Heavy Equipment Maintenance	300,000	271,795	28,205
Total	<u>4,726,630</u>	<u>2,510,072</u>	<u>2,216,558</u>
Total Operating Expenses	<u>\$ 5,158,202</u>	<u>\$ 2,947,660</u>	<u>\$ 2,210,542</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING STATEMENT OF FIDUCIARY NET POSITION
PENSION AND OTHER POSTEMPLOYMENT BENEFITS TRUST
YEAR ENDED JUNE 30, 2025

	Other Postemployment Benefits Trust	Supplemental Pension Plan	Total
ASSETS			
Cash and Short-Term Investments	\$ 10,430,859	\$ -	\$ 10,430,859
Trust Investments:			
U.S. Treasury Obligations	14,848,224	-	14,848,224
U.S. Government Agency Securities	6,513,405	-	6,513,405
Taxable Fixed Income Funds	17,755,097	-	17,755,097
Corporate Bonds	3,958,722	-	3,958,722
Equity Securities	37,732,322	-	37,732,322
Investment Contracts	-	4,058,826	4,058,826
Total Assets	<u>91,238,629</u>	<u>4,058,826</u>	<u>95,297,455</u>
LIABILITIES			
Due to Other Funds	<u>15,138</u>	-	<u>15,138</u>
Total Liabilities	15,138	-	15,138
NET POSITION			
Net Position Restricted for Pensions	-	4,058,826	4,058,826
Net Position Restricted for Other Postemployment Benefits	<u>91,223,491</u>	-	<u>91,223,491</u>
Total Net Position	<u>\$ 91,223,491</u>	<u>\$ 4,058,826</u>	<u>\$ 95,282,317</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
PENSION AND OTHER POSTEMPLOYMENT BENEFITS TRUST
YEAR ENDED JUNE 30, 2025

	Other Postemployment Benefits Trust	Supplemental Pension Plan	Total
ADDITIONS			
Employer Contributions	\$ 5,987,432	\$ 547,341	\$ 6,534,773
Plan Member Contributions	350,526	-	350,526
Other	301,736	-	301,736
Total Contributions	<u>6,639,694</u>	<u>547,341</u>	<u>7,187,035</u>
Investment Earnings:			
Interest	276,897	-	276,897
Net Increase in Fair Value of Investments	7,243,480	66,172	7,309,652
Total Investment Earnings	<u>7,520,377</u>	<u>66,172</u>	<u>7,586,549</u>
Total Additions	14,160,071	613,513	14,773,584
DEDUCTIONS			
Claims Incurred	4,288,358	1,553,835	5,842,193
Administrative	4,000	-	4,000
Total Deductions	<u>4,292,358</u>	<u>1,553,835</u>	<u>5,846,193</u>
CHANGE IN NET POSITION	9,867,713	(940,322)	8,927,391
Net Position - Beginning, As Previously Reported	81,355,778	-	81,355,778
Adjustment for correction of error (Note 19)	<u>-</u>	<u>4,999,148</u>	<u>4,999,148</u>
Net Position - Beginning, As Restated	<u>81,355,778</u>	<u>4,999,148</u>	<u>86,354,926</u>
NET POSITION - ENDING	<u>\$ 91,223,491</u>	<u>\$ 4,058,826</u>	<u>\$ 95,282,317</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
JUNE 30, 2025

	State of Maryland Property Taxes	Maryland Department of Motor Vehicles - License Fees	Tax Sale Fund	Development Taxes	Performance Bonds	Personal Property Tax Liability
ASSETS						
Cash and Short-Term Investments	\$ -	\$ 2	\$ 51,877	\$ 176,154	\$ 1,832,762	\$ 209,200
Taxes Receivable	373,867	-	-	-	-	-
Special Assessments Receivable	-	-	-	-	-	-
Other Receivables	-	-	-	-	-	-
Due from Other Funds	-	-	90,391	-	-	-
Total Assets	373,867	2	142,268	176,154	1,832,762	209,200
LIABILITIES						
Accounts Payable	-	-	136,268	29,923	1,832,762	210,100
Unearned Revenue	-	-	-	-	-	-
Due to Other Funds	-	2	6,000	-	-	-
Due to Other Governments	373,867	-	-	-	-	-
Total Liabilities	373,867	2	142,268	29,923	1,832,762	210,100
NET POSITION						
Fiduciary Net Position Held for Others	-	-	-	146,231	-	(900)
Total Net Position	\$ -	\$ -	\$ -	\$ 146,231	\$ -	\$ (900)

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING STATEMENT OF FIDUCIARY NET POSITION (CONTINUED)
CUSTODIAL FUNDS
JUNE 30, 2025

	Forest Conservation	Bay Restoration	Snow Hill Property Tax	Berlin Property Tax	Pocomoke Property Tax	Ocean City Property Tax
ASSETS						
Cash and Short-Term	\$ 147,102	\$ 155,278	\$ -	\$ -	\$ -	\$ -
Investments	-	100,002	57,463	116,929	143,340	641,996
Taxes Receivable	-	-	-	-	-	-
Special Assessments Receivable	-	-	-	-	-	-
Other Receivables	-	180	4,560	14,147	518	4,486
Due from Other Funds	-	-	-	-	-	-
	<u>147,102</u>	<u>255,460</u>	<u>62,023</u>	<u>131,076</u>	<u>143,858</u>	<u>646,482</u>
Total Assets						
LIABILITIES						
Accounts Payable	-	255,460	57,465	116,606	141,410	640,697
Unearned Revenue	-	-	-	-	-	-
Due to Other Funds	-	-	4,560	14,470	2,448	5,785
Due to Other Governments	-	-	-	-	-	-
Total Liabilities	<u>-</u>	<u>255,460</u>	<u>62,025</u>	<u>131,076</u>	<u>143,858</u>	<u>646,482</u>
NET POSITION						
Fiduciary Net Position Held for Others	<u>147,102</u>	<u>-</u>	<u>(2)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Net Position	<u>\$ 147,102</u>	<u>\$ -</u>	<u>\$ (2)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING STATEMENT OF FIDUCIARY NET POSITION (CONTINUED)
CUSTODIAL FUNDS
JUNE 30, 2025

	Special Loans	Critical Areas	Seized Funds Pending Forfeiture	Snow Hill Room Tax	Berlin Room Tax	Pocomoke Room Tax
ASSETS						
Cash and Short-Term	\$ 975,211	\$ 107,647	\$ 141,273	\$ -	\$ -	\$ -
Investments	-	-	-	-	-	-
Taxes Receivable	-	-	-	-	-	-
Special Assessments Receivable	-	-	16,251	-	-	-
Other Receivables	37,810	-	-	-	-	-
Due from Other Funds						
Total Assets	1,013,021	107,647	157,524	-	-	-
LIABILITIES						
Accounts Payable	9,057	-	2,076	-	-	-
Unearned Revenue	-	-	278,067	-	-	-
Due to Other Funds	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-
Total Liabilities	9,057	-	280,143	-	-	-
NET POSITION						
Fiduciary Net Position Held for Others	1,003,964	107,647	(122,619)	-	-	-
Total Net Position	<u>\$ 1,003,964</u>	<u>\$ 107,647</u>	<u>\$ (122,619)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING STATEMENT OF FIDUCIARY NET POSITION (CONTINUED)
CUSTODIAL FUNDS
JUNE 30, 2025

	Ocean City Room Tax	Ocean City Food Tax	Public Drainage Associations	Rural Legacy Fund	Inmate Welfare Fund	Total
ASSETS						
Cash and Short-Term Investments	\$ -	\$ -	\$ 677,289	\$ 218,537	\$ 762,158	\$ 5,454,490
Taxes Receivable	-	-	7,097	-	-	1,433,597
Special Assessments Receivable	-	-	-	-	1,600	7,097
Other Receivables	-	-	281	13,956	-	17,851
Due from Other Funds	-	-	-	-	-	166,329
Total Assets	-	-	684,667	232,493	763,758	7,079,364
LIABILITIES						
Accounts Payable	-	-	-	-	275,271	3,707,095
Unearned Revenue	-	-	-	195,885	-	473,952
Due to Other Funds	-	-	-	-	-	33,265
Due to Other Governments	-	-	-	-	-	373,867
Total Liabilities	-	-	-	195,885	275,271	4,588,179
NET POSITION						
Fiduciary Net Position Held for Others	-	-	684,667	36,608	488,487	2,491,185
Total Net Position	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 684,667</u>	<u>\$ 36,608</u>	<u>\$ 488,487</u>	<u>\$ 2,491,185</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
YEAR ENDED JUNE 30, 2025

	State of Maryland Property Taxes	Maryland Department of Motor Vehicles - License Fees	Tax Sale Fund	Development Taxes	Performance Bonds	Personal Property Tax Liability
ADDITIONS						
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Collections for Other Governments	22,064,146	-	-	-	-	-
Grant Funding	-	-	-	-	-	-
Other	-	74,774	379,878	255,946	256,202	4,650
Interest	-	-	-	-	-	-
Total Additions	<u>22,064,146</u>	<u>74,774</u>	<u>379,878</u>	<u>255,946</u>	<u>256,202</u>	<u>4,650</u>
DEDUCTIONS						
Payments to Other Governments	22,064,146	74,546	-	196,157	-	-
Other	-	228	379,878	26,683	256,202	5,550
Total Deductions	<u>22,064,146</u>	<u>74,774</u>	<u>379,878</u>	<u>222,840</u>	<u>256,202</u>	<u>5,550</u>
CHANGE IN NET POSITION	-	-	-	33,106	-	(900)
Net Position - Beginning, As Previously Reported	-	-	-	113,125	-	-
Adjustment for correction of error (Note 18)	-	-	-	-	-	-
Net Position - Beginning, As Restated	<u>-</u>	<u>-</u>	<u>-</u>	<u>113,125</u>	<u>-</u>	<u>-</u>
NET POSITION - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 146,231</u>	<u>\$ -</u>	<u>\$ (900)</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION (CONTINUED)
CUSTODIAL FUNDS
YEAR ENDED JUNE 30, 2025

	Forest Conservation	Bay Restoration	Snow Hill Property Tax	Berlin Property Tax	Pocomoke Property Tax	Ocean City Property Tax
ADDITIONS						
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Collections for Other Governments	-	1,145,229	1,377,526	4,892,948	3,327,984	48,308,094
Grant Funding	-	-	-	-	-	-
Other	-	-	-	-	-	-
Interest	2,798	-	-	-	-	-
Total Additions	2,798	1,145,229	1,377,526	4,892,948	3,327,984	48,308,094
DEDUCTIONS						
Payments to Other Governments	-	1,145,229	1,377,528	4,892,948	3,327,984	48,308,094
Other	-	-	-	-	-	-
Total Deductions	-	1,145,229	1,377,528	4,892,948	3,327,984	48,308,094
CHANGE IN NET POSITION	2,798	-	(2)	-	-	-
Net Position - Beginning, As Previously Reported	144,304	-	-	-	-	-
Adjustment for correction of error (Note 18)	-	-	-	-	-	-
Net Position - Beginning, As Restated	144,304	-	-	-	-	-
NET POSITION - ENDING	<u>\$ 147,102</u>	<u>\$ -</u>	<u>\$ (2)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION (CONTINUED)
CUSTODIAL FUNDS
YEAR ENDED JUNE 30, 2025

	Special Loans	Critical Areas	Seized Funds Pending Forfeiture	Snow Hill Room Tax	Berlin Room Tax	Pocomoke Room Tax
ADDITIONS						
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Collections for Other Governments	-	-	-	4,795	109,521	161,896
Grant Funding	1,859,281	-	-	-	-	-
Other	-	-	132,514	-	-	-
Interest	-	2,047	-	-	-	-
Total Additions	1,859,281	2,047	132,514	4,795	109,521	161,896
DEDUCTIONS						
Payments to Other Governments	-	-	-	4,795	109,521	161,896
Other	1,623,064	-	255,133	-	-	-
Total Deductions	1,623,064	-	255,133	4,795	109,521	161,896
CHANGE IN NET POSITION	236,217	2,047	(122,619)	-	-	-
Net Position - Beginning, As Previously Reported	767,747	105,600	-	-	-	-
Adjustment for correction of error (Note 18)	-	-	-	-	-	-
Net Position - Beginning, As Restated	767,747	105,600	-	-	-	-
NET POSITION - ENDING	<u>\$ 1,003,964</u>	<u>\$ 107,647</u>	<u>\$ (122,619)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION (CONTINUED)
CUSTODIAL FUNDS
YEAR ENDED JUNE 30, 2025

	Ocean City Room Tax	Ocean City Food Tax	Public Drainage Associations	Rural Legacy Fund	Inmate Welfare Fund	Total
ADDITIONS						
Special Assessments	\$ -	\$ -	\$ 148,839	\$ -	\$ -	\$ 148,839
Collections for Other Governments	25,636,773	1,914,877	9,999	-	-	108,953,788
Grant Funding	-	-	-	-	-	1,859,281
Other	-	-	-	18,456	54,111	1,176,531
Interest	-	-	35,199	10,878	34,399	85,321
Total Additions	25,636,773	1,914,877	194,037	29,334	88,510	112,223,760
DEDUCTIONS						
Payments to Other Governments	25,636,773	1,914,877	-	-	-	109,214,494
Other	-	-	166,713	-	291,667	3,005,118
Total Deductions	25,636,773	1,914,877	166,713	-	291,667	112,219,612
CHANGE IN NET POSITION	-	-	27,324	29,334	(203,157)	4,148
Net Position - Beginning, As Previously Reported	-	-	-	7,274	691,644	1,829,694
Adjustment for correction of error (Note 18)	-	-	657,343	-	-	657,343
Net Position - Beginning, As Restated	-	-	657,343	7,274	691,644	2,487,037
NET POSITION - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 684,667</u>	<u>\$ 36,608</u>	<u>\$ 488,487</u>	<u>\$ 2,491,185</u>

See accompanying Notes to Other Supplementary Information.

**WORCESTER COUNTY, MARYLAND
SCHEDULE OF ASSESSABLE BASE
GENERAL FUNDS
YEAR ENDED JUNE 30, 2025**

	Full-Year Assessment	Half-Year Assessment	Total
Real Property	\$ 20,132,664,669	\$ 70,653,486	\$ 20,203,318,155
Personal Property - Individuals and Firms - All Districts	7,817,380	-	7,817,380
Railroads and Public Utilities	236,536,230	-	236,536,230
Railroads and Public Utilities - Reduced Rate	294,820	-	294,820
Ordinary Business Corporations	228,083,540	-	228,083,540
Total	<u>\$ 20,605,396,639</u>	<u>\$ 70,653,486</u>	<u>\$ 20,676,050,125</u>

Computation of Taxes for County Purposes

\$20,132,664,669 Assessable Base at \$0.845 Per \$100 Base (Full-Year)	\$ 169,718,342
\$472,437,150 Assessable Base at \$2.1125 Per \$100 Base (Full-Year)	9,980,235
\$294,820 Assessable Base at \$0.845 Per \$100 Base (Full-Year)	2,491
\$70,653,486 Assessable Base at \$0.4225 Per \$100 Base (Half-Year)	298,511
Total	<u>179,999,579</u>
Adjustment for Deferred Property Taxes Receivable	(366,125)
Net Additions and Abatements	<u>(265,399)</u>
Total County Taxes for the Year Ended June 30, 2025	<u>\$ 179,368,055</u>

See accompanying Notes to Other Supplementary Information.

WORCESTER COUNTY, MARYLAND
SCHEDULE OF ASSESSABLE BASES AND TAX LEVIES
GENERAL FUNDS
FISCAL YEAR ENDED JUNE 30, 2025

<u>Fiscal Year</u>	<u>Assessable Base at June 30</u>	<u>Percentage Change From Prior Year</u>	<u>Tax Rate</u>	<u>Taxes</u>	<u>Percentage Change From Prior Year</u>
1994 - 1995	\$ 2,288,466,700	1.69 %	1.68	\$ 38,367,332	1.69 %
1995 - 1996	2,309,492,502	0.92	1.68	38,687,619	0.83
1996 - 1997	2,380,191,243	3.06	1.68	39,864,643	3.04
1997 - 1998	2,426,505,995	1.95	1.72	41,606,010	4.37
1998 - 1999	2,491,029,177	2.66	1.72	42,705,429	2.64
1999 - 2000	2,586,502,181	3.83	1.74	44,830,570	4.98
2000 - 2001	2,712,238,607	4.86	1.74	46,883,527	4.58
2001 - 2002	6,748,561,217 *	(0.47)	.73 - 1.825	52,068,932	11.06
2002 - 2003	7,264,345,677	7.64	.73 - 1.825	56,057,444	7.66
2003 - 2004	8,441,544,002	16.21	.73 - 1.825	64,473,123	15.01
2004 - 2005	10,074,216,702	19.34	.73 - 1.825	76,196,731	18.18
2005 - 2006	11,906,248,133	18.19	.73 - 1.825	89,397,911	17.33
2006 - 2007	14,580,162,820	22.46	.70 - 1.750	104,613,265	17.02
2007 - 2008	17,371,368,530	19.14	.70 - 1.750	124,489,545	19.00
2008 - 2009	20,247,338,533	16.56	.70 - 1.750	144,925,736	16.42
2009 - 2010	19,301,510,253	(4.67)	.70 - 1.750	138,391,588	(4.51)
2010 - 2011	18,130,187,255	(6.07)	.70 - 1.750	130,012,598	(6.05)
2011 - 2012	17,522,393,962	(3.35)	.70 - 1.750	125,901,362	(3.16)
2012 - 2013	15,775,515,175	(9.97)	.77 - 1.925	125,175,667	(0.58)
2013 - 2014	15,069,853,304	(4.47)	.77 - 1.925	119,266,630	(4.72)
2014 - 2015	14,888,348,699	(1.20)	.77 - 1.925	119,042,321	(0.19)
2015 - 2016	14,885,658,093	(0.02)	.835 - 2.0875	128,059,010	7.57
2016 - 2017	15,193,940,789	2.07	.835 - 2.0875	131,175,473	2.43
2017 - 2018	15,561,696,352	2.42	.835 - 2.0875	133,807,437	2.01
2018 - 2019	15,923,438,805	2.32	.835 - 2.0875	137,743,893	2.94
2019 - 2020	16,369,397,578	2.80	.845 - 2.1125	143,174,528	3.94
2020 - 2021	16,842,648,651	2.89	.845 - 2.1125	147,627,291	3.11
2021 - 2022	17,119,307,603	1.64	.845 - 2.1125	150,307,170	1.82
2022 - 2023	17,744,230,948	3.65	.845 - 2.1125	155,187,397	3.25
2023 - 2024	18,537,642,299	4.47	.845 - 2.1125	161,777,742	4.25
2024 - 2025	19,594,739,061	5.70	.845 - 2.1125	165,575,545	2.35

* Effective in fiscal year 2002, the State of Maryland converted to a full cash value for assessment purposes.
Prior to fiscal year 2002, the State of Maryland assessed properties at 40% of market value.

**WORCESTER COUNTY, MARYLAND
TAXES RECEIVABLE
GENERAL FUNDS
JUNE 30, 2025**

Levies of Years Ended June 30,	
2025	\$ 2,894,124
2024	2,759,074
2023	148,113
2022	153,826
2021	224,571
2020 and Prior	195,968
Total	<u>\$ 6,375,676</u>

See accompanying Notes to Other Supplementary Information.

**WORCESTER COUNTY, MARYLAND
NOTES TO OTHER SUPPLEMENTARY INFORMATION
YEAR ENDED JUNE 30, 2025**

NOTE 1 BUDGETARY BASIS

Other supplementary information includes financial statements and schedules that are not required by the Governmental Accounting Standards Board, nor are they considered part of the basic financial statements. Such information is included for purposes of additional analysis. The budgetary information contained in this section is prepared and adopted on a basis consistent with generally accepted accounting principles. Such statements and schedules include:

Budgetary Comparison Schedules:

General Fund

Department of Water and Wastewater Services

Department of Solid Waste

NOTE 2 ACTUAL REVENUES AND EXPENDITURES OVER BUDGET

Revenue in the General Fund Exceeded the budget by \$22.4 million and approximately \$8.1 million relates to additional tax revenues included on page 124 that exceeded the budget. Income, recordation, and transfer taxes made up variances due to increased construction activity in the County. In addition, interest on investments exceeded budget by \$2.3 million on page 128 due to steadily improving interest rates during the year primarily related to rate increases made by Federal Reserve.



STATISTICAL SECTION

This part of Worcester County's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the County's overall financial health. The Statistical Section contains data which usually covers more than one year and may present non-accounting data. As a result, this section of the report is unaudited.

Contents

Schedule

Financial Trends

1 – 4

These schedules contain trend information to help the reader understand how the County's financial performance and well-being have changed over time.

Revenue Capacity

5 – 8

These schedules contain information to help the reader assess the factors affecting the County's ability to generate its property taxes.

Debt Capacity

9 – 12

These schedules contain information to help the reader assess the affordability of the County's current levels of outstanding debt and the County's ability to issue additional debt in the future.

Demographic and Economic Information

13 – 14

These schedules offer demographic and economic indicators to help the reader understand the environment within which the County's financial activities take place and to help make comparisons over time with other governments.

Operating Information

15 – 17

These schedules contain information about the County's operations and resources to help the reader understand how the County's financial information relates to the services the County provides and the activities it performs.

Sources: *Unless otherwise noted, the information in these schedules is derived from the financial reports for the relevant year. The County implemented GASB Statement Number 34 in 2003; schedules presenting government-wide information include information beginning in that year.*

WORCESTER COUNTY, MARYLAND
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental activities										
Net investment in capital assets	\$ 92,053,656	\$ 87,489,875	\$ 83,606,528	\$ 88,217,453	\$ 90,993,442	\$ 93,809,523	\$ 89,332,799	\$ 86,692,388	\$ 82,846,858	\$ 77,759,097
Restricted	31,938,407	22,769,520	15,550,321	-	-	-	-	-	-	-
Unrestricted	41,935,334	11,417,089	(15,943,339)	(24,556,629)	(55,474,908)	(79,582,700)	(66,240,565)	(66,318,716)	(25,490,273)	(22,728,680)
Total governmental activities net position	165,927,397	121,676,484	83,213,510	63,660,824	35,518,534	14,226,823	23,092,234	20,373,672	57,356,585	55,030,417
Business-type activities										
Net investment in capital assets	46,141,225	51,132,888	49,281,303	56,320,686	57,958,906	57,912,012	61,719,892	61,943,999	58,358,305	53,420,609
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted	9,998,089	6,704,254	10,254,121	4,216,441	2,066,021	2,105,496	(1,937,328)	(4,778,123)	(3,737,553)	30,886
Total business-type activities net position	56,139,314	57,837,142	59,535,424	60,537,127	60,024,927	60,017,508	59,782,564	57,165,876	54,620,752	53,451,495
Primary government										
Net investment in capital assets	138,194,881	138,622,763	132,887,831	144,538,139	148,952,348	155,816,535	151,052,691	148,636,387	141,205,163	131,179,706
Restricted	31,938,407	22,769,520	15,550,321	-	-	-	-	-	-	-
Unrestricted	51,933,423	18,121,343	(5,689,218)	(20,340,188)	(53,408,887)	(81,572,204)	(68,177,893)	(71,096,839)	(29,227,826)	(22,697,794)
Total primary government net position	\$ 222,066,711	\$ 179,513,626	\$ 142,748,934	\$ 124,197,951	\$ 95,543,461	\$ 74,244,331	\$ 82,874,798	\$ 77,539,548	\$ 111,977,337	\$ 108,481,912

Notes:

Fiscal year 2015 and subsequent years have been restated to recognize deferred outflows related to the advance refunding of portions of the County's 2007 and 2008 bond issues

Fiscal years prior to 2018 have not been restated for the effects of implementing GASB Statement No. 75

Fiscal year 2023 Governmental and Business-Type Activities was restated in fiscal year 2024.

WORCESTER COUNTY, MARYLAND
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

Expenses	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental activities:										
General government	\$ 41,723,190	\$ 28,158,897	\$ 30,965,115	\$ 22,858,631	\$ 27,023,761	\$ 23,725,666	\$ 27,275,158	\$ 38,378,190	\$ 44,311,285	\$ 44,076,570
Public safety	37,109,104	48,004,500	45,249,039	42,244,797	39,295,951	38,790,887	37,741,726	36,229,150	33,626,987	31,539,249
Public works	9,467,471	10,330,623	10,152,745	10,016,308	9,629,488	10,063,623	7,810,742	8,808,385	4,850,672	5,567,728
Health and hospitals	6,579,932	6,580,751	6,596,098	6,457,426	6,640,734	6,780,295	6,691,645	6,597,319	6,657,023	6,377,497
Social services	3,881,931	2,937,445	4,998,678	5,124,740	2,903,950	2,446,321	2,444,405	2,290,971	2,035,417	2,075,471
Education	121,141,844	115,298,139	122,482,817	111,152,755	109,762,529	127,270,912	99,447,577	92,556,477	94,649,729	93,437,468
Libraries, recreation and culture	8,886,008	10,917,531	8,614,433	8,626,343	8,903,755	7,873,319	7,147,979	6,049,573	5,905,393	5,258,231
Conservation of natural resources	767,888	732,908	857,889	759,553	748,500	840,547	849,887	712,005	425,671	497,939
Economic development	4,560,422	2,411,003	3,039,252	2,014,967	13,069,061	1,876,097	1,634,878	1,711,548	1,686,229	1,631,443
Interest on long-term debt	2,895,460	1,889,128	1,748,030	2,105,319	2,555,254	2,646,733	2,852,292	3,704,618	4,076,145	3,874,043
Total governmental activities	236,813,250	227,260,925	234,704,106	211,360,839	220,532,983	222,316,400	193,896,289	197,038,236	198,224,551	194,335,639
Business-type activities:										
Department of Solid Waste	6,451,350	5,780,352	5,663,725	4,304,282	7,083,647	2,975,362	5,691,253	4,092,967	4,367,047	4,183,293
Department of Water and Wastewater	22,284,530	20,839,334	19,289,103	16,895,063	16,142,579	15,174,092	15,060,164	14,466,207	13,691,072	14,035,346
Department of Liquor Control	-	-	-	-	636,072	1,035,251	999,469	1,032,268	6,076,646	7,929,512
Total business-type activities	28,735,880	26,619,686	24,952,828	21,199,345	23,862,298	19,184,705	21,750,886	19,591,442	24,134,765	26,148,151
Total primary government expenses	\$ 265,549,130	\$ 253,880,611	\$ 259,656,934	\$ 232,560,184	\$ 244,395,281	\$ 241,501,105	\$ 215,647,175	\$ 216,629,678	\$ 222,359,316	\$ 220,483,790
Program revenues										
Governmental activities:										
Charges for services										
General government	\$ 2,677,302	\$ 2,711,673	\$ 2,688,082	\$ 2,512,294	\$ 2,679,098	\$ 1,851,965	\$ 2,062,878	\$ 2,276,106	\$ 2,087,794	\$ 2,053,695
Public safety	1,672,797	1,284,472	674,851	908,054	1,148,737	3,885,304	5,651,824	5,803,127	6,030,900	5,513,482
Public works	597,981	640,737	624,334	626,029	533,758	509,961	107,201	98,986	88,721	75,713
Health and hospitals	510,570	478,438	456,961	471,158	477,375	425,583	447,883	444,284	430,894	431,643
Libraries, recreation and culture	658,154	564,007	482,243	491,679	232,390	305,597	353,870	364,513	361,834	349,348
Economic development	9,280	29,607	5,757	28,473	22,390	33,829	35,608	20,046	17,615	8,747
Operating grants and contributions	15,109,425	13,531,561	15,202,949	18,777,131	24,502,238	9,097,988	7,431,909	7,131,615	5,559,621	5,244,177
Capital grants and contributions	9,898,288	5,988,451	8,136,182	2,447,679	5,756,212	942,814	1,043,469	2,932,654	1,984,522	1,936,362
Total governmental activities	31,133,797	25,228,946	28,271,359	26,262,497	35,352,198	17,053,041	17,134,642	19,071,331	16,561,901	15,613,187
Business-type activities:										
Charges for services										
Department of Solid Waste	4,995,126	5,336,942	5,624,552	4,635,291	5,245,653	4,502,971	4,262,096	4,005,295	3,757,085	4,004,384
Department of Water and Wastewater	19,519,093	18,107,181	17,618,007	17,027,128	17,240,986	16,216,982	17,244,935	15,406,636	14,283,986	12,160,567
Department of Liquor Control	-	-	-	-	631,287	1,040,823	945,096	864,418	5,236,447	7,623,320
Operating grants and contributions	31,500	31,500	31,500	30,000	30,000	28,000	26,000	26,000	26,000	26,000
Total business-type activities	24,545,719	23,475,623	23,274,059	21,692,419	23,147,926	21,788,776	22,478,127	20,302,349	23,303,518	23,814,271
Total primary government program revenues	\$ 55,679,516	\$ 48,704,569	\$ 51,545,418	\$ 47,954,916	\$ 58,500,124	\$ 38,841,817	\$ 39,612,769	\$ 39,373,680	\$ 39,865,419	\$ 39,427,458
Net (expense)/revenue										
Governmental activities	\$ (205,679,453)	\$ (202,031,979)	\$ (206,432,747)	\$ (185,098,342)	\$ (185,180,785)	\$ (205,263,359)	\$ (176,761,647)	\$ (177,966,905)	\$ (181,662,650)	\$ (178,722,452)
Business-type activities	(4,190,161)	(3,144,063)	(1,678,769)	493,074	(714,372)	2,604,071	727,241	710,907	(831,247)	(2,333,880)
Total primary government net expense	\$ (209,869,614)	\$ (205,176,042)	\$ (208,111,516)	\$ (184,605,268)	\$ (185,895,157)	\$ (202,659,288)	\$ (176,034,406)	\$ (177,255,998)	\$ (182,493,897)	\$ (181,056,332)

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**WORCESTER COUNTY, MARYLAND
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General revenues and other changes in net position										
Governmental activities:										
Property taxes	\$ 176,276,122	\$ 159,170,224	\$ 154,365,171	\$ 148,807,036	\$ 147,020,697	\$ 142,030,348	\$ 136,687,069	\$ 132,813,479	\$ 130,179,520	\$ 127,411,911
Local income tax	51,782,717	53,832,771	48,962,276	37,351,910	35,824,894	28,891,384	23,172,123	22,260,250	22,891,694	17,931,884
Other local taxes	18,944,478	18,967,212	18,627,837	26,282,481	22,010,948	13,543,200	13,986,660	30,555,387	30,136,897	28,239,135
State shared	-	-	-	-	-	-	-	-	936,535	942,464
Department of Liquor Control distribution	-	-	-	-	-	-	-	-	-	-
Transfers in (out)	(8,423,239)	-	-	-	(449,411)	2,582,957	(1,698,323)	(1,666,323)	(1,336,264)	-
Interest	8,704,689	8,323,246	4,771,090	123,832	114,302	1,966,015	2,163,658	1,059,323	476,064	207,071
Other	4,059,599	201,500	1,259,059	675,373	1,951,066	7,384,044	5,117,087	618,739	704,372	663,960
Total governmental activities	251,344,366	240,494,953	225,985,433	213,240,632	206,472,496	196,397,948	179,428,274	185,640,855	183,988,818	175,396,425
Business-type activities:										
Transfers in (out)	3,474,050	-	-	-	449,411	(2,582,957)	1,698,323	1,666,323	1,336,264	-
Interest	1,560,344	1,384,670	669,697	19,126	18,043	213,830	191,124	167,894	76,072	28,487
Other	72,400	61,111	7,369	-	254,337	-	-	-	588,168	-
Total business-type activities	5,106,794	1,445,781	677,066	19,126	721,791	(2,369,127)	1,889,447	1,834,217	2,000,504	28,487
Total primary government general revenues	\$ 256,451,160	\$ 241,940,734	\$ 226,662,499	\$ 213,259,758	\$ 207,194,287	\$ 194,028,821	\$ 181,317,721	\$ 187,475,072	\$ 185,989,322	\$ 175,424,912
Change in net position										
Governmental activities	\$ 45,664,913	\$ 38,462,974	\$ 19,552,686	\$ 28,142,290	\$ 21,291,711	\$ (8,865,411)	\$ 2,718,562	\$ 7,673,950	\$ 2,326,168	\$ (3,326,027)
Business-type activities	916,633	(1,698,282)	(1,001,703)	512,200	7,419	234,944	2,616,688	2,545,124	1,169,257	(2,305,393)
Total primary government change in net position	\$ 46,581,546	\$ 36,764,692	\$ 18,550,983	\$ 28,654,490	\$ 21,299,130	\$ (8,630,467)	\$ 5,335,250	\$ 10,219,074	\$ 3,495,425	\$ (5,631,420)

Notes:

Fiscal year 2015 and subsequent years have been restated to recognize deferred outflows related to the advance refunding of portions of the County's 2007 and 2008 bond issues
Fiscal years prior to 2018 have not been restated for the effects of implementing GASB Statement No. 75
Fiscal year 2023 Governmental and Business-Type Activities was restated in fiscal year 2024.

WORCESTER COUNTY, MARYLAND
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Fund										
Nonspendable	\$ 237,747	\$ 154,875	\$ 378,567	\$ 52,122	\$ 110,153	\$ 47,892	\$ 8,556	\$ 59,544	\$ 134,238	\$ 106,655
Restricted	-	-	-	-	-	-	-	-	-	-
Assigned	73,295,085	59,390,116	47,477,981	41,058,171	35,511,437	19,483,747	16,626,776	18,735,587	23,486,890	16,315,297
Unassigned	54,766,117	50,660,547	44,636,818	41,258,119	35,709,113	35,565,178	35,170,278	35,170,292	34,308,460	33,532,633
Total General Fund	<u>128,298,949</u>	<u>110,205,538</u>	<u>92,493,366</u>	<u>82,388,412</u>	<u>71,330,703</u>	<u>55,096,817</u>	<u>51,805,610</u>	<u>53,965,423</u>	<u>57,929,588</u>	<u>49,954,585</u>
All other Governmental Funds										
Nonspendable	-	-	-	-	-	-	-	-	-	-
Restricted	6,212,669	5,297,916	9,672,586	-	978,115	9,259,319	34,728,744	-	1,655,852	18,055,520
Assigned	6,675,130	5,008,066	3,457,231	3,938,275	2,410,459	1,654,398	2,240,640	1,628,447	1,578,412	1,876,454
Unassigned	-	-	-	(1,547,922)	-	-	-	(554,039)	-	(13,457)
Total all other Governmental Funds	<u>12,887,799</u>	<u>10,305,982</u>	<u>13,129,817</u>	<u>2,390,353</u>	<u>3,388,574</u>	<u>10,913,717</u>	<u>36,969,384</u>	<u>1,074,408</u>	<u>3,234,264</u>	<u>19,918,517</u>
Total Governmental Fund Balance	<u>\$ 141,186,748</u>	<u>\$ 120,511,520</u>	<u>\$ 105,623,183</u>	<u>\$ 84,758,765</u>	<u>\$ 74,719,277</u>	<u>\$ 66,010,534</u>	<u>\$ 88,774,994</u>	<u>\$ 55,039,831</u>	<u>\$ 61,163,852</u>	<u>\$ 69,873,102</u>

Note:

Fiscal year 2023 General Fund balance was restated in fiscal year 2024.

WORCESTER COUNTY, MARYLAND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Revenues										
Property tax	\$ 175,357,341	\$ 159,109,371	\$ 153,693,011	\$ 149,327,901	\$ 146,756,683	\$ 142,160,874	\$ 137,214,614	\$ 132,742,340	\$ 130,270,802	\$ 127,061,276
Income tax	51,782,717	53,832,771	46,962,276	37,351,910	35,824,894	28,891,384	23,172,123	22,260,250	22,891,694	17,931,884
Room tax & admin	2,074,000	2,053,720	1,958,734	1,583,548	1,085,207	984,669	1,043,596	16,398,656	16,398,656	15,564,805
Food tax admin	100,794	97,280	112,531	83,556	75,158	77,437	79,305	1,501,166	1,553,867	1,424,439
Transfer tax	6,296,476	6,141,189	6,195,584	9,462,305	8,176,629	4,680,904	4,631,429	4,400,977	4,271,320	4,158,215
Recordation tax	9,476,507	9,188,870	9,551,423	14,354,002	12,222,034	7,115,438	7,116,381	7,018,586	7,250,500	6,449,513
Cannabis tax	86,112	754,643	-	-	-	-	-	-	-	-
Other local taxes	887,207	731,510	809,565	799,070	451,920	684,752	1,115,949	757,309	662,554	642,163
Licenses and permits	2,881,575	2,874,285	2,828,232	2,666,571	2,901,494	2,027,965	1,959,786	2,131,974	1,964,838	1,896,140
Intergovernmental *	25,080,595	19,520,011	23,410,376	21,263,833	30,257,437	9,980,985	8,529,777	10,097,621	7,585,022	7,215,195
Service charges	3,180,482	2,823,042	1,779,208	2,098,649	1,962,123	4,775,728	6,459,709	6,647,971	7,778,109	7,265,304
Interest income	8,704,689	8,323,246	4,163,858	119,427	103,318	1,424,410	1,861,896	1,014,636	404,551	155,069
Miscellaneous	2,999,150	805,169	2,171,188	913,222	2,231,975	8,194,012	5,604,217	857,191	946,352	894,974
Total revenues	288,907,645	266,255,087	253,635,986	240,023,994	242,048,872	210,998,558	198,788,784	206,307,370	201,978,265	190,658,977
Expenditures										
Current										
General government	27,634,661	25,300,024	26,406,399	24,169,522	20,293,079	19,022,436	17,325,562	15,244,102	14,471,003	13,817,335
Public safety	46,460,890	45,382,253	42,468,417	38,866,745	36,052,606	36,183,713	35,402,667	33,806,134	31,692,896	30,032,349
Public works	11,033,582	10,105,451	9,196,350	8,889,497	8,507,876	8,749,324	6,773,851	6,868,097	6,593,857	5,533,978
Health and hospitals	6,269,831	6,071,378	6,063,809	5,972,969	6,154,707	6,193,861	6,218,443	6,352,671	6,136,576	5,972,819
Social services	4,188,487	2,937,445	4,998,678	5,124,740	2,903,950	2,446,321	2,444,405	2,036,763	2,035,417	2,075,471
Education	121,141,844	115,298,139	122,482,817	111,152,755	109,762,529	127,270,912	99,447,577	92,556,477	85,965,082	93,437,468
Libraries, recreation and culture	9,716,168	10,804,308	7,838,265	7,983,080	8,077,203	7,194,206	6,695,951	5,529,816	5,376,686	6,041,560
Conservation of natural resources	767,888	732,908	857,899	759,553	748,500	840,547	849,887	712,005	425,671	497,939
Economic development	4,693,465	2,351,003	2,986,476	1,962,191	13,016,286	1,822,959	1,577,718	1,652,589	1,624,752	1,590,410
Distributions to municipalities	6,986,911	9,989,063	10,078,904	8,564,267	9,248,873	8,314,671	8,032,840	25,062,659	24,828,030	23,471,593
Capital projects	11,786,387	9,186,346	9,653,984	2,848,014	4,186,200	2,515,262	6,699,794	8,620,378	18,009,658	3,431,562
Debt service										
Principal	7,503,458	9,624,558	10,852,098	10,414,499	10,209,060	9,397,476	8,654,694	8,952,180	8,197,986	7,940,134
Interest	3,525,966	3,573,874	2,999,712	3,276,674	3,729,849	3,821,328	3,327,448	3,371,197	3,742,724	3,540,622
Total expenditures	261,709,538	251,366,750	256,883,808	229,984,506	232,890,718	233,763,016	203,450,837	210,765,068	209,100,338	197,383,240
Excess of revenues over (under) expenditures	27,198,107	14,888,337	(3,247,822)	10,039,488	9,158,154	(22,764,458)	(4,662,053)	(4,457,698)	(7,122,073)	(6,724,263)
Other financing sources (uses)										
Issuance of long-term debt	-	-	(24,112,240)	-	-	-	40,043,602	-	-	-
Transfers:										
Transfers in	26,965,495	22,314,878	22,502,566	24,746,238	19,599,674	20,394,209	19,872,169	22,440,497	17,469,746	17,469,180
Transfers out	(35,388,734)	(22,314,878)	(22,502,566)	(24,746,238)	(20,049,085)	(20,394,209)	(21,570,492)	(24,106,820)	(19,056,923)	(17,469,180)
Total other financing sources (uses)	(8,423,239)	-	(24,112,240)	(24,746,238)	(449,411)	-	38,345,279	(1,666,323)	(1,587,177)	-
Net change in fund balances	\$ 35,621,346	\$ 14,888,337	\$ 20,864,418	\$ 10,039,488	\$ 8,708,743	\$ (22,764,458)	\$ 33,683,226	\$ (6,124,021)	\$ (8,709,250)	\$ (6,724,263)
Debt service as a percentage of noncapital expenditures	4.62%	5.54%	5.63%	6.03%	6.06%	5.72%	6.10%	6.10%	6.00%	5.97%

Notes:
* Includes state shared taxes originally reported separately in years prior to 2018.
Fiscal year 2023 General Fund balance was restated in fiscal year 2024.

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**WORCESTER COUNTY, MARYLAND
ASSESSED VALUE (FULL CASH VALUE) OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS**

Fiscal Year	Real Property	Personal Property Individuals and Firms	Business Corporations and Utilities	Total Taxable Assessed Value	County Real Property Tax Rate *	County Personal Property Tax Rate *	County Business Corp and Utilities Tax Rate *
2025	\$ 20,230,370,026	\$ 8,330,720	\$ 464,265,200	\$ 20,702,965,946	\$ 0.8450	\$ 2.1125	\$ 2.1125
2024	18,089,998,158	7,166,434	440,477,707	18,537,642,299	0.8450	2.1125	2.1125
2023	17,237,025,768	11,545,310	495,659,870	17,744,230,948	0.8450	2.1125	2.1125
2022	16,678,233,583	11,542,930	429,531,090	17,119,307,603	0.8450	2.1125	2.1125
2021	16,388,942,205	13,561,690	440,144,756	16,842,648,651	0.8450	2.1125	2.1125
2020	15,965,833,845	16,109,633	387,454,100	16,369,397,578	0.8450	2.1125	2.1125
2019	15,544,751,018	15,702,611	362,985,175	15,923,438,804	0.8350	2.0875	2.0875
2018	15,207,948,042	15,928,910	337,819,400	15,561,696,352	0.8350	2.0875	2.0875
2017	14,825,676,056	18,977,901	349,286,832	15,193,940,789	0.8350	2.0875	2.0875
2016	14,534,558,652	17,437,771	333,661,670	14,885,658,093	0.8350	2.0875	2.0875
2015	14,556,412,647	16,548,700	315,387,352	14,888,348,699	0.7700	1.9250	1.9250

Source: Worcester County Treasurer's Office and Maryland State Department of Assessments and Taxation

Note: The Maryland State Department of Assessments and Taxation assesses property every three years.
The County is divided into three areas and each area is reassessed in a different year.
* Per \$100 of value

^a For fiscal years ending June 30, 2002 and later, real property is assessed at full cash value; prior to fiscal year 2002, real property was assessed at 40% of cash value.
^b For all years, Public Utility Personal Property is assessed at full cash value.

WORCESTER COUNTY, MARYLAND
REAL PROPERTY TAX RATES – DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS
(RATE PER \$100 OF ASSESSED VALUE)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Year Taxes Are Payable										
County-Direct Rate										
General	\$ 0.8450	\$ 0.8450	\$ 0.8450	\$ 0.8450	\$ 0.8450	\$ 0.8450	\$ 0.8350	\$ 0.8350	\$ 0.8350	\$ 0.8350
State-Overlapping Rate										
Maryland	\$ 0.1120	\$ 0.1120	\$ 0.1120	\$ 0.1120	\$ 0.1120	\$ 0.1120	\$ 0.1120	\$ 0.1120	\$ 0.1120	\$ 0.1120
Towns-Overlapping Rates										
Berlin	\$ 0.8275	\$ 0.8275	\$ 0.8150	\$ 0.8150	\$ 0.8000	\$ 0.8000	\$ 0.6800	\$ 0.6800	\$ 0.6800	\$ 0.6800
Ocean City	0.4426	0.4526	0.4526	0.4561	0.4559	0.4559	0.4656	0.4656	0.4656	0.4780
Pocomoke	0.9375	0.9375	0.9375	0.9375	0.9375	0.9375	0.9375	0.9375	0.9375	0.9375
Snow Hill	0.9375	0.9375	0.8600	0.8600	0.8600	0.8600	0.8600	0.8600	0.8600	0.8600

Source: Worcester County Treasurer's Office

ITEM 16

SCHEDULE 7

WORCESTER COUNTY, MARYLAND PRINCIPAL PROPERTY TAXPAYERS CURRENT YEAR AND NINE YEARS AGO

Taxpayer	Fiscal Year 2025			Fiscal Year 2016		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
HARRISON INN OCEAN VIEW	\$ 61,996,567	1	0.30%	\$ 20,754,100	7	0.14%
SUN TRS FRONTIER LLC*	57,583,000	2	0.28%			
AMERICANA STOWAWAY MOTEL INC.	49,466,400	3	0.24%	30,159,800	3	0.20%
OCEAN ENTERPRISE 589 LLC*	49,127,100	4	0.24%			
SUN TRS CASTAWAYS LLC*	43,554,667	5	0.21%			
91ST STREET JOINT VENTURE	43,012,000	6	0.21%	29,395,867	4	0.20%
OCMD HOTEL OWNER LLC*	34,218,267	7	0.17%			
OCEAN CITY HOTELS LLC*	27,149,833	8	0.13%			
OCEAN I HOSPITALITY LLC*	26,481,900	9	0.13%			
INNS OF OCEAN CITY LLC*	26,419,067	10	0.13%			
DELMARVA POWER	-	-	-	70,500,390	1	0.47%
HARRISON INN STARDUST	-	-	-	55,274,800	2	0.37%
CHOPTANK ELECTRIC COOPERATIVE	-	-	-	23,535,220	5	0.16%
HARRISON HI 18 LLC	-	-	-	20,757,400	6	0.14%
INDIVIDUAL-ELLIOTT	-	-	-	20,117,000	8	0.14%
SANDPIPPER ENERGY	-	-	-	19,142,800	9	0.13%
VERIZON MARYLAND	-	-	-	18,136,940	10	0.12%
Total	\$ 419,008,801		2.02%	\$ 307,774,317		2.07%

Source: Worcester County Treasurer's Office

Note: * FY 2016 data for these taxpayers was unavailable in FY2025. However in 2016, none were considered in the top ten principal property taxpayers in 2016.

WORCESTER COUNTY, MARYLAND
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Year	Net Taxes Levied for Fiscal Year *	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2025	\$ 165,347,008	\$ 162,452,884	98.25%	\$ -	\$ 162,452,884	98.25%
2024	159,086,225	156,327,151	98.27%	-	156,327,151	98.27%
2023	154,349,670	151,674,366	98.27%	2,527,191	154,201,557	99.90%
2022	148,819,557	146,533,235	98.46%	2,132,496	148,665,731	99.90%
2021	146,705,516	143,563,138	97.86%	2,917,807	146,480,945	99.85%
2020	141,912,724	139,087,210	98.01%	2,775,035	141,862,245	99.96%
2019	136,104,204	133,114,537	97.80%	2,936,558	136,051,095	99.96%
2018	132,889,741	129,867,847	97.73%	2,988,732	132,856,579	99.98%
2017	130,113,435	127,089,001	97.68%	2,978,095	130,067,096	99.96%
2016	127,310,134	124,071,029	97.46%	3,090,992	127,162,021	99.88%

Source: Worcester County Treasurer's Office

Notes: The information in this schedule relates to the County's own property tax levies, and does not include those it collects on behalf of other governments

* This chart nets the Homestead Credit with the total tax levy for each year

**WORCESTER COUNTY, MARYLAND
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS**

Fiscal Year	Governmental Activities			Business-type Activities				Total Primary Government	Percentage of Personal Income	Bond/Lease Debt Per Capita
	General Obligation Bonds	Notes Outstanding	Leases and SBITAs	Deferred Bond Premiums	General Obligation Bonds	Notes Outstanding	Deferred Bond Premiums			
2025	\$ 66,842,603	\$ 292,721	\$ 1,186,289	\$ 6,557,878	\$ 21,403,736	\$ 3,379,280	\$ 1,147,754	#####	2.21%	\$ 1,624
2024	73,915,563	344,072	-	7,388,384	23,050,148	3,500,123	1,299,637	109,497,927	2.97%	2,021
2023	83,540,121	372,117	-	8,695,128	24,604,627	1,044,441	1,451,519	119,707,953	3.45%	2,222
2022	72,262,219	389,351	-	7,964,570	21,729,331	1,570,353	1,213,252	105,129,076	3.35%	2,004
2021	82,673,478	405,895	-	9,139,165	23,229,702	1,553,603	1,339,831	118,341,674	3.77%	2,256
2020	92,882,538	421,777	-	10,313,760	23,634,612	1,615,768	1,466,408	130,334,863	4.14%	2,484
2019	102,279,413	437,024	-	11,488,355	24,968,024	1,725,689	1,560,386	142,458,891	4.53%	2,749
2018	76,854,107	451,661	-	6,395,561	20,591,706	1,874,810	688,717	106,856,562	3.44%	2,062
2017	85,806,287	465,712	-	6,750,477	20,151,002	803,425	719,748	114,696,651	3.81%	2,219
2016	94,004,273	-	-	7,105,393	22,670,278	1,353,997	758,437	125,892,378	4.31%	2,447

Source: Worcester County Treasurer's Office

Notes: 2025 percentage of personal income calculated using 2025 personal income data, which is the most recent available

2025 bond/lease debt per capita calculated using 2025 population data, which is the most recent available

See Schedule 13 for population and personal income data

WORCESTER COUNTY, MARYLAND
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

Fiscal Year	General Obligation Bonds *	Total Taxable Assessed Value	Percentage of Total Taxable Assessed Value	Population	Bond Debt Per Capita
2025	88,246,339	20,702,965,946	0.43%	54,459	1,624
2024	105,653,732	18,537,642,299	0.57%	54,337	1,950
2023	118,291,395	17,744,230,948	0.67%	54,171	2,184
2022	103,169,372	17,119,307,603	0.60%	53,866	1,915
2021	116,382,176	16,842,648,651	0.69%	53,132	2,190
2020	128,297,318	16,369,397,578	0.78%	52,460	2,446
2019	140,296,178	15,923,438,804	0.88%	51,823	2,707
2018	104,530,091	15,561,696,352	0.67%	51,823	2,017
2017	113,427,514	15,193,940,789	0.75%	51,443	2,205
2016	124,538,381	14,885,658,093	0.84%	51,444	2,421

Source: Worcester County Treasurer's Office

Notes: 2025 bond debt per capita calculated using 2025 population data, which is the most recent available and includes estimates
* This column includes General Obligation Bonds and Deferred Bond Premiums

WORCESTER COUNTY, MARYLAND
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF JUNE 30, 2025

	<u>Governmental Unit</u>	<u>Debt Outstanding</u>
Direct Debt		
	Worcester County - General Government	\$ 44,034,840
	Worcester County - School Debt	<u>30,844,651</u>
	Subtotal Direct Debt	<u>74,879,491</u> *
Overlapping Debt		
	Berlin	2,112,844
	Ocean City	51,237,760
	Pocomoke	5,519,871
	Snow Hill	<u>2,112,844</u>
	Subtotal Overlapping Debt	<u>60,983,319</u> **
Total Direct and Overlapping Debt		<u><u>\$ 135,862,810</u></u>

Source: Worcester County Treasurer's Office

Note: * Net direct debt of the County includes Governmental Activities general obligation leases, SBITAs, and deferred bond premiums.

** Overlapping debt is the debt of other governmental entities located within the County whole or in part by taxpayers of the County.

Unaudited information provided by municipalities

**WORCESTER COUNTY, MARYLAND
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS
(DOLLARS IN THOUSANDS)**

	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Debt Outstanding Limit										
Taxable Assessable Base	\$ 20,702,965	\$ 18,537,642	\$ 17,744,231	\$ 17,119,308	\$ 16,842,649	\$ 16,369,398	\$ 15,923,439	\$ 15,561,696	\$ 15,193,941	\$ 14,885,658
Debt Limit, 1% of Assessable Base	207,030	185,376	177,442	171,193	168,426	163,694	159,234	155,617	151,939	148,857
Amount of Debt Applicable to Limit	73,400	81,303	92,235	80,227	91,813	103,196	113,768	83,250	92,557	101,110
Debt Margin	\$ 133,630	\$ 104,073	\$ 85,207	\$ 90,966	\$ 76,613	\$ 70,811	\$ 56,955	\$ 78,763	\$ 66,133	\$ 54,852
Total debt applicable to the limit as a percentage of debt limit	35.45%	43.86%	51.98%	46.86%	54.51%	63.04%	71.45%	53.50%	60.92%	67.92%
Total Debt Service Limit										
Total Governmental Fund Revenue	\$ 289,285	\$ 266,255	\$ 253,636	\$ 240,024	\$ 242,049	\$ 210,999	\$ 198,789	\$ 206,307	\$ 201,978	\$ 190,659
Debt Service Limit, 10% of Revenue	28,929	26,626	25,364	24,002	24,205	21,099	19,879	20,631	20,198	19,066
Debt Service Applicable to Limit	14,464	13,198	13,652	13,691	13,939	13,219	11,982	12,323	11,941	11,481
Debt Service Margin	\$ 14,465	\$ 13,428	\$ 11,712	\$ 10,311	\$ 10,266	\$ 7,881	\$ 7,897	\$ 8,307	\$ 8,257	\$ 7,585
Total debt service applicable to the limit as a percentage of debt service limit	50.00%	49.57%	53.83%	57.04%	57.59%	62.65%	60.28%	59.73%	59.12%	60.22%

Source: Worcester County Treasurer's Office

Note:

The County has established a debt capacity policy by adopting Resolution 07-1. The policy limits the County's outstanding general obligation long-term debt to no more than 1 percent of the assessable property tax base of the County and the annual debt service to no more than 10 percent of the annual government revenue.

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**WORCESTER COUNTY, MARYLAND
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS**

<u>Year</u>	<u>Population ^a</u>	<u>Personal Income ^b (dollars in thousands)</u>	<u>Per Capita Personal Income ^b</u>	<u>Public School Enrollment ^c</u>	<u>Unemployment Rate ^d</u>
2025 **	54,459	*	*	6,985	3.2%
2024 **	54,337	\$ 3,997,677	\$ 73,572	6,848	3.5%
2023	54,171	3,692,431	68,163	6,841	2.0%
2022	53,866	3,473,587	64,486	6,803	3.6%
2021	53,132	3,390,411	63,811	6,711	6.2%
2020	52,460	3,137,940	59,881	6,882	9.9%
2019	51,823	3,148,166	60,748	6,810	4.4%
2018	51,823	3,109,753	60,007	6,684	5.1%
2017	51,690	3,007,897	58,191	6,667	5.0%
2016	51,444	2,919,306	56,747	6,660	5.5%

Source ^a U.S. Census Bureau Population Factfinder (Quickfacts)
^b U.S. Department of Commerce Bureau of Economic Analysis published on February 5, 2026
^c Worcester County Board of Education
^d Maryland Department of Labor, Licensing and Regulation, as of June 30

Note: * Information not yet available
** Note: The U.S. Census Bureau now includes estimates in the base calculation of total population in the years 2024 and 2025

**WORCESTER COUNTY, MARYLAND
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO**

Employer	2025	
	Employees	Percentage of Total County Employment
Worcester County Board of Education	1,150	4.27%
Town of Ocean City	1,150	4.27%
Harrison Group	975	3.62%
Atlantic General Hospital	972	3.61%
Worcester County Government	725	2.69%
BlueWater Development/BlueWater Hospitality	608	2.26%
Bayshore Development	600	2.23%
Fagers Island Hotels	600	2.23%
O.C. Seacrets, Inc.	500	1.86%
Wal-mart Super Center	420	1.56%
	<u>7,700</u>	<u>28.62%</u>
Total Individuals Employed in Worcester County		26,903

Employer	2016	
	Employees	Percentage of Total County Employment
Harrison Group	1,172	4.55%
Worcester County Board of Education	1,171	4.55%
Atlantic General Hospital	861	3.35%
Worcester County Government	663	2.58%
Wal-Mart Super Center	583	2.27%
Town of Ocean City	529	2.06%
Bayshore Development	519	2.02%
O.C. Seacrets, Inc.	469	1.82%
Dough Roller	360	1.40%
Clarion Fountainebleu Hotel	340	1.32%
	<u>6,633</u>	<u>25.91%</u>
Total Individuals Employed in Worcester County		25,734

Sources: Worcester County Economic Development

WORCESTER COUNTY, MARYLAND
FULL-TIME EQUIVALENT COUNTY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Full-time Equivalent Employees as of June 30									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General government	154.3	146.4	142.7	130.5	126.9	125.6	128.0	121.6	120.6	122.0
Commissioners, judges, and boards	19.0	19.0	19.0	19.0	19.0	19.0	20.0	20.0	19.0	19.0
Public safety	250.5	240.8	253.3	221.4	223.9	226.3	229.3	237.0	231.7	228.7
Public works	85.1	85.1	88.1	77.9	75.9	76.7	58.1	60.0	59.8	57.2
Library and recreation	78.7	80.0	79.5	79.2	74.9	75.2	69.4	65.5	65.5	64.3
Water and wastewater	60.0	64.0	65.0	64.0	59.3	59.5	62.6	63.4	64.9	65.9
Solid waste	19.0	17.5	18.5	19.0	15.1	15.3	34.1	36.1	35.3	35.2
Liquor control	-	-	-	-	1.1	1.9	2.7	4.3	15.9	19.0
Total	666.6	652.8	666.1	611.0	596.1	599.5	604.2	607.9	612.7	611.3

Source: Worcester County Administration

Notes:

A full-time employee is scheduled to work 260 days per year (52 weeks x 5 days per week).
At eight hours per day, 2,080 hours are scheduled per year (including vacation and sick leave).
Full-time-equivalent employment is calculated by dividing total labor hours by 2,080.

County Commissioners, Orphan's Court Judges, and Board Members noted as full-time equivalent

The Department of Liquor Control ceased operations in FY21.

Part-time and temporary employees are included in this table

**WORCESTER COUNTY, MARYLAND
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS**

Function/Program	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Government										
Building permits issued *	133	140	141	152	197	167	158	154	127	138
Value of new construction (in 000's)	26,806	54,573	61,617	56,907	59,704	36,725	37,927	31,415	29,559	29,865
Public Safety										
Detention Center	338	148	135	120	163	222	310	351	345	344
Average daily population										
Fire protection (all volunteer)										
Fire calls answered	2,673	2,561	2,512	2,583	2,273	2,151	1,996	2,179	2,181	2,436
Emergency Medical Services										
EMS calls answered	6,537	11,614	10,671	10,810	9,504	9,430	7,480	6,959	6,906	6,551
Education										
Students	6,654	6,848	6,841	6,803	6,811	6,882	6,810	6,684	6,667	6,660
Teachers	572	596	596	596	589	584	584	585	572	572
Public Works										
Centerline miles of road maintained	531	533	533	533	533	533	533	533	531	531
Wastewater treated (mgd)	2.4	1.1	1.2	1.2	1.4	1.3	1.9	1.9	2.1	2.4

Source: Worcester County Administration and individual County departments

Note: * Single Family Dwelling Units

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WORCESTER COUNTY, MARYLAND
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Public Safety										
Detention center capacity	507	507	507	507	507	507	507	507	507	507
Fire companies	10	10	10	10	10	10	10	10	10	10
Emergency medical services companies	7	8	8	8	8	8	8	8	8	8
Education										
Elementary schools	5	5	5	5	5	5	5	5	5	5
Intermediate schools	1	1	1	1	1	1	1	1	1	1
Middle schools	3	3	3	3	3	3	3	3	3	3
Special school	1	1	1	1	1	1	1	1	1	1
High schools	3	3	3	3	3	3	3	3	3	3
Technical high school	1	1	1	1	1	1	1	1	1	1
Public libraries	5	5	5	5	5	5	5	5	5	5
Recreation Facilities										
Recreation center	1	1	1	1	1	1	1	1	1	1
County parks	13	13	13	13	13	13	13	13	13	13
Park acreage	883	899	883	883	883	883	883	883	883	883
Public landings and wharves	9	9	9	9	9	9	9	9	9	9
Boat slips	8	38	38	38	38	8	8	8	8	8
Public Works										
Centerline miles of County roads	531	533	533	533	533	533	533	533	531	531
Public easements - Ocean Pines	64.12	64.12	64.12	64.12	64.12	64.12	64.12	64.12	64.12	64.12
Bridges	43	41	42	42	43	43	43	43	43	43
Wastewater treatment plants	8	8	8	8	8	8	8	8	8	8
Miles of sewer pipeline	191	199	199	198	196	195	195	193	192	191
Water well house facilities	5	5	5	5	5	5	5	5	5	5
Pump stations	55	59	58	57	57	57	57	56	55	55
Water tanks	6	6	6	6	6	6	6	6	6	6
Waterlines	154	160	159	159	157	157	157	157	156	154
Water treatment facilities	10	10	10	10	10	10	10	10	10	10
Recycling center	1	1	1	1	1	1	1	1	1	1

Source: Worcester County Administration and individual County departments

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Worcester County

ANNUAL COMPREHENSIVE FINANCIAL REPORT

1 WEST MARKET STREET, GOVERNMENT CENTER, SNOW HILL, MARYLAND 21863
WORCESTERMD.GOV

TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

JANA POTVIN
 DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
 Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr.*
DATE: August 10, 2026
SUBJECT: Consolidated Public Works Agreement

Public Works requests Commissioner approval to adopt a new, consolidated Public Works Agreement (PWA) to replace two separate legacy templates: the Road Construction/Installation Agreement used by the Roads Division and the Small Project Wastewater and/or Water Agreement used for water and wastewater projects. The new PWA uses a single form for Transportation, Water, and Wastewater improvements which can cover any combination of infrastructure types instead of requiring separate documents. The PWA has been reviewed by the County Attorney and found acceptable.

The most significant change for the Roads Division is the addition of a defined inspection and escrow fee. The prior Road Construction Agreement did not include an inspection fee or escrow requirement, so Public Works had no funded mechanism to recover permitting, testing, and inspection oversight costs on road projects. Under the new PWA, every project, including roads, must fund an initial escrow deposit of \$3,500 or 7.5% of the Engineer's cost estimate, whichever is greater. Additionally, the escrow account must remain above 25% of the original deposit until the County grants final acceptance.

The PWA also standardizes financial assurances across all infrastructure types. A 125% performance surety and a 50% maintenance surety tied to a two-year warranty period, previously used for water and wastewater projects, now apply equally to road improvements. The two-year maintenance period itself is new for roads, which previously had no defined warranty term. Roads also gain new pre-acceptance maintenance duties. Developers must keep traffic flowing and clear snow of three inches or more, ice of a quarter inch or more, debris, and defects within set timeframes until the County formally accepts the road.

On enforcement, the PWA adds a formal 30-day cure period, stop work authority, an emergency exception for public health and safety, and a requirement that developers reimburse the County's costs when a requested final inspection finds incomplete or non-compliant work. It also adds standard legal protections not previously included for roads, such as force majeure, severability, a formal written amendment process, governmental immunity, and dual District and Circuit Court venue. Developers must now also certify their corporate standing and signing authority, in addition to the existing title and lienholder consent warranties.

Public Works recommends approval of the consolidated Public Works Agreement for use on all future road, water, and wastewater development projects submitted for review. Projects currently in the review pipeline as of the effective date of the Agreement shall continue to be processed under the agreement and requirements in effect at the time of their submission.

Attachment

cc: Roscoe Leslie
Jana Potvin
Lee Beachamp
Kevin Lynch

PUBLIC WORKS AGREEMENT

PWA # _____

This Public Works Agreement (“Agreement”) between the **County Commissioners of Worcester County, Maryland** (“County”) and _____ (“Developer”) is entered into on _____.

PROJECT INFORMATION				
Agreement / PWA No.:	(insert)			
Project Name / Site Plan No.:	(insert)			
Service Area:	(insert)			
Units / Connections Served:	(insert)			
Deed Reference:	(insert)			
Plat Reference:	Liber	(insert)	Folio	(insert)
Tax Map:	(insert)	Parcel	(insert)	
Section	(insert)	Lot	(insert)	

IMPROVEMENTS TO BE CONSTRUCTED (check all that apply):		
TRANSPORTATION INFRASTRUCTURE	☐ Public	☐ Road/Entrance Construction ☐ Marking and Signing ☐ Sidewalk / Bike Path ☐ Other:
	☐ Private	☐ Road/Entrance Construction ☐ Marking and Signing ☐ Sidewalk / Bike Path ☐ Other:
WATER INFRASTRUCTURE	☐ Public	☐ Water Main ☐ Water Services ☐ Other:
WASTEWATER INFRASTRUCTURE	☐ Public	☐ Sewer Main ☐ Sewer Services ☐ Pump Station ☐ Other:

RECITALS

- A. Developer owns real property in Worcester County, Maryland described above and is engaged in the development of it; and
- B. Developer has applied to Worcester County for the approval of the Site Plan, a copy of which is on file with the Department of Development Review and Permitting (“DRP”) and the Department of Public Works (“DPW”).
- C. Such Site Plan requires the construction and installation of the improvements identified above (“**Improvements**”) in accordance with plans and specifications, prepared by _____ (“**Plans and Specifications**”), a copy of which is on file with DPW and approved by DPW; and
- D. The County, pursuant to the Worcester County Zoning and Subdivision Control Article and Public Works Article, and all other applicable laws, regulations and ordinances, has agreed to approve the Project conditioned upon Developer executing this Agreement and providing the required security; and
- E. Developer has agreed to the terms under which the Improvements are to be constructed and eventually accepted into the County road network or water and wastewater system, as applicable.

The parties agree as follows:

I. DEVELOPER OBLIGATIONS**A. General**

- 1. Developer must construct the Improvements in accordance with the approved Site Plans and in accordance with the requirements of the County.
- 2. Developer must maintain and bear the responsibility for all repairs, maintenance, and liability related to the Improvements in accordance with the approved Site Plans and in accordance with the requirements of the County until the end of a two-year maintenance period that begins upon final acceptance of Improvements.
- 3. [Final acceptance must be in writing after an inspection confirming all requirements of the approved Site Plans and the County.]
- 4. **Construction Schedule:**
 - a. Construction of the Improvements must commence by_____.
 - b. Construction of the Improvements must be completed on or before _____
_____. All obligations of the Developer under this agreement shall be fulfilled by that date unless an Extension Agreement is executed by the parties.
- 5. Developer must perform all the requirements set forth in Worcester County’s Code of Public Local Laws applicable to the Development.

6. Developer must obtain all permits, approvals, and licenses required for construction, including but not limited to those required by the Maryland Department of the Environment and must cooperate with the County in securing all permits for the benefit of the applicable Service Area and transfer the same to the County upon acceptance, as applicable.

B. Ownership and Title Certification

1. **Developer Authority:** Developer represents that:
 - a. If Developer is a corporation, limited liability company, partnership, or other legal entity, it is duly organized, validly existing, and in good standing under the laws of the State of Maryland or, if organized under the laws of another state, is duly qualified to do business in Maryland;
 - b. Developer has full authority to execute and perform this Agreement;
 - c. The execution and performance of this Agreement have been duly authorized by all necessary action of Developer's governing body or principals; and
 - d. The person executing this Agreement for Developer is duly authorized to do so. Developer must provide evidence of such authority, in a form acceptable to the County Attorney, before execution of this Agreement.
2. Developer represents that it is the fee simple owner of the property shown on the approved Site Plan, together with all lands, rights-of-way, and easements necessary for the construction and completion of the Project.
3. Developer must maintain fee simple ownership and sufficient property interests necessary to construct and complete the Project in accordance with this Agreement.
4. Developer has provided to the County, or must provide before execution of this agreement, a Certificate of Title prepared and signed by an attorney licensed to practice law in the State of Maryland, showing that the Developer holds fee simple title to the Property and identifying all recorded liens and encumbrances affecting the Property.
5. Developer represents that the only mortgages, deeds of trust, liens, or other encumbrances affecting the Property are those held by the lienholders who are a party to this Agreement, and that all such lienholders consent to this Agreement and subordinate their liens to its provisions.

C. Surety, Security, and Bonding

1. **Performance Surety:** Developer must guarantee Improvements through the posting of surety in the full amount of 125% of the approved Engineer's estimate for the Improvements. The Estimate must be submitted to and approved by the County before Developer posts performance surety, and any revised estimate must be similarly approved before a surety reduction is granted.
2. Surety must be in the form of escrow, cash, bank deposit, an irrevocable letter of credit, or performance bond using a form approved by the County. Surety required for this Project is provided below:

Improvement Type	Surety Required
Water Infrastructure	
Wastewater Infrastructure	
Transportation Infrastructure	
TOTAL	

3. The County may, at its sole option, allow a one-time reduction in the amount of performance surety as construction progresses.
4. If work is not completed in accordance with the dates above, collateral will, at the discretion of the County, be forfeited, or the surety (if bonded) will be required to complete all of the construction in accordance with the Site Plans as approved for this Agreement.
5. Developer, notwithstanding recovery under any surety bond or letter of credit or forfeiture of cash, will remain liable to the County for such additional costs as may be incurred to complete the Improvements in accordance with the approved Site Plans.
6. In the event of default by the Developer in performance of Developer's obligations under this Agreement, or violation of any permit issued to the Developer, the County may give the Developer and any surety or issuer of a letter of credit, written notification of the default, and any surety may, within 30 days of such notice, elect in writing:
 - a. To complete the required Improvements in accordance with the approved Site Plans within such reasonable period as the County may specify; or
 - b. To indemnify the County against loss or expense arising out of the failure of the Developer to complete said improvements as required by the terms of this Agreement.

7. If there is no surety, or if the surety fails to take the required corrective action, any construction or conveyancing privileges granted to the Developer may be suspended by the County until completion of the required improvements.
8. County will release performance security upon final acceptance of Improvements and receipt of maintenance surety in accordance with Section I.G.
9. **Maintenance Surety:** Developer warrants the construction and performance of the Improvements for a period of not less than two years from the date of final acceptance by the County. After final acceptance and prior to release of performance surety, Developer must provide a maintenance surety equal to 50% of the Engineer's estimate or actual cost, as approved by the County, for the accepted Improvements, to guarantee the two-year warranty period.
10. Maintenance surety will be released following satisfactory inspection at the end of the two-year maintenance period.
11. **Operation Cost Deposit for Water and Wastewater Improvements:** For certain water and wastewater improvements and at the County's discretion, Developer may be required to post such cash deposits, as required, for the County to provide operation for not less than one year of operational costs for the Improvements identified below:

Improvement Type	Required Deposit
Water Infrastructure	
Wastewater Infrastructure	
TOTAL	

D. Charges, Costs, Fees, and Expenses

1. Developer must pay all costs, fees, testing costs, and expenses for the performance of this agreement including, without limitation, permit fees and inspection services incurred by DPW in processing and oversight of the construction of Improvements.

2. DPW requires Developer to provide an initial escrow deposit of \$3,500 or 7.5% of the approved Engineer's cost estimate whichever is greater. Developer must make periodic escrow deposits over the course of the Project to cover the total cost of the required fees. The escrow fund balance must not drop below 25% of the original deposit until the County formally accepts the project. The Engineer's cost estimate is incorporated by reference as a part of this agreement.

Improvement Type	Engineer's Cost Estimate	Initial Escrow Deposit
Transportation Infrastructure		
Water Infrastructure		
Wastewater Infrastructure		
TOTAL		

3. Developer must deposit additional funds in escrow if the Project extends beyond the end date or changes in scope.
4. Developer must reimburse the County for all costs and expenses incurred by DPW in conducting any final inspection requested by Developer where the Improvements are determined, upon inspection, to not be complete or not in compliance with the approved Plans and Specifications. Such costs will include DPW staff time, inspection fees, and any associated administrative expenses, and must be deposited into the project escrow account within 30 days of written notice from the County.
5. Any excess capacity of Improvements or any modification or additions will become the property of County. There will be no recoupment of costs of construction, fees, expenses, operation or installation of Improvements by Developer unless as specifically set forth in this agreement or in a separate written agreement between the parties.

E. Construction, Inspection, and Approved Contractors

1. Developer must construct and install the Improvements described in accordance with the approved Site Plans and in accordance with the requirements of the County.
2. Developer must make all corrections, additions, and adjustments required by the County to complete construction of Improvements according to all permits, Plans and Specifications, and applicable design standards.
3. Developer must provide testing inspection coordination and material verification required by the County. The Developer grants to the County, its agents and employees, an irrevocable right of entry upon the Property for the purposes of this Agreement. The type and quantity of material testing will be determined by the DPW Field Inspector during construction.

4. The Improvements will be subject to inspection and approval by DPW at designated stages of construction or installation, and no work may proceed beyond such stages without prior DPW authorization.
5. **Stop Work Authority:** The County may issue a stop work order and suspend or cancel construction when
 - a. The contractor does not progress in a continuous manner;
 - b. The construction method or materials supplied are less than the standard set forth in the approved Site Plans and Specifications; or
 - c. The contractor is not in compliance with this agreement and its related responsibilities.

Work completed after the issuance of a stop work order may not be accepted for final dedication, and no system constructed in violation of a stop work may be connected to the County system unless the County, in its sole discretion, decides to permit such connection.

6. Developer must indemnify the County, its officers, employees, and agents from all claims, damages, losses, costs, and expenses (including reasonable attorney's fees) arising out of or resulting from the construction, installation, or maintenance of the Improvements by Developer or its contractors.

F. Pre-Acceptance Maintenance (Transportation Improvements Only)

1. Until final acceptance by the County of the Transportation Improvements, the Developer must provide for the following:
 - a. Maintaining vehicular traffic until such time as the road is finally accepted in the maintenance system;
 - b. Removal of accumulated snow of 3 inches or greater and ice accumulation of 1/4 inch or greater from the roads covered by this agreement within 12 hours after snow stops falling, or ice stops forming;
 - c. Repair of any defects and damages within 24 hours of notification by DPW of the defect;
 - d. Removal of debris and other obstructions from the roadway, such as trash, fallen limbs and animal carcasses within 24 hours of notification by DPW of the presence of the obstruction.

G. Acceptance and Conveyance

1. Upon completion of Transportation or Water and Wastewater Improvements construction and prior to Final Acceptance, Developer must submit record drawings sealed by a Maryland registered professional engineer.
2. Developer must provide lien releases, evidence of payment, and contractor documentation when requested.

3. Developer must pay all outstanding all costs, fees, testing costs, and expenses referred to in Section I.D. before Final Acceptance is granted.
4. Developer must convey all public Improvements together with all necessary permits, licenses, personal property, real property, easements and equipment to the County at no later than the time of recordation of any subdivision plat or final approval of site plan free and clear of all liens and encumbrances by special warranty deed, in a form acceptable to the County Attorney.
5. On completion of the Improvements, Developer must request final inspection by DPW. Upon final approval, DPW will request acceptance by the Commissioners. Developer must transfer all public Improvements not already property of the County free and clear of all liens and encumbrances, at which time the County will assume operations control of the Improvements.
6. In the event Developer requests a final inspection and the Improvements are found, upon inspection, to be incomplete or non-compliant with the approved Plans and Specifications, all costs incurred by the County in conducting such inspection must be borne solely by Developer. Developer must not request a final inspection unless construction of the Improvements is substantially complete and all known deficiencies have been corrected. Repeated premature inspection requests may, at the County's discretion, result in suspension of construction or conveyancing privileges until Developer certifies in writing that the Improvements are ready for final inspection.
7. Upon completion and acceptance of the Water and Wastewater Improvements and the commencement of operations of it, Developer must commence payment of standard charges imposed within the Service Area in which the service is provided.
8. **Offer of Dedication:** The Commissioners may, at their sole option, treat this Agreement and the approval of the Plans and Specifications as an irrevocable offer of dedication of the public Improvements, together with all equipment, easements, and land on which the Development is located. Nothing in this agreement shall require acceptance of such offer of dedication by the Commissioners. Such offer of dedication may not be revoked by Developer or anyone claiming thereunder during the term of this Agreement and prior to the release of surety.

II. DEFAULT AND ENFORCEMENT

- A. **Notice of Default.** If Developer defaults on any obligation under this Agreement or violates any permit related to the Improvements, the County may issue written notice of default to Developer and its surety or letter of credit issuer.
- B. **Developer Cure Period:**
 1. **Cure Timeline:** Developer must fully cure the default to the County's satisfaction within 30 days of receiving notice. If the default cannot reasonably be cured within

- 30 days, Developer must commence the cure within that period and diligently prosecute it to completion within a strict timeline approved by the County in writing.
2. **County Remedies:** If Developer fails to timely or satisfactorily cure the default, the County may immediately exercise any remedy available under this Agreement, at law, or in equity, including but not limited to: forfeiting financial assurances, suspending construction or conveyancing privileges, or entering the Property to correct the default at Developer's expense
 3. **Emergency Exception:** The County reserves the right to bypass the 30-day cure period and immediately exercise any remedy if it determines, in its sole discretion, that an emergency condition exists threatening public health, safety, or the integrity of County infrastructure.
- C. **Surety Election.** Any surety must, within 30 days of such notice, elect in writing to:
1. Complete the required Improvements in accordance with the approved Plans and Specifications within such reasonable period as the County may specify; or
 2. Indemnify the County against all loss or expense arising out of the failure of Developer to complete the Improvements as required by this Agreement.
- D. If there is no surety, or if the surety fails to take the required corrective action, any construction or conveyancing privileges granted to Developer may be suspended by the County until completion of the required Improvements.
- E. Upon transfer of the Property by Developer, or upon default of this Agreement, all surety posted under this agreement may be subject to forfeiture to the Commissioners. The County or its Designee may enter upon the Property and complete the Improvements as shown on the Plans and Specifications.
- F. The parties may execute an Extension Agreement to extend the completion date, provided that Developer is not in material default at the time of the extension request.

III. MISCELLANEOUS PROVISIONS

- A. **Governmental Immunity:** Nothing contained in this Agreement may be deemed or construed as a waiver of any governmental or sovereign immunity to which the Service Area or the County is entitled under applicable law.
- B. **Jurisdiction and Venue:** In any action brought in court under this agreement, the jurisdiction and venue shall be exclusively the District Court of Maryland in Worcester County or the Circuit Court of Worcester County, Maryland.
- C. **Governing Law:** This Agreement is governed by the laws of the State of Maryland. It is entered into pursuant to the Worcester County Zoning and Subdivision Control Article and Public Works Article §PW 5-307 of the Code of Public Local Laws of Worcester

County, and all other applicable laws, regulations, and ordinances. The parties' performance of obligations in it must comply with all applicable governmental requirements. Existing and future laws shall supersede this Agreement to the extent required.

- D. **County Attorney Approval:** All documents executed pursuant hereto shall be subject to the approval of the County Attorney for Worcester County, acting on behalf of Service Area.
- E. **Agreement Runs with Land:** This Agreement and all obligations, covenants, and restrictions in it shall run with the land and shall be binding upon the Developer and its successors, assigns, and any subsequent owners of the Property.
- F. **Recordation:** The Developer acknowledges that this Agreement may be recorded among the Land Records of Worcester County, Maryland, and such recordation shall constitute constructive notice of the covenants, obligations, and restrictions in it to all subsequent owners, encumbrancers, and lienholders.
- G. **Further Assurances:** The parties agree to cooperate in the implementation of this Agreement and to execute such additional documents and instruments as may reasonably be required to carry out the provisions of it.
- H. **Entire Agreement:** This Agreement constitutes the entire agreement of the parties with respect to the subject matter and supersedes all prior oral or written agreements, representations, or understandings. It may not be construed to merge with any deed, conveyance, or other instrument transferring title to the Property.
- I. **Force Majeure:** Neither party will be deemed in default of this Agreement to the extent that performance of its obligations is delayed or prevented by reason of any act of God, fire, natural disaster, epidemic, war, civil unrest, labor strike, governmental action, or other cause beyond the reasonable control of the affected party ("Force Majeure Event"), provided that:
 1. The affected party provides written notice to the other party within 10 days of the occurrence of the Force Majeure Event, describing the nature of the event and its anticipated duration;
 2. The affected party uses commercially reasonable efforts to mitigate the impact of and overcome the Force Majeure Event; and
 3. The delay does not exceed 180 days in the aggregate.

In no event shall financial hardship, increased costs of construction, or inability to obtain financing constitute a Force Majeure Event. Any extension of time granted under this section shall require execution of a written Extension Agreement pursuant to Section II.F of this Agreement.

- J. **Amendment:** This Agreement may not be modified, altered, or amended except by a written instrument signed by both parties and approved by the County Attorney for

Worcester County. Any amendment must identify the specific provision being modified and the effective date of such modification. If this Agreement has been recorded among the Land Records of Worcester County, Maryland, any amendment to it must be recorded. No course of dealing, course of performance, or failure of either party to strictly enforce any term of this Agreement will be construed as a waiver or amendment of any provision.

K. **Severability:** If any provision of this Agreement is held invalid, void, or unenforceable by a court of competent jurisdiction, that provision will be deemed severed from this Agreement, and the remainder of this Agreement will not be affected and will continue in full force and effect. The parties agree to negotiate in good faith a valid replacement provision that, to the greatest extent possible, achieves the original intent and economic effect of the severed provision.

L. **Special Requirements:** (If none, state N/A)

The Parties agree to this Deed on the date written above.

Attest:

**County Commissioners of
Worcester County, Maryland**

President

Date: _____

Witness

Developer:

By: _____

Date: _____

TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

JANA POTVIN
 DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
 Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr.*
DATE: August 9, 2026
SUBJECT: Government Center Cooling Tower Replacement

Public Works Maintenance Division is requesting Commissioner approval to contract with Modern Controls for the replacement of the cooling tower serving the Government Center. The proposed contract amount is \$365,915.00. Funding for this project in the amount of \$360,000 was included in the approved Assigned Funds account 240.1201.9010.055 – Government Center Cooling Tower Replacement, project code GENIMP 001 2539. It is recommended the remaining balance of \$5,915.00 be taken from Assigned Funds account 240.1201.9010.050 – Capital Equipment Building Improvements, project code GENIMP 000252, which has a balance of \$429,636.00. It is recommended to direct award to Modern Controls over formal bidding to expedite the lengthy process of equipment delivery to ensure the work can be completed in the winter season. In addition, direct award will save \$30,000-\$50,000 in the development of engineered drawings and specifications need for the formal bidding process.

Modern Controls is being recommend because the Commissioners previously selected them as the sole provider for the County's building automation control systems. Modern Controls has successfully completed multiple HVAC-related installations across the County. Modern Controls has consistently demonstrated:

- Excellent customer service and responsiveness;
- Quality workmanship and professional installations;
- Familiarity with County facilities and HVAC infrastructure;
- Dependable technical support and service; and
- Experience integrating HVAC equipment with the County's existing building automation systems.

Modern Controls' existing knowledge of the Government Center and the County's building automation infrastructure provides an additional benefit for this project and will support a more efficient installation and integration process.

The existing cooling tower has provided approximately 25 years of service and is approaching the end of its useful life. Continued operation of the aging equipment increases the risk of an unplanned failure, which could result in significant disruption to the Government Center's HVAC operations, emergency repair costs, and potential impacts to building occupants and County operations.

Replacing the cooling tower proactively will allow the County to address the equipment at a planned time rather than responding to an emergency failure. This approach will help maintain reliable building operations while reducing the potential for unplanned downtime and associated costs.

The project will provide the County with a new cooling tower while allowing the replacement to be completed proactively and under controlled conditions before the existing unit experiences a major failure.

Attachment

Cc: Kim Reynolds
Ed Welch
Jana Potvin
Michael Hutchinson

WCPW — Snow Hill Cooling Tower Replacement



TO: Mike Hutchinson
Worcester County Public Works

RE: Jesse Hunter
Director of Service

PROPOSAL # 25-2610

8.7.2026

PROPOSAL # 25-2610

August 7, 2026



To: **Worcester County Public Works**
Mike Hutchinson
6113 Timmons Rd
Snow Hill, MD

Re: **Jesse Hunter**

We are pleased to provide a proposal for the Cooling Tower associated with WCPW Snow Hill Government Center. Our scope of work is as follow:

SCOPE OF WORK

Baltimore Aircoil Closed Circuit Cooling Tower (Qty:) 1

- Remove and dispose of existing BAC Cooling Tower.
- ModernControls Inc. supply crane services.
- Install (1) BAC Cooling Tower **Model: VFL-096-41P**
 - o CTI Certified capacity to cool 480 GPM of 30% Glycol from 100F to 90F at 78F entering wet bulb temperature.
 - o G-235 Galvanized Steel Construction w/ Balti bond corrosion protection system
 - o PVC Fill – PVC Drift Eliminators – PVC Spray Piping
 - o Galvanize Serpentine Coil
 - o Galvanized Steel Fan Wheel
 - o 40HP TEFC Inverter Duty Fan Motor 200V/3P/60
 - o 2HP Spray Pump
 - o Mechanical Make Up Float Valve Assembly
 - o Electric Immersion Heaters with low water Cutout & Thermostat
 - o Tapered Discharge Hood with Positive Closure Dampers
 - o 3” Deflection Seismic-Restrained Spring Isolators with steel housings.
 - o 5-year Parts Warranty on the fan, fan shaft, bearings, mechanical equipment supports, and fan motor.
 - o Re-connect all existing Low Voltage Wiring, Water Piping, Field Devices, etc.
 - o Manufacturer Startup & Warranty.

- Install (1) Single Point Power Panel
 - o Main Disconnect Switch
 - o 120V Control Transformer
 - o Power & Control Wiring Control Strips
 - o Cooling Tower Package Panel Heater w/ Thermostat
 - o Basin Heater Contactor w/ Branch Fuse
 - o 0-10 VDC Controller for VFD w/ Temperature Sensor for Remote Monitoring
 - o BACnet Communication Card
 - o External keypad with Metal NEMA 3R Cover
 - o (1) 2-HP 200V/3P/60Hz Spray Pump motor Contactor/Starter
 - o (1) 40HP 200V/3P/60Hz VFD w/ Bypass
 - o Manufacturer Startup & Warranty.
- Integration to existing Building Automation System.
- Insulate new/existing exposed chilled water piping on the roof.

PRICING

Quoted Price.....\$365,915.00

CLARIFICATIONS

- ▶ This price includes weekend labor hours & weekend crane hours.
- ▶ Anything not included in this proposal is excluded.
- ▶ High Voltage wiring is not included in this proposal. Existing Unit has a 30HP motor, NEW has 40HP Motor. Wire & Breaker Ratings must be verified and/or modified if needed by customer.
- ▶ Customer is responsible for street closure and surrounding area blocked off for Crane Pick/Set.
- ▶ To initiate material procurement and secure delivery timelines, a **50% upfront payment** of the total contract value is required upon execution of this agreement. ModernControls will not release purchase orders or commit to material acquisition until this payment is received in full.
 - o Any delays resulting from non-payment of the initial deposit shall not be the responsibility of ModernControls. If material lead times escalate or pricing increases due to payment-related delays, all associated cost escalations, schedule impacts, and change orders will be the sole responsibility of the Client and processed accordingly.

Please feel free to call if you have any questions or concerns regarding this proposal.

Sincerely,

Jesse Hunter

Jesse Hunter
Director of Service
ModernControls, Inc.
Cell Phone: 443-856-3331
Office Phone: (302) 325-6800
Email: jhunter@moderncontrols.com

I accept the above contract:

Authorized Signature

Date

TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

JANA POTVIN
 DEPUTY DIRECTOR

MEMORANDUM

TO: Weston S. Young, P.E. Chief Administrative Officer
 Candace Savage, CGFM Deputy Chief Administrative Officer
FROM: Dallas Baker, Jr., P.E., Director *Dallas Baker Jr*
DATE: August 10, 2026
SUBJECT: Gradall Lease

Public Works is requesting Commissioner approval to lease a 2025 XL4100-V Gradall for 60 months at \$9,457.85 per month. Funds were included in the approved FY27 budget in the amount of \$120,000 in account 100.1202.9010.070 Capital Equipment Heavy Equipment to cover the first year of payments. The equipment is available through the competitively bid Sourcewell Cooperative Purchasing Program contract # 011723-GRD which includes a \$24,259.20 discount.

Terms of the lease allow a 48-month buyout option of \$225,763.09 or a purchase for FMV at the end of the 60 months. Attached is the finance proposal and quote from Wells Fargo. If approval is granted, signature from an authorizing official of Worcester County is required on the financial proposal.

Gradalls are used daily by the Roads Division to install driveway pipes, crossroad pipes, and clean out roadside ditches. In addition, they are invaluable in responding to emergency calls for downed trees and washed-out roadways during snow storms and hurricane/nor'easter events. This Gradall will be added to existing fleet allowing for faster response time throughout the County and provide needed back up when one of the older Gradalls is out of service.

Please let me know if there are any questions.

Attachment

Cc: Jana Potvin
 Kevin Lynch

GRADALL®

Contract # 011723-GRD

XL4100 V 6X4

Quote Date: 08/04/2026

Buyer:

Worcester County Department of Public Works

Quote: 28123

Inquiry #:

Estimated Ship Date:

Ship To:

Worcester County Department of Public Works

Customer: Worcester County Department of Public Works

Customer PO:

The following is the quote confirmation for a XL4100 V 6X4. Please review the specification carefully and advise me if there are any discrepancies.

Model	Quantity	Description	Unit Price	Price
XL4100 V 6X4	1	HYDRAULIC EXCAVATOR, REMOTE, HIGHWAY SPEED 6X4		\$596,177.00
Upperstructure				
80769025 & 80769076	1	Beacon Light -LED- Upper - w/Branch Guard	\$1,149.00	\$1,149.00
Chassis				
80789265	1	AM/FM Stereo Radio With Bluetooth - Chassis	\$805.00	\$805.00
80789180 & 80769076	1	Beacon Light -LED - Chassis - w/Branch Guard	\$1,149.00	\$1,149.00
80485043	1	Left Hand Rear Step	\$729.00	\$729.00
Attachments				
80656092	1	Bucket - Ditching - 60" w/Bolt On Cutting Edge	\$6,471.00	\$6,471.00
Machine & Attachment List Price:				\$606,480.00
Less Discounts 4.00%:				(\$24,259.20)
Total Machine & Attachment Net Price:				\$582,220.80
Standard Warranty -24 Months/3000 Hours (Unless Otherwise Noted)				\$0.00
Net Option:				
Pre-delivery Inspection				\$1,500.00
Total Net Price:				\$583,720.80

Terms: NET 30

Standard Warranty: 24 months or 3000 hours (Unless Otherwise Noted)

Standard shipping terms are EXW - Ex Works Factory - (EX3) - New Philadelphia, Ohio (Unless Otherwise Noted)
Customer is responsible for freight charges. Freight charges will be added to invoice at time of shipment unless other arrangements have been made.

Note: The above quote is valid until 9/3/2026

Model Specs:

Buyer agrees that by signing this Machine Quote and Order it has agreed to purchase the equipment and/or parts and attachments identified herein and has read and agreed to either: (i) Gradall's terms and conditions in a validly executed dealer agreement if the Buyer is an authorized dealer or (ii) Gradall's Standard Terms and Conditions of Sale located at <https://www.giquote.com/terms> which are hereby incorporated by reference with the same force and effect as though fully set forth herein, if the Buyer is a direct customer.

NAME: _____

DATE SIGNED: _____



Doug Snee
Executive Director/Senior
Lead Product Specialist

Wells Fargo Equipment Finance
Washington, Pa 15301
(724) 998-5941 Mobile

ITEM 19

DATE: July 27, 2026

FROM: Douglas E. Snee

TO: Kevin Lynch

SUBJECT: Worcester County Gradall XL4100-V Quote

Jesse, Good Morning

Here is the Updated/Revised lease options for the New 2025 Gradall XL4100-V excavator that you requested. The lease quote is based on payments in Arrears + any applicable sales taxes and Doc Fees. Annual hours are listed as 750 annual hours per year using the current July 2026 lease rates.

New 2025 Gradall XL4100-V Excavator – \$583,720.80 (quote excludes sales tax). If taxable, sales tax would need to be added to the lease payments.

750 Hours per year

60 months FMV Lease - \$9,457.85/month

3750 total machine lease hours (Up to 750 hours per year)

End of term options

1. Purchase at Fair Market Value at the end of 60 months
2. Exercise 48-month Early Buyout option - \$225,763.09 – if not exercised purchase for FMV at the end of 60 months
3. Return Equipment per Wells Fargo's return provisions
4. Renew the lease

The above lease quotes are based on the current July 2026 Lease rates.

Please review and give me a call with any questions.

Quotes valid until: 8/12/26

****Equipment must qualify for Bonus Depreciation**

****Lease quote is subject to credit, structure and Manufacturer approvals (If Applicable).**

****Monthly Payments are subject to WFEF equipment management, accounting and manufacturer Subsidy approvals if applicable.**

**** Monthly lease payments are EXCLUSIVE of any applicable taxes such as sales and use tax.**

****Any doc fees will be due with the first payment**

Thank You

Doug Snee
Executive Director, Senior Lead Credit Product Specialist
Washington, Pa
Phone (724)-998-5941 | EFax 866-359-0774
douglas.e.snee@wellsfargo.com

Wells Fargo Equipment Finance Inc. | Construction Group
2700 South Price Road Chandler, AZ 85286

Wells Fargo Equipment Finance

WELLS
FARGO

Equipment credit application

Attention: Doug Snee

Email: douglas.e.snee@wellsfargo.com

Phone: 724-998-5941

Attention:

Email:

Phone: FAX - 866-359-0774

Applicant legal name Worcester County Commissioners	Tax ID number (required) 30001318	Email address			
Physical address 1 West Market Street Snow Hill, MD 21863	Website worcestermd.gov	Phone number 410-632-1194			
Billing address 5764 Worcester Highway Snow Hill, MD 21863	State of organization MD	Years in business			
☐ Corporation	☐ Sole Proprietorship/Individual	☐ LLC	Number of employees 1200	Annual revenue \$	Backlog \$
☐ Partnership	☒ Other: Government				
Years of current ownership 60+	Insurance company name LGIT	Insurance contact's email			
Describe the nature of your business Local Government					
Top customer name	Location (city, state)	% of annual sales			
Will you, your affiliates or your subsidiaries have payments originate from non-U.S. locations? ☐ No ☐ Yes					
If yes, list the originating countries:					

Equipment need

☒ Growth	☐ Replacement	☐ Refinance	Approx. delivery date
Equipment description (quantity, year, make, model, series number, price)			
2025 Gradall XL4100-V Excavator			Total equipment price: \$ 583,720.80
			Tax: \$
			Less down/Trade: \$
			Doc fees: \$
			Finance amount: \$ 583,720.80

Financing

Type of financing desired:	Lease/loan term:
☒ Loan ☐ Lease (\$1.00) ☐ Lease (fair market value) ☐ Other	☐ 36 ☐ 48 ☒ 60 ☐ 72 ☐ 84
Dealer name/supplier of equipment Elliott & Frantz Inc	Dealer address 38420 Sussex Hwy Delmar, DE 19940
Contact name Jesse Plummer	Phone number 410-490-0660

Financial reference

Bank/finance company M&T Bank	Contact name N/A	Contact's email N/A	Phone number 410-632-2122
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Owners

Complete this section for each owner, if any, who directly or indirectly, through any contract, arrangement, understanding, relationship, or otherwise, owns *25 percent or more* of the equity interests of the legal entity listed above. If needed, attach a **Credit Application Supplemental Ownership** form with additional owners.

Owner 1 name Worcester County Commissioners	Cell number 410-632-1194	SSN/Tax ID 3000138	Guarantor? ☒ Yes ☐ No	% of ownership 100
Residence address	Email address	Country of citizenship	Date of birth	
Owner 2 name	Cell number	SSN/Tax ID	Guarantor? ☐ Yes ☐ No	% of ownership
Residence address	Email address	Country of citizenship	Date of birth	
Owner 3 name	Cell number	SSN/Tax ID	Guarantor? ☐ Yes ☐ No	% of ownership
Residence address	Email address	Country of citizenship	Date of birth	

Has the applicant, owner, guarantors, or principals of the applicant ever filed for bankruptcy? ☒ No ☐ Yes
If yes, enter the date filed and please explain.

Certification. The undersigned certify to Wells Fargo Equipment Finance, Inc., its parent, and affiliates (collectively, "WFEF") that the information stated in this application is true and correct. The undersigned understand that WFEF will retain this application whether or not it is approved. WFEF and/or entities to whom WFEF refers this application (each a "WFEF Party") are authorized to check the credit and employment history of the undersigned (including criminal background checks), obtain insurance information, and to answer questions about their credit experience with the undersigned. The undersigned authorize each WFEF Party to contact any creditors of the undersigned and authorize any creditor so contacted to release to such WFEF Party such information as such WFEF Party may request. The undersigned further authorize each WFEF Party to share this application and the undersigned's information, including credit bureau reports and credit references, with potential purchasers or assignees of transactions that result from this application.

Notice to Applicants and Guarantors: To help the government fight the funding of terrorism, narcotics trafficking, transnational organized crime, and money laundering activities, U.S. Federal law requires financial institutions to obtain, verify, and record information that identifies each person (individuals or businesses) who opens an account. What this means for you: When you open an account or add any additional service, we will ask you for your name, address, and taxpayer identification number that will allow us to identify you. Additionally, federal regulation requires certain financial institutions to obtain, verify and record information about the beneficial owners of legal entity customers. Legal entities can be abused to disguise involvement in terrorist financing, money laundering, tax evasion, corruption, fraud, and other financial crimes. Requiring the disclosure of key individuals who ultimately own or control a legal entity (i.e. the beneficial Owners) helps law enforcement investigate and prosecute these crimes.

Applicant signature	Print name	Date
Owner/guarantor signature	Print name	Date
Owner/guarantor signature	Print name	Date
Owner/guarantor signature	Print name	Date

TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

JANA POTVIN, P.E.
 DEPUTY DIRECTOR

TO: Weston Young P.E., Chief Administrative Officer
 Candace Savage, CGFM, Deputy Chief Administration Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr.*
DATE: August 12, 2026
SUBJECT: Riddle Farm – Water Booster Pump Station

Public Works is requesting Commissioner approval to advertise for a public hearing for a budget amendment to the Riddle Farm Water & Wastewater service area, Capital Equipment Other WWW Equipment account 570.9010.090 adding \$331,300.00 to the account and directly award the installation of a water booster pump station to local contractor Somerset Well Drilling Co. Inc. in the amount of \$316,300 with \$15,000 held back as a 5% contingency for unforeseen conditions. The lead time on the booster pump is 18-weeks and Public Works would like to get this equipment in place during the current “off tourist season”. Although this project was not included in the adopted FY 27 budget, staff recommends funding the project from the Riddle Farm's available resources.

Riddle Farm has received \$4.5 million in connection with the sale of Water and Sewer EDUs in the service area. \$2.7 million of these funds were repaid back to the General Fund in connection with the developer payoff that occurred in FY24. These one-time revenues and expenses, along with other EDU sales planned but not yet purchased, were budgeted for in FY27 which resulted in the service area being in a surplus position. This project was not budgeted for in FY27, therefore we are requesting a budget amendment to use a portion of these funds to cover this project without requesting additional funding. This will result in an increase in expense account 570.9010.090 - Capital Equipment Other WWW Equipment and in revenue account 570.5975.100 - Transfer From (To) Reserves both in the amount of \$331,300. This budget amendment will result in less money going to reserves.

The project will install an in-line booster pump station at the existing interconnection between the Ocean Pines and Riddle Farm water systems. The booster pump will allow the Ocean Pines system to reliably supply the Riddle Farm system and fill the Riddle water tower when additional support is needed.

The improvement is needed because the two systems currently operate at different hydraulic elevations. The Ocean Pines system is approximately 157 feet, while the elevation of the Riddle water tower is 175 feet. This difference prevents the Ocean Pines system from fully filling the Riddle tower through the existing interconnection. The proposed booster pump will overcome that difference and improve the County's ability to maintain storage and system pressure in Riddle Farm. The upgraded interconnection will enable the Riddle tower to be filled while the Riddle water plant is shut down during low flow, winter months allowing operators time to make upgrades

and repairs to the Riddle water plant, and optimize overall system efficiency. During those periods, Riddle's water usage will be tracked through the existing flow meter and the service area will reimburse the Ocean Pines service area for all water used.

Public Works is requesting a direct award to Somerset Well Drilling because the firm has worked directly with County staff on technical consulting for the water system and is already familiar with the operation of the Ocean Pines and Riddle Farm interconnection. Somerset has also completed similar municipal water projects in Maryland. As a local firm, Somerset can provide timely response for startup, troubleshooting, and future service needs. This combination of system familiarity, relevant municipal experience, and local response capability provides continuity and reduces implementation risk for this operationally important project. Public Works intended to include this project in the proposed FY 27 budget but it was eventually removed due to budgetary constraints. By directly awarding to Somerset Well Drilling, the project can be expedited with the goal of being complete by the time the Coastal Square project is ready for occupancy this Fall.

Please let me know if there are any questions.

Attachment

CC: Ondrea Starzhevskiy
Seth Place
Quinn Dittrich
Jana Potvin
Lee Beauchamp

July 22, 2026

Worcester County Public Works

Attn: Mr. Lee Beauchamp, P.E.
Water & Wastewater Superintendent

Re: **Riddle Farm Booster Project**

Dear Mr. Beauchamp,

Somerset Well Drilling Co., Inc. is pleased to provide you with this proposal for the installation of an in-line booster pump for the interconnect in Worcester County's Ocean Pines, and Riddle Farm water systems. As discussed, this project is driven by the head differential between both systems, resulting in a pressure differential that does not allow operations to adequately fill the Riddle tower. As such, the system is unable to sustain fire flows and storage in periods of time where the Riddle WTP is out of service.

The system currently operates with a bi-directional flow control valve that allows for the Riddle system to back-feed Ocean Pines, but it is understood that the County does not intend to run the Riddle WTP in the winter. As such, the pressure concerns and inability to fill the tower will continue being a cyclic issue. The proposed project includes the installation of a booster pump that will, help sustain fire flows when the Riddle tower is out of service, and allow the Riddle tower to be filled completely when the plant is out of service.

For this effort, we propose the following scope of services:

- If deemed necessary, we will work with the County and provide a permit set of drawings for a submission to MDE's Water Construction Permitting group outlining the upgrades proposed herein. This set of drawings will outline piping modifications, design calculations, and provide detailed product specifications for review. The plans and submission set will be sealed by an MD licensed professional engineer. (it is assumed that any permitting fees will be paid directly by Worcester County)
- We will mobilize to the site with all equipment necessary to complete the installation work required for this effort. As of the current discussions regarding this project, the scope of installation work will be primarily limited to the installation of the proposed pump, and necessary, ancillary equipment to provide a complete, operational booster system. Currently, this includes the following scope of services:
 - o Installation of a new PACO 80951 VL 40 HP in-line booster pump with a design capacity of 1500 GPM at 30 PSI. This pump will feature 8" flanged inlet and outlet connections and be installed in the existing bi-directional flow control valve vault. We will provide stainless steel stands to support the pump, and all fittings necessary to install the pump in the existing vault.

Note that based on the as-built conditions provided in the historical records for the vault construction, it appears that the pump and motor will fit in the vault, under the existing vault lid. If these conditions are inaccurate, a riser may have to be provided for the lid. Also, the perpendicular dimension to the flanges appears to be such that the pump casting will be very close to the wall of the vault <~2" away based

on the centerline of pipe shown in the drawings. We will thoroughly measure this and make sure we can make the pump fit before procuring the pump. If needed, we can provide a custom, fabricated offset flange or some other means to ensure the pump will fit in the vault.

- o We will provide and install a Cla-Val 8" Globe check valve and new 8" magnetic flow meter in the existing flow meter vault.
- o We will provide all the necessary fittings to install the materials outlined herein. The pump will be provided with a suction pressure transducer and a discharge pressure transducer as required.
- o We will provide a custom outdoor rated NEMA 4 panel to house the electrical equipment required to operate the pump. This panel will include a breaker panel, a digital phase converter to convert the single-phase service to three phase to run the pump, a 40 HP VFD to operate the proposed pump, a PLC for operation of the pump and monitoring of all proposed sensors, a color touch-screen operator interface, and all setup and programming necessary to complete the system installation.

We propose two operation modes for the pump. 1) it will function locally, monitoring pressure and, in the event of a sharp drop in pressure (such as fire flows), the pump will energize and operate to maintain system pressure residual in the distribution system. 2) it will function remotely by monitoring the level in the Riddle tower. As the tower level drops, it will ramp up to fill the tower. In both scenarios, the controls system will monitor suction pressure to ensure the incoming pressure does not drop below a threshold.

The pump will be on the Riddle SCADA/control network for remote monitoring as available with the Riddle WTP. At this time, we are assuming the electrical service available is adequate to support the proposed 40 HP pump. All electrical work will be performed by Lywood Automation, who has a thorough understanding of the Riddle system.

- o The proposed panel will be installed adjacent to the existing vaults as necessary on a concrete pad.
- o Once complete, the system will be tested as required and placed into service

The total cost to perform the work noted above associated with the installation of the pump, necessary piping modifications, and electrical improvements is: **\$316,300.00 (Three Hundred Sixteen Thousand, Three Hundred Dollars)**

The following are considered assumptions for the scope of work noted above:

- Work will be conducted during normal business hours (Mon-Fri)
- It is assumed that the vaults can be completely isolated
- It is anticipated that performance testing will occur using this discharge piping and flow measurement device in the distribution piping.

Once you have a chance to review this proposal, feel free to reach out to me via email: matt@somersetwell.com, or via phone: 443-783-9950 with any questions. We greatly appreciate this opportunity to continue being of service to Worcester County Public Works.

SOMERSET WELL DRILLING CO., INC.

INDUSTRIAL - MUNICIPAL - DOMESTIC - IRRIGATION - GEOTHERMAL



30710 RITZEL ROAD - P.O. BOX 67
WESTOVER, MARYLAND 21871
(410) 651-3721 - FAX (410) 651-5255

Respectfully,

A handwritten signature in blue ink, appearing to read "M. Hall", is written over a light blue circular stamp.

Matthew M. Hall, P.E.
Project Manager



OFFICE OF THE TREASURER

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1105
SNOW HILL, MARYLAND
21863

TEL: 410-632-0686

FAX: 410-632-3003

ITEM 21

Ondrea Starzhevskiy
Finance Officer

Seth Place, CPA
Deputy Finance Officer

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
Candace Savage, CGFM, Deputy Chief Administrative Officer

FROM: Quinn Dittrich, CPA, Enterprise Funds Controller
Seth Place, CPA, Deputy Finance Officer

DATE: August 11, 2026

SUBJECT: Estimated Fiscal Impact of Applying Resolution No. 26-13 to Bills Issued Prior to Adoption

Resolution No. 26-13 was adopted on June 2, 2026. The purpose of this resolution was to update the water leak adjustment policy, which was last updated in 2010. The new policy clarifies qualifications for each adjustment type available and established restrictions on when adjustments can be applied for and how frequently they can be requested.

After adoption of Resolution No. 26-13, we received several requests from water service customers for retroactive implementation of the policy. The leading reasons for these requests were that these customers were either denied adjustments or did not have an avenue for requesting an adjustment under the former policy, but would be granted an adjustment under the new policy.

Attached is an analytical examination of billing data to estimate the fiscal impact of retroactive adoption of the new leak adjustment policy to be effective for billing periods on or after July 1, 2025. This information is being provided to guide commissioner discussion to decide whether to grant retroactive implementation.

Attached: Analytic Examination of Billing Data
Memorandum submitted by Public Works on June 9, 2026
Resolution 26-13 Water Leak Adjustment Policy

CC: Ondrea Starzhevskiy
Dallas Baker
Jana Potvin
Lee Beauchamp



OFFICE OF THE TREASURER

Worcester CountyGOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1105
SNOW HILL, MARYLAND
21863TEL: 410-632-0686
FAX: 410-632-3003Ondrea Starzhevskiy
Finance OfficerSeth Place, CPA
Deputy Finance Officer

Estimated Fiscal Impact of Applying Resolution No. 26-13 to Bills Issued Prior to Adoption

August 11, 2026

Purpose

This report presents a preliminary approximation of the fiscal impact of extending relief under Resolution No. 26-13 to water bills issued during the twelve months preceding its adoption. It is provided for information and discussion to decide whether to proceed with retroactive of Resolution No. 26-13. The figures provided in this report are estimates developed from billing data; they are not a budget request, an appropriation estimate, or a representation that any particular account would qualify for relief.

The methodology, assumptions, and known limitations are stated in full so that the Commissioners can weigh the estimate against its underlying uncertainty.

This report is a follow-up to the attached memorandum submitted by Public Works on June 9, 2026.

Background

Resolution No. 26-13, adopted June 2, 2026 and effective upon passage, established a revised Water Leak Adjustment Policy superseding the policy adopted in 2010. The revised policy provides three forms of relief: a Relief Adjustment for documented leaks, theft, vandalism, or other documented unintended water use; an Outdoor Leak Adjustment reducing sewer charges where a non-sewer-contributing leak is confirmed; and an Unexplained High-Water Usage Adjustment where the cause of high consumption cannot be determined.

This analysis addresses the Unexplained High-Water Usage Adjustment only, as this is the primary change that could provide a path for adjustments that the previous policy did not fully offer. Under Section IV.1.b, a customer qualifies where the usage in question equals or exceeds three times the customer's usage for the preceding twelve months of reliable readings, water use has returned to pre-event levels, and the customer submits a completed application within thirty days of the billing date. Under Section IV.5, the adjustment is calculated using the customer's average metered consumption for the preceding twelve months, sewer charges are not adjusted, and relief may apply to no more than two sequential quarterly bills. Under Section IV.2.b, a customer is eligible once within a sixty-month period, which resets on a change of property ownership but not on a change of tenants.

Effects of retroactive application

Every customer billed before adoption is time-restricted by the thirty-day application deadline in Section IV.1.b.i. Extending relief backward is therefore, in substance, a decision to waive that deadline for bills issued during a defined prior period and to reopen an application window. The substantive eligibility tests — the three-times threshold, the return to normal usage, and the sixty-month limitation — would continue to apply.

Please note that the policy as adopted already contemplates limited retroactivity: Section III.3.b permits adjustments for confirmed billing errors to be applied retroactively for up to six months. That provision is confined to Department-attributable errors and does not extend to the unexplained high water use adjustment category addressed here.

Methodology

Our methodology for estimating the fiscal impact of retroactive implementation consists of analyzing billing activity to identify accounts whose consumption pattern meets the policy threshold, then deducting relief the County has already granted on those accounts under the prior policy.

The results of the analysis are computed from billing amounts as originally charged. Where an account received an adjustment during the same period under the 2010 policy, our analysis reflects exposure the County has already absorbed. Those amounts are deducted.

It is important to note that there are not readily available reports to perform this type of analysis; therefore, significant data structuring is required (time-intensive). For this reason, the analysis has some variances from the policy.

Assumptions

1. The retroactive period is defined as July 1, 2025 through June 30, 2026, measured on the County's quarterly billing cycle. A different period definition would change the population.
2. Quarters with zero reads are considered valid and included in the average calculations.
3. The return-to-normal usage test required by Section IV.1.b.ii has not been applied. This likely overstates the flagged population.
4. Sewer charges are excluded, consistent with Section IV.5.a. The estimate reflects water consumption charges only.
 - a. An exception exists with Mystic Harbour which has both water-only and water/sewer accounts. All accounts in Mystic Harbour were considered to be water/sewer accounts. This inflates potential fiscal impact slightly.
5. Properties with multiple EDU's were not identified. Therefore, the eligibility threshold is lower than it should be for multi-EDU properties. This may overstate the flagged population.
6. The adjustments already granted during the retroactive period were not deducted individually from the flagged accounts, but rather applied to an entire service area.
7. High reads could be "catch-up" for missed reads in a prior period. These have not been accounted for and could cause the flagged population to be overstated.
8. The results reflect 100% application rate of the approximated eligible accounts. Actual application rate would likely be much less.

Results

Results of the analysis are shown on the last page of this report due to size of the data table presented.

The total estimated potential fiscal impact of a retroactive implementation of the new water adjustment policy is \$142,348.

Aside from the fiscal impact, the large number of potential applications submitted in response to retroactive application could put significant administrative burdens on staff. Delays in adjustments should be expected.

Action Item

A motion should be made to either approve or disapprove the allowance of a retroactive period allowing adjustments to be applied for under the new adjustment policy for water bills during service periods dated back to July 1, 2025. The commissioners may provide questions to staff or requests for further analysis.

Results of Analysis

Service Area	Active Accounts	Accounts Flagged	% Flagged	Est. Gross Adjustment Value	Adjustments Made 7/1/2025 - 6/30/26	Est. Net Adjustment	Average Adjustment Per Account
Edgewater Acres	122	47	38.52%	\$ 2,588	\$ (541)	\$ 2,047	\$ 44
The Landings	350	125	35.71%	\$ 3,266	\$ -	\$ 3,266	\$ 26
Mystic Harbour	1,691	363	21.47%	\$ 38,505	\$ (10,033)	\$ 28,472	\$ 78
Newark	142	13	9.15%	\$ 263	\$ (263)	\$ -	\$ -
Ocean Pines	8,230	1,751	21.28%	\$ 150,707	\$ (60,701)	\$ 90,006	\$ 51
Riddle Farms	638	76	11.91%	\$ 5,078	\$ (592)	\$ 4,486	\$ 59
River Run	263	31	11.79%	\$ 19,198	\$ (5,128)	\$ 14,070	\$ 454
Totals	11,436	2,406	21.04%	\$ 219,605	\$ (77,258)	\$ 142,347	\$ 712

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Worcester County
DEPARTMENT OF PUBLIC WORKS
6113 TIMMONS ROAD
SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
DIRECTOR

JANA POTVIN
DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director
DATE: June 9, 2026
SUBJECT: Water Bill Adjustment Policy Grandfathering

Public Works is requesting Commissioner approval to apply a “grandfather” period to the approved Resolution 26-13, adopting policies and procedures for adjustments to water bills. The Commissioners approved the resolution at the June 2, 2026 meeting. Since the passing, Public Works has received requests and inquiries regarding if the resolution would be applied to high water bills over the last year, when the new rate structure went into effect. The resolution did not account for a grandfather period but Public Works recommends making water bills from July 1, 2025 through the present eligible for consideration under the new policy to address the rate payers concerns. Please let me know if there are any questions.

Attachment

CC: Ondrea Starzhevskiy
Quinn Dittrich
Jana Potvin
Lee Beauchamp

RESOLUTION NO. 26-13

**RESOLUTION ADOPTING POLICIES AND PROCEDURES
FOR ADJUSTMENTS TO WATER BILLS****RECITALS**

WHEREAS, in accordance with the provisions of Section PW 5-310 of the Public Works Article of the Code of Public Local Laws of Worcester County, Maryland ("the Code"), the County Commissioners of Worcester County, Maryland ("the Commissioners") annually adopt Sanitary Service Area budgets, assessments and charges for each sanitary service area in Worcester County, Maryland ("the County"); and

WHEREAS, Subsection PW 5-3 I0(c) of the Code provides that user charges shall be assessed based upon the best available determination of the volume of water used or wastewater discharged; and

WHEREAS, the Commissioners recognize the need to protect the financial integrity of the utility enterprise fund while providing reasonable relief to customers experiencing unusual or unintended water loss;

WHEREAS, water conservation rates have been established in all sanitary service areas which provide a tiered rate structure with the lowest rate for a basic level of water usage and progressively higher tiered rate for water usage in excess of the basic level of use; and

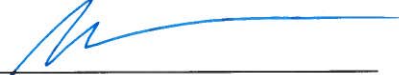
WHEREAS, the County previously adopted a Water Leak Adjustment Policy in 2010 to provide relief to customers experiencing unusual or unintended water loss, and it has become necessary to review and update that policy to reflect current utility practices, advances in metering technology, and evolving standards for equitable and consistent billing adjustments; and

WHEREAS, the Commissioners find it necessary and proper to establish a uniform, fair, and transparent policy governing the adjustment of water and sewer utility charges in cases of billing error, leaks, extraordinary circumstances, and other qualifying events;

NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland that the following policy is hereby adopted to address billing issues that arise during the financial management of the service areas,

AND, BE IT FURTHER RESOLVED that this Resolution shall take effect upon its passage.
PASSED AND ADOPTED this 2nd day of June, 2026.

ATTEST:

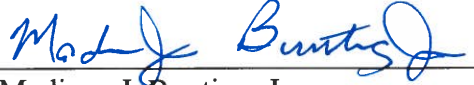


Weston S. Young
Chief Administrative Officer

Worcester County Commissioners



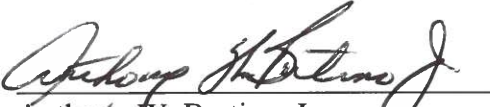
Theodore J. Elder
President



Madison J. Bunting, Jr.
Vice President



Caryn G. Abbott
Commissioner



Anthony W. Bertino, Jr.
Commissioner



Eric J. Fiori
Commissioner



Joseph M. Mitrecic
Commissioner



Diane Purnell
Commissioner

Policy Name	Water Leak Adjustment Policy
Adopted	[Date of Adoption]
Effective	[Effective Date]
Administered by	Department of Public Works, Water and Wastewater Division
Supersedes	2010
Review Cycle	Every three (3) years, or as directed by the Board of County Commissioners

I. PURPOSE/OBJECTIVE

The purpose of this policy is to establish a fair, consistent, and transparent framework for adjusting water and sewer utility bills when a customer experiences unusually high consumption due to a leak on the customer's side of the meter. The policy aims to:

1. **Provide Relief to Customers:** Reduce financial burden caused by unforeseen water loss due to leaks, pipe breaks, or other mechanical failures.
2. **Promote Timely Repairs:** Encourage customers to promptly identify and repair leaks, helping conserve water and protect the utility infrastructure.
3. **Ensure Consistency:** Apply adjustments uniformly across all customers to maintain fairness in billing practices.
4. **Protect Utility Revenue:** Balance customer relief with the financial sustainability of the water and sewer system.
5. **Enhance Customer Service:** Offer a transparent and easily understandable process for requesting adjustments, including clear eligibility, documentation, and limitation criteria.

II. DEFINITIONS

1. **Billing Error:** An incorrect charge applied to a customer's account due to meter misreading, data entry mistake, or other administrative or technical error.
2. **Customer:** Any person, property owner, tenant, or entity that receives water and/or sewer service from the utility and is responsible for payment of the associated charges.
3. **Department:** Worcester County Department of Public Works
4. **Non-Sewer Contributing Leak:** A water loss from a customer's plumbing, fixtures, or pipes that escapes externally (e.g., landscaping, outdoor irrigation, yard flooding, or runoff) and does not enter the sewer system.
5. **Meter:** A device that measures and records the volume of water consumed on a property for billing purposes, with readings collected by County personnel at regular intervals (e.g., quarterly).
6. **Relief Adjustment:** Reduction of the water consumption charges available to domestic and commercial customers.
7. **Sewer Contributing Leak:** A water loss from a customer's plumbing, fixtures, or pipes that flows into the sewer system.
8. **Usage:** The total volume of water measured by the customer's meter during a specific

billing period, including all water supplied for domestic, commercial, or other authorized purposes, and recorded in gallons.

9. **Outdoor Leak Adjustment:** Reduction in sewer charges available to domestic and commercial customers for non-sewer contributing leaks that have not entered the sewer system.
10. **Unexplained High-Water Usage Adjustment:** Reduction of the water consumption charges available to domestic and commercial customers where the cause for the high-water usage cannot be determined.

III. GENERAL INFORMATION

1. Billing

- a. Bills are sent quarterly and are due 30 days after they are invoiced. The due date will be indicated on the bill.

2. Fees

- a. Accounts that are delinquent over 30 days from the date of billing shall be assessed a \$5.00 penalty, plus 3% interest per quarter.
- b. Late fees and interest will be waived for billing errors.
- c. A one-time waiver of late fees and interest will be granted upon request for customers with no history of late payments.

3. Billing Errors

- a. In the event of a confirmed billing error attributable to the Department, the County shall correct the error and issue a revised bill.
- b. Adjustments for billing errors may be applied retroactively for up to six (6) months from the date the error is discovered.
- c. Where a meter is determined to be inaccurate, consumption shall be estimated using the customer's average metered consumption for the preceding twelve (12) months of reliable readings.

4. Financial Responsibility of Customer

- a. While a leak adjustment is under consideration, the customer shall pay consumption-related water and sewer charges equal to the average metered consumption for the preceding twelve (12) months of reliable readings for the account in addition to all other fees and charges on the bill under consideration.
- b. The remaining consumption-related water and sewer charges will be suspended until a determination is made on the pending leak adjustment request. If an adjustment is made, the customer shall be required to pay the remaining account balance within 30 days.

IV. LEAK ADJUSTMENTS

1. Eligibility

- a. Relief Adjustments and Outdoor Leak Adjustments are offered to domestic and commercial customers upon their request when there is valid high-water use such as leaks, theft, vandalism, or other documented unintended water use. To qualify:
 - i. The customer must submit a completed application form within thirty (30) days of the billing date.

- ii. The leak must have been repaired within thirty (30) days of discovery or notification by the Department.
- iii. The usage in question is equal to or exceeds three (3) times the customer's usage for the preceding twelve (12) months of reliable readings. Water use by the customer has returned to pre-leak levels.
- iv. The customer must provide documentation demonstrating repair, which may include a paid invoice from a licensed plumber, contractor affidavit, or photographic evidence.
- v. No adjustments will be made available for construction water accounts.
- b. Unexplained High-Water Use Adjustments are offered to domestic and commercial customers upon their request when there is unexplained high-water use. To qualify:
 - i. The customer must submit a completed application form within thirty (30) days of the billing date.
 - ii. The usage in question is equal to or exceeds three (3) times the customer's usage for the preceding twelve (12) months of reliable readings. Water use by the customer has returned to pre-leak levels.
 - iii. The customer may request that the meter be pulled and tested by the County for accuracy at the customer's cost. If the meter is found to be accurate, the bill will be eligible for an Unexplained High-Water Use Adjustment. If the meter is found to be inaccurate, the testing fee will be waived, and the high-water use will be treated as a billing error.

2. Limitations

- a. Customers will be eligible for a Relief Adjustment, or for a combination of a Relief Adjustment and an Outdoor Leak Adjustment, once within a 36-month period. This 36-month eligibility period will reset upon a change in property ownership, but will not reset with a change in tenants.
- b. Customers will be eligible for an Unexplained High-Water Use Adjustment once within a 60-month period. This period will reset with a change in property ownership, but not with a change in tenants.
- c. Adjustments will not apply to irrigation systems unless the customer demonstrates that the leak was sudden, accidental, and not due to lack of maintenance.
- d. No adjustment shall be granted for negligence, willful damage, or failure to repair known plumbing deficiencies.
- e. Any adjustment granted under this policy may be voided and reversed by the County if the County determines that the customer obtained the adjustment through the submission of false or fraudulent information. In such cases, the full original charges shall be reinstated, and the customer shall be liable for any outstanding balance.

3. Relief Adjustment

- a. A Relief Adjustment is calculated by charging a domestic customer for high-water use at the current adopted rate using the customer's average metered consumption for the preceding twelve (12) months of reliable readings. The sewer charges will not be adjusted.
- b. The Relief Adjustment applies to domestic and commercial customers and may

apply to no more than two sequential quarterly bills.

4. Outdoor Leak Adjustment

- a. When a non-sewer contributing leak is found, an Outdoor Leak Adjustment will be applied. This adjustment is calculated by setting the sewer usage to the same water usage as the customer Relief Adjustment. Proof that the leak has been repaired must be provided before an adjustment will be granted.
- b. The Outdoor Leak Adjustment is for domestic and commercial customers and may apply to no more than two sequential quarterly bills.

5. Unexplained High-Water Usage Adjustment

- a. When there is unexplained high-water usage, the adjustment will be calculated using the customer's average metered consumption for the preceding twelve (12) months of reliable readings. The sewer charges will not be adjusted.
- b. The Unexplained High-Water Leak Adjustment is for domestic and commercial customers and may apply to no more than two sequential quarterly bills.

V. APPEALS

If the property owner is still disputing the bill, they may request in writing to have it reviewed by the Grievance Committee, consisting of the Director of Public Works, Deputy Director of Public Works, Enterprise Fund Controller and County Finance Officer, or their designated representative.

The written appeal must be submitted within 14 days of receipt of the denial notification or the final adjusted bill, whichever is applicable. Appeals not received within 14 days will be considered waived.



Worcester County Government

One West Market Street | Room 1103 | Snow Hill MD 21863-1195

(410) 632-1194 | (410) 632-3131 (fax) | admin@co.worcester.md.us | www.co.worcester.md.us

MEMORANDUM

TO: Worcester County Commissioners
 FROM: Ed Welch, Procurement Officer
 DATE: August 3, 2026
 RE: Request to Award – WCPN - (5) Juniper Core Network Devices and other network equipment

Emergency Services is requesting that the Commissioner's review and approve awarding the purchase of **five (5) Juniper Core Network Devices and other specified equipment, software, and services from Skyline Technology Solutions** in the amount of **\$498,216**. This equipment is needed for the **Worcester County Public Network (WCPN)**, a county-wide broadband fiber optic and microwave network used to securely connect local public safety systems, government offices, and libraries. Procurement is due to existing equipment going End of Life / End of Support by the manufacturer.

Network Purpose and Functions

- Data Transport: Carries critical public safety, 911 dispatch, and general government data
- Partner Agencies: Serves the Worcester County Government, Emergency Services, Board of Education, and Libraries
- Infrastructure: Utilizes a combination of dedicated fiber cables and microwave links, featuring core connection hubs

This was sourced through a cooperative "piggyback" contract (# 49-F-1-24/25) resulting in a discount of 6%. This is a publicly solicited contract established through a Request for Proposal (RFP) process conducted by a lead public agency (Carroll County, Maryland). This contract satisfies formal competitive bid requirements.

The Juniper Core Network Devices are a proprietary design offered through Skyline Technology Solution, on whom Worcester County has already standardized for support of the WCPN.

\$495,000 in funding was included in the FY27 general fund budget (100.1090.020.6130.020) for this project, so this purchase requires an over-expenditure request of \$3,216.

Please feel free to contact me if you have any questions. Thanks

Ed Welch

Procurement Officer
 Worcester County Government Center
 1 W. Market Street
 Snow Hill, MD 21863
 Phone: 410-632-1194, ext. 1012
 Email: ewelch@worcestermd.gov



Bill to:

Worcester County Government
1 W Market St
RM 1002
Snow Hill, Maryland 21863

Location:

Worcester County Government
1 W Market St
RM 1002
Snow Hill, Maryland 21863

Quote

Date: 06-17-2026
Expiration Date: 07-17-2026
Quote NO: QUO-11211
Revision ID: 0
Demand NO: DMND0014249
Terms: Net 30

Contract Number:	Salesperson:	Reference:	F.O.B.
MEEC IT Hardware UMD972016	Myron Lundmark	WCG- INET ACX Phase 1 Upgrades 2026	Origin

SECTION 1: STATEMENT OF WORK

Skyline Technology Solutions will provide Senior Network Engineering services to perform burn-in, staging, configuration, and installation of five (5) Juniper ACX7348 core network devices, including the development of inventory records and supporting documentation for the deployed equipment.



SECTION 2: BILL OF MATERIALS

Part Number	Description	Qty	Unit Price	Amount
ACX7348-BASE	ACX7348 Base Bundle with ACX7348 CHAS 4 FAN and 2PSU DC or AC	4	\$38,332.00	\$153,328.00
S-EACX-100G-A1-P	SWEACX Software Perpetual Advance1 license Per 100G Capacity without SW Support	8	\$1,423.00	\$11,384.00
SVC-COR-EACX100GA1P	Juniper Care Core Support for S-EACX-100G-A1-P Note: Service Duration, 60 Months.	8	\$1,346.00	\$10,768.00
S-EACX-400G-A1-P	SW, EACX Software Perpetual Advance1 license; Per 400G Capacity, without SW Support	8	\$4,614.00	\$36,912.00
SVC-COR-EACX400GAP	Juniper Care Core Support for S-EACX-400G-A1-P Note: Service Duration, 60 Months.	8	\$5,368.00	\$42,944.00
ACX7300-RE	ACX7300 Routing Engine Intel X86 Base CPU 64GB DDR4 RAM & 100GB SSD	8	\$6,765.00	\$54,120.00
ACX7300-2K-AC-BB	ACX7300 AC Power Supply Base Bundle 2000W	8	\$0.00	\$0.00
JUNOS-EVO-64-BB	Junos Evolved 64-Bit Standard Base Bundle	4	\$0.00	\$0.00
CBL-EX-PWR-C19-US	AC Power Cable - US (NEMA 6-20 16A/250V, 2.5m)	8	\$83.00	\$664.00
ACX7348-CHAS-BB	ACX7348 Base Bundle Chassis 3RU 290mm Depth 8xQSFP28+ 48xSFP28 Operating Range -40C to 65C	4	\$0.00	\$0.00
ACX7300-FAN-AO-BB	ACX7300 Fan Base Bundle	16	\$0.00	\$0.00
SVC-ND-ACX7348	Juniper Care Next Day Support for ACX7348-BASE Note: Service Duration - 60 Months	4	\$26,952.00	\$107,808.00
QSFP-100G-LR	100GBASE-LR QSFP Transceiver, up to 10km over duplex SMF	4	\$615.00	\$2,460.00
QSFP-100G-4WDM40	QSFP28 100G 4DWDM-40 SMF 40 km Standard Temperature (0 through 70 DEGREE C) Duplex LC connector	4	\$3,707.00	\$14,828.00

ITEM 22



Part Number	Description	Qty	Unit Price	Amount
SKY-LB-SNE	Provide Senior Network Engineering to Burn-IN, Stage Configure and Install, provide inventory and do			\$63,000.00



SECTION 3: SUMMARY

Return POs by email to contracts@skylinenet.net.

Please include the following on your PO:

- Ship To Address and Site Contact Name
- Invoicing Name and Address or Email
- PO Number and Master Contract Number
- Quantities and Part Numbers
- Order Date
- Chassis Serial #(s) - Maintenance Requests

FOB = Origin

Labor Subtotal	\$63,000.00
Materials Subtotal	\$435,216.00
Tax	\$0.00
QUOTE TOTAL	\$498,216.00



Matthew Owens
Fire Marshal

Robert Korb, Jr.
Chief Deputy Fire Marshal

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAD: 410-632-5664

MEMORANDUM

TO: Weston Young, P.E. Chief Administrative Officer
Candace Savage, CGFM Deputy Chief Administrative Officer
FROM: Matt Owens, Fire Marshal
DATE: August 11, 2026
RE: Worcester Technical High School Fire/EMS Program Funding

Good morning!

This memo is regarding the Fire and EMS program currently offered through Worcester Technical High School. This program has long been supported by the volunteer fire and EMS companies throughout Worcester County, including Ocean City.

Currently, Worcester Technical High School is experiencing difficulty finding qualified instructors to teach these courses. Instructors are challenging to recruit because they must possess both the necessary technical skill set and the required instructor certifications. In the past, the Ocean City Fire Department has provided instructors; however, doing so comes at a cost. The cost for Ocean City Fire Department to provide these instructors is approximately \$50,000.00 a school year.

We have previously discussed the possibility of providing funding to allow Ocean City Fire Department to continue supplying instructors for this program. The Maryland Fire and Rescue Institute (MFRI) has also been contacted to determine whether they may be able to provide instructors, but we have not yet received a response. If Ocean City Fire Department provides the instructors, I have attached the cost estimate prepared by Chief Joshua Bunting for your review.

Also attached is information on students who have attended the Fire/EMS program at Worcester Technical High School beginning with the 2009–2010 school year.

Some notable graduates include:

- Joshua David Pruitt – Supervisor with the Worcester County 911 Center and volunteer with Snow Hill Volunteer Fire Company (formerly Showell Volunteer Fire Company)
- Hunter Cole Nelson – Deputy Sheriff with Worcester County Sheriff's Office and volunteer with Showell Volunteer Fire Company
- Brock Allen Payne – Volunteer with Stockton Volunteer Fire Company and current President of Stockton Volunteer Fire Company
- Tyler Scott Stierhoff – Paramedic with Ocean City Fire Department

Citizens and Government Working Together

- John Richard Adkins – Deputy Fire Marshal with Worcester County, volunteer with Snow Hill Volunteer Fire Company, and current President of Snow Hill Volunteer Fire Company
- Kyle Ailstock – Lieutenant and volunteer with Snow Hill Volunteer Fire Company
- Austin Andrew McGee – Deputy Sheriff with Worcester County Sheriff's Office and member of Pocomoke Volunteer Fire Company
- Andrew Michael Quillen – Fire Chief of Snow Hill Volunteer Fire Company and paramedic with Salisbury Fire Department
- Nathan Richard Thompson – Deputy Sheriff with Worcester County Sheriff's Office and member of Berlin Fire Company
- Noah Daniel King – Deputy Sheriff with Worcester County Sheriff's Office and member of Pocomoke Volunteer Fire Company
- Allen Martin Miller Jr. – Former Fire Chief of Pocomoke Volunteer Fire Company and paramedic with Ocean City Fire Department
- Michael Thomas Todd – Assistant Fire Chief with Ocean City Volunteer Fire Company and teacher with Worcester County Public Schools
- Benjamin Leeroy Cropper – Member of Ocean City Volunteer Fire Company and Deputy Sheriff with Worcester County Sheriff's Office
- James Michael Englishmen – Member of Pocomoke Volunteer Fire Company and paramedic with Ocean Pines Volunteer Fire Department
- Michael Andrew Knowles – Member of Ocean City Volunteer Fire Company and paramedic with Annapolis Fire Department
- Alexander Dixon Bean – Member of Ocean City Volunteer Fire Company, paramedic with Ocean City Fire Department, and former instructor for this program
- Justin Samuel Smith – Lieutenant with Snow Hill Volunteer Fire Company and paramedic with Annapolis Fire Department

I am sure I have unintentionally omitted others, but this list clearly demonstrates the tremendous impact this program has had and the number of graduates who have gone on to serve Worcester County and surrounding communities in fire, EMS, law enforcement, emergency communications, and other public safety professions.

Earlier this month, Tony Bevilacqua, Principal of Worcester Technical High School, advised that he typically sends letters to parents in August regarding the upcoming school year and the school's open house. Before doing so, he wanted to determine whether we are confident that an instructor will be available for the Fire/EMS program.

It appears that Worcester Technical High School will need to make a decision in the very near future regarding whether this program can continue. Considering the number of graduates who have become firefighters, EMTs, paramedics, law enforcement officers, 911 personnel, fire marshals, and other public safety professionals, I believe this program has proven to be an invaluable investment in the future of public safety in Worcester County.

I believe it is important that we make every reasonable effort to continue this program and ensure future students have the same opportunity to begin careers in public safety that so many of our current professionals have benefited from.

I'm asking for an over-expenditure for the Worcester County Fire Service in the amount of approximately \$50,000.00 for this school year for instructors for the Fire/EMS program at WTH. This money would allow the Ocean City Fire Department the ability to provide instructors for this course. Please let me know if you have any questions or if I can provide any additional information.

Thank you, Matt



OCEAN CITY FIRE DEPARTMENT
1409 Philadelphia Avenue, Ocean City MD 21842

MEMORANDUM

To: Tony Bevilacqua, WTHS
 Erica Hensley, WTHS
 Brian Phillips, WCBOE
 Matt Owens, WCFMO
 Chris Shaffer, WCES
 Jay Jester, MFRI & Worcester County Fire Chief's Association

CC: Terry Mcgean, OC City Manager
 Jennie Knapp, OC Budget Manager
 Billy Bounds, OCFD Battalion Chief-Training

From: Josh Bunting, Fire Chief 

Re: OCFD Instructor Support-WTHS Fire & EMS CTE Program

Thank you for the opportunity to meet this past month, regarding the Ocean City Fire Department's past and ongoing support of the Fire and EMS CTE Program at Worcester Tech. The program remains an outstanding opportunity to funnel qualified fire and ems personnel into OCFD and other County Fire Departments, and one we wholeheartedly wish to see succeed and grow. It's fantastic to hear that there are currently 12+ potential students interested in enrolling in the EMT certification coursework next year, should it be able to be provided.

Based on our discussions with representatives from Maryland Fire & Rescue Institute (MFRI), Worcester County Chief's Association, WTHS, Worcester FMO, and OCFD, we echo everyone's concerns about the availability of MFRI instructors in the area, and given the constraints that MFRI has going into next year, the group inquired about OCFD's ability to provide consistent lead/support instructors for the year in the event MFRI cannot, in order to be able to advertise for fall 2026 EMT coursework. As discussed, given staffing constraints for operational coverage for the Town, we are unable to "detail" an instructor from their normal operational shift, and would need to potentially fund personnel working supplemental to their regular shifts (on overtime) to be able to consistently fulfill the needed instructor hours.

I've provided an estimated cost breakdown to kick off funding discussions with Worcester County, calculated based on our average overtime instructor rate, along with associated program overhead to ensure course coordination and backfilling of instructors for emergent needs. Should we work out the funding, our Budget Administrator has established a payroll project code and WTHS/Worcester County would only be billed for the actual instructor hours

paid, depending on which instructors actually worked. I would also need to loop back in with OCFD staff to evaluate instructor availability to confirm.

We remain committed to the seeing the program achieve success; please let me know what the next steps are for the group to take to secure a funding source, or if we can support to move the program in a different direction.

Recommended Course Layout and Costing Estimate

Odd Year: Fire/Rescue/HazMat (Can do 1 or both semesters)		Instructional Hours	Estimated Support Instructor Hours	Total Semester Instructor Hours	Estimated Cost
Fall	Emergency Medical Responder (EMS-105)	78	91	169	8450
	Personal Protective Equipment & SCBA (FIRE-098)	12	24	36	1800
	HazMat Operations (HM-106)	45	47	92	4600
	Technical Rescue: Common Passenger Vehicle Rescue (RES-214)	36	83	119	5950
	Classroom Coverage Hours Above Coursework ¹	39	0	39	1950
	Program Administrative Oversight ²				2500
	Totals:	210	245	455	25250
Spring	Firefighter 1 (FIRE-101)	138	345	483	24150
	Firefighter Survival & Rescue (FIRE-206)	18	76	94	4700
	Engine Company Fireground Operations (FIRE-207)	24	51	75	3750
	Classroom Coverage Hours Above Coursework ¹	30	0	30	1500
	Program Administrative Oversight ²				2500
	Totals:	210	472	682	36600

Notes:

1: Overage for followup coursework, snow days, and/or additional supplemental 12 or 24 our course work retained based on class progress.

2: Program Admin Oversight: Cost estimate for Administrative oversight to ensure instructor/equipment/facilities are planned for and covered in the event of last-minute instructor issues.

Even Year: Emergency Medical Technician (EMT)		Instructional Hours	Estimated Support Instructor Hours	Total Semester Instructor Hours	Estimated Cost
Fall	Emergency Medical Technician (EMS-106)	207	349	556	27,800
	Classroom Coverage Hours Above Coursework ¹	3	0	3	150
	Program Administrative Oversight ²				2500
	Totals:	210	349	559	30,450
Spring ³	EMT Course Completion, Needed Remediation & Practicals	40	15	55	2750
	EMT National Registry Test Prep	20	5	25	1250
	NIMS 100, 200, 700, 800 (Online)	14	0	14	700
	1-Day Curated Field Experiences: -WorWic Paramedic Program -MSP Aviation -AGH/PRMC ER -County EMS Agency -Private EMS Agency -Dispatch Center -OCFD	30	10	40	2000
	6-Week Internship Placements w/ Home EMS Agency (OCFD or other)	60	0	0	0
	Classroom Coverage Hours Above Coursework ¹	46	0	46	2300
	Program Administrative Oversight ²				2500
	Totals:	210	30	180	11500

Notes:

1: Overage for follow-up coursework, snow days, and/or additional supplemental 12 or 24 our course work retained based on class progress.

2: Program Admin Oversight: Cost estimate for Administrative oversight to ensure instructor/equipment/facilities are planned for and covered in the event of last-minute instructor issues.

3: Spring Semester, EMT Year must be scheduled in Afternoon, to best facilitate agency ride along scheduling. All other semesters should be scheduled for AM session.

Fire Science							
		Agencies (Career/Volunteer)	Overall DATA				
09-10 Passing students	Firefighter I		# of Students	Firefighter	EMT Hazmat	Year - Range	# of Years
3 students out of ?	Bargar II, Mark Alan		Total	113	113	2010-2026	16 years
	Johnson, Hunter Scott		Pre-COVID	101	99	2010-2020	10 years
	Law, Allen Michael		Post-COVID	12	14	2020-2026	6 years
							8 student average shortage per year since COVID
10-11 Passing students	EMT Hazmat						
7 students out of ?	Boston, Brandon Michael		Key				
	Cathell, Matthew Alan		Confirmed Fire/EMT				
	Miller, Kirk Robert		Note: We could only carry this so far.				
	Northam, Ashley Morgan	Stockton Vol, Pocomoke EMS Full-Time					
	Northam, Shelby Paige						
	Owen, Joel Sawyer						
	Timmons, Marvin Wayne	Volunteer-Ocean City (Current)					
10-11 Passing students	Firefighter I						
13 students out of ?	Baker, Colby Heath						
	Barfield, Joshua Bowman						
	Boston, Brandon Michael						
	Cathell, Matthew Alan						
	Fairman, Tyler John	Pocomoke Vol, Salisbury Fire Full-time					
	Layman, Gabrielle Suzanne						
	Miller, Kirk Robert						
	Northam, Ashley Morgan	Pocomoke EMS					
	Northam, Shelby Paige	Pocomoke EMS, now Virginia Beach EMS					
	Owen, Joel Sawyer						
	Tilghman Jr., Daniel Edward	Maryland State Police					
	Timmons, Marvin Wayne	Ocean City Vol					
	Travers, Andrew Kyle						
11-12 Passing students	EMT Hazmat						
12 students out of ?	Goggin, Daniel Seth	Ocean City Vol (past), Salisbury FD, Washington DC Fire Full-time					
	Howser, Jacob Andrew	Deceased, Pocomoke Volunteer Line-of-Duty Death					
	James, Matthew Michael	Ocean City Vol (past)					
	King, Andrew Thomas						
	Kinhart, Zachary Lynn						
	Kirstein, Joshua Ryan	Ocean City Vol (past), LEO in Kentucky					
	Nichols, Ty Everett						
	Pruitt, Joshua David	Worcester County Emergency Services					
	Rush, Alana Marie	Newark Vol, Pocomoke EMS Full-time					
	Rzepkowski, John Daniel	Bishopville VFC, Ocean City Career, Now MSP-Aviation Paramedic					
	Travers, Richard Charles						
	Wallace III, Melvin Paul						
11-12 Passing students	Fire Fighter I / Rescue Technician						
11 students out of ?	Goggin, Daniel Seth	Ocean City Vol (past), Salisbury FD, Washington DC Fire Full-time					
	James, Matthew Michael	Volunteer-Ocean City (past)					
	King, Andrew Thomas	Volunteer-Ocean City (past)					
	Kinhart, Zachary Lynn						
	Kirstein, Joshua Ryan	Ocean City Vol (past), LEO in Kentucky					
	Nichols, Ty Everett						
	Pruitt, Joshua David	Worcester County Emergency Services					
	Rush, Alana Marie	Newark Vol, Pocomoke EMS Full-time					

	Rzepkowski, John Daniel	Bishopville VFC, Ocean City Career, Now MSP-Aviation Paramedic							
	Travers, Richard Charles								
	Wallace III, Melvin Paul								
12-13 Passing students	EMT Hazmat								
24 students out of ?	Adkins, John Richard	Snow Hill VFC, Worcester Fire Marshal's Office							
	Ailstock, Kyle Compton	Snow Hill VFC, Berlin Fire Full-time							
	Blome, Zachary Gerald								
	Brandenberg, Allen Benjamin								
	Bunting, Colby James	Berlin VFC, Salisbury Fire Full-time							
	Carey, Alexander Wilson								
	Cropper, Drake Warren	Ocean City Volunteer-Hired OC Career 2025							
	Gibson, Colleen Elizabeth								
	Gibson, Tialonda Monaque								
	Jerscheid, Timothy Stephen	Stockton VFC							
	Knopp, Jakob Andrew	OC Vol, Now MSP							
	Lawson, Nathan Edward	Berlin VFC, active duty AirForce							
	McIntosh, Austin Ridgely								
	Nelson, Hunter Cole	Showell VFC, Worcester Sheriff's Office							
	Payne, Brock Allen	Stockton VFC							
	Quillen, Andrew Michael	Snow Hill VFC (Chief) Salisbury Fire Full-time							
	Savage, Adam Christopher	Bishopville VFC (Asst. Chief)							
	Stephens, Jordan Andrew								
	Stierhoff, Tyler Scott	Ocean City VFC, Salisbury Fire Full-time							
	Summers, Sean Richard								
	Tilghman, Travis William	Berlin Volunteer Fire Company							
	Webb III, Joshua Burton								
	White, Aspen McKayla								
12-13 Passing students	Fire Fighter I / Rescue Technician								
25 students out of ?	Adkins, John Richard	Snow Hill VFC, Worcester Fire Marshal's Office							
	Ailstock, Kyle Compton	Snow Hill VFC, Berlin Fire Full-time							
	Blome, Zachary Gerald								
	Brandenberg, Allen Benjamin								
	Bunting, Colby James	Berlin VFC, Salisbury Fire Full-time							
	Carey, Alexander Wilson								
	Cropper, Drake Warren	Ocean City Volunteer-Hired OC Career 2025							
	Daye, Adam Michael								
	Gibson, Tialonda Monaque								
	Jerscheid, Timothy Stephen	Stockton VFC							
	Knopp, Jakob Andrew	OC Vol, Now MSP							
	Lawson, Nathan Edward	Berlin VFC, active duty AirForce							
	McGee, Austin Andrew								
	McIntosh, Austin Ridgely								
	Moseley, Christopher Michael								
	Nelson, Hunter Cole	Showell VFC, Worcester Sheriff's Office							
	Payne, Brock Allen	Stockton VFC							
	Quillen, Andrew Michael	Snow Hill VFC (Chief) Salisbury Fire Full-time							
	Savage, Adam Christopher	Bishopville VFC (Asst. Chief)							
	Stephens, Jordan Andrew								
	Stierhoff, Tyler Scott	Ocean City VFC, Salisbury Fire Full-time							
	Summers, Sean Richard								
	Tilghman, Travis William	Berlin Volunteer Fire Company							
	Webb III, Joshua Burton								
	White, Aspen McKayla								

13-14 Passing students	EMT Hazmat								
9 students out of?	Case, Fletcher Barnes								
	Cropper, Christian Stephen	Showell VFC							
	Haynie, William Elijah								
	Holland, Gabriel Lucas	Pocomoke VFC (Asst. Chief), MoCo Fire Full-time							
	Martin, Lloyd Christopher								
	Sauer, Nathaniel Mark	OC Vol (Past), Now Prince George's Co. Fire Full-time							
	Thompson, Nathan Richard	Berlin VFC, Worcester Sheriff's Office							
	Trimble, Allison Elizabeth	Berlin VFC							
	Wiley, Allison Paige								
13-14 Passing students	Fire Fighter I / Rescue Technician								
9 students out of?	Bargar, Adam John								
	Boston, Christopher Ryan	Showell VFC, Salisbury Fire Full-time							
	Case, Fletcher Barnes								
	Cropper, Christian Stephen	Showell VFC							
	Holland, Gabriel Lucas								
	Kvarda, James Carl	Berlin Fire Company Full-time							
	Martin, Lloyd Christopher								
	Sauer, Nathaniel Mark								
	Thompson, Nathan Richard	Berlin VFC, Worcester County Deputy Sheriff							
14-15 Passing students	EMT Hazmat								
18 students out of?	Cane, Ryan DeWayne								
	Cropper, Benjamin Leeroy	OCVFC, Worcester Sheriff							
	DeShong, Dylan Wayne								
	Frisina, Anthony Edward								
	Gears, David Joseph	Showell VFC							
	Hall, Tyler Wayne	Showell VFC (Asst. Chief)							
	Hearn, Travis Glen	OCFD Full-time							
	King, Noah Daniel	Pocomoke VFC, Worcester Sheriff							
	Lasley, Alexander Lee	Bishopville FD, Berlin, Ocean Pines							
	McIntosh, Nevin Sean								
	Miller Jr, Allen Martin	OCFD F/T, was Pocomoke Fire Chief							
	Northam Jr, William Patrick								
	Ridgley, Chelsea Jean								
	Saxon, Dustin Jarrett								
	Sharpley, Jordan Nicholas	Pocomoke VFC							
	Short, Kirby E								
	Todd, Michael Thomas	OCVFC (Asst. Chief), Worcester Co. School teacher							
14-15 Passing students									
17 students out of?	Fire Fighter I / Rescue Technician								
	Cropper, Benjamin Leeroy	OCVFC, Worcester Sheriff							
	Frisina, Anthony Edward								
	Gears, David Joseph	Showell VFC							
	Hall, Tyler Wayne	Showell VFC (Asst. Chief)							
	Hearn, Travis Glen	OCFD Full-time							
	Johnson, Jerred Alexander								
	King, Noah Daniel	Pocomoke VFC, Worcester Sheriff							
	Lasley, Alexander Lee	Bishopville FD, Berlin, Ocean Pines							
	Miller Jr, Allen Martin								
	Northam Jr, William Patrick								

	Ridgley, Chelsea Jean								
	Roberts, Logan Daniel								
	Sackadorf, Noah Roy	OC Public Works							
	Saxon, Dustin Jarrett								
	Sharpley, Jordan Nicholas	Pocomoke VFC							
	Stever, Tyler Scott								
	Todd, Michael Thomas	OCVFC (Asst. Chief), Worcester Co. School teacher							
15-16 Passing students									
11 students out of?	EMT Hazmat								
	Baker, Ki' Ondre Lee								
	Barnes, Carlie Madison								
	Bush, Jonathon James								
	Elliott, Mason Taylor								
	Englishmen, James Michael	Pocomoke VFC, Ocean City Fire Full-time							
	Gabell, Grant Hunter								
	Giampa Jr, Frank James								
	Littleton, Bailey Andrew	Ocean Pines FD Full-time							
	Mills, Cody Michael								
	Patterson, Tyler Cordner								
	Powell, Leah Kay								
15-16 Passing students	Fire Fighter I / Rescue Technician								
7 students out of?	Baker, Ki' Ondre Lee								
	Bush, Jonathon James								
	Elliott, Mason Taylor								
	Englishmen, James Michael	Pocomoke VFC, Ocean City Fire Full-time							
	Gabell, Grant Hunter								
	Giampa Jr, Frank James								
	Littleton, Bailey Andrew	Ocean Pines FD Full-time							
16-17 Passing students									
8 students out of?	EMT Hazmat								
	Bradford, William Dewey								
	Hearne Jr, Jason Thomas								
	Knowles, Michael Andrew	Ocean City VFC, BWI Airport?							
	Northam, Rachael Madison								
	Sinclair, Tyler Matthew	Berlin VFC (past), now Parsonsburg VFD							
	Tanner, Kyle Hurley	Ocean City VFC							
	Tilghman, Meghan Faith								
	Waters, Jordan Savanna								
FY16 MFRI Students	Adult, Some Portion of Program								
	Kvarda, James	Berlin Fire Company Full-time							
	Nguyen, Kevin								
	Hoeffner, Christopher								
	Taylor, Wesley								
	Bailey, Brandon	Berlin VFC, Baltimore City Fire Full-time							
	Pollack, Brandon								
16-17 Passing students									
9 students out of?	Fire Fighter I / Rescue Technician								
	Ball, Justin Matthew								
	Bradford, William Dewey								
	Knowles, Michael Andrew	Ocean City VFC, BWI Airport?							

	Nock, Andrew Preston								
	Northam, Rachael Madison								
	O'Riley Jr, Scotty Alan								
	Sinclair, Tyler Matthew	Berlin VFC (past), now Parsonsburg VFD							
	Tanner, Kyle Hurley	Ocean City VFC							
	Tilghman, Meghan Faith								
17-18 Passing students									
4 students out of?	EMT Hazmat								
	Gill, Brandon Bache	Ocean Pines VFC, DOD Firefighter							
	Harrington, Christian Merryman								
	Lodanski, Matthew John								
	Mumford, Patrick Jones	Ocean City VFC, Berlin Fire Full-time							
17-18 Passing students									
3 students out of?	Fire Fighter I / Rescue Technician								
	Gill, Brandon Bache	Ocean Pines VFC, DOD Firefighter							
	Habeger, Jacob Scott								
	Lodanski, Matthew John								
18-19 Passing students									
5 students out of ?	EMT Hazmat								
	Bean, Alexander Dixon	Ocean City Full-time & Volunteer Cadet Coordinator							
	Ford, Taylor Marie								
	Miles, Malik Lamonta								
	Mitchell, Nicholas William								
	Smith, Justin Samuel	Snow Hill VFC, Berlin Part-time, Annapolis Fire Full-time							
18-19 Passing students									
4 students out of ?	Fire Fighter I / Rescue Technician								
	Bean, Alexander Dixon	Ocean City Full-time & Volunteer Cadet Coordinator							
	Ford, Taylor Marie								
	Miles, Malik Lamonta								
	Smith, Justin Samuel	Snow Hill VFC, Berlin Part-time, Annapolis Fire Full-time							
FY18 MFRI Students	Adults, Some Portion of Program								
	Carro, Rebecca								
	Eberly, Camden								
	Hearne, Miranda								
	Domzalski, Robert								
	Fuchsluger, Jacob	Ocean City VFC, US Navy Academy Officer							
	Braniff, Connor	Ocean City VFC (Past, was A/C)							
19-20 Covid No Class									
20-21 No class not enough students									
21-22 Passing students									
4 students out of 11	EMT Class								
	Bradford, Nathan								
	Connor, Colbourne								
	Shoemaker, Jessica	Ocean City Fire Full-time, Volunteer Cadet Instructor							
	Trimble, Austin	Berlin VFC, Full-time AA County Fire/EMS							

FY22 MFRI Students	Adults, Some Portion of Program								
	Coulbourne, Taylor								
	Bradford, Caleb								
	Kamps, Joseph	Pocomoke VFC							
	Mitchell, Ashley								
	Simpson, Derrick								
	Winkler, Zachary								
22-23 No class not enough students									
23-24 Passing Students	Fire Fighter 1								
5 students out of 9	Grisbach, Steven	Ocean Pines VFD							
	McDermott, Shane	Ocean Pines VFD							
	Pruitt, Riley	Showell VFD, Salisbury FD F/T							
	Simpson, Leah	Berlin FD, Salisbury FD F/T							
	Tyre, Connor	Berlin FC							
23-24 Passing Students									
5 students out of 9	HAZMAT								
	Grisbach, Steven	Ocean Pines VFD							
	McDermott, Shane	Ocean Pines VFD							
	Pruit, Riley	Showell VFD, Salisbury FD F/T							
	Simpson, Simpson	Berlin FD, Salisbury FD F/T							
	Tyre, Connor	Berlin FC							
23-24 Passing Students	EMR								
4 students out of 5	McDermott, Shane	Ocean Pines VFD							
	Pruit, Riley	Showell VFD, Salisbury FD F/T							
	Simpson, Leah	Berlin FD, Salisbury FD F/T							
	Ritchey, McKinley	Somerset Co EMS							
FY24 MFRI Students	Adults, Some portion of Program								
	Nichols, Chelsea	Berlin VFC, OCFD F/T							
	Downes, Daniel	Ocean City Full-time							
24-25 No class not enough students									
25-26 Passing Students	EMR								
5 out of 7	Cowger, Wyatt	Pocomoke VFD							
	Platt, Mateo								
	Stephen, Grant								
	Weaver, Seryna								
	Wolff, Liam								
25-26 Passing Students	Fire Fighter 1								
7 out of 11	Bounds, Kirby	Ocean City Volunteer							
	Bradley, Jonathan								
	Corbin, Andrew								
	Cowger, Wyatt								
	Palombi, Giovanni	Stockton VFC							
	Stephen, Grant								
	Weaver, Seryna	Snow Hill VFC							
Non Students	Glenn, Jon	Pocomoke VFC							

Miles, Greg	Salisbury Airport							
Carman, Edgar	Snow Hill VFD							
Brown, Ashley	Ocean Pines VFD							



ITEM 24 WORCESTER COUNTY

DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
GOVERNMENT CENTER ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200

<http://www.co.worcester.md.us/departments/drp>

MEMORANDUM

To: Weston S. Young, Chief Administrative Officer
From: Jennifer K. Keener, AICP, Director
Date: August 5, 2026
Re: Rezoning/ Map Amendment Moratorium Resolution

.....

As directed at the August 4, 2026, County Commissioners meeting, attached please find a draft resolution establishing a one-year moratorium on map amendment applications, also known as rezonings, for properties on or near the MD Route 589 transportation corridor. Exhibit No. 1 provides an outline of the proposed area subject to the moratorium.

Rezoning applications are accepted three times per year, with the month of September being the next submittal window (followed by January and May). There are currently two applications that will be affected by this moratorium. Both were received in May 2026, and staff reports have been prepared but the cases have yet to be scheduled for Planning Commission review. If the moratorium is approved, the cases will be put on hold pending the lifting of the moratorium.

Please note that this will **not** affect site plan review, Board of Zoning Appeals, building permit or other similar applications for development projects within this corridor that are consistent with the existing zoning classification.

RESOLUTION NO. 26 -

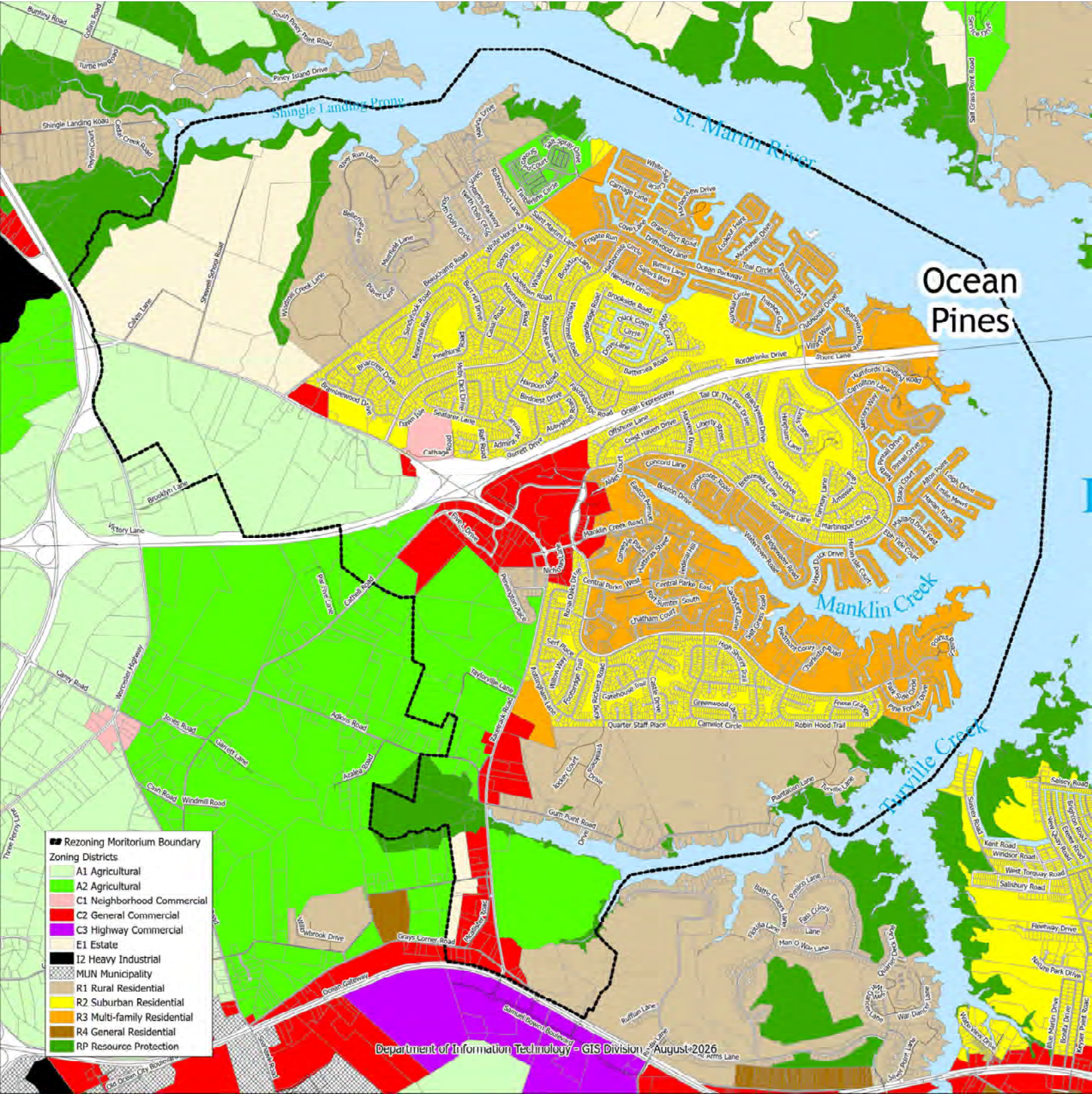
**RESOLUTION TO IMPOSE A MORATORIUM ON MAP AMENDMENT APPLICATIONS
FOR PARCELS ON MD ROUTE 589 (RACETRACK ROAD)
IN WORCESTER COUNTY, MARYLAND**

Recitals

- A. For the purposes of implementing this Moratorium, a map amendment or rezoning shall refer to any application pursuant to § ZS 1-113(c) of the Worcester County Zoning and Subdivision Control Article.
- B. The County Commissioners of Worcester County, Maryland, find that the Worcester County 2006 Comprehensive Plan specifically identifies MD Route 589 (Racetrack Road), a state-owned and -maintained major collector highway, finding it to be “considered impacted from a traffic standpoint. This implies that land use should not intensify in this area. Infill development of existing platted lots should be the extent of new development. This policy shall remain until road capacity is suitably improved” (Page 80). Additionally, this roadway has been included in Worcester County’s requested Maryland Department of Transportation’s Consolidated Transportation Program (CTP) list as a transportation priority.
- C. The County Commissioners of Worcester County, Maryland, have determined that it is in the public interest for the Commissioners to have adequate time to fully consider, deliberate, and address the present and future transportation patterns of MD Route 589 (Racetrack Road), the potential impacts of existing and potential zoning classifications on the network and establish appropriate measures to mitigate such impacts;
- D. In order to lessen and control the aforementioned impacts and to provide appropriate and fitting zoning classifications, a period of study must be taken so that the County Commissioners can adequately evaluate the MD Route 589 corridor; and
- E. Section 1-118(b)(6) of the Worcester County Zoning Ordinance establishes that the County Commissioners have the power and duty to impose moratoria by resolution in order to accomplish the purposes of the Comprehensive Plan and the intent of the Worcester County Zoning Ordinance and to safeguard the planning processes and provide for smooth transitions and protect the health, safety and general welfare of the population.

NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland that there shall be a moratorium on the acceptance, processing and review of map amendments for parcels or lots within the MD Route 589 (Racetrack Road) transportation corridor as outlined on Exhibit No. 1, for a period of twelve months, or until such time as the County Commissioners rescind this Resolution.

Resolution No. 26-____
Exhibit No. 1





COMMISSIONERS
THEODORE J. ELDER, PRESIDENT
MADISON J. BUNTING, JR., VICE PRESIDENT
CARYN G. ABBOTT
ANTHONY W. BERTINO, JR.
ERIC J. FIORI
JOSEPH M. MITRECIC
DIANA PURNELL

OFFICE OF THE
COUNTY COMMISSIONERS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET • ROOM 1103

SNOW HILL, MARYLAND

21863-1195

WESTON S. YOUNG, P.E.
CHIEF ADMINISTRATIVE OFFICER
CANDACE I. SAVAGE, CGFM
DEPUTY CHIEF ADMINISTRATIVE OFFICER
ROSCOE R. LESLIE
COUNTY ATTORNEY

August 7, 2026

To: Worcester County Commissioners
From: Karen Hammer, Executive Administrative Assistant
Subject: Upcoming Board Appointments – Terms Beginning January 1, 2026

Commissioner Bertino – You have Two (2) positions open:

- George Solyak – **Term Ended** – Agricultural Reconciliation Bd.
- Missy Denault – **Moved Out of State** – Recreation Advisory Board
- John Collins – **Term Ending** – W & S Advisory Board – Ocean Pines

Commissioner Purnell – You have Two (2) positions open:

- Nancy Howard – **Termed Out** – Social Services Advisory Board
- Darlene Jackson Bowen – **Resigned** - Commission for Women

Commissioner Bunting - You have Two (2) positions open:

- Mike Poole – **Term Ending** – Building Code Appeals Board
- Harry Hammond – **Term Ended** – Social Services Advisory Bd.

Commissioner Abbott – You have Two (2) position open:

- Dr. Lynn Duffy – **Resigned** – Housing Review Board
- Michelle Goad – **Term Ended** – Commission for Women

Commissioner Mitrecic – You have Three (3) positions open:

- Bill Paul – **Resigned** – Building Code Appeals Board
- Kimberly List – **Termed Out** – Commission for Women
- Rebecca Ferguson – **Resigned** – Social Services Advisory Board

Commissioner Elder – All of your positions are fulfilled. Thank you!

Commissioner Fiori - You have Three (3) positions open:

- Bruce Spangler – **Term Ending** – Ethics Board
- Keith Swanton -**Term Ended** - Water & Sewer Advisory Council, West Ocean City
- Blake Haley – **Term Ended** - Water & Sewer Advisory Council, West Ocean City

All Commissioners

(4)-Adult Public Guardianship Board -

3– Terms Expiring – Dr. Greer, Richard Collins, and Nancy Howard

1– Vacancy – Psychiatrist

(2)-Drug and Alcohol Abuse Council –1- Term Ends – Kim Moses, **1 – Declined Reappointment** – Alyce Marzola

(2)-Local Development Council for the Ocean Downs Casino - Previously Expired Terms – Mark Wittmyer, At-Large, and David Massey (At-Large-Business)

(1) – Lower Shore Work Force Development Board – Alicia Warren - resigned

(1)– Property Tax Assessment Appeal Board - Alternate Seat Vacancy

(1) – Social Services Advisory Board – Commissioner Diana Purnell has served the maximum term. This Board requires one member to be a commissioner.

(1) – Solid Waste Advisory Board - Town of Berlin member – James Charles’s term is ending.

(2)- Water and Sewer Advisory Council- West Ocean City- 1 Term Ended Dec. 2021 – Keith Swanton and Blake Haley

(6- Total): Commission for Women:

(5)– Resigned - Laura Morrison – (At Large); **Resigned** - Darlene Jackson Bowen – (Purnell); **Resigned** – Michelle Goad (Abbott); **Resigned** – Cheryl Middleton (At Large); **Resigned** – Dorothy Shelton-Leslie (Bertino)

(1) - Termed Out - Kimberly List (Mitrecic)

ADULT PUBLIC GUARDIANSHIP BOARD

Reference: PGL Family Law 14-402, Annotated Code of Maryland

Appointed by: County Commissioners

Function: Advisory
Perform 6-month reviews of all guardianships held by a public agency.
Recommend that the guardianship be continued, modified or terminated.

Number/Term: 11/3 year terms
Terms expire December 31st

Compensation: None, travel expenses (under Standard State Travel Regulations)

Meetings: Semi-annually

Special Provisions: 1 member must be a professional representative of the local department
1 member must be a physician
1 member must be a psychiatrist from the local department of health
1 member must be a representative of a local commission on aging
1 member must be a representative of a local nonprofit social services organization
1 member must be a lawyer
2 members must be lay individuals
1 member must be a public health nurse
1 member must be a professional in the field of disability
1 member must be a person with a physical disability

Staff Contact: Department of Social Services - Roberta Baldwin (410-677-6872)

Current Members:

<u>Member's Name</u>	<u>Representing</u>	<u>Years of Term(s)</u>
Roberta Baldwin	Local Dept. Rep. - Social Services	03-06-09-12-15-18-21-24-27
Melissa Banks	Public Health Nurse	*02-03-06-09-12-15-18-21-24-27
Dr. William Greer	Physician	07-10-13-16-19-22-25 Term Exp.
Richard Collins	Lawyer	95-16-19-22-25 Term Exp.
Nancy Howard	Lay Person	*17-19, 19-22-25 Term Exp.
Brandy Trader	Comm. On Aging	*15-17, 17-20, 20-23-26
Stephanie James	Wor. Co. Dev. Center	23-26
Vacancy	Psychiatrist	
Tina Dykes	Commission on Aging Rep.	25-28

* = Appointed to fill an unexpired term

Reference: Public Local Law § ZS 1-346 (Right to Farm Law)

Appointed by: County Commissioners

Function: Regulatory
Mediate and arbitrate disputes involving agricultural or forestry operations conducted on agricultural lands and issue opinions on whether such agricultural or forestry operations are conducted in a manner consistent with generally accepted agricultural or forestry practices and to issue orders and resolve disputes and complaints brought under the Worcester County Right to Farm Law.

Number/Term: 5 Members/4-Year Terms - Terms expire December 31st

Compensation: None - Expense Reimbursement as provided by County Commissioners

Meetings: At least one time per year, more frequently as necessary

Special Provisions: - All members must be County residents
- Two Members chosen from nominees of Worcester County Farm Bureau
- One Member chosen from nominees of Worcester County Forestry Board
- Not less than 2 but not more than 3 members shall be engaged in the agricultural or forestry industries (**At-Large members - non-ag/forestry**)

Staff Contact: Dept. of Development Review & Permitting
- Jennifer Keener (410-632-1200)
County Agricultural Extension Agent - As Consultant to the Board
- Doug Jones, District Manager, Resource Conservation District - (632-3109, x112)

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Ag/Forest Industry</u>	<u>Resides</u>	<u>Years of Term(s)</u>
George Solyak	At-Large	No	Ocean Pines	18-22
Dean Ennis	Farm Bureau	Yes	Pocomoke	06-10-14-18-22-26
Tom Babcock	At-Large	No	Whaleyville	14-18-22-26
Stacey Esham	Forestry Bd.	Yes	Berlin	12-16-20-24-28
Brooks Clayville	Farm Bureau	Yes	Snow Hill	00-04-08-12-16-20-24-28

Prior Members: Since 2000

Michael Beauchamp (00-06)
Phyllis Davis (00-09)
Richard G. Holland, Sr. (00-12)
Rosalie Smith (00-14)
Betty McDermott *(09-17)

BUILDING CODE APPEALS BOARD

Reference: PGL - Public Safety Article - Section 12-501 - 12-508 - Annotated Code of Maryland
COMAR 05.02.07 (Maryland Building Performance Standards)
- International Building Code, International Residential Code

Appointed by: County Commissioners

Function: Quasi-Judicial
Hear and decide upon appeals of the provisions of the International Building Code (IBC) and International Residential Code for one- and two-family dwellings (IRC)

Number/Term: 7/4-year terms
Terms expire December 31

Compensation: \$100 per meeting (by policy)

Meetings: As Needed

Special Provisions: Members shall be qualified by reason of experience, training or formal education in building construction or the construction trades.

Staff Contact: Jennifer Keener, Director
Development Review & Permitting (410-632-1200, ext. 1123)

Current Members:

<u>Member=s Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Bill Paul	D-7 - Mitrecic	Ocean Pines	15-19-23 Resigned
Mike Poole	D-6 - Bunting	Bishopville	17-21, 21-25
Mark Bargar	D-4 - Elder	Berlin	14-18-22-26
Jim Wilson	D-3 - Fiori	Berlin	02-06-10-14-18-22-26
Elbert Davis	D-2 - Purnell	Snow Hill	*03-07-11-15-19-23-27
James Spicknall	D-5 - Bertino	Ocean Pines	04-08-12-16-20-24-28
Mark Frostrom, Jr.	D-1 - Abbott	Pocomoke	26-30

Prior Members:

Robert L. Cowger, Jr. (92-95)
Charlotte Henry (92-97)
Robert Purcell (92-98)
Edward DeShields (92-03)
Sumei Prete (97-04)
Shane C. Spain (03-14)
Dominic Brunori (92-15)
Richard P. Mueller (98-17)
Kevin Holland (96-24)

Reference: PGL Health-General, Section 8-1001

Appointed by: County Commissioners

Functions: Advisory
Develop and implement a plan for meeting the needs of the general public and the criminal justice system for alcohol and drug abuse evaluation, prevention and treatment services.

Number/Term: At least 18 - At least 7 At-Large, and 11 ex-officio (also several non-voting members)
At-Large members serve 4-year terms; Terms expire December 31

Compensation: None

Meetings: As Necessary

Special Provisions: Former Alcohol and Other Drugs Task Force was converted to Drug and Alcohol Abuse Council on October 5, 2004.

Staff Contact: Regina Mason, Council Secretary, Health Department (410-632-1100)
Doug Dods, Council Chair, Sheriff's Office (410-632-1111)

Current Members:

<u>Name</u>	<u>Representing</u> <u>At-Large Members</u>	<u>Years of Term(s)</u>
Kim Moses	Knowledgeable on Substance Abuse Issues	08-12-16-20, 20-24
Sue Abell-Rodden	Recipient of Addictions Treatment Services	10-14-18-22-26
Colonel Doug Dods	Knowledgeable on Substance Abuse Issues	04-10 (adv)-14-18-22-26
Jim Freeman, Jr.	Knowledgeable on Substance Abuse Issues	04-11-15, 15-19-23-27
Mimi Dean	Substance Abuse Prevention Provider	*18-19-23-27
Michael Trader	Knowledgeable on Substance Abuse Issues	23-27
Matthew Giardina	Knowledgeable on Substance Abuse Issues	24-28
Julie Rayne	Substance Abuse Treatment Provider	26-30
Rev. James Jones	Knowledge of Substance Abuse Issues	*21-25-29
Alyce Marzola	Knowledge of Substance Abuse Treatment	*24-25 Declined Reappt. Vacant

Ex-Officio Members

Rebecca Jones	Health Officer	Ex-Officio, Indefinite
Roberta Baldwin	Social Services Director	Ex-Officio, Indefinite
Crystal Duffy	Juvenile Services, Regional Director	Ex-Officio, Indefinite
Travis Knapp	Field Supervisor	Ex-Officio, Indefinite
Kris Heiser	State's Attorney	Ex-Officio, Indefinite
Chasity Simpson	District Public Defender	Ex-Officio, Indefinite
Sheriff Matt Crisafulli	County Sheriff	Ex-Officio, Indefinite
Todd Ferrante	Board of Education President	Ex-Officio, Indefinite
Diana Purnell	County Commissioners	Ex-Officio, Indefinite
Judge Brian Shockley (Jen Bauman)	Circuit Court Administrative Judge	Ex-Officio, Indefinite
Hon. Melvin Jews	District Court Administrative Judge	Ex-Officio, Indefinite
Timothy Mulligan	Warden, Worcester County Jail	Ex-Officio, Indefinite

Advisory Members

* Appointed to a partial term for proper staggering, or to fill a vacant term

ETHICS BOARD

Reference: Public Local Law, Section CG 5-103

Appointed by: County Commissioners

Function: Advisory
 Maintain all Ethics forms; develop procedures and policies for advisory opinions to persons subject to the Ethics Law and for processing complaints alleging violations of the Ethics Law; conduct a public information program regarding the purpose and application of the Ethics Law; annually certify compliance to the State; and recommend any changes to the Commissioners in order to comply with State Ethics Law.

Number/Term: 7/4 years
 Terms expire December 31st

Compensation: \$100 per meeting

Meetings: As Necessary

Special Provisions:

Staff Contact: Roscoe Leslie, County Attorney (410-632-1194)

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Bruce Spangler	D-3, Fiori	Berlin	*02-05-09-13-17-21-25
Iola Tariq	D-2, Purnell	Berlin	*22-26
Mickey Ashby	D-1, Abbott	Pocomoke	14-18-22-26
David Deutsch	D-6, Bunting	Ocean Pines	17-21-23-27
Frank Knight	D-7, Mitrecic	Ocean City	*14-19-23-27
Judy Giffin	D-5, Bertino	Ocean Pines	*21-24-28
Joseph Stigler	D-4, Elder	Berlin	16-20-24-28

Prior Members: (Since 1972)

J.D. Quillin, III	Walter Kissel (05-09)
Charles Nelson	Marion Chambers (07-11)
Garbriel Purnell	Jay Knerr (11-14)
Barbara Derrickson	Robert I. Givens, Jr. (98-14)
Henry P. Walters	Diana Purnell (09-14)
William Long	Kevin Douglas (08-16)
L. Richard Phillips (93-98)	Lee W. Baker (08-16)
Marigold Henry (94-98)	Richard Passwater (09-17)
Louis Granados (94-99)	Jeff Knepper (16-21)
Kathy Philips (90-00)	Faith Mumford (14-22)
Mary Yenney (98-05)	
Bill Ochse (99-07)	
Randall Mariner (00-08)	
Wallace D. Stein (02-08)	
William Kuhn (90-09)	

* = Appointed to fill an unexpired term

HOUSING REVIEW BOARD

Reference: Public Local Law 'BR 3-104

Appointed by: County Commissioners

Function: Regulatory/Advisory
To decide on appeals of code official=s actions regarding the Rental Housing Code. Decide on variances to the Rental Housing Code.
Review Housing Assistance Programs.

Number/Term 7/3-year terms
Terms expire December 31st

Compensation: \$100 per meeting (policy)

Meetings: As Needed

Special Provisions: Immediate removal by Commissioners for failure to attend meetings.

Staff Support: Development Review & Permitting Department
Davida Washington, Housing Program Administrator - 410-632-1200

Ext: 1171

Current Members:

<u>Member=s Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Terms(s)</u>
Don Furbay	D-3, Fiori	W. Ocean City	23-26
Charlie Murphy	D-7, Mitrecic	Ocean City	*23-26
Carl Smith	D-4, Elder	Snow Hill	24-27
Felicia Green	D-2, Purnell	Ocean Pines	*21-24-27
Debbie Hileman	D-6, Bunting	Ocean Pines	10-13-16-19-22-25-28
Dr. Lynn Duffy	D-1, Abbott	Pocomoke	26-29 Resigned
Maria Campione-Lawrence	D-5, Bertino	Ocean Pines	*22-23-26

Prior Members:

Phyllis Mitchell	Albert Bogdon (02-06)	Scot Tingle 14-24
William Lynch	Jamie Rice (03-07)	Keri Byrd 22-25
Art Rutter	Howard Martin (08)	
William Buchanan	Marlene Ott (02-08)	
Christina Alphonsi	Mark Frostrom, Jr. (01-10)	
Elsie Purnell	Joseph McDonald (08-10)	
William Freeman	Sherwood Brooks (03-12)	
Jack Dill	Otho Mariner (95-13)	
Elbert Davis	Becky Flater (13-14)	
J. D. Quillin, III (90-96)	Ruth Waters (12-15)	
Ted Ward (94-00)	John Glorioso (*06-19)	
Larry Duffy (90-00)	Sharon Teagle (00- 20)	
Patricia McMullen (00-02)	Davida Washington (*21-21)	
William Merrill (90-01)	Donna Dillion (08-22)	
Debbie Rogers (92-02)	C.D. Hall 10-22	
Wardie Jarvis, Jr. (96-03)	Chase Church (*19-22)	
	Jake Mitrecic (15-21)	

* = Appointed to fill an unexpired term

**LOCAL DEVELOPMENT COUNCIL
FOR THE OCEAN DOWNS CASINO**

ITEM 25

Reference: Subsection 9-1A-31(c) - State Government Article, Annotated Code of Maryland

Appointed by: County Commissioners

Function: Advisory
Review and comment on the multi-year plan for the expenditure of the local impact grant funds from video lottery facility proceeds for specified public services and improvements; Advise the County on the impact of the video lottery facility on the communities and the needs and priorities of the communities in the immediate proximity to the facility.

Number/Term: 15/4-year terms; Terms Expire December 31

Compensation: None

Meetings: At least semi-annually

Special Provisions: Membership to include State Delegation (or their designee); one representative of the Ocean Downs Video Lottery Facility, seven residents of communities in immediate proximity to Ocean Downs, and four business or institution representatives located in immediate proximity to Ocean Downs.

Staff Contacts: Kim Moses, Public Information Officer, 410-632-1194
Roscoe Leslie, County Attorney, 410-632-1194

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Represents/Resides</u>	<u>Years of Term(s)</u>
Mark Wittmyer	At-Large	Business - Ocean Pines	15-19
David Massey ^c	At-Large	Business - Ocean Pines	09-13-17, 17-21
Bobbi Jones	Ocean Downs Casino	Ocean Downs Casino	23-indefinite
Mary Beth Carozza	Indefinite	Maryland Senator	14-indefinite
Wayne A. Hartman	Indefinite	Maryland Delegate	18-indefinite
Charles Otto	Indefinite	Maryland Delegate	14-indefinite
Matt Gordon	Dist. 1 – Abbott	Resident - Pocomoke	19-22, 22-26
Ivy Wells	Dist. 3 - Church	Resident - Berlin	22-26
Cam Bunting ^c	At-Large	Business - Berlin	*09-10-14-18-22-26
Roxane Rounds	Dist. 2 - Purnell	Resident - Berlin	*14-15-19-23-27
Michael Donnelly	Dist. 7 - Mitrecic	Resident - Ocean City	*16-19-23-27
Kerrie Bunting	Dist. 4 - Elder	Resident - Snow Hill	*22-24-28
Mayor Rick Meehan ^c	At-Large	Business - Ocean City	*09-12-16-20-24-28
Tina Kolarik	Dist. 6 - Bunting	Resident -Bishopville	24-28
Bob Gilmore	Dist. 5 - Bertino	Resident - Ocean Pines	*19-21, 21-25-29

Prior Members:

J. Lowell Stoltzfus^c (09-10)
Mark Wittmyer^c (09-11)
John Salm^c (09-12)
Mike Pruitt^c (09-12)
Norman H. Conway^c (09-14)
Michael McDermott (10-14)
Diana Purnell^c (09-14)
Linda Dearing (11-15)
Todd Ferrante^c (09-16)

Since 2009

Joe Cavilla (12-17)
James N. Mathias, Jr.^c (09-18)
Ron Taylor^c (09-14)
James Rosenberg (09-19)
Rod Murray^c (*09-19)
Gary Weber (*19-21)

Charlie Dorman (12-19)
Gee Williams (09-21)
Bobbi Sample (17-23)
Steve Ashcraft (19-24)

* = Appointed to fill an unexpired term/initial terms staggered
^c = Charter Member

LOWER SHORE WORKFORCE DEVELOPMENT BOARD
(Previously Private Industry Council Board - PIC)

Reference: Workforce Innovation and Opportunity Act of 2014, Section 107

Appointed by: County Commissioners

Functions: Advisory/Regulatory
Provide education and job training opportunities to eligible adults, youth and dislocated workers who are residents of Somerset, Wicomico and Worcester counties.

Number/Term: 26 - 5 Worcester County, 11 At-Large (by Tri-County Council), 10 Other
2, 3 or 4-year terms; Terms expire September 30

Compensation: None

Meetings: Quarterly (March, June, September, December) on the 2nd Wednesday

Special Provisions: Board must be at least 51% business members.
The chair must be a businessperson

Staff Contact: Lower Shore Workforce Alliance
Leslie Porter-Cabell – LSWA Director (410-341-3835, ext. 2502)
American Job Center, 31901 Tri-County Way, Suite 215, Salisbury, MD 21804

Current Members (Worcester County - also members from Wicomico, Somerset and Tri-County Council):

<u>Name</u>	<u>Resides/Agency</u>	<u>Term</u>	<u>Representing</u>
Alicia Warren	Berlin	22-26	Healthcare Ind. Resigned
Sarah Chapman	Pocomoke	23- 27	Business Rep.
Matthew Culbertson	Snow Hill	24-28	Private Business Rep.
Lauren Martin	Berlin	24-28	Business Rep.
Robert Bo Duke	Ocean City	*17-21, 21-25-29	Business Rep.

Prior Members: Since

Baine Yates	Walter Kissel (03-07)	Whitney Palmer (*20-24)
Charles Nicholson (98-00)	Heidi Kelley (07-08)	Alicia Warren (22-26*June)
Gene Theroux (97-00)	Bruce Morrison (05-08)	
Jackie Gordon (98-00)	Margaret Dennis (08-12)	
Caren French (97-01)	Ted Doukas (03-13)	
Jack Smith (97-01)	Diana Nolte (06-14)	
Linda Busick (98-02)	John Ostrander (07-15)	
Edward Lee (97-03)	Craig Davis (13-17)	
Joe Mangini (97-03)	Donna Weaver (08-17)	
Linda Wright (99-04)	Geoffrey Failla (15-18)	
Kaye Holloway (95-04)	Melanie Pursel (18-*20)	
Joanne Lusby (00-05)	Ivy Wells (20-21)(21-public appt.)	
William Greenwood (97-06)	Jason Cunha (*16-23)	
Gabriel Purnell (04-07)	Walter Maizel(*12-24)	

RECREATION ADVISORY BOARD

Reference: County Commissioners= Action 6/13/72 and Resolution of 12/27/83 and Resolution 97-51 of 12/23/97 and Resolution 03-6 of 2/18/03

Appointed by: County Commissioners

Function: Advisory
Provide the County with advice and suggestions concerning the recreation needs of the County and recommendations regarding current programs and activities offered.
Review and comment on proposed annual Recreation Department budget.

Number/Term: 7/4-year term
Terms expire December 31st

Compensation: \$100 per meeting expense allowance, subject to funding

Meetings: At least quarterly, more frequently as necessary

Special Provisions: One member nominated by each County Commissioner

Staff Support: Recreation and Parks Department - Lisa Gebhardt (410) 632-2144

Current Members:

<u>Member=s Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Alvin Handy	D-2, Purnell	Ocean City	06-10-14-18-22-26
John Gehrig	D-7, Mitrecic	Ocean City	14-18-22-26
Joseph Stigler	D-4, Elder	Snow Hill	*21-23-27
Missy Denault	D-5, Bertino	Berlin	*15-16-20-24-28 Moved OOS
Scott Holland	D-1, Abbott	Pocomoke	24-28
William Gabeler	D-6, Bunting	Ocean Pines	21-25-29
David Wells.	D-3, Fiori	Berlin	25-29

Prior Members: Since 1972

Howard Taylor	Warren Mitchell	Jr.(83-98)	William Regan (02-16)
Arthur Shockley	Edith Barnes	Richard Ramsay (93-98)	Shawn Johnson(15-19)
Rev. Ray Holsey	Glen Phillips	Mike Daisy (98-99)	Devin Bataille (19-20)
William Tingle	Gerald Long	Cam Bunting (95-00)	Chris Klebe (*11-21)
Mace Foxwell	Lou Ann Garton	Charlie Jones (98-03)	Mike Hooks (12-24)
Nelson Townsend	Milton Warren	Rick Morris (03-05)	Norman Bunting (*16-25)
J.D. Townsend	Ann Hale	Gregory Purnell (97-06)	
Robert Miller	Claude Hall, Jr.	George AEddie@ Young (99-08)	
Jon Stripling	Vernon Davis	Barbara Kissel (00-09)	
Hinson Finney	Rick Morris	Alfred Harrison (92-10)	
John D. Smack, Sr.	Joe Lieb	Janet Rosensteel (09-10)	
Richard Street	Donald Shockley	Tim Cadotte (02-12)	
Ben Nelson	Fulton Holland (93-95)	Craig Glovier (08-12)	
Shirley Truitt	Gregory Purnell (83-96)	Joe Mitrecic (10-14)	
Cyrus Teter	Vernon Redden,	Sonya Bounds (12-15)	
		Burton Anderson (05-15)	

* = Appointed to fill an unexpired term

SOCIAL SERVICES ADVISORY BOARD

Reference: Human Services Article - Annotated Code of Maryland - Section 3-501

Appointed by: County Commissioners

Functions: Advisory
Review activities of the local Social Services Department and make recommendations to the State Department of Human Resources.
Act as liaison between Social Services Dept. and County Commissioners.
Advocate social services programs on local, state and federal level.

Number/Term: 9 to 13 members/3 years
Terms expire June 30th

Compensation: None - (Reasonable Expenses for attending meetings/official duties)

Meetings: 1 per month (Except June, July, August)

Special Provisions: Members to be persons with high degree of interest, capacity & objectivity, who in aggregate give a countywide representative character.
Maximum 2 consecutive terms, minimum 1-year between reappointment
Members must attend at least 50% of meetings
One member (ex officio) must be a County Commissioner
Except County Commissioner, members may not hold public office.

Staff Contact: Roberta Baldwin, Director of Social Services - (410-677-6806)

Current Members:

<u>Member=s Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Harry Hammond	D-6, Bunting	Bishopville	15-21, 21- 24 Term Expired
Shelly Daniels	D-1, Abbott	Pocomoke City	22-25
Rebecca Colt-Ferguson	D-7, Mitrecic	Ocean City	22-25 Resigned
Janice Chiampa	D-5, Bertino	Ocean Pines	22-25
Diana Purnell	ex officio - Commissioner		14-18-22-25 Term Expired
Margaret Labesky	D-4, Elder	Snow Hill	23-26
Nancy Howard	D-2, Purnell	Ocean City	09-16-17-20-23-26 Term Expired
Mary Beth Quillen	At-Large	Snow Hill	25-28
Aves Ruffin-Jutis	D-3, Fiori	Pocomoke	25-28

Reference: County Commissioners= Resolution 5/17/94 and 03-6 on 2/18/03

Appointed by: County Commissioners

Function: Advisory
Review and comment on Solid Waste Management Plan, Recycling Plan, plans for solid waste disposal sites/facilities, plans for closeout of landfills, and to make recommendations on tipping fees.

Number/Term: 11/4-year terms; Terms expire December 31st.

Compensation: \$100 per meeting expense allowance, subject to annual appropriation

Meetings: At least quarterly

Special Provisions: One member nominated by each County Commissioner; and one member appointed by County Commissioners upon nomination from each of the four incorporated towns.

Staff Support: Solid Waste - Solid Waste Superintendent – David Candy - (410-632-3177)
Solid Waste - Recycling Coordinator – Bob Keenan - (410-632-3177)
Department of Public Works - Dallas Baker- (410-632-5623)

Current Members:

<u>Member=s Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
James Charles	Town of Berlin		21-25
Bob Gilmore	D-5, Bertino	Ocean Pines	*21-22, 22-26
George Linvill	D-1, Abbott	Pocomoke	14-18-22-26
George Dix	D-4, Elder	Snow Hill	*10-18-22-26
John O'Brien	D-6, Bunting	Bishopville	*22-23-27
Don Furbay	D-3, Fiori	Berlin	20-24-28
Granville Jones	D-7, Mitrecic	Berlin	*15-16-20-24-28
Mike Wyatt	Town of Pocomoke City		24-28
Aaron Lumpkins	Town of Snow Hill		25-29
Vaughn White	D-2, Purnell	Berlin	*19-21, 21-25-29
Brain Scarborough	Town of Ocean City		21-25-29

Prior Members: (Since 1994)

Ron Cascio (94-96)
 Roger Vacovsky, Jr. (94-96)
 Lila Hackim (95-97)
 Raymond Jackson (94-97)
 William Turner (94-97)
 Vernon ACorey@ Davis, Jr. (96-98)
 Robert Mangum (94-98)
 Richard Rau (94-96)
 Jim Doughty (96-99)
 Jack Peacock (94-00)
 Hale Harrison (94-00)
 Richard Malone (94-01)
 William McDermott (98-03)
 Fred Joyner (99-03)
 Hugh McFadden (98-05)
 Dale Pruitt (97-05)

Frederick Stiehl (05-06)
 Eric Mullins (03-07)
 Mayor Tom Cardinale (05-08)
 William Breedlove (02-09)
 Lester D. Shockley (03-10)
 Woody Shockley (01-10)
 John C. Dorman (07-10)
 Robert Hawkins (94-11)
 Victor Beard (97-11)
 Mike Gibbons (09-14)
 Hank Westfall (00-14)
 Marion Butler, Sr. (00-14)
 Robert Clarke (11-15)
 Bob Donnelly (11-15)
 Howard Sribnick (10-16)
 Dave Wheaton (14-16)
 Wendell Purnell (97-18)
 George Tasker (*15-20)

Rodney Bailey *19
 Steve Brown *10-19
 Bob Augustine 16-19
 Michael Pruitt *15-19
 James Rosenburg (*06-19)
 Jamey Latchum *17-19
 Hal Adkins (*20-21)
 Mike Poole (11-22)
 Michelle B-El Soloh (*19-24)
 Michael Pruitt (*22-24)

* = Appointed to fill an unexpired term

**WATER AND SEWER ADVISORY COUNCIL
OCEAN PINES SERVICE AREA**

Reference: County Commissioners' Resolution of November 19, 1993

Appointed by: County Commissioners

Function: Advisory
Advise Commissioners on water and sewer needs of the Service Area; review amendments to Water and Sewer Plan; make recommendations on policies and procedures; review and recommend charges and fees; review annual budget for the service area.

Number/Term: 5/4-year terms
Terms Expire December 31

Compensation: \$100.00/ Meeting

Meetings: Monthly

Special Provisions: Must be residents of Ocean Pines Service Area

Staff Support: Department of Public Works - Water and Wastewater Division
Chris Clasing- (410-641-5251)

Current Members:

<u>Name</u>	<u>Resides</u>	<u>Years of Term(s)</u>
John F. (Jack) Collins, Jr.	Ocean Pines	*18-21, 21-25
William Gabeler	Ocean Pines	22 - 26
Robert Kane	Ocean Pines	22-26
James Spicknall	Ocean Pines	07-10-14-18-22-26
Frederick Stiehl	Ocean Pines	*06-24, 24-28

Prior Members: (Since 1993)

Andrew Bosco (93-95)
 Richard Brady (96-96, 03-04)
 Michael Robbins (93-99)
 Alfred Lotz (93-03)
 Ernest Armstrong (93-04)
 Jack Reed (93-06)
 Fred Henderson (04-06)
 E. A. "Bud" Rogner (96-07)
 David Walter (06-07)
 Darwin "Dart" Way, Jr. (99-08)
 Aris Spengos (04-14)
 Gail Blazer (07-17)
 Mike Hegarty (08-17)
 Michael Reilly (14-18)
 Bob Poremski (17-20)
 Gregory Sauter (17-21)

* = Appointed to fill an unexpired term

**WATER AND SEWER ADVISORY COUNCIL
WEST OCEAN CITY SERVICE AREA**

Reference: County Commissioners= Resolution of November 19, 1993

Appointed by: County Commissioners

Function: Advisory
Advise Commissioners on water and sewer needs of the Service Area; review amendments to Water and Sewer Plan; make recommendations on policies and procedures; review and recommend charges and fees; review annual budget for the service area.

Number/Term: 5/4-year terms
Terms Expire December 31

Compensation: \$100.00/Meeting

Meetings: Monthly

Special Provisions: Must be residents/ratepayers of West Ocean City Service Area

Staff Support: Department of Public Works - Water and Wastewater Division
Chris Clasing - (410-641-5251)

Current Members:

<u>Member=s Name</u>	<u>Resides/Ratepayer of</u>	<u>Terms (Years)</u>
Keith Swanton	West Ocean City	13-17, 17-21
Blake Haley	West Ocean City	*19-20, 20-24
Gail Fowler	West Ocean City	99-23-27
Deborah Stanley	West Ocean City	95-23-27
Todd Ferrante	West Ocean City	13-17-21-25-29

Prior Members: (Since 1993)

Eleanor Kelly ^c (93-96)	Andrew Delcorro (*14-19)
John Mick ^c (93-95)	
Frank Gunion ^c (93-96)	
Carolyn Cummins (95-99)	
Roger Horth (96-04)	
Whaley Brittingham ^c (93-13)	
Ralph Giove ^c (93-14)	
Chris Smack (04-14)	

* = Appointed to fill an unexpired term
^c = Charter member

COMMISSION FOR WOMEN

Reference: Public Local Law CG 6-101

Appointed by: County Commissioners

Function: Advisory

Number/Term: 11/3-year terms; Terms Expire December 31

Compensation: None

Meetings: At least monthly (3rd Tuesday at 5:30 PM - alternating between Berlin and Snow Hill)

Special Provisions: **7 district members**, one from each Commissioner District
 4 At-large members, nominations from women=s organizations & citizens
 4 Ex-Officio members, one each from the following departments: Social Services, Health & Mental Hygiene, Board of Education, Public Safety
 No member shall serve more than six consecutive years

Contact: Susan Ostrowski, Chair, and Jocelyn Briddell, Secretary
 Worcester County Commission for Women - P.O. Box 211, Snow Hill, MD 21863

Current Members:

<u>Member=s Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Kimberly List	D-7, Mitrecic	Ocean City	18- 21-24 Termed Out
Jocelyn Briddell	At-Large	Berlin	23-26
Laura Morrison	At-Large	Pocomoke	*19-20-23-26 Resigned
Crystal Bell, MPA	Health Department		*22-23-26
Jeannine Jerscheid	Public Safety – Sheriff’s Office		23-26
Sharnell Tull	At-Large	Pocomoke	23 -26
Susan Ostrowski	D-6, Bunting	Berlin	24-27
Dorothy Shelton-Leslie	D-5, Bertino	Ocean Pines	24-27 Resigned
Dr. Darlene Jackson- Bowen	D-2, Purnell	Pocomoke	*19-21-24-27 Resigned
Michelle Goad	D-1, Abbott	Pocomoke City	25-28 - Dismissal
Cheryl Middleton	At-Large	West O. City	25-28 - Resigned
Kelsey Moran	Dept of Social Services		25-28
Ann Fletcher	D-3, Fiori	Berlin	25-28
Dawn Gears	D-4, Elder	Berlin	25-28
Sarah Blackburn	Board of Education		26-29

Prior Members: Since 1995

Ellen Pilchard ^c (95-97)	Marie Velong ^c (95-99)	Christine Selzer (03)
Helen Henson ^c (95-97)	Carole P. Voss (98-00)	Linda C. Busick (00-03)
Barbara Beaubien ^c (95-97)	Martha Bennett (97-00)	Gloria Bassich (98-03)
Sandy Wilkinson ^c (95-97)	Patricia Ilczuk-Lavanceau (98-99)	Carolyn Porter (01-04)
Helen Fisher ^c (95-98)	Lil Wilkinson (00-01)	Martha Pusey (97-03)
Bernard Bond ^c (95-98)	Diana Purnell ^c (95-01)	Teole Brittingham (97-04)
Jo Campbell ^c (95-98)	Colleen McGuire (99-01)	Catherine W. Stevens (02-04)
Karen Holck ^c (95-98)	Wendy Boggs McGill (00-02)	Hattie Beckwith (00-04)
Judy Boggs ^c (95-98)	Lynne Boyd (98-01)	Mary Ann Bennett (98-04)
Mary Elizabeth Fears ^c (95-98)	Barbara Trader ^c (95-02)	Rita Vaeth (03-04)
Pamela McCabe ^c (95-98)	Heather Cook (01-02)	
Teresa Hammerbacher ^c (95-98)	Vyoletus Ayres (98-03)	
Bonnie Platter (98-00)	Terri Taylor (01-03)	

* = Appointed to fill an unexpired term

^c = Charter member