Worcester County Government
One West Market Street | Room 1103 | Snow Hill MD 21863-1195
countyadmin@worcestermd.gov | www.worcestermd.gov

To: Worcester County Commissioners
From: Dallas Baker, Director of Public Works
Department: Public Works
Date: November 08, 2026
Subject: Christmas Tree Amnesty Event

Summary: Public Works is requesting Commissioner approval to host the annual Christmas Tree Amnesty Event at Solid Waste. The event waives the tipping fee ($10 per tree) for citizens dropping off Christmas trees at Central Landfill in Newark and the Berlin, Pocomoke, and Snow Hill Homeowners Convenience Centers. The event would run from December 26, 2026, through January 31, 2027. In FY 26, 83 trees were dropped off ($830). The event is only open to residents with household permit stickers. Commercial haulers, businesses, and organizations that sold trees will not be permitted to drop off trees at the convenience centers but may take them to the Central Landfill where applicable tipping fees will be assessed. Any trees received will be ground into mulch for use at the Central Landfill.

Please let me know if there are any questions.

Fiscal Impact: <$1,000

Funding Source: N/A

Requested Action: Approval

Alternatives:

Coordinated With: Jana Potvin David Candy Bob Keenan

Attachment(s): N/A

Worcester County Government
One West Market Street | Room 1103 | Snow Hill MD 21863-1195
countyadmin@worcestermd.gov | www.worcestermd.gov

To: Worcester County Commissioners
From: Edward Welch, Procurement Officer
Department: Emergency Services
Date: November 10, 2026
Subject: Request to Award – L3Harris - ten (10) new mobile radios & parts

---

Summary:

Emergency Services is requesting that the Commissioners approve awarding a purchase in the amount of $36,500.00 (including $34,729.10 purchase price + $1,770.90 contingency fund) to L3Harris Technologies Inc. for ten (10) new mobile radios and associated parts. This was sourced under Maryland's cooperative contract with L3Harris, who has been a sole source provider of all radio equipment to the County since September 2015.

A competitor, Eastern Communications, quoted $42,664.60 for this same equipment.

The attached quote is for the purchase of mobile radio equipment needed for Emergency Services operations in support of the Sheriff's Office.

Fiscal Impact: $36,500 ($34,729.10 sale price plus a contingency fund of $1,7702.90)

Funding Source: $195,000 was budgeted in G/L account # 100.1102.044.6110.325 for FY27 with $164,890 currently available.

Requested Action: Approved purchase

Alternatives: N/A

Coordinated With: James Hamilton

Attachment(s):

MARYLAND'S Coast WORCESTER COUNTY

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: November 10, 2026
RE: Request to Award – L3Harris - ten (10) new mobile radios & parts

Emergency Services is requesting that the Commissioners approve awarding a purchase in the amount of **$36,500.00** (including $34,729.10 purchase price + $1,770.90 contingency fund) to **L3Harris Technologies Inc**. for ten (10) new mobile radios and associated parts. This was sourced under Maryland's cooperative contract with L3Harris, who has been a sole source provider of all radio equipment to the County since September 2015.

A competitor, Eastern Communications, quoted $42,664.60 for this same equipment.

The attached quote is for the purchase of mobile radio equipment needed for Emergency Services operations in support of the Sheriff's Office.

$195,000 was budgeted in G/L account # 100.1102.044.6110.325 for FY27 with $164,890 currently available.

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: eawelch@worcestermd.gov

Worcester County Government
One West Market Street | Room 1103 | Snow Hill MD 21863-1195
countyadmin@worcestermd.gov | www.worcestermd.gov

To: Worcester County Commissioners
From: Jennifer K. Keener, DRP Director
Department: DRP
Date: November 09, 2026
Subject: Pocomoke City Annexation, Resolution No. 2027-R-6

Summary: Review of proposed annexation of lands into Pocomoke City.
· Property: About 7.32 acres owned by Pocomoke City.
· Tax records: Tax Map 92, Parcels 75 and 99.
· Location: West side of US Route 13, south of Sheephouse Road.
· County Zoning: C-2 General Commercial District.
· Requested City Zoning: Planned Redevelopment Floating Zone (PRD) – a residential classification.

Fiscal Impact: Not Applicable

Funding Source: Not Applicable

Requested Action: A decision on the requested change in zoning upon annexation. The County Commissioners have two options: 1. Concur with the proposed rezoning to a Planned Redevelopment Floating Zone upon annexation; or 2. Recommend that the petitioned areas be rezoned to B-2 General Business District, consistent with the County's current C-2 General Commercial District zoning classification. The City would not be able to rezone the property for five years following annexation in this situation.

Alternatives:

Coordinated With: Pocomoke City, Department of Environmental Programs

Attachment(s): 1. Staff Report 2. State and Local Law excerpts 3. Annexation Plan and Resolution

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: November 9, 2026
RE: Pocomoke City Annexation, Resolution No. 2027-R-6

****

Annexation Overview

Review of proposed annexation of lands into Pocomoke City at Tax Map 92, Parcels 75 and 99. Located on the westerly side of US Route 13, south of Sheephouse Road. Containing approximately 7.32 acres.

Background:

1. Legal Framework (MD Code § 4-416):

Maryland law requires that for five years following an annexation, a municipality may not allow land uses "substantially different" or densities more than 50% higher than those allowed under previous county zoning without express county approval.

2. Findings on Zoning and Density:

County Zoning: C-2 General Commercial District.
Requested City Zoning: Planned Redevelopment Floating Zone (PRD) – a residential classification.

The City's B-2 General Business District would be the most consistent fit with the County's C-2 General Commercial District. However, the City is requesting a Planned Redevelopment Floating Zone, which contains predominantly residential uses consistent with the City's R-3 Multifamily District. Since the uses are substantially different, County Commissioner concurrence is required on the requested rezoning upon annexation. Copies of the City's regulations are attached.

Density: The County's C-2 District permits attached residential uses by special exception when accessory to the primary commercial use. The allowable residential area is determined by using a scalable square-footage formula rather than a unit count; however, each dwelling unit must contain at least 500 square feet of gross floor area.

The City's R-3 District density limits for multifamily uses are 14 units per acre, while the PRD floating zone allows the Mayor and Council to permit a density of up to 25 units per acre. This would permit approximately 102 dwelling units to 183 dwelling units on the petitioned area. No development plans were presented as part of this request.

Because the County Code calculates density by gross floor area rather than dwelling units per acre, a direct comparison is difficult. Nevertheless, a basic calculation indicates that the proposed density would exceed the 50% threshold under state law, necessitating County Commissioner concurrence on the requested rezoning upon annexation.

3. Comprehensive Plan Alignment:

Land Use Categories: In the newly adopted Worcester County 2026 Comprehensive Plan, the property is within the Growth Area category.

Regional Cooperation: The annexation supports the Comprehensive Plan goal of fostering cooperative planning between Worcester County and its incorporated towns (Land Use Chapter, Goal 3). The subject properties are shown as a potential annexation property on Map 8, Municipal Growth Element, of Pocomoke City's Comprehensive Plan adopted on October 6, 2014.

Sustainable Growth Principles: The annexation is consistent with the state's recommendations relative to prioritizing development within population centers, providing access to transportation networks. Another important principle is building context appropriate new development.

4. Site Context and Infrastructure:

- **Location:** Situated on the US Route 13 commercial corridor. Parcel 99 has road frontage; Parcel 75 is landlocked.
- **Surrounding Area:** The site is adjacent to existing municipal limits and developed commercial properties, making this a logical extension of city services. Surrounding parcels are predominantly zoned commercial, both in the County and City. A small portion of the northerly border of Parcel 75 is adjacent to the City's R-2 residential zoning as illustrated on Annexation Plan Attachment G. The property to the west is in a PRD Floating Zone per the application.
- **Funding:** The site is recognized as a Priority Funding Area, indicating it is a preferred location for state-funded infrastructure and growth.

MARYLAND'S Coast WORCESTER COUNTY

Worcester County Department of Environmental Programs
Worcester County Government Center, 1 West Market Street, Rm 1306 | Snow Hill MD 21863
Tel: (410) 632-1220 | Fax: (410) 632-2012

Memorandum

To: Jennifer Keener, AICP
Director, DDRP

From: Robert J. Mitchell, LEHS, REHS/RS
Director, Environmental Programs

Subject: **Annexation Resolution No 2027-R-6 – Town of Pocomoke City**
Annexation Petition – 7.32 Acres
TM 92 Parcels 75, and 99

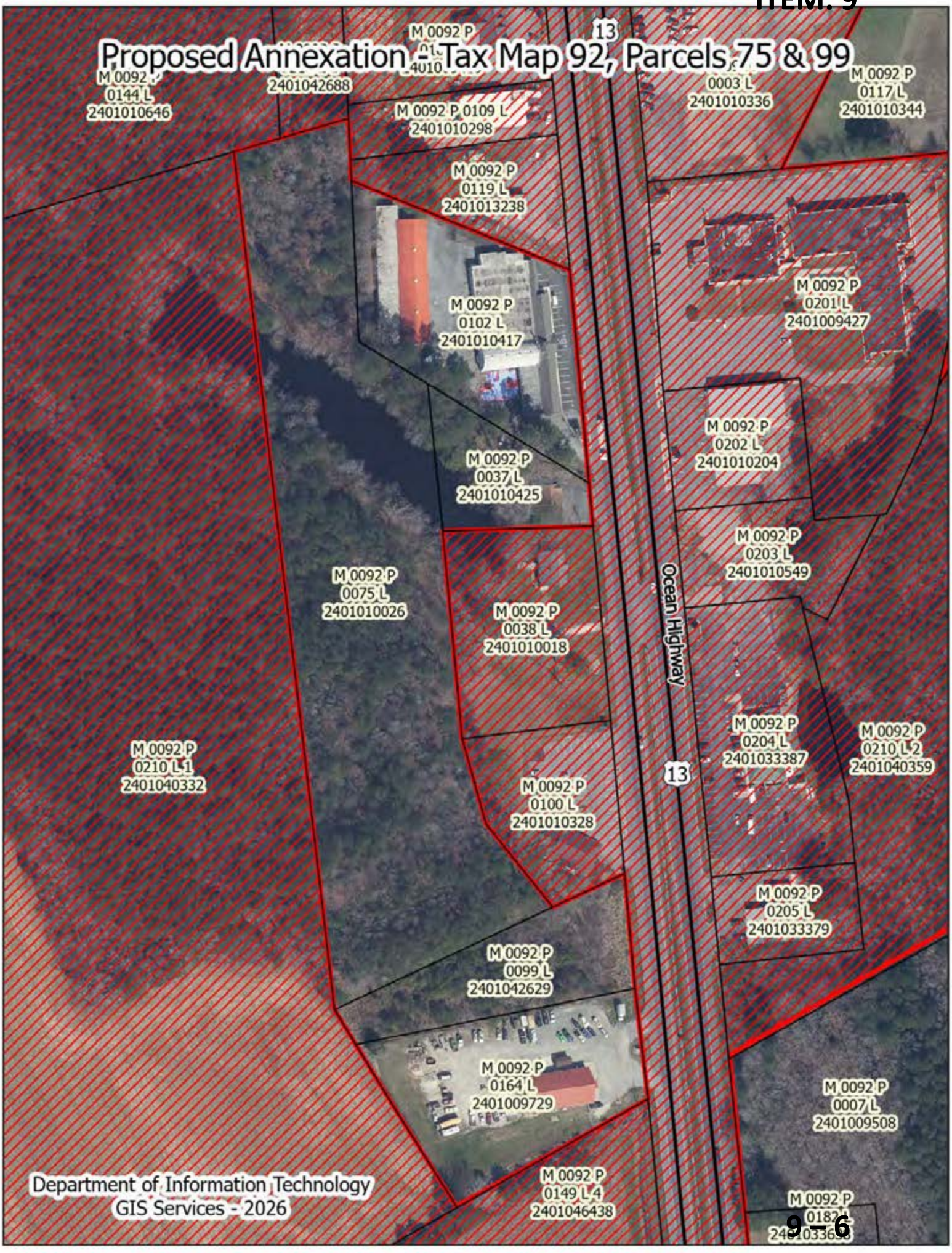
Date: 11/6/26

This proposed annexation by the Town of Pocomoke City brings two properties that share eastern, western, and northern borders with previously annexed properties. They are designated as a Priority Funding Area (PFA) by the Maryland Department of Planning (MDP). The subject properties are shown as potential annexation properties on Map 8 of Section 4, Municipal Growth Element, of Pocomoke City's Comprehensive Plan adopted on October 6, 2014. These properties are located within an existing developed commercial corridor and are currently zoned as commercial (C-2) under the County's zoning ordinance. They sit adjacent to other annexed properties that are also in a PFA.

Parcel 99 abuts US Route 13 on its eastern edge. Part of the implementation of the Town's Comprehensive Plan regarding Economic Development (Chapter 10) focuses on appropriate development along the Rt 13 corridor that support the economic vitality of the region. The County's Land Use Plan in the 2026 *Comprehensive Plan* designates these properties as a Growth Area. As the County worked closely with the Towns in the development of growth areas adjacent to their corporate boundaries to promote orderly growth, a set of conditions was included that would be used to guide and help develop these properties. These properties can be cost-effectively served with adequate public sanitary sewer as there is a sewer force main located on the median of Rt 13. Their corresponding water and sewer designations in the Worcester County *Master Water and Sewer Plan* are S-2/W-2, indicating that service was planned to be eventually provided. While public water has not been provided yet to adjacent properties, adequate potable water is available through private wells until public water distribution mains are run to the area.

Even though the northern portion of Parcel 75 may be limited in its development capacity by a pond that most probably served as a past borrow pit, there are sufficient remaining lands in both parcels that could be developed for the proposed use. Future development could take advantage of adjacent public sewer, adequate roadways, and nearby employment, retailing and other services for their ultimate buildout. There seem to be no conditions present that suggest non-conformance with the principles we try to adhere to relative to growth in areas adjacent to existing municipalities.

If you have any questions about these comments, please do not hesitate to contact me.


Proposed Annexation - Tax Map 92, Parcels 75 & 99
M 0092 P 0144 L 2401010646
2401042688
M 0092 P 0109 L 2401010298
M 0092 P 0119 L 2401013238
M 0092 P 0102 L 2401010417
M 0092 P 0037 L 2401010425
M 0092 P 0075 L 2401010026
M 0092 P 0038 L 2401010018
M 0092 P 0210 L 1 2401040332
M 0092 P 0100 L 2401010328
M 0092 P 0099 L 2401042629
M 0092 P 0164 L 2401009729
M 0092 P 0149 L 4 2401046438
13
0003 L 2401010336
M 0092 P 0117 L 2401010344
M 0092 P 0201 L 2401009427
M 0092 P 0202 L 2401010204
M 0092 P 0203 L 2401010549
Ocean Highway
M 0092 P 0204 L 2401033387
M 0092 P 0210 L 2 2401040359
M 0092 P 0205 L 2401033379
M 0092 P 0007 L 2401009508
Department of Information Technology
GIS Services - 2026

§ 4-416. Planning and zoning authority

West's Annotated Code of Maryland
Local Government
Effective: October 1, 2013

West's Annotated Code of Maryland
Local Government (Refs & Annos)
Division II. Municipalities [Titles 4-8](Refs & Annos)
Title 4. In General (Refs & Annos)
Subtitle 4. Annexation (Refs & Annos)

Effective: October 1, 2013

MD Code, Local Government, § 4-416
Formerly cited as MD CODE, Art. 23A, § 9; MD CODE, Art. 23A, § 19

§ 4-416. Planning and zoning authority

Currentness

(a)(1) Notwithstanding § 4-104(f) of this title, if an area is annexed to a municipality that has planning and zoning authority at the time of annexation, the municipality shall have exclusive jurisdiction over planning, subdivision control, and zoning in the area annexed.

(2) Paragraph (1) of this subsection does not grant any planning or zoning power or subdivision control to a municipality that is not authorized to exercise planning or zoning power or subdivision control at the time of annexation.

(b) Without the express approval of the county commissioners or county council of the county in which the municipality is located, for 5 years after an annexation by a municipality, the municipality may not allow development of the annexed land for land uses substantially different than the authorized use, or at a substantially higher density, not exceeding 50%, than could be granted for the proposed development, in accordance with the zoning classification of the county applicable at the time of the annexation.

(c) Notwithstanding § 4-204 of the Land Use Article and if the county expressly approves, the municipality may place the annexed land in a zoning classification that allows a land use or density different from the land use or density specified in the zoning classification of the county or agency with planning and zoning jurisdiction over the land prior to its annexation applicable at the time of the annexation.

Credits

Added by Acts 2013, c. 119, § 2, eff. Oct. 1, 2013.

MD Code, Local Government, § 4-416, MD LOCAL GOVT § 4-416
Current with all legislation from the 2026 Regular Session and 2026 1st Special Session of the General Assembly. Some statute sections may be more current, see credits for details

END OF DOCUMENT

§ ZS 1-210. C-2 General Commercial District. [Amended 7-19-2011 by Bill No. 11-3]; 6-20-2017 by Bill No. 17-6; 11-21-2017 by Bill No. 17-11; 11-19-2024 by Bill No. 24-09; 9-16-2025 by Bill No. 25-03; 10-7-2025 by Bill No. 25-04]

(a) Purpose and intent. This district is intended to provide for more intense commercial development serving populations of three thousand 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.

(b) Permitted principal uses and structures. The following uses and structures are permitted in the C-2 District:

(1) Motels and hotels. Minimum lot requirements shall be: lot area, forty thousand square feet [see § ZS 1-305(l) hereof]; lot area per unit, one thousand square feet; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

(2) Retail or service establishments.

A. These include:

1. Retail businesses.
2. Personal service businesses.
3. Restaurants, fast-food restaurants, convenience food stores, bars and nightclubs, including entertainment and dancing, but not including dry nightclubs.
4. General and professional offices.
5. Indoor commercial recreation establishments, such as bowling alleys, arcades and theaters.
6. Doctors offices and clinics for human outpatient medical treatment.
7. Bakery, laundry or dry cleaning establishments.
8. Veterinary clinics or kennels, including outside pens and runways.
9. Self-service or full-service car washes.
10. Funeral homes.
11. Body piercing or tattoo establishments.
12. Commercial parking lots and parking garages.

B. Minimum lot requirements shall be: lot area, six thousand square feet [see

Downloaded from https://ecode360.com/WO1426 on 2026-11-06

§ ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet. Furthermore, the gross floor area, including storage, for any single business establishment shall not exceed sixty thousand square feet and the total gross floor area of all business establishments on the parcel shall not exceed one hundred thousand square feet, subject to the provisions of § ZS 1-325 hereof. See additional provisions in Subsection (f) of this section.

(3) Contractors' shops, wholesale establishments, warehousing, and storage.

A. These include:

1. Contractors' shops, equipment and material storage yards, such as electrician, carpenter, plumber, HVAC, sheet metal, sign painting, printing, upholstery, furniture, painting or interior decorating, including retail sales, merchandise fabrication and repair.

2. Wholesale businesses, including packaging, warehousing, storage and distribution but excluding fuels and other flammable liquids or explosives.

3. Self-storage centers.

B. Minimum lot requirements shall be: lot area, six thousand square feet [see § ZS 1-305(1) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet and subject to the provisions of § ZS 1-325 hereof. Furthermore, with the exception of warehousing and self-storage centers, the gross floor area, including storage, for any single business establishment shall not exceed fifteen thousand square feet, and the total gross floor area of all business establishments on a parcel shall not exceed one hundred thousand square feet in gross floor area. For warehousing the total square footage shall not exceed one hundred thousand square feet in gross floor area and for self-storage centers the total square footage shall not exceed forty thousand square feet of gross floor area. Any outdoor areas devoted to storage, repair, fabrication, display, and similar uses shall not exceed two acres and shall be buffered from adjoining properties in accordance with § ZS 1-322(e)(2) hereof. See additional provisions in Subsection (f) of this section.

(4) Vehicle, watercraft and equipment sales and service establishments.

A. These include:

1. Automotive, farm implement, manufactured home, recreational vehicle, watercraft, truck or equipment sales, service or rental establishments, including fuel and parts sales.

2. Sale and repair of agricultural and seafood implements and supplies, fertilizer, grain and feed. Facilities for the bulk handling of fertilizer, grain and other materials shall be located at least two hundred feet from all perimeter property lines and public road rights-of-way.

Downloaded from https://ecode360.com/WO1426 on 2026-11-06

B. Minimum lot requirements shall be: lot area, six thousand square feet [see § ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet and subject to the provisions of § ZS 1-325 hereof. The total square footage shall not exceed fifty thousand square feet in gross floor area and any outdoor areas devoted to storage, repair, fabrication, display, and similar uses shall not exceed four acres. Furthermore, other than display areas such outdoor uses shall be buffered from adjoining properties in accordance with § ZS 1-322(e)(2) hereof. Display areas shall be landscaped in accordance with § ZS 1-322(e)(3) hereof. See additional provisions in Subsection (f) of this section.

(5) Manufactured homes for nonresidential uses, limited to the uses permitted in the C-2 District and subject to the lot requirements specified for such uses, subject to the provisions of §§ ZS 1-314 and ZS 1-325 hereof.

(6) Nursing facilities and assisted living facilities. Minimum lot requirements shall be: lot area, twenty thousand square feet; lot width, one hundred feet; front yard setback, twenty feet; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

(7) Day-care centers. Minimum lot requirements shall be: lot area, six thousand square feet [see § ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, thirty feet; and subject to the provisions of § ZS 1-325 hereof.

(8) Churches, temples and mosques. Minimum lot requirements shall be: lot area, twenty thousand square feet; lot width, two hundred feet; front yard setback, thirty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, twenty feet; and rear yard setback, twenty feet.

(9) Firehouses, governmental offices and other public buildings, structures and uses of an administrative or public-service type. Minimum lot requirements shall be: lot area, twenty thousand square feet; lot width, one hundred feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

(10) Public, private and commercial cultural, social and recreational areas and centers, including community centers, fraternal lodges, country clubs, marinas and boat landings. Minimum lot requirements shall be: lot area, twenty thousand square feet; lot width, one hundred feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

(11) Public and private (commercial and noncommercial) marinas and marine yards, including fueling, boat launching and recovery, dry storage of seaworthy boats in operable condition, if screened from adjoining public road rights-of-way and properties, maintenance facilities for all types of hull, deck and interior repairs and painting and boat construction. Minimum lot requirements shall be: lot area, twenty thousand square feet; lot width, one hundred feet; front yard setback, twenty-five feet [see § ZS 1-305(b)

Downloaded from https://ecode360.com/WO1426 on 2026-11-06

hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

(12) Biodiesel facilities, including compounding, blending and processing of biodiesel fuel within an enclosed structure not to exceed five thousand square feet in gross floor area but not including any other refining or processing of by-products or ingredients. Bulk storage and wholesaling of biodiesel fuel is permitted as an incidental use to the biodiesel facility. Minimum lot requirements shall be: lot area, forty thousand square feet; lot width, two hundred feet; front yard setback, thirty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, fifty feet; and rear yard setback, fifty feet; and subject to the provisions of § ZS 1-325 hereof.

(13) Conversion of buildings or structures lawfully existing as of the date of this amendment to biodiesel facilities, including compounding, blending and processing of biodiesel fuel but not including any other refining or processing of by-products or ingredients. Such converted buildings or structures shall not have an enclosed area exceeding five thousand square feet devoted to this use. Bulk storage and wholesaling of biodiesel fuel is permitted as an incidental use to the biodiesel facility. Minimum lot requirements shall be: lot area, forty thousand square feet; lot width, two hundred feet; front yard setback, thirty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, fifty feet; and subject to the provisions of § ZS 1-325 hereof.

(14) Public utility structures and properties other than essential services as defined in § ZS 1-121 hereof, including cross-County lines and mains of all kinds, subject to the provisions of § ZS 1-325 hereof. Minimum lot requirements for construction, maintenance or storage buildings or yards shall be: lot area, twenty thousand square feet; lot width, one hundred feet; front yard setback, thirty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, thirty feet; and rear yard setback, thirty feet. See § ZS 1-328 hereof for lot requirements for all other facilities. During its review of any public utility structure or property, the Planning Commission may require screening, buffering or landscaping of said structure or property where deemed necessary to protect adjoining land uses.

(15) Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests. Minimum lot requirements shall apply to structures only and shall be: lot area, forty thousand square feet; lot width, two hundred feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, twenty feet; and rear yard setback, twenty feet.

(16) The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure, subject to the provisions of § ZS 1-343 hereof.

(17) Freestanding towers up to one hundred fifty feet and monopoles up to one hundred ninety-nine feet in height, subject to the provisions of § ZS 1-343 hereof.

(18) Small and medium wind energy conversion systems up to a maximum of one hundred fifty feet in height, subject to the provisions of § ZS 1-344 hereof.

Downloaded from https://ecode360.com/WO1426 on 2026-11-06

(19) Major and minor subdivisions for those uses listed as permitted principal uses and structures or as special exceptions in the C-2 District only, in accordance with the provisions of § ZS 1-311 hereof.

(20) Supported living facilities as defined by § ZS 1-103(b). Minimum lot requirements shall be: lot area, twenty-four thousand square feet [see § ZS 1-305(1) hereof]; maximum density, twelve units per acre; lot width, eighty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; rear yard setback, twenty-five feet; and subject to the provisions of § ZS 1-325 hereof.

(21) For those properties directly adjacent to the R-3 Multi-family Residential District or R-4 General Residential District, multi-family dwelling units as an accessory use to an established commercial structure or use of land if sixty-five percent or more of the net lot area of the parcel is improved with uses permitted in the C-2 General Commercial District. Minimum lot requirements for the multi-family dwelling units shall be: lot area, twelve thousand square feet [see § ZS 1-305(l) hereof]; maximum density, ten units per net acre; lot width, eighty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

(22) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

(c) Special exceptions. The following principal uses and structures may be permitted by special exception in the C-2 District in accordance with the provisions of § ZS 1-116(c) hereof:

(1) Outdoor commercial recreation establishments.

A. These include:

1. Swimming pools, water slides and water parks.

2. Miniature golf and golf driving ranges.

3. Batting cages.

4. Boat and personal watercraft rentals.

5. Skating rinks and skateboard parks.

6. Playing fields.

7. Racket clubs.

B. Minimum lot requirements shall be: lot area, one acre, with a maximum lot area of five acres;[see § ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet, and subject to the provisions of § ZS 1-325 hereof. Such establishments shall be screened in accordance with § ZS 1-322(e)(1) hereof and located at least one hundred feet from any E, R or V District.

(2) Drive-in theaters, provided that the screen is located so that the picture shall not be

Downloaded from https://ecode360.com/WO1426 on 2026-11-06

visible from any public road right-of-way and such that the screen shall be at least one hundred feet from any perimeter property line or public road right-of-way and further provided that no drive-in theater shall air, display, show, or provide any adult-oriented entertainment or material on any theater screen at any time nor shall any drive-in theater air, display, show, or provide any adult-oriented entertainment or material in any other manner unless the property on which said theater is located is within a district in which an adult-oriented business is allowed and which meets all applicable requirements for an adult-oriented business. Minimum lot requirements shall be: lot area, five acres; lot width, five hundred feet, front yard setback, thirty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, twenty feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

(3) Dry nightclubs. Minimum lot requirements shall be: lot area, six thousand square feet [see § ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof and § PH 1-108 of the Public Health Article of the Code of Public Local Laws of Worcester County, Maryland.

(4) Landing, storage and processing facilities for seafood. Minimum lot requirements shall be: lot area, twenty thousand square feet; lot width, one hundred feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

(5) Single-family or multi-family dwelling units contained in, as a part of or attached to a principal commercial structure. Minimum lot requirements shall be as established for the principal commercial structure. Subject to the provisions of § ZS 1-325 hereof and to the following limitations:

A. Where the area devoted to commercial use is ten thousand square feet or less, the total gross square footage of all residential units shall not exceed one hundred percent of the total gross square footage of the building area devoted to commercial use.

B. Where the area devoted to commercial use is greater than ten thousand square feet but less than fifty thousand square feet, the total gross square footage of all residential units shall not exceed fifty percent of the total gross square footage of the building area devoted to commercial use.

C. Where the area devoted to commercial use exceeds fifty thousand square feet, the total gross square footage of all residential units shall not exceed twenty-five percent of the total gross square footage of the building area devoted to commercial use.

(6) Dormitories. Minimum lot requirements shall be: lot area, forty thousand square feet [see § ZS 1-305(l) hereof]; lot area per sleeping room, one thousand square feet; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, thirty feet; and rear yard setback, fifty feet; and subject to the provisions of § ZS 1-325 hereof.

Downloaded from https://ecode360.com/WO1426 on 2026-11-06

(7) Hospitals, sanatoriums and other institutions for human medical treatment. Minimum lot requirements shall be: lot area, two acres; lot width, two hundred feet; front yard setback, thirty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, twenty feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

(8) Bulk storage or wholesaling of fuels and other flammable liquids. Minimum lot requirements shall be: lot area, forty thousand square feet; lot width, two hundred feet; front yard setback, thirty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, fifty feet; and rear yard setback, fifty feet; and subject to the provisions of § ZS 1-325 hereof. The Board shall require construction and/or additional setbacks to adequately protect the public from hazard.

(9) Transportation stations or terminals (including truck, rail or watercraft). Minimum lot requirements shall be: lot area, forty thousand square feet; lot width, two hundred feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

(10) Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas, in accordance with the provisions of § ZS 1-328 hereof.

(11) Spray irrigation fields and storage lagoons for Class II effluent in accordance with the provisions of § ZS 1-328(g) hereof.

(12) Dredge spoil disposal sites. Lot requirements for dredge spoil disposal sites, special conditions of operation and conditions regarding reclamation of sites shall be as specified by the Board of Zoning Appeals.

(13) The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure, subject to the provisions of § ZS 1-343 hereof.

(14) Heliports, subject to the provisions of § ZS 1-345 hereof.

(15) Cannabis dispensaries. Minimum lot requirements shall be: lot area, six thousand square feet [see § ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet. Furthermore, the gross floor area, including storage, for any single business establishment shall not exceed sixty thousand square feet and the total gross floor area of all business establishments on the parcel shall not exceed one hundred thousand square feet, subject to the provisions of §§ ZS 1-325 and PH 1-110 hereof. See additional provisions in Subsection (f) of this section.

(16) Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the C-2 District, subject to the provisions of § ZS 1-325 hereof.

(d) Accessory uses and structures. The following accessory uses and structures shall be permitted in the C-2 District:

Downloaded from https://ecode360.com/WO1426 on 2026-11-06

(1) On-site housing for the owner, caretaker or employees, including their immediate families, of the principal business on the site, subject to the provisions of § ZS 1-325 hereof. Such on-site housing may include accessory apartments in accordance with § ZS 1-338 hereof and manufactured homes in accordance with § ZS 1-314(b) hereof.

(2) For motel/hotel developments: parking garages and areas, swimming pools, recreation facilities and other customary accessory uses and structures for the use of guests only.

(3) Signs on the premises advertising a lawful use conducted on the premises and temporary and directional signs. All signs shall be subject to the provisions of § ZS 1-324 hereof.

(4) Waterfront structures, subject to the provisions of § NR 2-102 of the Natural Resources Article of the Code of Public Local Laws of Worcester County, Maryland and § ZS 1-335 hereof.

(5) Temporary buildings and structures, subject to the provisions of § ZS 1-334 hereof.

(6) Generally, uses and structures customarily associated with and directly incidental to the permitted principal uses and structures.

(e) Height regulations. Except for certain other buildings, structures or parts thereof as provided in § ZS 1-305 hereof, no principal or accessory structure shall exceed either four stories or forty-five feet in height.

(f) Additional provisions. The following additional provisions shall apply to all uses and structures in the C-2 District:

(1) Processes and equipment employed and goods processed, stored or sold shall be limited to those which are not objectionable by reason of light trespass, hazard, fire, odor, dust, smoke, cinders, gas, noise, vibration, radiation, refuse matter, water-carried waste or other nuisance.

(2) All commercial uses and structures shall be subject to the provisions of §§ ZS 1-322 and ZS 1-325 hereof.

(3) Any side yard setback for a commercial building in the C-2 District may be reduced to zero where a party wall is provided.

(4) No active outdoor commercial activity, including, without limitation, sales, amusements, entertainment, processing or fabrication, except for the acceptance of deliveries, shall be permitted between the hours of 2:00 a.m. and 6:00 a.m.

(5) Any dwelling unit or manufactured home for residential purposes legally existing as of the effective date of this Title may be subdivided from the main parcel, provided that the newly created parcel meets all of the lot requirements for such dwelling unit or manufactured home as specified in the R-4 General Residential District (see § ZS 1-208 hereof) and the remaining portion of the main parcel meets all of the lot requirements for the existing or proposed commercial use of the property.

(g) Other regulations. The uses and structures permitted in the C-2 District shall be subject to the applicable regulations contained in Subtitle ZS1:I, General Provisions, and Subtitle ZS1:III,

Downloaded from https://ecode360.com/WO1426 on 2026-11-06

Supplementary Districts and District Regulations, of this Title.

Downloaded from https://ecode360.com/WO1426 on 2026-11-06

ARTICLE VIII
Planned Redevelopment District (PRD) Floating Zone

§ 230-55. Purpose and intent.

The Planned Redevelopment District (PRD) is a floating zone. That means that while regulations are adopted to govern any development within a PRD, no such district is pre-mapped on the City's Official Zoning Map. The PRD is intended to permit master planned developments that the City Council determines are consistent with the Pocomoke City Comprehensive Plan, meet the requirements for PRDs in the Pocomoke City Zoning Ordinance and that are consistent with the following purposes:

A. Accommodate growth in older sections of Pocomoke City by encouraging and facilitating new development on vacant, bypassed and underutilized land.

B. Encourage efficient use of land and public services.

C. Stimulate development investment in areas suffering from economic and/or structural decline.

D. Encourage investment in infill and redevelopment projects by providing flexible development standards that permit innovative design solutions.

E. Create high-quality neighborhoods.

F. Implement the goals, objectives, and policies of the Pocomoke City Comprehensive Plan.

G. Encourage compact mixed-use development that is pedestrian-scaled.

The PRD does not give any entitlements to develop, but permits development and land use pursuant to an approved Master Development Plan that meets the requirements of the Pocomoke City Zoning Ordinance and that is approved by the City Council at the time the PRD is applied to specific parcels of land. It is further the intent of the PRD to permit flexible development standards for projects. Subject to the specific standards applicable to PRDs, flexible development standards to increase density, reduce lot areas, widths and yards, increase minimum building dimension and allow limited nonresidential uses may be permitted at the discretion of the Mayor and Council subject to proof of good cause and benefit to the development and the community, and upon recommendation by the Planning Commission. Building height and coverage may vary so long as the project average is consistent with the neighborhood scale, fits with best examples of local architecture patterns, and does not constitute a disruptive condition to the identity of the area.

§ 230-56. Applicability.

The PRD classification may only be applied to areas designated as a Planned Redevelopment District on the Pocomoke City Official Zoning Map.

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

§ 230-57. Principal permitted uses.

Principal permitted uses in the PRD shall be the principal permitted uses in the R-3 Multifamily District. The Planning Commission may recommend and the City Council may approve small retail, business or office uses within the PRD provided such uses are:

A. Clearly incidental and secondary to the primary residential use of the property;

B. Primarily serve local residents;

C. Located on the ground floor of the building(s) in which the use or uses are proposed; and

D. Appropriately integrated into the overall design of the PRD.

§ 230-58. Conditional uses.

A. Conditional uses requiring Board of Appeals authorization shall be those conditional uses permitted in the R-3 Multifamily District.

B. Conditional uses, when included in an approved Master Development Plan, shall be treated as a permitted uses in the PRD.

§ 230-59. Development standards.

Except as may be provided below PRD projects shall conform to the regulations and development standards applicable to the R-3 Multifamily Residential Zoning District.

A. Height regulations.

(1) Maximum building height shall be in accordance with a Master Development Plan approved as part of a PRD development, however no principal structure shall exceed 40 feet in height and no accessory structure shall exceed 1 1/2 stories or 25 feet in height.

(2) The Planning Commission may permit architectural features to extend above the forty-foot height limit provided that such features create no additional living space. Examples of such features include the following:

(a) Fire or parapet walls, cupolas, steeples, flagpoles, smokestacks, masts, water tanks or other roof superstructures.

(b) Monitors, scenery lofts, penthouses or roof structures for housing elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building.

B. Area, yard and bulk regulations. Minimum lot area, width and yard requirements shall be in accordance with the approved Master Development Plan for the PRD.

C. Density. The maximum allowable density (dwelling units per acre) shall be established based on a Master Development Plan recommended for approval by the Planning Commission and approved by the Mayor and Council as part of a PRD development. Residential density exceeding that permitted in the R-3 Multifamily District may be approved by the Mayor and Council subject to proof of good cause and benefit to the development and the community

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

and upon recommendation by the Planning Commission. Densities in excess of the maximum permitted are not an entitlement in a PRD district. If the Planning Commission recommends, and the Mayor and Council find that the quality and characteristics of the proposed PRD project warrant, a density of up to 25 units per gross acre may be permitted.

D. Open space. PRD projects shall provide on-site open space areas at least equal to 25% of the total land area. For the purposes of this subsection, open space is defined as land intended for active or passive recreation and free of residential or service structures and uses. Parking spaces, driveways and roadway shall not be included when computing open space areas. Upon recommendation of the Planning Commission the City Council may accept an in-lieu fee for all or part of the required open space.

E. Length of building. Generally, any horizontal dimension of a building should not exceed 200 feet. The Planning Commission may recommend and the Mayor and Council may approve larger buildings if it is determined that such buildings are generally consistent with City architectural patterns and will not adversely impact adjacent property values or the existing neighborhood character.

F. Parking. Off-street parking standards applicable in the R-3 Multifamily District shall apply except that the Planning Commission may require additional off-street parking if it is determined that parking demand related to the proposed uses may exceed off-street parking capacity and overflow parking may adversely impact adjacent streets.

G. Accessory uses. Accessory uses in the PRD shall be those accessory uses permitted in the R-3 Multifamily District.

§ 230-60. Procedure for approval of a PRD District Floating Zone amendment and Master Development Plan approval.

A. Purpose. The purpose and intent of the PRD floating zone amendment process is to permit specific and detailed mapping of areas and to provide for the creation of a Master Planned Development.

B. Preliminary application. Preliminary application for a floating zone amendment for a PRD and Master Development Plan approval shall be made to the City Council. Preliminary applications shall include:

(1) A written petition for location of a PRD District and approval of a Master Development Plan, signed by the owners, and contract purchasers, if any, of the property that is the subject of the petition.

(2) A narrative describing the following:

(a) Statement of present and proposed ownership of all land within the development;

(b) Overall objectives of the proposed Master Development Plan and a statement of how the proposed development concept corresponds to and complies with the purpose and intent the PRD and the Pocomoke City Comprehensive Plan;

(c) Method of providing sewer and water service and other utilities, such as, but not

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

limited to, telephone, gas, and electric services;

(d) Storm drainage areas and description of stormwater management concepts to be applied;

(e) Method of and responsibility for maintenance of open areas, private streets, recreational amenities, and parking areas;

(f) If a petitioner desires to develop the property in phases, a preliminary phasing plan indicating:

[1] The phase(s) in which the project will be developed, indicating the approximate land area, uses, densities, and public facilities to be developed during each phase.

[2] If different land use types are to be included within the Master Development Plan, the plan should include the mix of uses anticipated to be built in each phase.

(3) A Master Development Plan, which includes:

(a) Boundary survey of the area subject to the application;

(b) Graphic and tabular presentation of proposed site development information that clearly depicts the following:

[1] Total acreage of subject property and identification of all adjoining landowners;

[2] Existing topography and vegetation features and proposed grading, landscaping, drainageways, utility lines, easements and other physical features;

[3] Description of proposed land uses and proposed area, yard and bulk standards;

[4] Location and site of all buildings and structures;

[5] Area devoted to parking facilities, access roads, walkways, driveways, parking areas and exterior lighting;

[6] Drawing showing floor plans of residential units front and rear elevations and side elevations;

[7] Maximum number of dwelling units and approximate densities; and

[8] Location of common open space areas, sensitive resource areas (environmental or cultural), and proposed public facilities.

C. Referral of preliminary application to Planning Commission. Upon receipt of an application for a PRD floating zone, the City Council shall refer the application to the Planning Commission for review in accordance with paragraph D below.

D. Planning Commission review and recommendation - Floating Zone Amendment and Master

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

Development Plan.

(1) The Planning Commission shall review the floating zone amendment request and Master Development Plan for compliance with the requirements of this Ordinance and consistency with the Pocomoke City Comprehensive Plan. The Planning Commission shall evaluate how the proposal meets the Pocomoke City Comprehensive Plan and other factors; and may retain outside consultants at the expense of the developer to assist the Planning Commission in the evaluation of the proposed PRD.

(a) The Planning Commission shall evaluate the degree to which the floating zone request and Master Development Plan incorporates and/or addresses the PRD purposes and furthers the goals and objectives of the Pocomoke City Comprehensive Plan.

(b) The Planning Commission may make reasonable recommendations to the petitioner regarding changes to the Master Development Plan proposal, which, in the judgment of the Commission, shall cause the proposal to better conform to the requirements of the Pocomoke City Comprehensive Plan and the purpose and intent of the PRD. The petitioner may resubmit the Master Development Plan to the Planning Commission in consideration of the Commission's comments.

(c) The Planning Commission may conduct a public hearing as provided in § 230-111.

(2) After deliberations the Planning Commission shall return the Master Development Plan, with any suggested revisions, together with written comments and recommendations concerning the floating zone to the City Council for action pursuant to the floating zone and Master Development Plan approval process.

E. City Council Approval of Floating Zone and Master Development Plan.

(1) The City Council shall review the Master Development Plan and other documents, together with such comments and recommendations as may have been offered by the Planning Commission.

(2) The City Council may approve or disapprove the proposed floating zone map amendment and associated Master Development Plan, and shall follow the procedures set forth in Article XVII for the approval of district changes and other amendments. Concurrently with the approval of a floating zone, the City Council shall also approve the Master Development Plan, which, in addition to the provisions of the PRD, shall govern the subdivision and/or development of the property. In approving the PRD floating zone map amendment, the City Council shall make findings of fact, including, but not limited to the following matters: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the surrounding areas, and the relationship of the proposed amendment to the Pocomoke City Comprehensive Plan. The City Council may approve the PRD map amendment if it finds that the proposed floating zone amendment is:

(a) Consistent with the Pocomoke City Comprehensive Plan;

(b) Consistent with the stated purposes and intent of the PRD District;

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

(c) Complies with the requirements of this Pocomoke City Zoning Code; and

(d) Is compatible with adjoining land uses.

(3) After approval of a floating zone amendment by the City Council, two complete copies of the approved Master Development Plan shall be filed with the City Clerk. One additional complete copy of the approved Master Development Plan shall be filed with the Planning Commission for reference during its subsequent review and approval of subdivision plats and/or site plans.

(4) When a PRD Development is to be constructed in phases, final subdivision plat(s) shall not be required for a phase until such time as applications have been filed for a federal, state, or local permit for construction of that particular phase.

(5) As part of the final Master Development Plan approval, the City Council may approve a date for initiation of the proposed development.

F. Additional required procedures.

(1) The administrative procedures for approval of a site plan for property located within the PRD are set forth in the Pocomoke City Zoning Ordinance. Site plans shall conform to the approved Master Development Plan.

(2) The administrative procedures for approval of a subdivision located within the PRD District shall be those of the Pocomoke City Subdivision Regulations set forth in the City Code. Final subdivision plats shall conform to the approved Master Development Plan.

(3) Any development, site plan or subdivision approval for land in a PRD shall be consistent with the provisions of the PRD, and the specific Master Development Plan applicable to the property, as approved or amended by the City Council.

G. Amendment of Master Development Plan.

The procedure for amendment of an approved Master Development Plan shall be the same as for a new application, except that minor amendments of a Master Development Plan may be approved by the Planning Commission at a regular meeting. The Planning Commission shall provide a summary of any minor amendments they approve to the City Council for information purposes.

Using the guidelines set forth below, the Planning Commission shall determine whether the proposed amendment is a "minor amendment". An amendment shall be deemed a "minor amendment", provided that such amendment:

(1) Does not conflict with the applicable purposes and land use standards of this Ordinance;

(2) Does not prevent reasonable access of emergency vehicle access or deprive adjacent properties of adequate light and air flow;

(3) Does not significantly change the general character of the land uses of the approved Master Development Plan;

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

(4) Does not result in any substantial change of major external access points;

(5) Does not increase the total approved number of dwelling units or height of buildings; and

(6) Does not decrease the minimum specified setbacks, open space area, or minimum or maximum specified parking and loading spaces.

The phrase "minor amendments" includes, but is not limited to, changes to: the location, number or types of uses within the PRD Development or any phase(s) thereof, subject to 3, above; internal road locations or configurations; the number, type or location of dwelling units, subject to 5, above; and the location of public amenities, services or utilities.

Any amendment of a Master Development Plan that may adversely impact upon the delivery or the City's cost of public utilities, public services, public infrastructure, or otherwise adversely affects amenities available to the public or the public health and safety shall not be considered a minor amendment.

H. Conflict with other articles. Provisions of the PRD Floating zone when found to be in conflict with other provisions of the Pocomoke City Zoning Ordinance and/or the Pocomoke City Subdivision Regulations shall supersede those other provisions with which they conflict.

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

ARTICLE VII
R-3 Multifamily District

§ 230-46. Applicability.

The uses contained in this article shall be permitted and the following regulations and the applicable regulations contained in other Articles shall apply in the R-3 Multifamily District.

§ 230-47. Principal permitted uses.

Principal permitted uses in the R-3 District shall be as follows:

A. Single-family dwellings.

B. Churches and parish houses.

C. Schools and colleges for academic instruction.

D. Public parks, playgrounds, community centers, golf courses and buildings or properties of a cultural or conservation nature.

E. Two-family dwellings (duplex) existing, new construction or construction for which a building permit has been issued as of the effective date of this subsection.

F. Multifamily dwellings existing or for which a building permit has been issued as of the effective date of this subsection and subject to the provisions of § 230-53.

G. Townhouse developments existing or for which a building permit has been issued as of the effective date of this subsection and subject to the provisions of § 230-54.

H. Home occupations (Type 1). **[Added 12-4-2021 by Ord. No. 449]**

§ 230-48. Conditional uses.

Conditional uses requiring Board authorization shall be as follows:

A. Public and semi-public buildings.

B. Hospitals, sanatoriums and religious or charitable institutions (not for contagious disease, mental, liquor or drug patients and not for penal or correctional institutions), provided that any such establishment must comply with the distance requirements of § 230-28.

C. Cemeteries, provided that no graves or burial lots are located in the required front yard or required side yard setbacks.

D. Public utilities, cables, utility poles, pipelines, railroad lines or any other utility located on a private right-of-way.

E. Boat landings (docks or wharves).

F. Licensed family day-care provider homes, nursery schools or day-care centers, provided that there is established and maintained in connection therewith a completely fenced play lot of

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

adequate size in the rear setback area only. Such fence must be at least four feet but no greater than six feet in height and constructed in a manner such that it will not permit children or small animals to pass through it, provided also that any family day-care provider home or nursery school building must be located not less than six feet from any other lot in any residential (R) district, and any licensed day-care center must be located not less than 20 feet from any other lot in any residential (R) district. All such facilities must be properly licensed by the State of Maryland and must obtain a City business license annually.[1]

G. Recreational clubs and facilities for private noncommercial use, private clubs, lodges and meeting places.

H. Home occupations (Type 2). **[Amended 12-4-2021 by Ord. No. 449[2]**

I. Rest homes, nursing homes, or assisted living facilities or adult care centers, for transients or permanent residents.

J. Professional offices for attorneys, medical doctors, psychologists, dentists and accountants, provided that any new building shall be designed and constructed in such a manner as to resemble a residential dwelling compatible with existing residential dwellings in the immediate neighborhood and no alteration to existing buildings is made or mechanical equipment is used which is not customary in residential dwellings. An indirectly lighted sign not over one square foot in area shall be permitted in connection with such profession.

K. Increasing the number of dwelling units in any existing multifamily dwelling that was expressly designed as a multifamily residential building.

L. The keeping of more than one roomer or boarder by a resident family.

M. Community residential facility (group home).

N. A bed-and-breakfast type business for overnight lodgings and breakfast, provided that appropriate parking and other requirements of Chapter 230 are met. The number of rentable rooms to be determined by the Board following a public hearing.[3]

§ 230-49. Accessory uses.

Accessory uses in the R-3 District shall be as follows:

A. Private garages, parking areas, swimming pools, satellite television earth stations and other customary outbuildings and structures.

B. Temporary real estate signs complying with § 230-89.

---

1. **Editor's Note: Section Four of this ordinance provides as follows: "The provisions of §§ 230-40F and 230-47F as amended by this ordinance shall not apply to family day-care provider homes, day-care centers or nursery schools which are duly licensed by the State of Maryland or have formally applied for such licensing on or before March 1, 1992, which meet the fencing requirements set forth in Section 2 of this ordinance and which have obtained a City license. However, any such property which shall subsequently cease to be used as a family day-care home, day-care center or nursery school for a period of 90 days or shall lose its state licensing shall no longer be exempt from the provisions of Chapter 230 as amended hereby."**
2. **Editor's Note: This ordinance also repealed former Subsection I, regarding home occupations, which immediately followed. This ordinance also provided for the redesignation of former Subsections J through O as Subsections I through N, respectively.**
3. **Editor's Note: Former Subsection P, regarding solar energy equipment, which immediately followed this subsection, was repealed 2-6-2017 by Ord. No. 429. See now § 230-49G.**

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

C. Identification signs displaying only the name and nature of the premises or the occupant thereof or directing the way thereto, not exceeding eight square feet in area.

D. One bulletin board or sign permitted for a church, school or other public or semi-public building, not to exceed 24 square feet in size, which may be indirectly lighted.

E. The keeping of not more than two roomers or boarders by a resident family.

F. A multifamily development of more than 40 units or a subdivision of more than 40 lots may have one sign not to exceed 24 square feet in area, which may be indirectly lighted and may be attached or mounted on a pedestal or base that is proportional to the sign and to the site maximum overall sign height including base or pedestal may not exceed five feet. Any such sign must be set back at least 10 feet from the property line to allow for adequate traffic visibility.

G. Solar energy equipment, subject to the following: **[Added 2-6-2017 by Ord. No. 429]**

(1) Solar energy equipment may be on roofs of principal buildings or ground-mounted.

(2) Placement of solar energy equipment is not permitted within the required front yard setback unless the Zoning Administrator determines that it is adequately screened from view from the public way so as to preclude any glare from the equipment which would adversely impact the vision of motorists on the public way. It is understood that this equipment may, on occasion, be visible from the public way even if located in the side or the rear yard.

(3) If the solar energy equipment is unable to be located on the roof of the principal structure as is preferred, placement of ground-mounted solar energy equipment in the required side or rear yard may be permitted only if the equipment is not located in the required setback for a structure in the subject zone from the property line or a distance equal to the height of the accessory structure, whichever is greater.

(4) The solar energy equipment must be adequately screened from view of residential neighbors by appropriate vegetative screening or appropriate and adequate solid fencing.

(5) Any proposed fencing must comply with all applicable height requirements. Natural-colored fencing is preferred.

(6) Roof-mounted solar energy equipment shall be located so as not to increase the total height of the structure above the maximum allowable height of the structure on which it is located, in accordance with the applicable zoning regulations.

(7) The Zoning Administrator, prior to issuing a permit for the placement of any solar energy equipment, shall be provided with any requested information in regard to proving compliance with this section. This information may include sun and shadow diagrams specific to the subject proposed installation which would enable the Zoning Administrator to determine if solar access will be impaired due to the proposed location or to the location of objects which may obstruct the solar access.

(8) The Zoning Administrator may also require submission of detailed information,

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

including maps, plans or dimensioned sketches, showing the proposed location, including setbacks from property lines or distances from structures which are used for habitation on neighboring properties.

(9) The Zoning Administrator may also require the submission of an as-built plan showing the actual location of any installed solar energy equipment. If the equipment is not installed as permitted, the Zoning Administrator may order its removal and/or relocation as appropriate.

§ 230-50. Height regulations.

No principal structure shall exceed three stories (40 feet in height), and no accessory structure shall exceed 1 1/2 stories (25 feet) in height. All public and semi-public utility buildings and structures must meet the requirements of § 230-93.

§ 230-51. Area, yard and bulk regulations.

Lot area, width and yard requirements shall be as follows:

A. Lot area and width requirements.

Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Lot Area Per Family (square feet)
Single-family dwellings	6,000	50	6,000
Duplexes	6,000	50	3,000 per unit
Multifamily	(14 units per acre)		
Churches	2 acres	200	
Schools and colleges	5 acres	200	
Public utility uses	6,000	100	
Other permitted uses	6,000	50	

B. Yard requirements.

Type of Use	Front Yard Depth (feet)	Side Yard Least Width (feet)	Side Yard Sum of Widths (feet)	Rear Yard Depth (feet)
Single-family dwellings	25	6	16	35
Duplexes	30	10	20	35
Multifamily	35	35	70	35
Churches	35	25	50	40

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

Type of Use	Front Yard Depth (feet)	Side Yard Least Width (feet)	Side Yard Sum of Widths (feet)	Rear Yard Depth (feet)
Other permitted uses	35	25	50	40
Schools and colleges	35	20	40	40
Public utility uses	35	25	40	40
Other permitted uses	35	25	50	40

§ 230-52. Parking regulations and facilities; recreational vehicles.

A. One and one-half parking spaces are required for each dwelling unit. There shall be submitted a drawing showing the capacity and location and setbacks for parking areas.

B. Parking of trailers or motor homes is prohibited, except that one recreational vehicle may be parked/stored on the premises. When so parked/stored such vehicle must be in an accessory building or in the rear yard only.

§ 230-53. Multifamily developments.

The purpose of this section is to include all types of multifamily construction regardless of ownership, design or different identifications. Standards shall include, but not be limited to, apartments, garden apartments, townhouses, condominiums or the conversion of an existing structure for multifamily dwelling units.

A. Building coverage and standards.

(1) All buildings in a multifamily project shall be of compatible architectural design.

(2) The total amount of land area permitted to be covered by structures is 25%.

(3) The facades of units can be varied by material or design and setbacks with the approval of the Planning and Zoning Commission.

(4) Public water and sewage systems must be available to serve the project.

B. Open space. All multifamily projects shall provide on-site open space areas at least equal to 25% of the total land area. Parking spaces and roadways shall not be included when computing open space areas.

C. Minimum space between buildings. When more than one multifamily building is built, no building shall be closer than 30 feet from any other principal building. No accessory building shall be located less than six feet from any principal or accessory building.

D. Length of building. In a multifamily development, the length of one building shall not exceed 200 feet.

E. Landscaping plan. A landscaping plan shall be submitted and approved by the Planning and Zoning Commission.

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

F. Comprehensive site/development plan.

(1) Multifamily dwellings shall be constructed according to an approved comprehensive site plan. No building permit shall be issued for any work in connection with the use or structure until the Planning and Zoning Commission shall have reviewed and approved a site plan for said use or structure.

(2) The Planning and Zoning Commission shall review the site plan for compliance with Pocomoke City's Comprehensive Master Plan, this chapter and other applicable regulations. The Planning and Zoning Commission may require changes in the site plan or attach conditions or restrictions to coordinate the proposed development with surrounding properties or improve the protection of the public's health, safety and general welfare.

(3) Planning and Zoning Commission approval shall authorize construction only in accordance with the approved site plan. Deviation from the approved site plan or failure to abide by attached restrictions and conditions shall be considered a violation of this chapter.

(4) Site plan standards. The following drafting standards and information shall be required on the site plan as appropriate:

(a) Drafting standards. The site plan and all supporting drawings shall be prepared on one or more reproducible sheets 18 by 14 inches in size. The plan may be prepared in any conventional scale, provided that all information is clear and legible. The plan shall contain sufficient detail, labeling and dimensions to be easily understood. All lot dimensions shall be based on actual measurements or deed description.

(b) General data. The plans shall identify the name and address of the property owner and/or applicant, the general location of the property by use of an insert vicinity map, North arrow, scale, date and zoning classification. The plan shall also bear the signatures of the applicant, the property owner or his or her attorney and the person who prepared the site plan.

(c) Layout. The plan shall show all property lines, structures, building entrances, use areas, road access points, vehicular circulation, signs, yard setbacks, drainageways, utility lines, easements, landscaping, exterior lighting, fences, walls and other physical features. Both existing and proposed features shall be shown and labeled as such.

(d) Elevations. The plan shall show typical schematic elevations of the major buildings or structures and of any freestanding signs. The elevations shall indicate the type of construction and basic exterior materials and color treatment.

(e) Relationship to abutting roads and properties. The plan shall show the location of abutting roads, structures, use areas, parking lots, fences, walls, signs and other significant physical features within 100 feet of the property line.

(f) General description. Accompanying the site plan shall be a written description of

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

the project and its intended use or operation. Such description shall be typed on sheets 8 1/2 by 11 inches in size.

G. Other data.

(1) The Planning and Zoning Commission may require such data, drawings or documentation as it deems necessary to adequately review the application for compliance with the intent and provisions of this chapter.

(2) Waiver. The Planning and Zoning Commission may, at its discretion, waive or modify the requirements that the site plan show all property lines when such lines are not necessary to conduct an adequate review of the application.

§ 230-54. Townhouses.

A. This section establishes certain standards and provisions for the appropriate location and development of sites for townhouses that will more fully and efficiently utilize available public utilities and services. This section is intended to provide the maximum amount of freedom in the design of townhouses and their grouping and layout with permitted residential districts.

B. The following regulations shall apply to any townhouse development approved by the Pocomoke City Planning and Zoning Commission:

(1) Area requirements.

(a) Net lot area. Every townhouse dwelling shall have a minimum lot area of 1,600 square feet. A townhouse development shall have an average of not less than 3,000 square feet of land area per dwelling, but no townhouse development shall be located on a contiguous tract of land containing less than 20,000 square feet.

(b) Building coverage. No more than 35% of the lot area shall be occupied by townhouses.

(c) Open space. Not less than 50% of the lot area shall be devoted to open space; provided, however, that interior patio courts of not less than 125 square feet in area nor of a minimum dimension of less than 10 feet may be computed as open space.

(2) Yard requirements.

(a) Front yard. Each lot shall have a front yard not less than the front yard required for the district in which it is situated.

(b) Side yard.

[1] A side yard at least 10 feet in width shall be provided at each end of every row of townhouses, provided that if the end of a townhouse is located adjacent to any road or street, public or private, the side yard shall be at least 20 feet in width. There shall be at least 30 feet between townhouse buildings.

[2] Each corner lot shall have a side yard requirement of a width equal to not less

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

than 1/2 of the required depth of the front yard on the lot in the rear.

(c) Rear yard. Each lot shall have a rear yard of at least 25 feet in depth. Accessory buildings shall be located only in a rear yard and shall occupy not over 25% thereof and shall be located not less than three feet from a rear or side lot line, except that in the case of a corner lot, an accessory building shall be located in accordance with the setback requirements for a corner lot in the district in which it is located.

(3) Minimum lot frontage at front building line. Each interior lot used for townhouses shall be not less than 16 feet wide, and there shall be not more than 10 townhouses in any one building.

(4) Building height limit. The height limit for a townhouse shall be 2 1/2 stories measured on any external wall and not over 35 feet, except that the height limit may be extended to three stories, but not over 40 feet, if the front and side yards are increased in depth 1/2 foot for each additional foot of height.

(5) Roads. Each site used for townhouse development must have at least 100 feet on a public road. Interior access drives which are not dedicated for public use shall be improved to the standards set forth in Chapter 205, Subdivision of Land, unless they are under 500 feet in length, in which case they shall be at least 24 feet wide. Points of access to public roads shall be approved by the Planning and Zoning Commission, County Roads Board or State Highway Administration, as applicable.

(6) Off-street parking requirements. Off-street parking areas shall be 1 1/2 spaces per townhouse. There shall be submitted a drawing showing the capacity, location, setbacks and lighting for parking areas.

(7) Floor area. Every townhouse dwelling unit shall have a gross exterior floor area of at least the following minimum number of square feet:

Number of Bedrooms (per unit)	Minimum Floor Area (square feet)
1	625
2	750
3	875
4	1,025

C. Comprehensive site/development plan.

(1) A townhouse site/development plan shall be submitted to the City Manager and Pocomoke City Planning and Zoning Commission with two copies at least 21 days prior to a regularly scheduled meeting of the Commission. The site/development plans shall show the following:

(a) Location and site of all buildings and structures.

(b) Area devoted to parking facilities, access roads, walkways, drives, parking areas

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

and exterior lighting.

(c) The topography and vegetation features now existing on the land. The proposed grading, landscaping, drainageways, utility lines, easements and other physical features.

(d) Area to be devoted to open space, area for refuse disposal and area for tot lots to be included.

(e) Drawings to show floor plans of each townhouse, front and rear elevations and side elevations where applicable.

(f) Evidence of proposed covenants, restrictions and details of maintenance responsibility of common areas and open space to show that liability for maintenance of such areas shall attach to property owners within the development and that the same may be enforced by liens against the property owners in favor of the City or its assignee.

(2) Evidence of compliance with all other requirements (flood zone, critical areas, stormwater, erosion, etc.) must also be submitted.

(3) Review and recommendations.

(a) The Planning and Zoning Commission shall review the application and comprehensive site/development plan and consider the standards and purposes of these with a view to achieving a maximum of safety, convenience and amenity for surrounding area residents.

(b) The Planning and Zoning Commission shall submit, in writing, its findings and recommendations, and no building permit shall be issued until all requirements of this chapter and other applicable regulations are met.

(4) Limit on approval of building permit. The building permit shall be valid for only one year, at which time it shall have lapsed and shall be of no further force or effect.

D. The Planning and Zoning Commission shall require that an occupancy permit be issued after completion of construction and compliance with all sections of the townhouse development plan has been approved by the City Manager.

Downloaded from https://ecode360.com/PO0297 on 2026-10-21

MAYOR AND CITY COUNCIL OF POCOMOKE CITY

RESOLUTION NO. 2027-R-6

A Resolution
For An Annexation of Two Parcels Consisting of 7.32 Acres of Land
Contiguous To and Binding Upon the Corporate Limits of Pocomoke City
Owned by Pocomoke City, Maryland

WHEREAS, Section 4-401 et. seq., Local Government Article, of the Maryland Annotated Code, provides a Maryland municipality the power to enlarge municipal boundaries by annexation; and,

WHEREAS, in Accordance with § 4-403(a) Local Government Article, of the Maryland Annotated Code, a municipal body may initiate an annexation. Pocomoke City received a Petition for Annexation dated October 19, 2026, attached hereto as **Exhibit 1** and incorporated by reference as if fully set forth herein, requesting that Pocomoke City annex two parcels of land in Pocomoke City, Maryland consisting of 7.32 acres more or less depicted. The first parcel of land is 6.25 acres and is depicted as the "Residue Area" on a plat entitled "Subdivision and Annexation Plat of the Lands of Pocomoke City," recorded in the Land Records for Worcester County, Maryland, Plat Book SVH 169, page 45 and attached hereto as **Exhibit 2** and incorporated by reference as if fully set forth herein. The second parcel of land is 1.07 acres and is depicted as "Tax Map 92 Revised Parcel 99" on a plat entitled "Addition to the Lands of J&S Holloway, LLC," recorded in the Land Records for Worcester County, Maryland, Plat Book SVH 191, page 51 and attached hereto as **Exhibit 3** and incorporated by reference as if fully set forth herein. The aforesaid real properties hereinafter referred to as the "Property." It has been verified that Pocomoke City, Maryland, a body politic and a municipal corporation of the State of Maryland, is the sole owner of the Property to be annexed; and

WHEREAS, the Property to be annexed is contiguous and adjoining to the existing boundaries of Pocomoke City and does not create an unincorporated area that is bounded on all sides by (i) real property presently in the boundaries of the municipality; (ii) real property proposed to be in the boundaries of the municipality as a result of the annexation; or (iii) any combination of real property described in item (i) or (ii) of this item and the land is not located in another municipality. Further, the Property is identified on Map 8 of the 2014 Pocomoke City Comprehensive Plan as "Potential Annexation Properties"; and,

WHEREAS, at least 25% of the registered voters who are residents in the area to be annexed; and the owners of at least 25% of the assessed valuation of the real property in the area to be annexed have signed the petition for annexation, attached hereto as **Exhibit 4** and incorporated by reference as if fully set forth herein; and

WHEREAS, it appears that the aforesaid Petition for Annexation meets all of the requirements of applicable state and local law; and

WHEREAS, pursuant to Section 4-415, Local Government Article, of the Maryland Annotated Code, Pocomoke City is required to adopt an Annexation Plan for the proposed annexation of the Property; and,

WHEREAS, pursuant to Section 4-406, Local Government Article, of the Maryland Annotated Code, a public hearing on this Resolution, providing for the Pocomoke City Council's annexation of the Property and approval of the Annexation Plan (as defined herein below), shall be and hereby is scheduled for January 4, 2027, at 6:30 pm at City Hall;

NOW, THEREFORE, BE IT RESOLVED THAT, the Mayor and City Council of Pocomoke City,

Section 1. It is proposed and recommended that that the municipal boundaries of Pocomoke City be changed so as to annex to and include within the said municipal boundaries of Pocomoke City all that certain real property more particularly described in **Exhibits 2 and 3** attached hereto and incorporated by reference as if fully set forth herein (the real property to be annexed by Pocomoke City as contemplated by this Resolution is hereinafter referred to as the "Property").

Section 2. The annexation of the Property be and hereby is approved by the Pocomoke City Council subject to all terms, conditions and agreements contained in the proposed Annexation Plan, attached as **Exhibit 5**, which is attached hereto and incorporated herein as if all such terms, conditions and agreements contained in such Exhibit were specifically set forth at length in this Resolution. Upon the effective date of this Resolution, the provisions of the Charter and Code of Pocomoke City, and any local public laws enacted or so enacted affecting Pocomoke City, shall be effective within the Property except to the extent that this Resolution provide otherwise. If the area is successfully annexed, the parcel shall be subject to the standard rates of municipal taxation and fees for municipal services and.

Section 3. The Annexation Plan attached hereto as **Exhibit 5** be and hereby is adopted for Pocomoke City's annexation of the Property as contemplated by this Resolution.

Section 4. The Property is currently zoned by Worcester County as C-2. The Pocomoke City Code, Section 230-12 provides that when "territory becomes a part of the incorporated area of Pocomoke City by annexation or otherwise, such territory shall automatically be classified as R-1 District until otherwise classified." The Zoning Map of the Pocomoke City shall be amended to include the Property and for the Property to be classified as PRD Floating Zone, upon approval in accordance with State and local law, or it shall be classified in accordance with local law if the PRD Floating Zone designation is not approved.

Section 5. Pursuant to Section 4-406, Local Government Article, of the Maryland Annotated Code, the Pocomoke City Council shall hold a public hearing on this Resolution on January 4, 2027, at 6:30 p.m. in the Council Chambers at Pocomoke City Hall, and the City Clerk shall cause a public notice of time and place of the said public hearing to be published not fewer than two (2) times at not less than weekly intervals, in at least one (1) newspaper of general circulation in Pocomoke City, which said public notice shall specify the time and place at which the Pocomoke City Council will the hold the aforesaid public hearing, the date of which shall be no sooner than fifteen (15) days after the final required date of publication as specified hereinabove.

AND, BE IT FURTHER RESOLVED BY THE POCOMOKE CITY COUNCIL AS FOLLOWS:

Section 6. It is the intention of the Pocomoke City Council that each provision of this Resolution shall be deemed independent of all other provisions herein.

Section 7. It is further the intention of the Pocomoke City Council that if any section, paragraph, subsection, clause or provision of this Resolution shall be adjudged invalid, unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this Resolution shall remain and shall be deemed valid and enforceable.

Section 8. The Recitals set forth hereinabove are incorporated into this section of this Resolution as if such recitals were specifically set forth at length in this Section 8.

Section 9. This Resolution and the annexation of the Property as contemplated herein, shall take effect upon the expiration of forty-five (45) days following its final passage, subject, however, to the right of referendum with respect to this Resolution as set forth in Section 4-401 et. seq., Local Government Article, of the Maryland Annotated Code.

[THIS PAGE IS INTENTIONALLY LEFT BLANK]

[SIGNATURES APPEAR ON THE PAGE THAT FOLLOWS]

RESOLUTION NO. 2027-R-6

_____

Council Vice President
Diane Downing

APPROVED BY ME THIS
____ DAY OF _____, 20___.

_____

City Clerk
Lacey Merritt

_____

Mayor and Council President
Todd J. Nock

EXHIBIT 1

ANNEXATION OF TWO PARCELS CONSISTING OF 7.32 ACRES OF LAND	*	MAYOR AND CITY COUNCIL OF
	*	
WORCESTER COUNTY, MARYLAND	*	POCOMOKE CITY, MARYLAND

* * * * * * * * * * * *

PETITION FOR ANNEXATION

Now comes Pocomoke City, Maryland, a body politic and a municipal corporation of the State of Maryland, ("Petitioner"), owners of two parcels of land in Pocomoke City, Maryland consisting of 7.32 acres more or less depicted. The first parcel of land is 6.25 acres and is depicted as the "Residue Area" on a plat entitled "Subdivision and Annexation Plat of the Lands of Pocomoke City," recorded in the Land Records for Worcester County, Maryland, Plat Book SVH 169, page 45. The second parcel of land is 1.07 acres and is depicted as "Tax Map 92 Revised Parcel 99" on a plat entitled "Addition to the Lands of J&S Holloway, LLC," recorded in the Land Records for Worcester County, Maryland, Plat Book SVH 191, page 51. The aforesaid real properties hereinafter referred to as the "Property." Pocomoke City the sole owner of the Property to be annexed.

Petitioner request that the Mayor and City Council issue a resolution, publish the required notice, and conduct a public hearing concerning the proposed annexation.

The Property is contiguous and adjoining to the City and does not lie within the boundaries of any other municipality. If annexation is granted, no enclave of unincorporated area would be completely surrounded by land within the municipality.

Respectfully submitted,

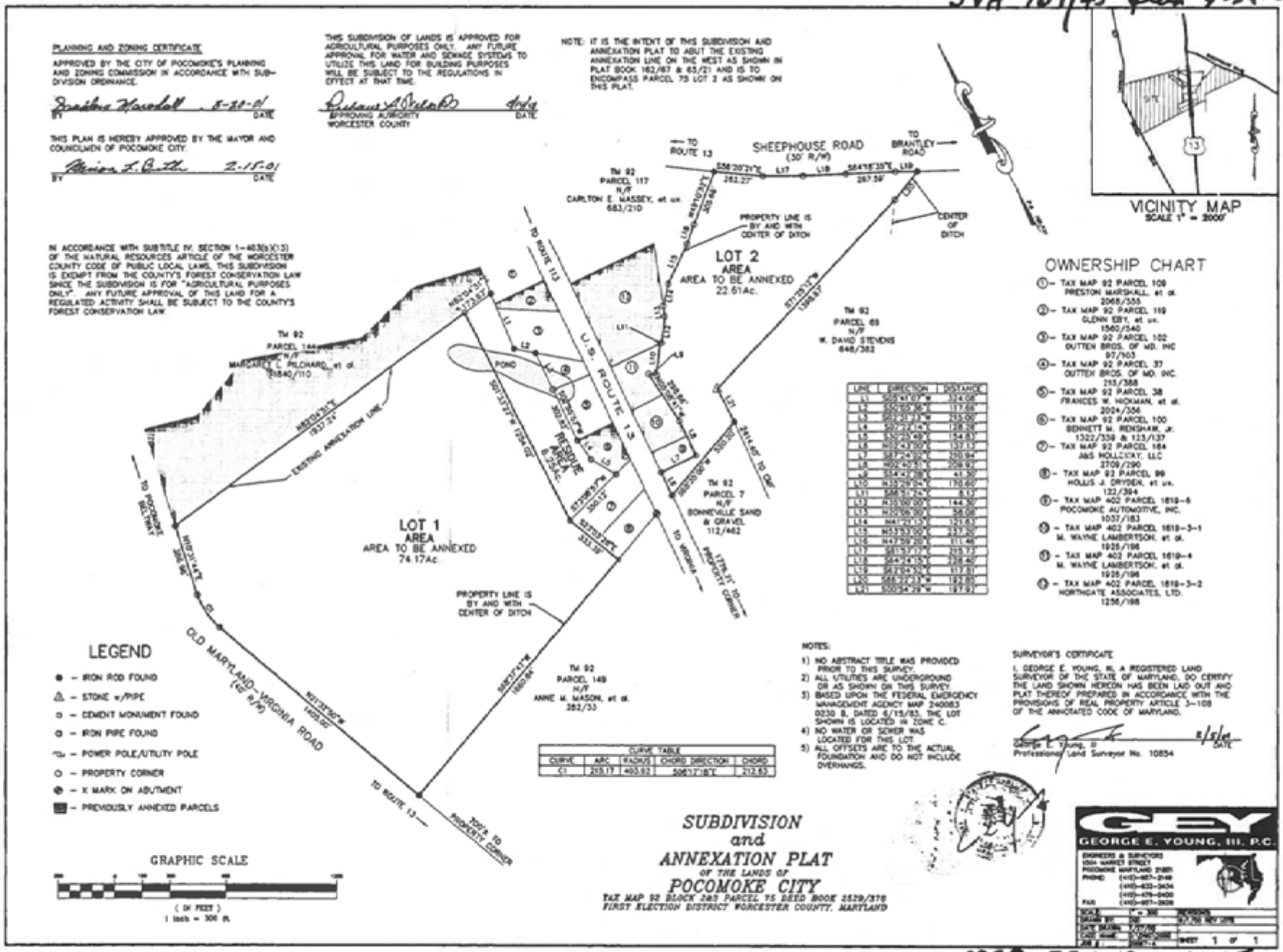
Brandy R. Matthews, MBA

Date: October 19, 2026

Brandy R. Matthews, MBA
City Manager, Pocomoke City, Maryland

EXHIBIT 2

SVH 169/45 filed 5-24-01



LINE	DIRECTION	DISTANCE
L1	S65°44'07"W	314.08'
L2	S65°05'57"W	317.66'
L3	S69°10'13"W	153.00'
L4	S69°27'14"W	128.28'
L5	S70°05'48"W	154.83'
L6	N03°43'00"E	133.13'
L7	S87°14'00"E	250.94'
L8	N02°40'51"E	209.91'
L9	S54°42'28"E	41.50'
L10	N35°29'04"E	170.60'
L11	S88°51'24"E	8.13'
L12	N35°00'00"E	144.30'
L13	N20°06'00"E	58.08'
L14	N41°13'57"E	191.83'
L15	N53°33'00"E	237.20'
L16	N47°59'00"E	111.46'
L17	S85°37'17"E	285.73'
L18	S64°41'35"E	278.40'
L19	S61°14'55"E	207.83'
L20	S88°12'13"W	193.80'
L21	S60°04'19"W	189.92'

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD DIRECTION	CHORD
C1	265.17'	403.92'	S06°17'18"E	212.63'

MSA SSU 1257-6645

WORCESTER COUNTY CIRCUIT COURT (Subdivision Plats, WO) Plat Book SVH 169, p. 45, MSA_S1257_6645. Date available 2001/05/24. Printed 11/27/2006.

EXHIBIT 3

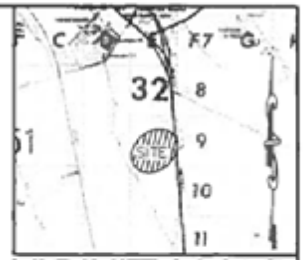
ITEM: 9

9 – 42

S.V.H. 191/51

ADDITION
TO THE LANDS OF
J & S HOLLOWAY, L.L.C.
TAX MAP 92 BLOCK 2 PARCEL 164 DEED 2709/290
FIRST TAX DISTRICT WORCESTER COUNTY, MARYLAND





VICINITY MAP
SCALE 1"= 2000'

LEGEND
- ⊕ – MARK IN ABUTMENT
- □ – CONCRETE MONUMENT FOUND
- ● – IRON ROD w/CAP SET
- ○ – IRON PIPE FOUND
- – POWER POLE/UTILITY POLE
- ○ – PROPERTY CORNER
- ◎ – EXISTING WELL
- △ – SEPTIC
- ⓓ – DRAINFIELD

RECORDING FEE
PLAT-SUBDIVIS
TOTAL
Rcpt# 30285 Rcpt 1
SUR 5247 1
Aug 16, 2004

NOTES:
1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD
3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0225 A, DATED 2/15/79, THE LOT SHOWN IS LOCATED IN ZONE C.
5) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
6) ZONING: B-2
SETBACKS- FRONT YARD- 25' OR 100' FROM ARTERIAL HIGHWAY
SIDE YARD- 6'
REAR YARD- 20'
7) REFERENCE IS MADE TO A DECLARATION OF CONSOLIDATION DATED 6/10/99 RECORDED IN DEED BOOK 2709/290 OF THE LAND RECORDS OF WORCESTER COUNTY TO CONSOLIDATE PARCEL 99 & 164 FOR ZONING PURPOSES.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°43'00"W	14.00

SURVEYOR'S CERTIFICATE

I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

George E. Young, III — DATE 8/6/04
Professional Land Surveyor MD No. 10854 DE No. 534 VA No. 1700

OWNER/DEVELOPER'S CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF.
THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

JAMES E. HOLLOWAY, JR. (J&S HOLLOWAY L.L.C.) DATE 8/10/04
5130 CHICKEN CITY RD
CHINCOTEAGUE ISLAND, VA 23336

SALLIE L. HOLLOWAY (J&S HOLLOWAY L.L.C.) DATE 8/10/04
5130 CHICKEN CITY RD
CHINCOTEAGUE ISLAND, VA 23336

WORCESTER COUNTY
PLANNING AND ZONING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF, OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
ANY APPROVAL BY THE WORCESTER COUNTY ENVIRONMENTAL PROGRAMS OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL. SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE, IN THE EVENT CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

APPROVING AUTHORITY — DATE 8/12/04

WORCESTER COUNTY ENVIRONMENTAL PROGRAM

PARCEL 99 IS NOT TO BE USED AS A BUILDABLE LOT UNTIL IT IS ANNEXED INTO THE TOWN OF POCOMOKE.

8/14/04

WORCESTER COUNTY FOREST CONSERVATION

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE.
ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

AREA CHART
PARCEL 164 = 1.19 AC.
ADDITION = 0.59 AC.
REVISED PARCEL 164 = 1.78 AC.

PARCEL 99 = 1.66 AC.
SUBTRACTION = 0.59 AC.
REVISED PARCEL 99 = 1.07 AC.

GRAPHIC SCALE
1 inch = 40 ft.

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
1304 MARKET STREET
POCOMOKE MARYLAND 21851
PHONE: (410)-957-2248
(410)-430-3434
(410)-479-0400
FAX: (410)-957-2928

SCALE	1" = 40'
DRAWN BY	DLT / WBY
DATE DRAWN	6/24/04
FIELD BOOK	DLT-2007/2007
JOB #	04-0014
REVISIONS 7/16/04	
SHEET	1 OF 1

MSA CS4 2157 7115

WORCESTER COUNTY CIRCUIT COURT (Plat Book) Plat Book SVH 191, p. 51, MSA_CE157_7115. Date available 2004/08/16. Printed 10/27/2026.

EXHIBIT 4

ANNEXATION OF TWO PARCELS CONSISTING OF 7.32 ACRES OF LAND	*	MAYOR AND CITY COUNCIL OF
	*	
WORCESTER COUNTY, MARYLAND	*	POCOMOKE CITY, MARYLAND

* * * * * * * * * * * *

CONSENT TO ANNEXATION

Now comes Pocomoke City, Maryland, owner of property, to wit: Tax Map 92, Parcel 210 SDAT ID 01-040332, contiguous to two parcels of land in Pocomoke City, Maryland consisting of 7.32 acres more or less depicted. The first parcel of land is 6.25 acres and is depicted as the "Residue Area" on a plat entitled "Subdivision and Annexation Plat of the Lands of Pocomoke City," recorded in the Land Records for Worcester County, Maryland, Plat Book SVH 169, page 45. The second parcel of land is 1.07 acres and is depicted as "Tax Map 92 Revised Parcel 99" on a plat entitled "Addition to the Lands of J&S Holloway, LLC," recorded in the Land Records for Worcester County, Maryland, Plat Book SVH 191, page 51. The aforesaid real properties hereinafter referred to as the "Property." Pocomoke City consents to the annexation of the Property.

Respectfully submitted,

Brandy R. Matthews, MBA

Date: October 19, 2026

Brandy R. Matthews, MBA
City Manager, Pocomoke City, Maryland

EXHIBIT 5

Annexation Plan: Tax Map 92, Parcels 75 & 99

Background

Pursuant to the Local Government Article, Division II. Municipalities, Title 4. In General, Subtitle 4. Annexation. §4-415 of the Annotated Code of Maryland, an annexation plan shall be adopted by the legislative body for the area to be annexed. The annexation plan shall:

1. contain a description of the land use pattern proposed for the area to be annexed, which may include a county master plan already in effect for the area;
2. describe the schedule to extend each municipal service performed in the municipality at the time of the annexation to the area to be annexed;
3. describe the general methods by which the municipality anticipates financing the extension of municipal services to the area to be annexed; and
4. be presented so as to demonstrate the available land for public facilities that may be considered reasonably necessary for the proposed use, including facilities for schools, water or sewage treatment, libraries, recreation, or fire or police services.
5. demonstrate that the proposed annexation is consistent with the Municipal Growth element of the Comprehensive Plan of the municipality.

This Annexation Plan is prepared as a result of a Pocomoke-City initiated request to annex land into Pocomoke City by petition as shown in Attachment A.

General Information Description

Petitioners:

Pocomoke City
101 Clarke Avenue
Pocomoke City, MD 21851

Location:

The parcels of land proposed for annexation are located on the westerly side of U.S. Rt. 13 and consists of 7.32 acres, more or less, with Tax Map 92, Parcel 75 being as shown as "Residue" on a plat entitled "Subdivision and Annexation Plat of the Lands of Pocomoke City," attached hereto as Attachment B, and Tax Map 92, Parcel 99 as being shown as "Revised Parcel 99" on a plat entitled "Addition to the Lands of J&S Holloway, LLC," attached hereto as Attachment C.

The deed for the properties is attached hereto as Attachment D. The State Department of Assessments and Taxation description sheets are attached hereto as Attachment E.

Land Use Patterns of Area Proposed to be Annexed

The subject properties are located on the westerly side of U.S. Rt. 13 and are currently unimproved, with parcel 75 having a small pond. The properties are currently zoned C-2 under the Worcester County Zoning Code (Attachment F), and Pocomoke City is petitioning the subject properties to be zoned to a Planned Redevelopment Floating Zone (PRD), upon annexation into the City.

The parcel located directly west of the subject properties is designated as a Planned Redevelopment Floating Zone (PRD). The properties located to the north are zoned B-2 General Business and R-2 Residential. The properties located just east of the subject parcels are not located within Pocomoke City municipal limits. The properties located on the easterly side of U.S. Route 13 directly across from the subject properties are also zoned B-2 and consist of commercial establishments including an automobile dealership and a motel. The Pocomoke City Zoning Map is attached hereto as Attachment G.

The property is governed by Worcester County's Comprehensive Plan and the Worcester County Water and Sewer Master Plan prior to annexation. In addition, the City's 2014 Comprehensive Plan also provides guidance over future land use patterns beyond its incorporated boundaries and along the Ocean Highway corridor. Within Pocomoke City's Comprehensive Plan, the proposed annexation parcels are recognized as future parcels for annexation according to the City's Annexation Plan Map (Attachment H).

Section 4 of the City's Comprehensive Plan's Municipal Growth Plan makes reference to the County's Growth policy is "…..development growth areas, which are located adjacent to or in close proximity to the corporate limits of a municipality, shall be contingent upon all of the following conditions:

1. Annexation by the municipality. *(Confirmed with this annexation petition application).*
2. Water, sewer, and other services shall be provided to the development by the municipality. *(Sewer service to be provided by the municipality).*
3. The developer shall be responsible for all impact fees, excise taxes, adequate public facilities fees, and other impositions including those payable to the county. *(If fees are assigned to the owner by the County, the owners will be responsible).*

The City's Comprehensive Plan further outlines an Annexation Plan strategy that states that "the City may consider annexing areas shown on Attachment H in the future, depending on available water and sewer capacity" (page 57 of Comprehensive Plan). All properties must be within the Priority Funding Area and must be further evaluated for impact on its public services and infrastructure.

- Annexations will be consistent with the city's annexation plan. *(Confirmed that this annexation request is consistent with the City's annexation plan as shown on Attachment H).*
- Annexations will meet the requirements of applicable state laws, including the Land-UseArticle and Local Government Article of the Annotated Code of Maryland. *(This annexation will meet the applicable requirements of Local Government Article, Division II. Municipalities. Title 4. In General. Subtitle 4. Annexation).*
- Annexed areas will be contiguous to the corporate limits and create a natural extension of the city's corporate boundaries. *(The subject parcel is adjacent to the City's corporate boundaries).*
- Annexations will be coordinated with the state and Worcester County. *(Annexation plan will be forwarded to the Maryland Department of Planning and their regional branch office and to the Worcester County Government offices for review and comment at least 30 days prior to the public hearing. Final annexation documents will be forwarded to appropriate county and state agencies as required by law).*
- Annexation is a condition of city services and property owners who desire city services must be annexed prior to consideration. *(The property will be annexed prior to receiving city services).*
- Proposed annexation areas will be economically self-sufficient and not result in larger municipal expenditures than anticipated revenues that could indirectly burden existing city residents with the costs of services or facilities to support the area annexed. *(There will be no additional burden to additional city services and expenditures. Upon annexation, the property will pay City property taxes).*
- The costs of providing roads, utilities, parks, other community services will be borne by those people gaining the most value from such facilities through income, profits, or utilization. *(The cost of tying into the City's sewer and water system will be borne by the applicant if and when the property is developed in the future).*

Adequacy of Public Facilities/Services and Infrastructure

Water and Sewer:

The Pocomoke City Wastewater Treatment plant provides public sewer services to properties within the City limits including properties along US Rte. 13 that are annexed to the City. Pocomoke City's Wastewater Treatment plant has a design capacity and permitted flow of 1.47 MGD. In 2005, the monthly average was 0.555 MGD. At that time the City was using about 47 percent of its allocated capacity. As of 2017, the average daily monthly usage was estimated at 0.859 and the City is presently using 58.46 percent of its allocation. The Comprehensive Plan had designated the subject parcel as S-2 according to Table 38 and Map 15 (Attachment I) of the Comprehensive Plan (Areas to be served by extensions of existing community sewerage systems that are in the final planning stage).

Roads:
Parcel 75 is currently landlocked and does not have access to U.S. Rt. 13 or Old Virginia Road, while Parcel 99 has frontage on U.S. Rt. 13. Any proposed road construction will be in accordance with all State and City laws.

Police Services:
Police protection will primarily be provided by the Pocomoke City Police Department in coordination with the Worcester County Sheriff's Department. The Pocomoke City Police Department already services this general area.

Fire, EMS and Rescue Services:
No significant impacts on emergency fire and rescue services which already provide service to this area.

Public Schools and Libraries:
There should be very minimal impact to the Pocomoke City public school system enrollment or facilities or to the Worcester County Library facilities in Pocomoke City.

Parks and Recreation/Public Libraries:
Parks and recreation facilities are not impacted by this annexation.

Stormwater Management:
The site is currently undeveloped and no site work or construction is proposed at this time. Any future development will require stormwater management review by the County.

Impact on sensitive environmental areas:
The site is currently undeveloped, and the proposed annexation is not anticipated to impact any sensitive environmental areas. Any future development of the site will be subject to review to assess potential impacts on sensitive environmental areas.

Cost to the City on having to provide such services:
The City will not incur any significant increases in operational costs as a result of the annexation.

List of Attachments

A) Petition for Annexation
B) Plat for Tax Map 92, Parcel 75
C) Plat for Tax Map 92, Parcel 99
D) Deeds for Parcels 75 and 99
E) State Department of Assessment and Taxation (SDAT) sheets for Parcels 75 and 99
F) Worcester County, MD Zoning Map
G) Pocomoke City, MD Zoning Map
H) Annexation Plan Map
I) Water and Sewer Services Areas Map

Attachment A

ANNEXATION OF TWO PARCELS CONSISTING OF 7.32 ACRES OF LAND	*	MAYOR AND CITY COUNCIL OF
	*	
WORCESTER COUNTY, MARYLAND	*	POCOMOKE CITY, MARYLAND

* * * * * * * * * * * *

PETITION FOR ANNEXATION

Now comes Pocomoke City, Maryland, a body politic and a municipal corporation of the State of Maryland, ("Petitioner"), owners of two parcels of land in Pocomoke City, Maryland consisting of 7.32 acres more or less depicted. The first parcel of land is 6.25 acres and is depicted as the "Residue Area" on a plat entitled "Subdivision and Annexation Plat of the Lands of Pocomoke City," recorded in the Land Records for Worcester County, Maryland, Plat Book SVH 169, page 45. The second parcel of land is 1.07 acres and is depicted as "Tax Map 92 Revised Parcel 99" on a plat entitled "Addition to the Lands of J&S Holloway, LLC," recorded in the Land Records for Worcester County, Maryland, Plat Book SVH 191, page 51. The aforesaid real properties hereinafter referred to as the "Property." Pocomoke City the sole owner of the Property to be annexed.

Petitioner request that the Mayor and City Council issue a resolution, publish the required notice, and conduct a public hearing concerning the proposed annexation.

The Property is contiguous and adjoining to the City and does not lie within the boundaries of any other municipality. If annexation is granted, no enclave of unincorporated area would be completely surrounded by land within the municipality.

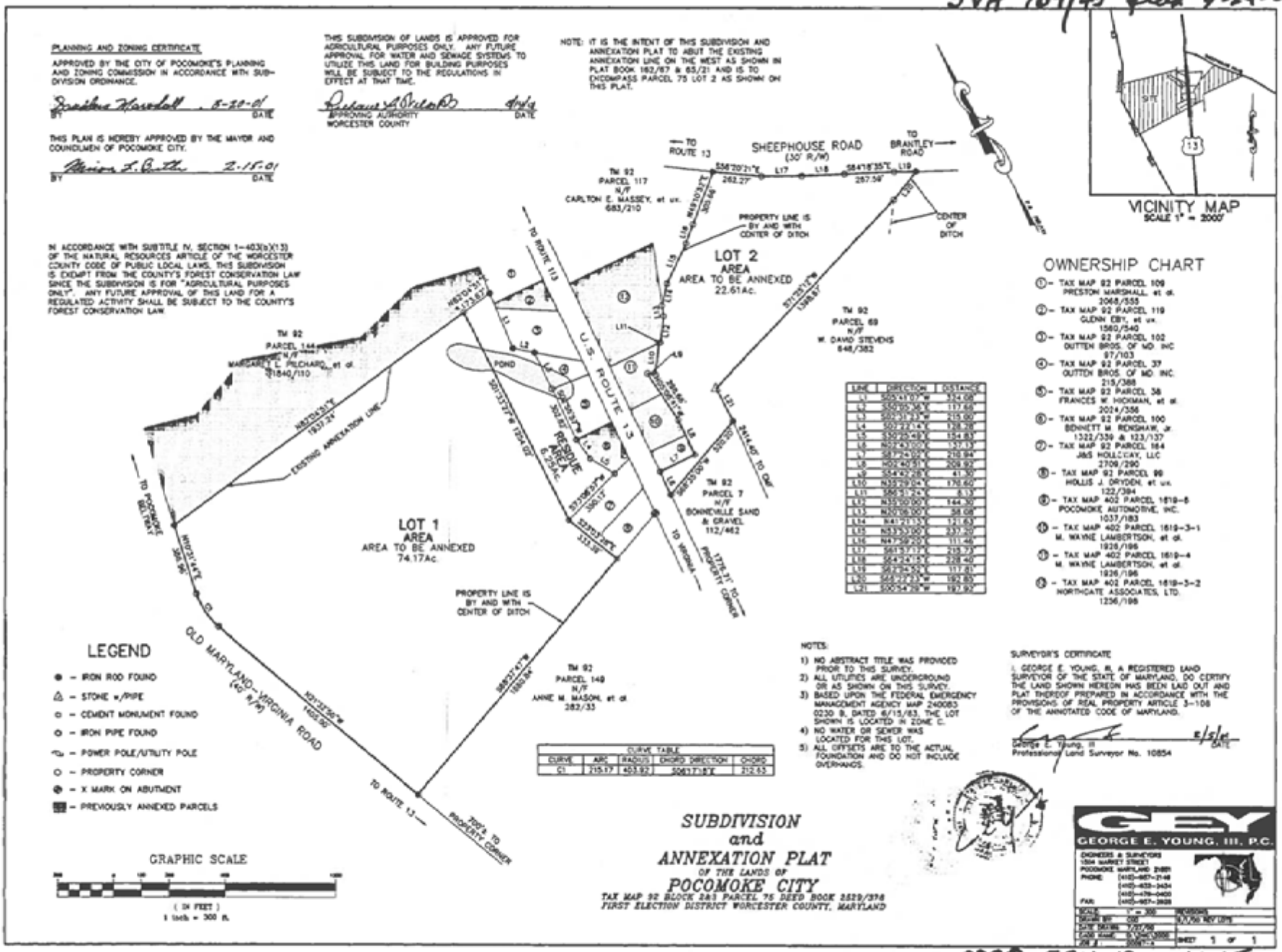
Respectfully submitted,

Brandy R. Matthews, MBA

Date: October 19, 2026

Brandy R. Matthews, MBA
City Manager, Pocomoke City, Maryland

SVH 169/45 filed 5-24-01



LINE	DIRECTION	DISTANCE
L1	S05°43'07"W	324.08
L2	S00°05'36"E	137.65
L3	S09°31'23"W	215.00
L4	S02°22'01"E	228.79
L5	S00°23'43"E	154.83
L6	N89°43'00"E	191.13
L7	S81°24'00"E	210.94
L8	N02°40'51"E	308.92
L9	S54°42'28"E	41.30
L10	N39°29'04"E	170.60
L11	S86°51'24"E	8.13
L12	N35°00'00"E	144.30
L13	N20°06'00"E	58.08
L14	N81°21'53"E	131.65
L15	N53°53'00"E	237.20
L16	N49°59'00"E	111.46
L17	S65°51'13"E	219.77
L18	S54°24'15"E	228.40
L19	S72°34'53"E	111.61
L20	S64°12'43"W	184.85
L21	S00°54'28"W	191.92

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD DIRECTION	CHORD
C1	215.17	403.82	S06°17'18"E	212.63

MSA SSU 1257-6645

Attachment B

ITEM: 9

9 – 52

WORCESTER COUNTY CIRCUIT COURT (Subdivision Plats, WCI) Plat Book SVH 169, p. 45, MSA_S1257_6645. Date available 2/02/2001 9:08:48 AM

66667.PLT - 2/5/01 9:08:48 AM

S.V.H. 191/51

ADDITION
TO THE LANDS OF
J & S HOLLOWAY, L.L.C.
TAX MAP 92 BLOCK 2 PARCEL 164 DEED 2709/290
FIRST TAX DISTRICT WORCESTER COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

8/4/04
George E. Young, III — DATE
Professional Land Surveyor MD No. 10854
DE No. 534
VA No. 1700

OWNER/DEVELOPER'S CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF.
THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

8/10/04
JAMES E. HOLLOWAY, JR. (J&S HOLLOWAY L.L.C.) DATE
5130 CHICKEN CITY RD
CHINCOTEAGUE ISLAND, VA 23336

8/10/04
SALLIE L. HOLLOWAY (J&S HOLLOWAY L.L.C.) DATE
5130 CHICKEN CITY RD
CHINCOTEAGUE ISLAND, VA 23336

WORCESTER COUNTY
PLANNING AND ZONING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF, OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
ANY APPROVAL BY THE WORCESTER COUNTY ENVIRONMENTAL PROGRAMS OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL. SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE, IN THE EVENT CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

Brooke J. Clagett — 8/12/04
APPROVING AUTHORITY — DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAM

PARCEL 99 IS NOT TO BE USED AS A BUILDABLE LOT UNTIL IT IS ANNEXED INTO THE TOWN OF POCOMOKE.

Susan W. Bowen — 8/14/04

WORCESTER COUNTY FOREST CONSERVATION

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE.
ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

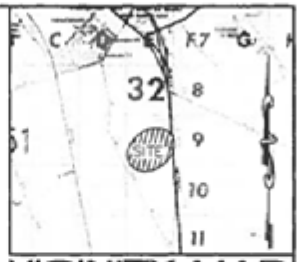


AREA CHART

PARCEL 164 = 1.19 AC.
ADDITION = 0.59 AC.
REVISED PARCEL 164 = 1.78 AC.

PARCEL 99 = 1.66 AC.
SUBTRACTION = 0.59 AC.
REVISED PARCEL 99 = 1.07 AC.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



VICINITY MAP
SCALE 1"= 2000'

LEGEND

- ⊕ – MARK IN ABUTMENT
- ○ – CONCRETE MONUMENT FOUND
- ● – IRON ROD w/CAP SET
- ○ – IRON PIPE FOUND
- – POWER POLE/UTILITY POLE
- ○ – PROPERTY CORNER
- ⊛ – EXISTING WELL
- △ – SEPTIC
- Ⓓ – DRAINFIELD

RECORDING FEE
PLAT-SUBDIVIS
TOTAL
Rcvd from
Chk 5047
Aug 12, 2004

NOTES:

1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD
3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0225 A, DATED 2/15/79, THE LOT SHOWN IS LOCATED IN ZONE C.
5) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
6) ZONING: B-2
SETBACKS- FRONT YARD- 25' OR 100' FROM ARTERIAL HIGHWAY
SIDE YARD- 8'
REAR YARD- 20'
7) REFERENCE IS MADE TO A DECLARATION OF CONSOLIDATION DATED 6/10/99 RECORDED IN DEED BOOK 2709/290 OF THE LAND RECORDS OF WORCESTER COUNTY TO CONSOLIDATE PARCEL 99 & 164 FOR ZONING PURPOSES.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°43'00"W	14.00

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
1504 MARKET STREET
POCOMOKE MARYLAND 21851
PHONE: (410)-957-2146
(410)-632-2434
(410)-479-0400
FAX: (410)-957-2928

SCALE: 1" = 40'
DRAWN BY: GEY / WEY
DATE DRAWN: 6/24/2004
CADD NAME: BJ-1999\2003
JOB #: 03000-A
REVISIONS: 7/26/04
SHEET 1 OF 1

MSA CSU 2157 7115

PAPER

Attachment C

9-53

ITEM: 9

WORCESTER COUNTY CIRCUIT COURT (Plat Book) Plat Book SVH 191, p. 51, MSA_CE157_7115. Date Available 2004/08/16. Printed 09/21/2026.

Attachment D

LIBER4 2 5 5 FOLIO4 4 9

THIS DEED, made this 3rd day of September, 2004, by and between **J & S HOLLOWAY, L.L.C.** (hereinafter referred to as "Grantor") and **POCOMOKE CITY, MARYLAND**, a Municipal Corporation (hereinafter referred to as "Grantee").

WITNESSETH: That for and in consideration of the sum of Fifty Thousand Dollars ($50,000.00), the Grantor hereby grants and conveys to the Grantee, its successors and assigns, the following described property:

ALL that lot or parcel of land situate, lying and being in the First Election District of Worcester County, State of Maryland, located and lying on the westerly side of U. S. Route 13, south of Pocomoke City, Maryland, containing 1.07 acres, as more particularly shown as Tax Map 92, Revised Parcel 99 on a certain plat entitled, "ADDITION TO THE LANDS OF J & S HOLLOWAY, L.L.C., TAX MAP 92, BLOCK 2, PARCEL 164, DEED 2709/290 FIRST TAX DISTRICT WORCESTER COUNTY, MARYLAND," dated 7/19/04, made by George E. Young, III, P.C., and recorded among the Land Records of Worcester County, Maryland, in Plat Book 191, Page 51; BEING all and the same property conveyed to J & S Holloway, L.L.C. by Deed from Frances H. Dryden dated February 26, 1999, and recorded among the Land Records of Worcester County, Maryland, in Liber 2653, Folio 141, and part only of the property conveyed to J & S Holloway, L.L.C. from Daniel Gene Clabaugh, et ux., by Deed dated March 1, 1999, and recorded among the aforesaid Land Records in Liber 2653, Folio 148.

STEPHEN V. HALES CLK. Ct. Wor. Co.

FILED
2004 OCT -1 AM 10: 14

TOGETHER with the buildings and improvements thereon and all and singular rights, ways, roads, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the property hereby intended to be conveyed unto and to the proper use and benefit of the Grantee, its successors and assigns, forever, in fee simple.

AND the Grantor hereby warrants specially the property hereby conveyed and shall execute such further assurances as may be requisite.

WITNESS the hand and seal of the Grantor the day and year first above written.

Return To:

DAVID W. BOOLEY
112 FRONT STREET
POCOMOKE CITY, MD 21851
(410) 957-0900

LIBER 4255 FOLIO 450

WITNESS:

J & S Holloway, L.L.C.

By: _____ (SEAL)

STATE OF MARYLAND, WORCESTER COUNTY, to wit:

I HEREBY CERTIFY, that on this 3rd day of September, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared J.E. Holloway, President of J & S Holloway, L.L.C., and acknowledged the foregoing to be the act and deed of J & S Holloway, L.L.C., and signed the same in my presence.

AS WITNESS my hand and Notarial Seal.

Notary Public

My commission expires:

SHIRLEY B. FAUBER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 12, 2008

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

David W. Bodley

TAXES FOR WHICH ASSESSMENTS HAVE BEEN RECEIVED HAVE BEEN PAID AS OF THIS DATE. 9-30 04
WORCESTER COUNTY FINANCE OFFICER
BY KTC
EXCEPT PERSONAL PROPERTY

TRANSFER TAX NOT REQUIRED
2 FINANCE OFFICER
WORCESTER COUNTY MARYLAND
By KTC
Authorized Signature
Date 9-30-04

DAVID W. BODLEY
112 FRONT STREET
POCOMOKE CITY, MD 21851
(410) 957-0000

LIBER 4 2 5 5 FOLIO 4 5 1

AFFIDAVIT AS TO TOTAL PAYMENT

THE undersigned certify under penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annoted Code of Maryland, the ("Withholding Law"):

1. That I am/we are the transferor(s) [or agent of the transferor(s) if so indicated], of the real property described in the accompanying Deed.

2. The amount of total payment for the purpose of the Withholding Law is $ 44,072.57.

DATED this 3rd day of September, 2004.

WITNESS:

TRANSFEROR(S):

J & S Holloway, L.L.C.

By:

DAVID W. BODLEY
112 FRONT STREET
POCOMOKE CITY, MD 21851
(410) 957-0900

LIBER 4255 FOLIO 452

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

J & S Holloway, L.L.C.

2. Reasons for Exemption

Resident Status	☐ I, Transferor, am a resident of the State of Maryland. ☒ Transferor is a resident entity under §10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is in principle residence as defined in IRC §121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

_____ By: _____

Witness

3b. Entity

Transferors

J & S Holloway, L.L.C.

Witness/Attest

By _____

Name PRESIDENT

Title

4

OCT 01 2004 The foregoing instrument filed for record and is accordingly recorded among the land records of Worcester County, Maryland

_____ Clerk

DAVID W. BODLEY
112 FRONT STREET
POCOMOKE CITY, MD 21851
(410) 957-0000

LIBER 4255 FOLIO 453

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Worcester

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Number

1 Type(s) of Instruments (☐ Check Box if Addendum Intake Form is Attached.)

☑ Deed | ☐ Mortgage | ☐ Other _____ | ☐ Other _____

☐ Deed of Trust | ☐ Lease | | |

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1] | ☑ Unimproved Sale Arms-Length [2] | ☐ Multiple Accounts Arms-Length [3] | ☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation: EXEMPT

State Transfer:

County Transfer:

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration
Purchase Price/Consideration	$ 50,000.00	Transfer Tax Consideration $
Any New Mortgage	$	X (%)
Balance of Existing Mortgage	$	Less Exemption Amount $
Other:	$	Total Transfer Tax $
Other:	$	Recordation Tax Consideration $
Full Cash Value	$	X ( ) per $500 $
		TOTAL $

5 Fees

Amount of Fees		Due
Recording Charge	$	$
Surcharge	$	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent:

Batch #:

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor's Liber/Folio	2nd	Parcel No.	Var. Loc.
01	009729	2709/290	2453/148+141	92	☐

Subdivision Name	Lot (3a)	Block (3b)	Section (3c)	Plat Ref.	Sq Ft/Acreage (3d)
NEW PARCEL			1.07		

Location/Address of Property Being Conveyed (2)

0000 Highway, Pocomoke, MD 21851

Other Property Identifiers (if applicable) | Water Meter Account No.

☐ Residential ☐ Or Non-Residential ☑ Fee Simple ☐ Ground Rent ☐ Amount:

☐ Partial Conveyance ☐ Yes ☐ No Description/Amt. of Sq Ft/Acreage Transferred:

1.07

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 Grantor(s) Name(s)	Doc. 2 Grantor(s) Name(s)
J + S Hollow Ay, L.L.C.	
Doc. 1 Owner(s) of Record, if Different from Grantor(s)	Doc. 2 Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 Grantee(s) Name(s)	Doc. 2 Grantee(s) Name(s)
City of Pocomoke, MARYLAND A Municipal Corp.	
New Owner's/Grantee's Mailing Address	
P.O. Box 29 Pocomoke MD 21851	

9 Other Names to Be Indexed

Doc. 1 Additional Names to be Indexed (Optional)	Doc. 2 Additional Names to be Indexed (Optional)

10 Contact/Mail Information Instructions: Name of Contact Person

Name: David W. Bailey

Firm: 112 Front St.

Address: Pocomoke MD 21851

Phone: ( )

☑ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

Assessment Information

☐ Yes ☑ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☑ No Does transfer include personal property? If yes, identify: _____

☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Only — Do Not Write Below This Line

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer

THIS DEED, made this 28th day of May, in the year Nineteen Hundred and Ninety-Eight, by DOROTHY HILL NAGEL, INDIVIDUALLY, AND DOROTHY NAGEL AND CHARLES R. DASHIELL, JR., SURVIVING TRUSTEES UNDER THE REVOCABLE TRUST OF ELDRED C. HILL DATED AUGUST 3, 1990, all of Wicomico County, and State of Maryland.

WITNESSETH: That for and in consideration of the sum of One Hundred Fifty Thousand Dollars ($150,000.00), that being the actual consideration paid for the property hereinafter described, the said Dorothy Hill Nagel, individually, and Dorothy Nagel and Charles R. Dashiell, Jr., Surviving Trustees as aforesaid, do hereby grant and convey unto POCOMOKE CITY, MARYLAND, a Maryland municipal corporation, its successors and assigns, the following described property, that is to say:

ALL that farm or tract of land situate in the First Election District of Worcester County, Maryland, on both sides of U.S. Route 13 just outside the corporate limits of Pocomoke City and identified on Tax Map 92 as Parcel 75, containing 103.03 acres of land, more or less, as shown and designated on plat entitled "Survey of the Lands of Eldred C. Hill, et al." recorded among the Land Records of Worcester County, Maryland in Liber R.H.O. No. 148, at folio 64; and being all and the same land granted and conveyed unto the grantors as follows:

(a) As to an undivided one-third interest unto Eldred C. Hill, Charles R. Dashiell, Jr. and Dorothy Nagel, Trustees, by deed from Eldred C. Hill dated April 21, 1994, and recorded among the Land Records of Worcester County, Maryland in Liber R.H.O. No. 2051, at folio 001, said Eldred C. Hill having departed this life on April 8, 1998, leaving Dorothy Nagel and Charles R. Dashiell, Jr. as surviving trustees.

(b) As to an undivided one-third interest unto Eldred C. Hill and Dorothy Hill Nagel, as joint tenants, by deed from Dorothy Hill Nagel, Personal Representative of the Estate of Ralph W. Pilchard dated August 20, 1994, and recorded as aforesaid in Liber R.H.O. No. 1976, at folio 18 and by confirmatory deed dated February 16, 1995, and recorded as aforesaid in Liber R.H.O. No. 2140, at folio

FILED

MAY 29 10 52 AM '98
RICHARD H. OUTTEN
CLK. CT. CT.
WOR. CO.

LAW OFFICE
OF
WILLIAM C. HUDSON
P.O. BOX 609
POCOMOKE CITY, MD 21851
(410) 957-3405

106, said Eldred C. Hill having departed this life as aforesaid leaving Dorothy Hill Nagel as surviving tenant.

(c) As to an undivided one-third interest unto Dorothy Hill Nagel under the Last Will and Testament of Edward C. Hill who died on January 11, 1968, said Will having been duly admitted to probate in the Orphan's Court of Worcester County in Estate No. 5403.

TOGETHER with the buildings and improvements thereon and all and singular the rights, ways, roads, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining; and especially a 20 foot right of way as shown on plat entitled "Plat of Property Surveyed for Esso Standard Oil Company" recorded among the Land Records of Worcester County, Maryland in Liber F.W.H. No. 123, at folio 137, which is also contained in a deed from Eldred C. Hill to Eldred C. Hill, Charles R. Dashiell, Jr. and Dorothy Nagel, Trustees, dated April 21, 1994, and recorded as aforesaid in Liber R.H.O. No. 2051, at folio 1.

TO HAVE AND TO HOLD the property above described and hereby intended to be conveyed unto and to the proper use and benefit of the said Pocomoke City, Maryland, a Maryland municipal corporation, its successors and assigns, forever in fee simple.

AND the said Dorothy Hill Nagel, individually, does hereby covenant that she will warrant specially the property above described and hereby intended to be conveyed, and that she will execute such other and further assurances of the same as may be requisite.

WITNESS the hands and seals of the Grantors the day and year first above written.

WITNESS:

Lauran R. Ralph

Lauran R. Ralph

Lauran R. Ralph

Dorothy Hill Nagel (SEAL)
Dorothy Hill Nagel

Dorothy Nagel (SEAL)
Dorothy Nagel, Surviving Trustee

(SEAL)
Charles R. Dashiell, Jr.
Surviving Trustee

LAW OFFICE
OF
WILLIAM C. HUDSON
P.O. BOX 509
POCOMOKE CITY, MD 21851
(410) 957-3455

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 27th day of May, 1998, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Dorothy Hill Nagel, individually, and as Surviving Trustee under the Eldred C. Hill Revocable Trust dated August 3, 1990 and each acknowledged the foregoing deed to be her act and deed, and signed the same in my presence.

AS WITNESS my hand and Notarial Seal.

Sonia C. Crandell
Notary Public

NOTARY PUBLIC Wicomico County, Md.

My Commission Expires: 4/22/00

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 26th day of May, 1998, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Charles R. Dashiell, Jr., Surviving Trustee under the Eldred C. Hill Revocable Trust dated August 3, 1990 and each acknowledged the foregoing deed to be his act and deed, and signed the same in my presence.

AS WITNESS my hand and Notarial Seal.

Sonia C. Crandell
Notary Public

NOTARY PUBLIC Wicomico County, Md.

My Commission Expires: 4/22/00

I HEREBY CERTIFY that this deed was prepared by an attorney admitted to the practice of law in the State of Maryland.

William C. Hudson

c:\document\poccity.dee

TAXES FOR WHICH ASSESSMENTS HAVE BEEN RECEIVED HAVE BEEN PAID AS OF THIS DATE 5-29-98
WORCESTER COUNTY FINANCE OFFICER
BY KTC
EXCEPT PERSONAL PROPERTY

TRANSER TAX NOT REQUIRED
FINANCE OFFICER
WORCESTER COUNTY MARYLAND
By KTC
Authorized Signature
Date 5-29-98

LAW OFFICE
OF
WILLIAM C. HUDSON
P.O. BOX 609
---- ... CITY, MD 21851
(410) 957-3483

MAY 29 1998 The foregoing instrument filed for record and is accordingly recorded among the land records of Worcester County, Maryland.

Richard H. Dutton Clerk

LIBER2529 FOLIO379

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: WORCESTER

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Offices only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments (☐ Check Box if Addendum Intake Form is Attached.)

☒ Deed ☒ Mortgage ☐ Other ☐ Other

☐ Deed of Trust ☐ Lease

2 Conveyance Type Check Box

☒ Improved Sale Arms-Length (1) ☐ Unimproved Sale Arms-Length (2) ☐ Multiple Accounts Arms-Length (3) ☐ Not an Arms-Length Sale (9)

3 Tax Exemptions (If Applicable) Cite or Explain Authority

Recordation	150,000.00
State Transfer	150,000.00
County Transfer	150,000.00

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ 150,000.00	Transfer Tax Consideration	$
Any New Mortgage	$ 150,000.00	X( )% =	$
Balance of Existing Mortgage	$ —	Less Exemption Amount −	$
Other:	$	Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		X( ) per $500 =	$
Full Cash Value	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	
Recording Charge	$ 20.00	$ 20.00	Agent:
Surcharge	$ 5.00	$ 5.00	Tax Bill:
State Recordation Tax	$	$	
State Transfer Tax	$	$	C.B. Credit:
County Transfer Tax	$	$	
Other	$	$	Ag. Tax/Other:
Other	$	$	

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
01	0100026	2529/379			☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq Ft/Acreage (4)

Location/Address of Property Being Conveyed (2): Old Ferry Rd., Pocomoke, MD 21851

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☐ or Non-Residential ☐ | Fee Simple ☒ or Ground Rent ☐ | Amount:

Partial Conveyance? ☐ Yes ☒ No | Description/Amt. of Sq Ft/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Dorothy Hill Daniel & Maude Rachel Hill, trustees of Cloud Hill Trust	Pocomoke City, MD
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Pocomoke City, MD	County Commissioners of Worcester County, MD

New Owner's (Grantee) Mailing Address: P.O. Box 29, Pocomoke City, MD 21851

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: WILLIAM C. HUDSON

Firm: 107 MARKET STREET

Address: P.O. BOX 809

POCOMOKE CITY, MD 21851

☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☒ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☒ No Does transfer include personal property? If yes, identify:

☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Trans. Process Verification

Transfer Number: Date Received: Deed Reference: Assessed Property No.:

Year	19	19	Geo.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	Section	Geo. Cd.	
Total			Town Cd.	Ex. St.	Ex. Co.		

REMARKS:

Distribution: White - Clerk's Office; Canary - SDAT; Pink - Office of Finance

Real Property Data Search ( )
Search Result for WORCESTER COUNTY

Search Tax Maps | No Ground Rent Redemption on File | No Ground Rent Registration on File

Special Tax Recapture: None
Account Number: District - 01 Account Identifier - 010026

Owner Information

Owner Name: POCOMOKE CITY MARYLAND
Use: EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: PO BOX 29
POCOMOKE CITY MD 21851-0029
Deed Reference: /02529/ 00376

Location & Structure Information

Premises Address: OLD VIRGINIA RD
POCOMOKE 21851-0000
Legal Description: 6.25 ACS
E & W SIDE RT 13
E HILL ETAL SURVEY

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	169045
0092	0002	0075	11081.24	0000				2026	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			6.2500 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
			/					None

Value Information

	Base Value	Value As of 01/01/2026	Phase-In Assessments As of 07/01/2026	As of 07/01/2027
Land:	123,700	131,500		
Improvements	0	0		
Total:	123,700	131,500	126,300	128,900
Preferential Land:	0	0		

Transfer Information

Seller: HILL ELDRED C & DOROTHY HILL NAGEL	Date: 05/29/1998	Price: $150,000
Type: NON-ARMS LENGTH OTHER	Deed1: RHO /02529/ 00376	Deed2:
Seller: HILL ELDRED C & DOROTHY HILL NAGEL	Date: 04/27/1994	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: RHO /02140/ 00106	Deed2:
Seller: HILL ELDRED C & RALPH W PILCHARD &	Date: 09/29/1993	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: RHO /01976/ 00118	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2026	07/01/2027
County:	670	126,300.00	128,900.00
State:	670	126,300.00	128,900.00
Municipal:	670	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:

Real Property Data Search ( )
Search Result for WORCESTER COUNTY

Search Tax Maps	No Ground Rent Redemption on File	No Ground Rent Registration on File

Special Tax Recapture: None
Account Number: District - 01 Account Identifier - 042629

Owner Information

Owner Name:	POCOMOKE CITY MD	Use:	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	PO BOX 29 POCOMOKE CITY MD 21851-0029	Deed Reference:	/04255/ 00449

Location & Structure Information

Premises Address:	OCEAN HWY POCOMOKE CITY 21851-0000	Legal Description:	1.07 ACS W/S OCEAN HWY ADD LDS JS HOLLOWAY LLC

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0092	0002	0099	11001.24	0000				2026	Plat Ref:	0191/ 0051

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			1.0700 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
			/					None

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2026	As of 07/01/2026	As of 07/01/2027
Land:	72,200	76,200		
Improvements	0	0		
Total:	72,200	76,200	73,533	74,867
Preferential Land:	0	0		

Transfer Information

Seller: J & S HOLLOWAY, LLC	Date: 10/01/2004	Price: $50,000
Type: NON-ARMS LENGTH OTHER	Deed1: SVH /04255/ 00449	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2026	07/01/2027
County:	504	73,533.00	74,867.00
State:	504	73,533.00	74,867.00
Municipal:	504	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

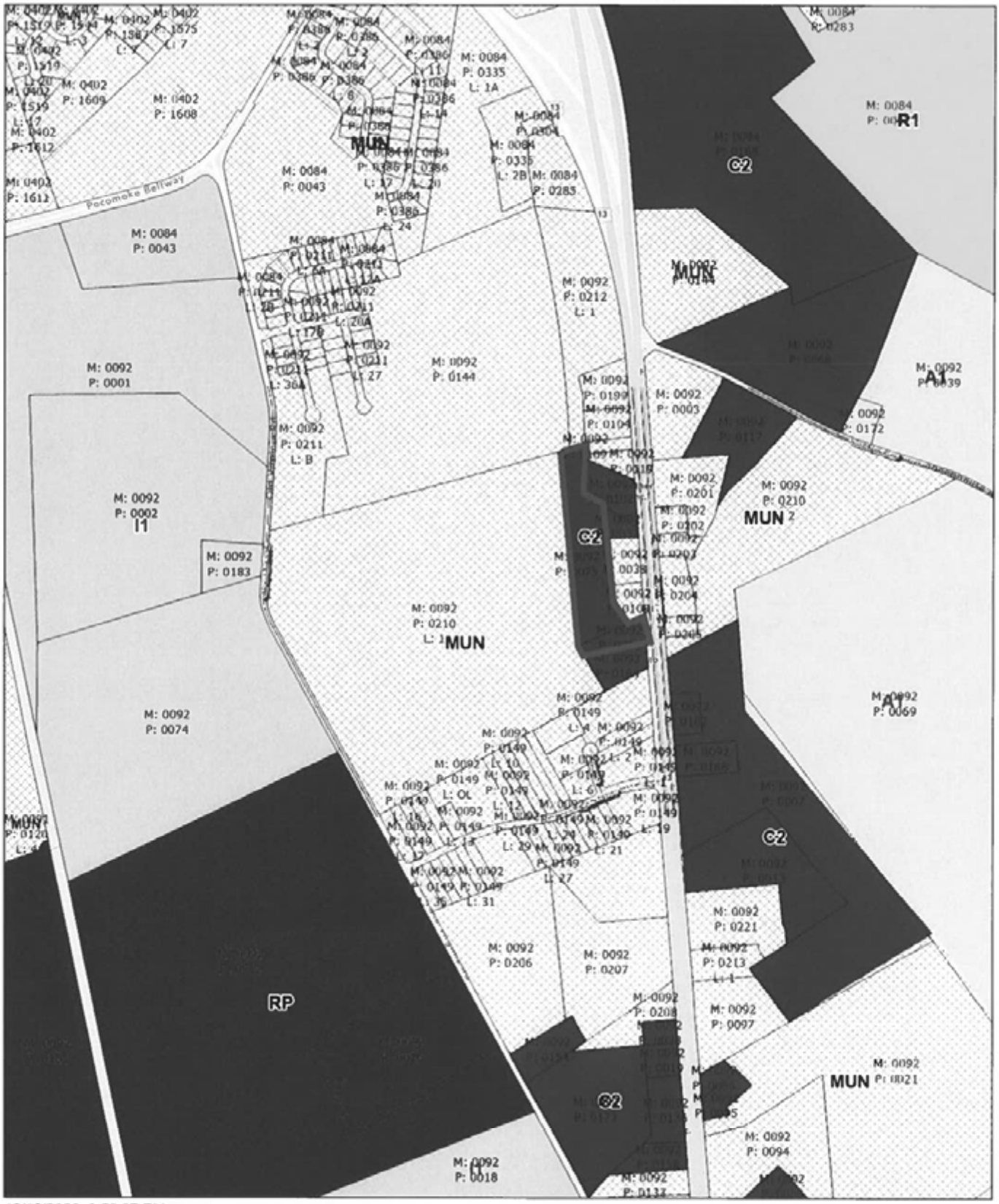
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Attachment F Worcester County Zoning Districts

ITEM: 9



10/19/2026, 3:53:07 PM

SDE Parcel Boundary

Zoning

A1 - Agricultural

RP - Resource Protection

R1 - Rural Residential

I1 - Light Industrial

C2 - General Commercial

MUN - Municipality

1:8,907

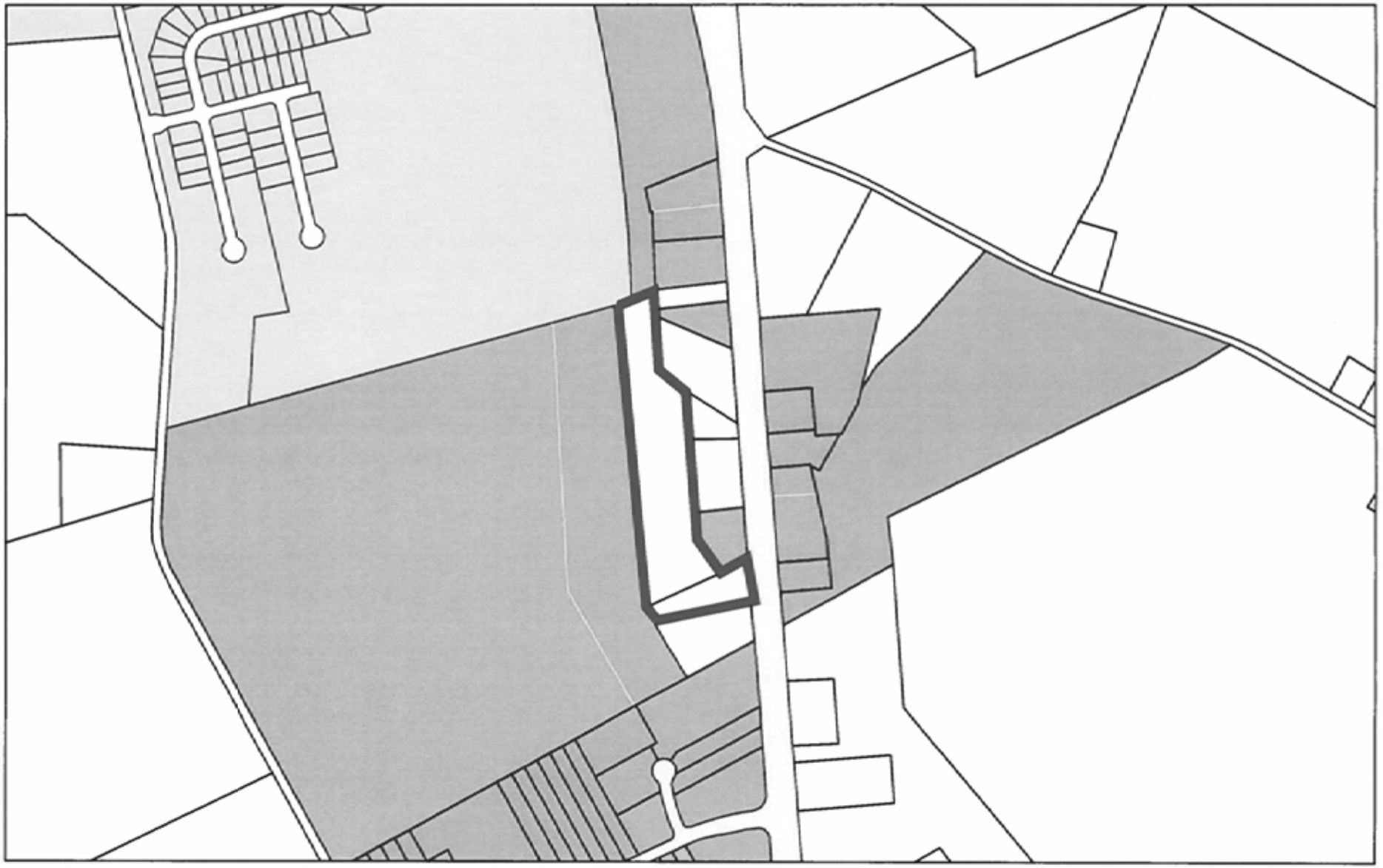
0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Attachment G

PMD4



10/19/2026

zoning_merge M-1 Parcels_06212017

B-2 R-2

1:8,657

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Attachment H



Attachment I



Pocomoke City Comprehensive Plan 2014

Worcester County Government
One West Market Street | Room 1103 | Snow Hill MD 21863-1195
countyadmin@worcestermd.gov | www.worcestermd.gov

To: Worcester County Commissioners
From: Dallas Baker, Director of Public Works
Department: Public Works
Date: November 06, 2026
Subject: FY27 Roads Sign Truck Purchase

Summary:

Public Works is requesting Commissioner approval to purchase one new 2027 Ford F-450 Utility Body truck from Apple Ford, Columbia, MD for the Road's Division. This vehicle was approved in account 100.1202.9010.010 Capital Equipment New Vehicles for the budgeted amount of $90,000.00. The proposed purchase price is $96,484.24. While the proposed purchase will be made utilizing the competitively bid Baltimore County Purchasing Program Contract #SCN1003179 with a discount of $2,002, an over expenditure is still needed to cover the full cost. Public Works is requesting using savings from other FY27 truck purchases to cover the $6,484.24 overage for this purchase.

The sign truck is a specialized purchase due to the equipment and spacing needs of the tools and materials it carries. Roads Division is replacing a 2014 Ford F-450 utility body with 312,147 miles that is currently being used to maintain the signs throughout the County and will continue to accumulate miles until the new truck arrives. The current truck has body rust and reoccurring emission issues due to the high miles and the DEF system malfunctioning on the truck.

Please let me know if there are any questions.

Fiscal Impact: $96,484.24

Funding Source: 100.1202.9010.010

Requested Action: Approval

Alternatives:

Coordinated With: Ed Welch Jana Potvin Kevin Lynch Derrick Babcock

Attachment(s): Yes

Fleet/Government Sales

10/28/2026

8800 Stanford Blvd. Columbia, MD 21045

Worcester County
MD

Quote for 2027 Ford F-450 Regular Cab 4x4 84" C/A riding the Baltimore County Contract # SCN1003179.

Vehicle:	**2027 Ford F-450 Regular Cab 4x4 169" WB**	**$61,114.24**
EQ	**650A-XL TRIM** **Power Locks, Doors, Windows, Mirrors, Bluetooth,**	
99N	7.3L V8 Gas Engine	
44T	10 Speed Auto Transmission	
X8L	4.88 Limited Slip Rear End	
18B	Platform Running Boards	
41P	Skid Plates	
43C	120V/400W Outlet	
512	Spare Tire/Wheel/Jack	
52B	Trailer Tow Package INC B-Controller	
86M	Dual Batteries	
842	Rear View Camera Prep Kit	
153	Front Tag Bracket	
IBQ	Intercon Body Quote	$37,372.00
BCCD	Baltimore County Contract Discount	($2,002.00)
Color	Oxford White	
Interior	40/20/40 Vinal	
Delivery Days	120 Days ARO	
	Net Price Per Unit:	**$96,484.24**

Please contact me with any questions, changes, or to finalize your order. I look forward to hearing from you. You can reach me at 443-539-1223 or by e-mail at: Jskipper@AppleFord.com.

Worcester County Government
One West Market Street | Room 1103 | Snow Hill MD 21863-1195
countyadmin@worcestermd.gov | www.worcestermd.gov

To: Worcester County Commissioners
From: Dallas Baker, Director of Public Works
Department: Public Works
Date: November 08, 2026
Subject: Roads Over Expenditure - Outside Repairs

Summary: Public Works is requesting Commissioner approval to overspend $75,000.00 from the Roads Vehicle Operating Expense – Outside Repairs account 100.1202.6540.045. The approved FY27 budget amount for vehicle operating expense – outside repairs is $35,000, of which 85% has been spent to date. There have been some major outside repairs with vehicles/equipment which occurred including:

· *$21,721.27 for dump truck #121 which was damaged by low hanging limbs during last year's snow blizzard event
· $6,617.14 for the boom axe tree trimming mower due to faulty parts which were not covered under warranty
· *$7.760.72 for tractor mower #141 due to a rollover accident
· $15,000 (approx.) for tractor mower #147 to repair the transmission
· $14,000 (approx.) in misc. repairs to multiple vehicles needed in advance of snow plowing season

With cold weather, snow, ice, and freezing temperatures approaching unforeseen outside repairs can occur especially with aging vehicles and equipment. We anticipate funding the over expenditure from within the Roads budget at the end of the year; however, it is too early to indicate which account will be underspent to cover the difference.

*Marked items were submitted for claims through insurance, however the money paid out by insurance does not come back to the Roads repair account to offset the expenditure.

Please let me know if there are any questions.

Fiscal Impact:	$75,000
Funding Source:	Roads Vehicle Operating Expense – Outside Repairs account 100.1202.6540.045
Requested Action:	Approval
Alternatives:	
Coordinated With:	Kim Reynolds Jana Potvin Kevin Lynch
Attachment(s):	N/A

Worcester County Government
One West Market Street | Room 1103 | Snow Hill MD 21863-1195
countyadmin@worcestermd.gov | www.worcestermd.gov

To: Worcester County Commissioners
From: Dallas Baker, Director of Public Works
Department: Public Works
Date: November 09, 2026
Subject: Award of Bid – Roads Division FY27 Paving

Summary: Public Works is requesting Commissioner approval to award the FY27 Paving project to the lowest and responsible vendor, Asphalt Services DE LLC. in the amount of $2,453,462.72. Funding in the amount of $1,000,000.00 for paving was approved in the current FY27 operating budget in the general fund account 100.1202.6140.010 Road Maintenance Materials Blacktop for Overlay and $1,708,006.00 was approved in Assigned Funds account PWKRDS 000 2557 Roads Department Paving Projects 240.1202.9010.190.

Bids were due and opened on Friday, October 9, 2026, at 2:00 pm. Six bids were received and the bid tabulation summary is attached. All bids received met or exceeded our specifications. After reviewing the bids, it was discovered that Asphalt Services DE LLC underbid the double yellow striping line item by $29,566.40; however, they have agreed to honor their bid price as shown for a total of $2,453,462.72.

Please note, local contractor Allan Myers out of Bishopville is the 2nd lowest bid with $2,539,817.60. However, there is outstanding warranty work with Allan Myers from our FY26 paving that has not been completed. After multiple conversations and correspondence with Allan Myers over the last several months, no further updates have been received as to when the work will proceed. Due to the facts listed above, Public Works requests the bid be awarded to the lowest bidder Asphalt Services DE LLC.

Please let me know if there are any questions.

Fiscal Impact:	$2,453,462.72
Funding Source:	100.1202.6140.010 Road Maintenance Materials Blacktop for Overlay and Assigned Funds account PWKRDS 000 2557 Roads Department Paving Projects 240.1202.9010.190
Requested Action:	Approval
Alternatives:	
Coordinated With:	Ed Welch, Jana Potvin, Kevin Lynch
Attachment(s):	Yes

Bids - Paving Projects for FY27		
October 9, 2026 at 2 p.m.		
Bid Tabulation		
Vendor	**Description**	**Extended Price**
Asphalt Services DE LLC	Price for total Quantity tons for 9.5mm Superpave at 22,273 tons	$ 2,391,229.28
	Price for total Quantity Square SY of milling at 8,889 SY	$ 29,867.04
	Price for total linear foot of double yellow center line at 73,916 feet	$ 29,566.40
	Price for total linear foot of white edge lines at 7,000 feet	$ 2,800.00
	Total	**$ 2,453,462.72**
	Price per ton for hot mix	$ 107.36
	Price per square yard for milling	$ 3.36
	Price per linear foot of striping	$ 0.40
Allan Myers MD	Price for total Quantity tons for 9.5mm Superpave at 22,273 tons	$ 2,467,848.40
	Price for total Quantity Square SY of milling at 8,889 SY	$ 17,778.00
	Price for total linear foot of double yellow center line at 73,916 feet	$ 51,741.20
	Price for total linear foot of white edge lines at 7,000 feet	$ 2,450.00
	Total	**$ 2,539,817.60**
	Price per ton for hot mix	$ 110.80
	Price per square yard for milling	$ 2.00
	Price per linear foot of striping	$ 0.35
George & Lynch	Price for total Quantity tons for 9.5mm Superpave at 22,273 tons	$ 3,091,492.40
	Price for total Quantity Square SY of milling at 8,889 SY	$ 33,333.75
	Price for total linear foot of double yellow center line at 73,916 feet	$ 62,089.44
	Price for total linear foot of white edge lines at 7,000 feet	$ 2,940.00
	Total	**$ 3,189,855.59**
	Price per ton for hot mix	$ 138.80
	Price per square yard for milling	$ 3.75
	Price per linear foot of striping	$ 0.42
H&K Group	Price for total Quantity tons for 9.5mm Superpave at 22,273 tons	$ 3,173,902.50
	Price for total Quantity Square SY of milling at 8,889 SY	$ 71,112.00
	Price for total linear foot of double yellow center line at 73,916 feet	$ 55,437.00
	Price for total linear foot of white edge lines at 7,000 feet	$ 12,250.00
	Total	**$ 3,312,701.50**
	Price per ton for hot mix	$ 142.50
	Price per square yard for milling	$ 8.00
	Price per linear foot of striping	$ 0.84
Mike Houck Construction	Price for total Quantity tons for 9.5mm Superpave at 22,273 tons	$ 3,229,585.00
	Price for total Quantity Square SY of milling at 8,889 SY	$ 31,111.50
	Price for total linear foot of double yellow center line at 73,916 feet	$ 73,916.00
	Price for total linear foot of white edge lines at 7,000 feet	$ 7,000.00
	Total	**$ 3,341,612.50**

	Price per ton for hot mix	$	145.00
	Price per square yard for milling	$	3.50
	Price per linear foot of striping	$	1.00
Harmony Construction	Price for total Quantity tons for 9.5mm Superpave at 22,273 tons	$	3,881,070.25
	Price for total Quantity Square SY of milling at 8,889 SY	$	73,334.25
	Price for total linear foot of double yellow center line at 73,916 feet	$	110,874.00
	Price for total linear foot of white edge lines at 7,000 feet	$	10,500.00
	Total	**$**	**4,075,778.50**
	Price per ton for hot mix	$	154.25
	Price per square yard for milling	$	8.25
	Price per linear foot of striping	$	1.50

Worcester County Government
One West Market Street | Room 1103 | Snow Hill MD 21863-1195
countyadmin@worcestermd.gov | www.worcestermd.gov

To: Worcester County Commissioners
From: Dallas Baker, Director of Public Works
Department: Public Works
Date: November 09, 2026
Subject: Landings / Lewis Road Over Expenditure and Revenue Adjustment

---

Summary: Public Works is requesting Commissioner approval to overspend Landings Capital Equipment Construction Project account 535.9010.080 by $3,991,000 for the Lewis Road Sewer Project. There is off setting revenue to cover the expenditure through the USDA loan and grants covering the work. As the USDA funds are received, they will be deposited in the Landings Other Revenue account 535.5850. Previous work on the project was funded by a portion of the County's ARPA grant, but that account has been closed since the funds were expended. The approved FY 27 budget did not include the revenue and expenses associated with the USDA funded portion of the project. These adjustments will correct the accounting and be included in an upcoming budget amendment request.

Please let me know if there are any questions.

Fiscal Impact: $3,991,000

Funding Source: Landings Capital Equipment Construction Project account 535.9010.080 & Landings Other Revenue account 535.5850

Requested Action: Approval

Alternatives:

Coordinated With: Ondrea Starzhevskiy; Seth Place; Quinn Dittrich; Jana Potvin; Lee Beauchamp

Attachment(s): No

Worcester County Government
One West Market Street | Room 1103 | Snow Hill MD 21863-1195
countyadmin@worcestermd.gov | www.worcestermd.gov

To: Worcester County Commissioners
From: Dallas Baker, Director of Public Works
Department: Public Works
Date: November 09, 2026
Subject: REVISED - West OC Sewer Payment Over Expenditure

Summary:

Public Works is requesting Commissioner approval to overspend West Ocean City account 580.6700.100 – Other Maint. & Svcs Payment to Sewer Utility for FY26 in the amount of $125,543.35 and approval to overspend account 580.6700.100 for FY27 in the amount of $200,000 based on recent cost figures. This account covers payment from the West OC service area to Ocean City for sewer that was sent to the Ocean City treatment plant over the past fiscal year. The approved FY 26 budget included $700,000 for this payment and $800,000 for FY 27, however increased sewer usage in the service area exceeded the budgeted estimate. The West OC service area has funds in its reserve account to offset the increased charge. If approved the budget would reflect a $125,543.35 - Transfer from Reserve account 580.5975.100 for FY 26 and $200,000 for FY 27.

Please note, the attached invoice is for $1,048,961, but that total is split between West OC and Mystic Harbour in the following proportions:
· Mystic Harbor: $157,303.65
· West OC:$891,387.35

These amounts are based on actual metered flowrates. The proposed FY 28 budget will be revised to account for this historical trend. Please let me know if there are any questions.

Fiscal Impact: FY26 in the amount of $125,543.35 and FY27 in the amount of $200,000

Funding Source: 580.6700.100 – Other Maint. & Svcs Payment to Sewer Utility and

	Transfer from Reserve account 580.5975.100
Requested Action:	Approval
Alternatives:	
Coordinated With:	Ondrea Starzhevskiy; Seth Place; Quinn Dittrich; Jana Potvin; Lee Beauchamp
Attachment(s):	Yes

TOWN OF
OCEAN CITY
The White Marlin Capital of the World

MAYOR
Richard W. Meehan

CITY COUNCIL
Matthew M. James
President

William C. Savage III
Secretary

Peter S. Buas
John F. Gehrig, Jr.
Jeff Heiser
Jacob H. Mitrecic
Carol Proctor

CITY MANAGER
Terence J. McGean, PE

CITY CLERK
Diana L. Chavis, MMC

Town of Ocean City
Finance Department
301 N. Baltimore Avenue
Ocean City, Maryland 21842
Phone: 410-289-8858
Fax: 410-289-4598

FY 26

October 19, 2026

Quinn Dittrich, Enterprise Fund Controller
Worcester County Treasurer's Office
One West Market Street, Room 1105
Snow Hill, Maryland 21863

Dear Mr. Dittrich:

The following supplementary information is enclosed to provide details for the calculation of treatment charges for the West Ocean City Service Area for the fiscal year ended June 30, 2026:

- West Ocean City Wastewater Charge Calculation
- Billing Worksheet Based on Actual Flows for Ocean City and West Ocean City
- Billing Worksheet for Transmission Costs
- Capital Projects and Expenses
- Debt Service Not Applicable to West Ocean City
- Wastewater Fund Revenue Comparison
- Wastewater Fund Expense Comparison by Division
- Wastewater Fund Budget to Actual

Based on reported flows of 10.90% of the total, the actual cost allocable to West Ocean City is **$1,048,691.** If you have any questions related to the operation and maintenance of the treatment plant, please contact the Wastewater Superintendent, Randy Bradford, at 410-524-6760. Please contact me if you have any questions regarding this information or if you wish to examine the original accounting documents.

Sincerely,

Shawn Bunting, CPA
Finance Director

1,048,691 X .85 = 891,387.35
580.6700.100

1,048,691 X .15 = 157,303.65
545.6700.100

Enclosures (9)
cc: Randy Bradford, Wastewater Superintendent

Outlook

Re: Town of OC Flow Allocation

From Shane L. Odegaard <sodegaard@worcestermd.gov>
Date Fri 10/2/2026 12:06 PM
To Quinn M. Dittrich <qmdittrich@worcestermd.gov>

Good afternoon, Quinn.

From 6/30/25-6/29-26 West OC 214,520,000 gallons.
From 7/1/25-6/30/26 Mystic to West OC 37,383,200 gallons.
Please let me know if you need anything else.

214,520,000 85%
37,383,200 15%
251,903,200

Shane Odegaard

Water and Wastewater Supervisor

Department of Water and Wastewater

Worcester County Government

1000 Shore ln

Berlin MD 21811

410-202-6213

sodegaard@worcestermd.gov

From: Quinn M. Dittrich <qmdittrich@worcestermd.gov>
Sent: Monday, September 28, 2026 11:46 AM
To: Shane L. Odegaard <sodegaard@worcestermd.gov>
Subject: Town of OC Flow Allocation

Hey Shane,

Not sure how readily available this is. Are you able to get the flow allocation we sent to the Town of OC for fiscal year 2026? I reached out to the Town of OC to see if they have an estimate on the bill. I would just the need the allocation between Mystic and West OC, assuming those were the only two service areas that sent their flow to OC.

Let me know!

Quinn M. Dittrich, CPA
Enterprise Fund Controller
Treasurer's Office
Worcester County Government
1. W. Market Street, Rm. 1105
Snow Hill, MD 21863-1213
Phone: 410-632-0686, ext. 1201
Email: qmdittrich@worcestermd.gov
www.worcestermd.gov

MARYLAND'S Coast
WORCESTER COUNTY

INVOICE

TOWN OF OCEAN CITY MD
PO BOX 5000
OCEAN CITY, MD 21843

(410) 289-8833

TO: WORCESTER COUNTY COMMISSIONERS
P O BOX 349
SNOW HILL, MD 21863

INVOICE NO: 144581
DATE: 10/22/26

CUSTOMER NO: 206/1578 TYPE: WW - WASTEWATER MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	WASTEWATER OUTSIDE CITY WEST OCEAN CITY WASTEWATER CHARGE CALCULATION FOR FY-2026. BASED ON PERIOD ENDING 6/30/26. ESTIMATE BASED ON ACTUAL COSTS FOR JULY 2025 - JUNE 2026 1.17 MGD CAPACITY ALLOCATION TO WEST OCEAN CITY.	1,048,691.00	1,048,691.00

TOTAL DUE: $1,048,691.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 10/22/26 DUE DATE: 11/23/26 NAME: WORCESTER COUNTY COMMISSIONERS
CUSTOMER NO: 206/1578 TYPE: WW - WASTEWATER MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
TOWN OF OCEAN CITY MD
PO BOX 5000
OCEAN CITY MD 21843

INVOICE NO: 144581
TERMS: NET 30 DAYS AMOUNT $1,048,691.00

West Ocean City Wastewater Charge Calculation
Fiscal Year 2027
Based on Actual Costs for FY 2026
1 mgd Capacity Allocation to West Ocean City

Description	FY 2026 Actual Costs
Operation	
Treatment	
Plant	6,457,952
Lab	404,000
Liability insurance	320,982
Less: income (lab fees)	(147,224)
Total	7,035,710
Percent of flows from West Ocean City	10.90%
Total West Ocean City treatment charge	**766,917**
Conveyance	
Total conveyance cost	1,554,831
Less: cost for Northern conveyance	(752,746)
Less: income (connections)	(9,000)
Cost for Southern conveyance	793,085
Percent of 15th-64th Street to Southern	25.00%
Cost of 15th-64th Street	198,271
Percentage of West Ocean City flows to 15th-64th Street flows	21.80%
Total West Ocean City conveyance charge	**43,224**
Administration	
Total Treatment cost	766,917
Total Conveyance cost	43,224
TOTAL	810,141
Total West Ocean City Administration charge based on 10% T & C	**81,014**
Operating reserve (not applicable)	
Capital Costs	
Total capital purchases	8,053,737
Principal	1,675,652
Interest	640,510
Total capital costs	10,369,899
Less: debt service for projects not applicable to West Ocean City	(898,482)
Less: non-applicable conveyance purchases and bonded projects	(7,580,981)
Total capital cost applicable to West Ocean City	1,890,436
West Ocean City percentage of capacity (1/12)	8.33%
Total West Ocean City capital charge	**157,536**
Total West Ocean City charge	**1,048,691**

FY27 Billing Based on Actual Flows for 2025 and 2026

MONTH	Ocean City AND West Ocean City (gallons/month)	West Ocean City (gallons/month)
July 2025	302,502,000	28,218,357
August 2025	277,254,000	22,467,894
September 2025	187,086,000	17,120,679
October 2025	163,927,000	18,473,042
November 2025	106,277,000	13,947,429
December 2025	102,214,000	14,486,429
January 2026	91,925,000	14,648,071
February 2026	100,832,000	16,862,000
March 2026	112,307,000	13,729,500
April 2026	109,286,000	15,513,714
May 2026	160,113,000	16,027,453
June 2026	228,841,000	20,251,833
Total:	**1,942,564,000**	**211,746,401**

WOC flows as a percentage of total flows **10.90%**

Billing Worksheet Based on Actual FY26 Figures
Transmission Cost:
Collection System

DIV 71 - Collection System Expenses		*Expense*		*Not Charged*	*Charged*
.10-10	Full-Time Salaries	585,134	*Less: 3 operators*	271,849	313,285
.10-20	Part-Time Salaries	-	*Not charged*	-	-
.10-30	Interdepartmental Labor	8,742	*Not charged*	8,742	-
.10-40	Overtime - Regular	1,766	*Not charged*	1,766	-
.10-50	Overtime - Premium	73,218	*Not charged*	73,218	-
.20-10	FICA	49,647	*Less: 3 operators*	27,201	22,446
.20-20	Group Insurance	139,169	*Less: 3 operators*	52,188	86,981
.20-22	Retiree Health Insurance	-	*Less: 3 operators*	-	-
.20-30	Retirement Contributions	115,292	*Less: 3 operators*	13,592	101,700
.20-32	Deferred Comp Contributions	1,634	*Less: 3 operators*	613	1,021
.20-40	Workers' Compensation	3,986	*Less: 3 operators*	1,852	2,134
.30-10	Official/Admin Services	-	*Not charged*	-	-
.30-30	Other Professional	-	*Not charged*	-	-
.30-40	Technical Professional	-	*Not charged*	-	-
.30-50	Medical Payments	802	*Less: 2 operators*	201	601
.44-10	R&M - Buildings	15,780	*Not charged*	15,780	-
.44-20	R&M - Operational Equipment	117,685	*Not charged*	117,685	-
.46-20	Rentals - Equipment & Vehicles	1,545	*Not charged*	1,545	-
.50-00	Communications	3,372	*Not charged*	3,372	-
.55-15	Employee Training/Travel	133	*Not charged*	133	-
.55-38	Laundry, Dry Clean, Alt	-	*Less: 2 operators*	-	-
.55-45	Contracted Services	167,455	*Less: 2 operators*	41,864	125,591
.60-40	Operational Supplies	13,586	*Not charged*	13,586	-
.60-50	Uniforms	2,740	*Less: 2 operators*	685	2,055
.63-00	Energy	77,410	*Not charged*	77,410	-
.65-10	Vehicle Supplies & Repair - Fuel	22,544	*Less: station vehicle*	3,757	18,787
.65-20	Vehicle Supplies & Repair - Parts	66,956	*Less: station vehicle*	11,159	55,797
.65-30	Vehicle Supplies & Repair - Labor	13,988	*Less: station vehicle*	2,331	11,657
.67-70	Miscellaneous	211	*Not charged*	211	-
.70-20	Capital Outlay - Buildings	-	*Not charged*	-	-
.70-40	Capital Outlay - Machinery & Equipment	-	*Not charged*	-	-
.82-10	Vehicle Lease	72,036	*Less: station vehicle*	12,006	60,030
.82-20	Radio/Equipment Lease	-	*Less: station radio*	-	-
Total Cost:		1,554,831	*Subtotal:*	752,746	802,085
			Less: income from connections:		(9,000)
			Transmission costs (15th-64th Street):		793,085

Transmission Cost for West Ocean City is one-fourth of the transmission costs charged: 198,271

Capital Projects and Expenses
FY26

Project Code	Asset Number	Description	FY26 Actual	Capitalized	Expensed	NOT Applicable to West OC	Applicable to West OC
N/A	7392	FUEL TANK, 4,000 GALLON FIREGUARD	77,591.06	77,591.06	-	-	77,591.06
N/A	7396	DISTILLATOR, FOSS KJELTEC 9	14,779.01	14,779.01	-	-	14,779.01
WWADMN	7425	WASTEWATER ADMINISTRATION BUILDING	180,204.20	180,204.20	-	180,204.20	-
WWCIPP	7426	PIPE REHAB FAILING SEWER MAINS	590,524.69	590,524.69	-	590,524.69	-
WWFLW2	7427	WEST OC METER SAMPLING VAULT	33,654.25	33,654.25	-	33,654.25	-
WWPIHD	7204	PRIMARY INFLUENT BLDG HEAD REHAB - FY2026 COSTS	6,776,597.87	6,776,597.87	-	-	6,776,597.87
WWMSTR	N/A	WASTEWATER MASTER PLAN	120,182.01	-	120,182.01	-	120,182.01
WWOUTF	N/A	OCEAN OUTFALL REPAIR	188,454.37	-	188,454.37	-	188,454.37
WWTPCR	N/A	CONCRETE REHABILITATION	71,750.00	-	71,750.00	-	71,750.00
		Subtotal	8,053,737.46	7,673,351.08	380,386.38	804,383.14	7,249,354.32
		Less bonded projects					(6,776,597.87)
		TOTAL	8,053,737.46	7,673,351.08	380,386.38	804,383.14	472,756.45

WASTEWATER FUND

West Ocean City Wastewater Charge Calculation

Debt Service Not Applicable to West Ocean City

FY26

			Not Applicable to West Ocean City		
	Principal	Interest	Projects	Percentage	Amount
General Obligation Refunding Bond, Series 2018A	242,928	11,839	Lime feed system	30.85%	78,596
General Obligation Refunding Bonds of 2020	409,568	127,990	Pumping stations	6.82%	36,657
General Obligation Municipal Purpose and Refunding Bonds of 2022	260,807	35,521	Pumping stations and sewer main	64.17%	190,150
General Obligation Municipal Purpose Bonds of 2015	575,100	223,899	Wastewater mains	47.89%	382,619
General Obligation Municipal Purpose and Refunding Bonds of 2020, Tax-Exempt	30,960	126,958	None	0.00%	-
General Obligation Municipal Purpose Bonds of 2021	156,289	114,303	2nd Street pumping station	77.78%	210,460
	1,675,652	640,510			898,482

PREPARED 10/14/26, 13:53:24
PROGRAM GM601L

REV COMPARISON - FY25 & FY26 WASTEWATER
FOR FISCAL YEAR 2027

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 ACTUAL	FY26 ACTUAL	FY25 TO FY26 VARIANCE
FUND 520 WASTEWATER FUND				
BASIC 32 LICENSES AND PERMITS				
520-0000-325.50-00	PLUMBING PERMIT	83,610	89,805	6,195
**	LICENSES AND PERMITS	83,610	89,805	6,195
BASIC 34 SERVICE CHARGES				
520-0000-342.10-00	CAB FEES	130,363	147,224	16,861
520-0000-345.32-00	FIXTURE CHARGES	14,398,358	14,889,282	490,924
520-0000-345.33-00	VACANT LOT CHARGE	41,172	42,051	879
520-0000-345.36-00	CONNECTION FEE	1,000	9,000	8,000
520-0000-345.38-00	SALES-MATERIALS & SERVICE	31,560	2,501	29,059-
520-0000-345.40-00	SERVICE OUTSIDE CITY /WOC	906,258	1,765,395	859,137
**	SERVICE CHARGES	15,508,711	16,855,453	1,346,742
BASIC 36 OTHER REVENUE				
520-0000-361.10-00	MISCELLANEOUS	0	1,382	1,382
520-0000-362.10-00	INTEREST ON ACCOUNTS	39,804	44,667	4,863
520-0000-362.20-00	INTEREST ON INVESTMENTS	514,744	1,226,796	712,052
520-0000-363.15-00	LAND RENT	4,433	4,433	0
520-0000-365.50-00	CAPACITY / IMPACT FEE	223,740	295,240	71,500
520-0000-369.90-00	DISCOUNTS TAKEN	38	1,664	1,626
**	OTHER REVENUE	782,759	1,574,182	791,423
***	WASTEWATER FUND	16,375,080	18,519,440	2,144,360

PREPARED 10/14/26, 13:53:20 — FY26 EXPENSES FOR WASTEWATER — PAGE 1
PROGRAM GM601L — FOR FISCAL YEAR 13/2026 — WWEXPENS

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 PRIOR YEAR ACTUAL EXPS	FY26 CURRENT YEAR ACTUAL EXPS	FY25 TO FY26 VARIANCE
FUND 520 WASTEWATER FUND				
DIV 01 ADMINISTRATION				
520-5301-601.10-10	FULL-TIME SALARIES	294,715	318,469	23,754
520-5301-601.10-20	PART TIME SALARIES	0	0	0
520-5301-601.10-40	OVERTIME - REGULAR	3	20	17
520-5301-601.10-50	OVERTIME - PREMIUM	1,104	737	367-
*	SALARIES & WAGES	295,822	319,226	23,404
520-5301-601.20-10	FICA	22,487	24,237	1,750
520-5301-601.20-20	GROUP INSURANCE	43,071	48,594	5,523
520-5301-601.20-22	RETIREE HEALTH INSURANCE	8,775	6,750	2,025-
520-5301-601.20-30	PENSION CONTRIBUTION	37,023	69,223	32,200
520-5301-601.20-32	EMPLOYER DEFERRED COMP	760	762	2
520-5301-601.20-40	WORKER'S COMPENSATION	1,722	1,804	82
520-5301-601.20-60	OTHER EMPLOYEE BENEFITS	0	0	0
*	EMPLOYEE BENEFITS	113,838	151,370	37,532
520-5301-601.27-00	NET PENSION EXP GASB 68	66,202	66,282	80
*	NET PENSION EXP GASB 68	66,202	66,282	80
520-5301-601.28-00	NET OPEB EXPENSE GASB 74	453,360-	779,500-	326,140-
*	NET OPEB EXPENSE GASB 74	453,360-	779,500-	326,140-
520-5301-613.30-10	OFFICIAL/ADMIN SERVICES	0	14,221	14,221
520-5301-613.30-50	MEDICAL PAYMENTS	110	67	43-
*	PROFESSIONAL SERVICES	110	14,288	14,178
520-5301-613.44-20	EQUIPMENT	0	0	0
*	REPAIR/MAINT - SERVICES	0	0	0
520-5301-613.46-30	OFFICE EQUIPMENT	2,478	2,065	413-
*	RENTALS	2,478	2,065	413-
520-5301-613.50-00	COMMUNICATIONS	15,837	12,043	3,794-
*	COMMUNICATIONS	15,837	12,043	3,794-
520-5301-613.55-15	TRAINING & TRAVEL	144	0	144-
520-5301-613.55-19	DUES	5,434	5,435	1
520-5301-613.55-32	PRINTING & BINDING	0	1,020	1,020
520-5301-613.55-47	CREDIT CARD FEES	39,568	47,342	7,774

PREPARED 10/14/26, 13:53:20 — FY26 EXPENSES FOR WASTEWATER — PAGE 2
PROGRAM GM601L — FOR FISCAL YEAR 13/2026 — WWEXPENS

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 PRIOR YEAR ACTUAL EXPS	FY26 CURRENT YEAR ACTUAL EXPS	FY25 TO FY26 VARIANCE
FUND 520 WASTEWATER FUND				
DIV 01 ADMINISTRATION				
*	OTHER PURCHASED SERVICES	45,146	53,797	8,651
520-5301-621.60-10	POSTAGE	1,269	2,981	1,712
520-5301-621.60-40	OPERATIONAL SUPPLIES	4,277	4,823	546
520-5301-621.60-50	UNIFORMS	120	120	0
*	GENERAL SUPPLIES	5,666	7,924	2,258
520-5301-661.65-10	FUEL	2,167	2,112	55
520-5301-661.65-20	PARTS	1,242	2,423	1,181
520-5301-661.65-30	LABOR	1,093	3,211	2,118
*	VEHICLE SUPPLIES & REPAIR	4,502	7,746	3,244
520-5301-801.70-15	LAND IMPROVEMENTS	0	0	0
520-5301-801.70-99	CAPITALIZE ASSETS	0	0	0
*	CAPITAL OUTLAY	0	0	0
520-5301-611.82-20	RADIO/EQUIPMENT LEASE	18,854	29,602	10,748
520-5301-611.82-70	INSURANCE	232,630	320,982	88,352
520-5301-651.82-40	IT SERVICES	162,419	168,690	6,271
520-5301-661.82-10	VEHICLE LEASE	2,710	8,306	5,596
520-5301-781.82-60	GENERAL OVERHEAD	826,037	840,892	14,855
*	INTRAGOVERNMENTAL	1,242,650	1,368,472	125,822
520-5301-681.83-00	DEPRECIATION	3,463,372	3,205,960	257,412
*	DEPRECIATION	3,463,372	3,205,960	257,412
520-5301-741.86-50	INTEREST	417,199	1,354,256	937,057
520-5301-741.86-60	COST OF ISSUANCE	0	0	0
520-5301-841.86-10	PRINCIPAL	0	0	0
*	DEBT SERVICE	417,199	1,354,256	937,057
520-5301-781.90-70	TRANSFER TO RESERVES	0	0	0
*	TRANSFERS OUT	0	0	0
**	ADMINISTRATION	5,087,058	5,651,365	564,307

PREPARED 10/14/26, 13:53:20
PROGRAM GM601L

FY26 EXPENSES FOR WASTEWATER
FOR FISCAL YEAR 13/2026

WWEXPENS

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 PRIOR YEAR ACTUAL EXPS	FY26 CURRENT YEAR ACTUAL EXPS	FY25 TO FY26 VARIANCE
FUND 520 WASTEWATER FUND				
DIV 65 TREATMENT PLANT				
520-5365-601.10-10	FULL-TIME SALARIES	1,834,750	1,939,763	105,013
520-5365-601.10-20	PART TIME SALARIES	0	0	0
520-5365-601.10-30	INTERDEPARTMENTAL LABOR	0	0	0
520-5365-601.10-40	OVERTIME - REGULAR	1,932	4,021	2,089
520-5365-601.10-50	OVERTIME - PREMIUM	60,013	70,745	10,732
*	SALARIES & WAGES	1,896,695	2,014,529	117,834
520-5365-601.20-10	FICA	141,575	150,222	8,647
520-5365-601.20-20	GROUP INSURANCE	388,084	417,373	29,289
520-5365-601.20-22	RETIREE HEALTH INSURANCE	0	0	0
520-5365-601.20-30	PENSION CONTRIBUTION	270,794	238,911	31,883-
520-5365-601.20-32	EMPLOYER DEFERRED COMP	8,367	7,233	1,134-
520-5365-601.20-40	WORKER'S COMPENSATION	11,149	11,648	499
520-5365-601.20-50	UNEMPLOYMENT	1,129	0	1,129-
520-5365-601.20-60	OTHER EMPLOYEE BENEFITS	11	0	11-
*	EMPLOYEE BENEFITS	821,109	825,387	4,278
520-5365-613.30-10	OFFICIAL/ADMIN SERVICES	6,198	1,901	4,297-
520-5365-613.30-50	MEDICAL PAYMENTS	2,394	670	1,724-
*	PROFESSIONAL SERVICES	8,592	2,571	6,021-
520-5365-613.44-10	BUILDINGS	195,816	155,259	40,557-
520-5365-613.44-20	EQUIPMENT	664,751	770,516	105,765
*	REPAIR/MAINT - SERVICES	860,567	925,775	65,208
520-5365-613.46-20	EQUIPMENT & VEHICLES	1,170	0	1,170-
*	RENTALS	1,170	0	1,170-
520-5365-633.50-00	COMMUNICATIONS	12,731	12,225	506-
*	COMMUNICATIONS	12,731	12,225	506-
520-5365-613.55-15	TRAINING & TRAVEL	11,807	8,034	3,773-
520-5365-613.55-19	DUES	252	150	102-
520-5365-613.55-32	PRINTING & BINDING	0	0	0
520-5365-613.55-36	TIPPING FEES	189,412	443,951	254,539
520-5365-613.55-45	CONTRACTED SERVICES	268,597	316,576	47,979
*	OTHER PURCHASED SERVICES	470,068	768,711	298,643
520-5365-623.60-40	OPERATIONAL SUPPLIES	1,215,360	1,164,925	50,435-

PREPARED 10/14/26, 13:53:20
PROGRAM GM601L

FY26 EXPENSES FOR WASTEWATER
FOR FISCAL YEAR 13/2026

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 PRIOR YEAR ACTUAL EXPS	FY26 CURRENT YEAR ACTUAL EXPS	FY25 TO FY26 VARIANCE
FUND 520 WASTEWATER FUND				
DIV 65 TREATMENT PLANT				
520-5365-621.60-50	UNIFORMS	10,499	10,384	115
*	GENERAL SUPPLIES	1,225,859	1,175,309	50,550
520-5365-631.63-00	ENERGY	441,250	649,880	208,630
*	ENERGY	441,250	649,880	208,630
520-5365-661.65-10	FUEL	19,255	36,182	16,927
520-5365-661.65-20	PARTS	15,171	23,693	8,522
520-5365-661.65-30	LABOR	18,301	28,739	10,438
*	VEHICLE SUPPLIES & REPAIR	52,727	88,614	35,887
520-5365-801.70-20	BUILDINGS	0	0	0
520-5365-801.70-40	EQUIPMENT	0	0	0
520-5365-801.70-99	CAPITALIZE ASSETS	0	77,591-	77,591-
*	CAPITAL OUTLAY	0	77,591-	77,591-
520-5365-621.75-30	OVER/SHORT	161-	664	825
520-5365-621.75-64	EQUIPMENT W/O MASK	0	0	0
520-5365-621.75-68	OTHER COSTS W/O MASK	0	0	0
*	OTHER	161	664	825
520-5365-661.82-10	VEHICLE LEASE	73,795	71,878	1,917
*	INTRAGOVERNMENTAL	73,795	71,878	1,917
**	TREATMENT PLANT	5,864,402	6,457,952	593,550

PREPARED 10/14/26, 13:53:20 — FY26 EXPENSES FOR WASTEWATER — PAGE 5
PROGRAM GM601L — FOR FISCAL YEAR 13/2026 — WWEXPENS

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 PRIOR YEAR ACTUAL EXPS	FY26 CURRENT YEAR ACTUAL EXPS	FY25 TO FY26 VARIANCE
FUND 520 WASTEWATER FUND				
DIV 71 COLLECTION SYSTEM				
520-5371-601.10-10	FULL-TIME SALARIES	596,862	585,134	11,728-
520-5371-601.10-30	INTERDEPARTMENTAL LABOR	6,322	8,742	2,420
520-5371-601.10-40	OVERTIME - REGULAR	1,729	1,766	37
520-5371-601.10-50	OVERTIME - PREMIUM	49,735	73,218	23,483
*	SALARIES & WAGES	654,648	668,860	14,212
520-5371-601.20-10	FICA	48,601	49,647	1,046
520-5371-601.20-20	GROUP INSURANCE	134,231	139,169	4,938
520-5371-601.20-22	RETIREE HEALTH INSURANCE	0	0	0
520-5371-601.20-30	PENSION CONTRIBUTION	88,763	115,292	26,529
520-5371-601.20-32	EMPLOYER DEFERRED COMP	1,785	1,634	151-
520-5371-601.20-40	WORKER'S COMPENSATION	3,885	3,986	101
520-5371-601.20-60	OTHER EMPLOYEE BENEFITS	0	0	0
*	EMPLOYEE BENEFITS	277,265	309,728	32,463
520-5371-611.30-10	OFFICIAL/ADMIN SERVICES	0	0	0
520-5371-611.30-50	MEDICAL PAYMENTS	840	802	38-
*	PROFESSIONAL SERVICES	840	802	38-
520-5371-611.44-10	BUILDINGS	5,982	15,780	9,798
520-5371-611.44-20	EQUIPMENT	37,151	117,685	80,534
*	REPAIR/MAINT - SERVICES	43,133	133,465	90,332
520-5371-611.46-20	EQUIPMENT & VEHICLES	0	1,545	1,545
*	RENTALS	0	1,545	1,545
520-5371-631.50-00	COMMUNICATIONS	2,824	3,372	548
*	COMMUNICATIONS	2,824	3,372	548
520-5371-611.55-15	TRAINING & TRAVEL	3,165	133	3,032-
520-5371-611.55-45	CONTRACTED SERVICES	29,535	167,455	137,920
*	OTHER PURCHASED SERVICES	32,700	167,588	134,888
520-5371-621.60-40	OPERATIONAL SUPPLIES	15,469	13,586	1,883
520-5371-621.60-50	UNIFORMS	2,992	2,740	252
*	GENERAL SUPPLIES	18,461	16,326	2,135
520-5371-631.63-00	ENERGY	57,580	77,410	19,830

PREPARED 10/14/26, 13:53:20
PROGRAM GM601L

FY26 EXPENSES FOR WASTEWATER
FOR FISCAL YEAR 13/2026

PAGE 6
WWEXPENS

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 PRIOR YEAR ACTUAL EXPS	FY26 CURRENT YEAR ACTUAL EXPS	FY25 TO FY26 VARIANCE
FUND 520 WASTEWATER FUND				
DIV 71 COLLECTION SYSTEM				
*	ENERGY	57,580	77,410	19,830
520-5371-661.65-10	FUEL	18,749	22,544	3,795
520-5371-661.65-20	PARTS	82,134	66,956	15,178-
520-5371-661.65-30	LABOR	5,780	13,988	8,208
*	VEHICLE SUPPLIES & REPAIR	106,663	103,488	3,175-
520-5371-621.67-70	MISCELLANEOUS	0	211	211
*	PURCHASES FOR RESALE	0	211	211
520-5371-801.70-40	EQUIPMENT	0	0	0
520-5371-801.70-99	CAPITALIZE ASSETS	0	0	0
*	CAPITAL OUTLAY	0	0	0
520-5371-661.82-10	VEHICLE LEASE	59,255	72,036	12,781
*	INTRAGOVERNMENTAL	59,255	72,036	12,781
**	COLLECTION SYSTEM	1,253,369	1,554,811	301,442

PREPARED 10/14/26, 13:53:20 — FY26 EXPENSES FOR WASTEWATER — PAGE 7
PROGRAM GM601L — FOR FISCAL YEAR 13/2026 — WWEXPENS

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 PRIOR YEAR ACTUAL EXPS	FY26 CURRENT YEAR ACTUAL EXPS	FY25 TO FY26 VARIANCE
FUND 520 WASTEWATER FUND				
DIV 74 LAB				
520-5374-601.10-10	FULL-TIME SALARIES	231,340	203,627	27,713-
520-5374-601.10-20	PART TIME SALARIES	0	0	0
520-5374-601.10-40	OVERTIME - REGULAR	0	0	0
520-5374-601.10-50	OVERTIME - PREMIUM	404	531	127
*	SALARIES & WAGES	231,744	204,158	27,586-
520-5374-601.20-10	FICA	16,355	13,903	2,452-
520-5374-601.20-20	GROUP INSURANCE	66,696	63,271	3,425-
520-5374-601.20-22	RETIREE HEALTH INSURANCE	0	0	0
520-5374-601.20-30	PENSION CONTRIBUTION	45,052	46,323	1,271
520-5374-601.20-32	EMPLOYER DEFERRED COMP	1,588	779	809-
520-5374-601.20-40	WORKER'S COMPENSATION	1,388	1,451	63
520-5374-601.20-50	UNEMPLOYMENT	0	763	763
520-5374-601.20-60	OTHER EMPLOYEE BENEFITS	37	27	0
*	EMPLOYEE BENEFITS	131,106	126,517	4,589-
520-5374-611.30-50	MEDICAL PAYMENTS	0	42	42
*	PROFESSIONAL SERVICES	0	42	42
520-5374-611.44-20	EQUIPMENT	9,636	5,716	3,920-
*	REPAIR/MAINT SERVICES	9,636	5,716	3,920-
520-5374-611.55-19	DUES	0	0	0
520-5374-611.55-45	CONTRACTED SERVICES	14,758	14,584	174-
*	OTHER PURCHASED SERVICES	14,758	14,584	174-
520-5374-621.60-40	OPERATIONAL SUPPLIES	52,912	67,462	14,550
520-5374-621.60-50	UNIFORMS	336	300	36-
*	GENERAL SUPPLIES	53,248	67,762	14,514
520-5374-801.70-20	BUILDINGS	0	0	0
520-5374-801.70-40	EQUIPMENT	0	0	0
*	CAPITAL OUTLAY	0	0	0
**	LAB	440,492	418,779	21,713
***	WASTEWATER FUND	12,645,321	14,082,927	1,437,606

NOTE: Lab expenses were reduced by $14,779 distillator on capital expense listing (expense is included in 60-40 [operational supplies] above)

PREPARED 10/14/26, 13:53:20 — [illegible] — PAGE 1
PROGRAM GM601L — FOR FISCAL YEAR 13/2026 — WWEXPWOR

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 ACTUAL EXPENSES	FY26 ADJUSTED BUDGET	FY26 ACTUAL EXPENSES	BUDGET TO ACTUAL VARIANCE
FUND 520 WASTEWATER FUND					
DIV 01 ADMINISTRATION					
520-5301-601.10-10	FULL-TIME SALARIES	294,715	311,320	318,469	7,149-
520-5301-601.10-20	PART TIME SALARIES	0	0	0	0
520-5301-601.10-40	OVERTIME - REGULAR	3	105	20	85
520-5301-601.10-50	OVERTIME - PREMIUM	1,104	800	737	63
*	SALARIES & WAGES	295,822	312,225	319,226	7,001-
520-5301-601.20-10	FICA	22,487	23,855	24,237	382-
520-5301-601.20-20	GROUP INSURANCE	43,071	48,223	48,594	371-
520-5301-601.20-22	RETIREE HEALTH INSURANCE	8,775	13,000	6,750	6,250
520-5301-601.20-30	PENSION CONTRIBUTION	37,023	40,562	69,223	28,661-
520-5301-601.20-32	EMPLOYER DEFERRED COMP	760	760	762	2-
520-5301-601.20-40	WORKER'S COMPENSATION	1,722	1,804	1,804	0
520-5301-601.20-60	OTHER EMPLOYEE BENEFITS	0	0	0	0
*	EMPLOYEE BENEFITS	113,838	128,204	151,370	23,166-
520-5301-601.27-00	NET PENSION EXP GASB 68	66,202-	0	66,282-	66,282
*	NET PENSION EXP GASB 68	66,202-	0	66,282-	66,282
520-5301-601.28-00	NET OPEB EXPENSE GASB 74	453,360-	0	779,500-	779,500
*	NET OPEB EXPENSE GASB 74	453,360-	0	779,500-	779,500
520-5301-611.30-10	OFFICIAL/ADMIN SERVICES	0	26,000	14,221	11,779
520-5301-611.30-50	MEDICAL PAYMENTS	110	137	67	70
*	PROFESSIONAL SERVICES	110	26,137	14,288	11,849
520-5301-611.44-20	EQUIPMENT	0	0	0	0
*	REPAIR/MAINT - SERVICES	0	0	0	0
520-5301-611.46-30	OFFICE EQUIPMENT	2,478	2,478	2,065	413
*	RENTALS	2,478	2,478	2,065	413
520-5301-611.50-00	COMMUNICATIONS	15,837	17,007	12,043	4,964
*	COMMUNICATIONS	15,837	17,007	12,043	4,964
520-5301-611.55-15	TRAINING & TRAVEL	144	900	0	900
520-5301-611.55-19	DUES	5,434	5,435	5,435	0
520-5301-611.55-32	PRINTING & BINDING	0	1,020	1,020	0
520-5301-611.55-47	CREDIT CARD FEES	39,568	48,500	47,342	1,158

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 ACTUAL EXPENSES	FY26 ADJUSTED BUDGET	FY26 ACTUAL EXPENSES	BUDGET TO ACTUAL VARIANCE
FUND 520 WASTEWATER FUND					
DIV 01 ADMINISTRATION					
*	OTHER PURCHASED SERVICES	45,146	55,855	53,797	2,058
520-5301-621.60-10	POSTAGE	1,269	2,880	2,981	101
520-5301-621.60-40	OPERATIONAL SUPPLIES	4,277	4,832	4,823	9
520-5301-621.60-50	UNIFORMS	120	320	120	200
*	GENERAL SUPPLIES	5,666	8,032	7,924	108
520-5301-661.65-10	FUEL	2,167	2,230	2,112	118
520-5301-661.65-20	PARTS	1,242	2,775	2,423	352
520-5301-661.65-30	LABOR	1,093	3,370	3,211	159
*	VEHICLE SUPPLIES & REPAIR	4,502	8,375	7,746	629
520-5301-801.70-15	LAND IMPROVEMENTS	0	0	0	0
520-5301-801.70-99	CAPITALIZE ASSETS	0	0	0	0
*	CAPITAL OUTLAY	0	0	0	0
520-5301-611.82-20	RADIO/EQUIPMENT LEASE	18,854	29,602	29,602	0
520-5301-611.82-70	INSURANCE	232,630	320,982	320,982	0
520-5301-651.82-40	IT SERVICES	162,419	168,690	168,690	0
520-5301-661.82-10	VEHICLE LEASE	2,710	8,306	8,306	0
520-5301-781.82-60	GENERAL OVERHEAD	826,037	840,892	840,892	0
*	INTRAGOVERNMENTAL	1,242,650	1,368,472	1,368,472	0
520-5301-681.83-00	DEPRECIATION	3,463,372	0	3,205,960	3,205,960-
*	DEPRECIATION	3,463,372	0	3,205,960	3,205,960-
520-5301-741.86-50	INTEREST	417,199	640,577	1,354,256	713,679-
520-5301-741.86-60	COST OF ISSUANCE	0	0	0	0
520-5301-841.86-10	PRINCIPAL	0	1,675,652	0	1,675,652
*	DEBT SERVICE	417,199	2,316,229	1,354,256	961,973
520-5301-781.90-70	TRANSFER TO RESERVES	0	0	0	0
*	TRANSFERS OUT	0	0	0	0
**	ADMINISTRATION	5,087,058	4,243,014	5,651,365	1,408,351-

PREPARED 10/14/26, 13:53:20 — FY25 & FY26 EXPENSES FOR WASTEWATER — PAGE 1
PROGRAM GM601L — FOR FISCAL YEAR 13/2026 — WHEXPWOR

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 ACTUAL EXPENSES	FY26 ADJUSTED BUDGET	FY26 ACTUAL EXPENSES	BUDGET TO ACTUAL VARIANCE
FUND 520 WASTEWATER FUND					
DIV 65 TREATMENT PLANT					
520-5365-601.10-10	FULL TIME SALARIES	1,834,750	1,932,989	1,939,763	6,774-
520-5365-601.10-20	PART TIME SALARIES	0	0	0	0
520-5365-601.10-30	INTERDEPARTMENTAL LABOR	0	0	0	0
520-5365-601.10-40	OVERTIME - REGULAR	1,932	4,200	4,021	179
520-5365-601.10-50	OVERTIME - PREMIUM	60,013	71,627	70,745	882
*	SALARIES & WAGES	1,896,695	2,008,816	2,014,529	5,713-
520-5365-601.20-10	FICA	141,575	149,819	150,222	403-
520-5365-601.20-20	GROUP INSURANCE	388,084	414,896	417,373	2,477
520-5365-601.20-22	RETIREE HEALTH INSURANCE	0	0	0	0
520-5365-601.20-30	PENSION CONTRIBUTION	270,794	277,579	238,911	38,668
520-5365-601.20-32	EMPLOYER DEFERRED COMP	8,367	7,485	7,233	252
520-5365-601.20-40	WORKER'S COMPENSATION	11,149	11,648	11,648	0
520-5365-601.20-50	UNEMPLOYMENT	1,129	0	0	0
520-5365-601.20-60	OTHER EMPLOYEE BENEFITS	11	27	0	27
*	EMPLOYEE BENEFITS	821,109	861,454	825,387	36,067
520-5365-611.30-10	OFFICIAL/ADMIN SERVICES	6,198	5,000	1,901	3,099
520-5365-611.30-50	MEDICAL PAYMENTS	2,394	3,987	670	3,317
*	PROFESSIONAL SERVICES	8,592	8,987	2,571	6,416
520-5365-611.44-10	BUILDINGS	195,816	214,454	155,259	59,195
520-5365-611.44-20	EQUIPMENT	664,751	919,797	770,516	149,281
*	REPAIR/MAINT - SERVICES	860,567	1,134,251	925,775	208,476
520-5365-611.46-20	EQUIPMENT & VEHICLES	1,170	2,500	0	2,500
*	RENTALS	1,170	2,500	0	2,500
520-5365-611.50-00	COMMUNICATIONS	12,731	12,476	12,225	251
*	COMMUNICATIONS	12,731	12,476	12,225	251
520-5365-611.55-15	TRAINING & TRAVEL	11,807	9,500	8,034	1,466
520-5365-611.55-19	DUES	252	695	150	545
520-5365-611.55-32	PRINTING & BINDING	0	0	0	0
520-5365-611.55-36	TIPPING FEES	189,412	448,033	443,951	4,082
520-5365-611.55-45	CONTRACTED SERVICES	268,597	331,100	316,576	14,524
*	OTHER PURCHASED SERVICES	470,068	789,328	768,711	20,617
520-5365-621.60-40	OPERATIONAL SUPPLIES	1,215,360	1,185,102	1,164,925	20,177

PREPARED 10/14/26, 13:53:20 — FY25 & FY26 EXPENSES FOR WASTEWATER — PAGE 1
PROGRAM GM601L — FOR FISCAL YEAR 13/2026 — WWEXPWOR

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 ACTUAL EXPENSES	FY26 ADJUSTED BUDGET	FY26 ACTUAL EXPENSES	BUDGET TO ACTUAL VARIANCE
FUND 520 WASTEWATER FUND					
DIV 65 TREATMENT PLANT					
520-5365-621.60-50	UNIFORMS	10,499	20,000	10,384	9,616
*	GENERAL SUPPLIES	1,225,859	1,205,102	1,175,309	29,793
520-5365-631.63-00	ENERGY	441,250	650,000	649,880	120
*	ENERGY	441,250	650,000	649,880	120
520-5365-661.65-10	FUEL	19,255	37,455	36,182	1,273
520-5365-661.65-20	PARTS	15,171	30,000	23,693	6,307
520-5365-661.65-30	LABOR	18,301	31,639	28,739	2,900
*	VEHICLE SUPPLIES & REPAIR	52,727	99,094	88,614	10,480
520-5365-801.70-20	BUILDINGS	0	0	0	0
520-5365-801.70-40	EQUIPMENT	0	0	0	0
520-5365-801.70-99	CAPITALIZE ASSETS	0	0	77,591-	77,591
*	CAPITAL OUTLAY	0	0	77,591-	77,591
520-5365-621.75-30	OVER/SHORT	161-	0	664	664-
520-5365-621.75-64	EQUIPMENT W/O MASK	0	0	0	0
520-5365-621.75-68	OTHER COSTS W/O MASK	0	0	0	0
*	OTHER	161-	0	664	664-
520-5365-661.82-10	VEHICLE LEASE	73,795	71,878	71,878	0
*	INTRAGOVERNMENTAL	73,795	71,878	71,878	0
**	TREATMENT PLANT	5,864,402	6,843,886	6,457,952	385,934

PREPARED 10/14/26, 13:53:20 — FY25 & FY26 EXPENSES FOR WASTEWATER — PAGE 5
PROGRAM GM601L — FOR FISCAL YEAR 13/2026 — WWEXPWOR

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 ACTUAL EXPENSES	FY26 ADJUSTED BUDGET	FY26 ACTUAL EXPENSES	BUDGET TO ACTUAL VARIANCE
FUND 520 WASTEWATER FUND					
DIV 71 COLLECTION SYSTEM					
520-5371-601.10-10	FULL-TIME SALARIES	596,862	606,050	585,134	20,916
520-5371-601.10-30	INTERDEPARTMENTAL LABOR	6,322	13,000	8,742	4,258
520-5371-601.10-40	OVERTIME - REGULAR	1,729	2,500	1,766	734
520-5371-601.10-50	OVERTIME - PREMIUM	49,735	72,000	73,218	1,218
*	SALARIES & WAGES	654,648	693,550	668,860	24,690
520-5371-601.20-10	FICA	48,601	52,434	49,647	2,787
520-5371-601.20-20	GROUP INSURANCE	134,231	141,229	139,169	2,060
520-5371-601.20-22	RETIREE HEALTH INSURANCE	0	0	0	0
520-5371-601.20-30	PENSION CONTRIBUTION	88,763	86,697	115,292	28,595
520-5371-601.20-32	EMPLOYER DEFERRED COMP	1,785	1,858	1,634	224
520-5371-601.20-40	WORKER'S COMPENSATION	3,885	3,986	3,986	0
520-5371-601.20-60	OTHER EMPLOYEE BENEFITS	0	0	0	0
*	EMPLOYEE BENEFITS	277,265	286,204	309,728	23,524
520-5371-613.30-10	OFFICIAL/ADMIN SERVICES	0	2,000	0	2,000
520-5371-613.30-50	MEDICAL PAYMENTS	840	2,000	802	1,198
*	PROFESSIONAL SERVICES	840	4,000	802	3,198
520-5371-613.44-10	BUILDINGS	5,982	24,550	15,780	8,770
520-5371-613.44-20	EQUIPMENT	37,151	139,895	117,685	22,210
*	REPAIR/MAINT - SERVICES	43,133	164,445	133,465	30,980
520-5371-613.46-20	EQUIPMENT & VEHICLES	0	1,600	1,545	55
*	RENTALS	0	1,600	1,545	55
520-5371-631.50-00	COMMUNICATIONS	2,824	3,011	3,372	361
*	COMMUNICATIONS	2,824	3,011	3,372	361
520-5371-613.55-15	TRAINING & TRAVEL	3,169	5,500	133	5,367
520-5371-613.55-45	CONTRACTED SERVICES	29,535	175,741	167,455	8,286
*	OTHER PURCHASED SERVICES	32,700	181,241	167,588	13,653
520-5371-623.60-40	OPERATIONAL SUPPLIES	15,469	32,835	13,586	19,249
520-5371-623.60-50	UNIFORMS	2,992	5,000	2,740	2,260
*	GENERAL SUPPLIES	18,461	37,835	16,326	21,509
520-5371-631.63-00	ENERGY	57,580	78,000	77,410	590

PREPARED 10/14/26, 13:53:20 — FY25 & FY26 EXPENSES FOR WASTEWATER — PAGE 6
PROGRAM GM601L — FOR FISCAL YEAR 13/2026 — MWEXPWOR

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 ACTUAL EXPENSES	FY26 ADJUSTED BUDGET	FY26 ACTUAL EXPENSES	BUDGET TO ACTUAL VARIANCE
FUND 520 WASTEWATER FUND					
DIV 71 COLLECTION SYSTEM					
*	ENERGY	57,580	78,000	77,410	590
520-5371-661.65-10	FUEL	18,749	22,399	22,544	145-
520-5371-661.65-20	PARTS	82,134	67,000	66,956	44
520-5371-661.65-30	LABOR	5,780	14,043	13,988	55
*	VEHICLE SUPPLIES & REPAIR	106,663	103,442	103,488	46-
520-5371-621.67-70	MISCELLANEOUS	0	211	211	0
*	PURCHASES FOR RESALE	0	211	211	0
520-5371-801.70-40	EQUIPMENT	0	0	0	0
520-5371-801.70-99	CAPITALIZE ASSETS	0	0	0	0
*	CAPITAL OUTLAY	0	0	0	0
520-5371-661.82-10	VEHICLE LEASE	59,255	72,036	72,036	0
*	INTRAGOVERNMENTAL	59,255	72,036	72,036	0
**	COLLECTION SYSTEM	1,253,369	1,625,575	1,554,831	70,744

PREPARED 10/14/26, 13:53:20 — FY25 & FY26 EXPENSES FOR WASTEWATER — PAGE 7
PROGRAM GM601L — FOR FISCAL YEAR 13/2026 — WWEXPWOR

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY25 ACTUAL EXPENSES	FY26 ADJUSTED BUDGET	FY26 ACTUAL EXPENSES	BUDGET TO ACTUAL VARIANCE
FUND 520 WASTEWATER FUND					
DIV 74 LAB					
520-5374-601.10-10	FULL-TIME SALARIES	231,340	211,528	203,627	7,901
520-5374-601.10-20	PART TIME SALARIES	0	0	0	0
520-5374-601.10-40	OVERTIME - REGULAR	0	0	0	0
520-5374-601.10-50	OVERTIME - PREMIUM	404	700	531	169
*	SALARIES & WAGES	231,744	212,228	204,158	8,070
520-5374-601.20-10	FICA	16,355	15,243	13,903	1,340
520-5374-601.20-20	GROUP INSURANCE	66,696	62,624	63,271	647-
520-5374-601.20-22	RETIREE HEALTH INSURANCE	0	0	0	0
520-5374-601.20-30	PENSION CONTRIBUTION	45,052	46,626	46,323	303
520-5374-601.20-32	EMPLOYER DEFERRED COMP	1,588	750	779	29-
520-5374-601.20-40	WORKER'S COMPENSATION	1,388	1,451	1,451	0
520-5374-601.20-50	UNEMPLOYMENT	0	763	763	0
520-5374-601.20-60	OTHER EMPLOYEE BENEFITS	27	27	27	0
*	EMPLOYEE BENEFITS	131,106	127,484	126,517	967
520-5374-611.30-50	MEDICAL PAYMENTS	0	42	42	0
*	PROFESSIONAL SERVICES	0	42	42	0
520-5374-611.44-20	EQUIPMENT	9,636	21,100	5,716	15,384
*	REPAIR/MAINT - SERVICES	9,636	21,100	5,716	15,384
520-5374-611.55-19	DUES	0	0	0	0
520-5374-611.55-45	CONTRACTED SERVICES	14,758	21,600	14,584	7,016
*	OTHER PURCHASED SERVICES	14,758	21,600	14,584	7,016
520-5374-623.60-40	OPERATIONAL SUPPLIES	52,912	83,850	67,462	16,388
520-5374-623.60-50	UNIFORMS	336	500	300	200
*	GENERAL SUPPLIES	53,248	84,350	67,762	16,588
520-5374-803.70-20	BUILDINGS	0	0	0	0
520-5374-803.70-40	EQUIPMENT	0	0	0	0
*	CAPITAL OUTLAY	0	0	0	0
**	LAB	440,492	466,804	418,779	48,025
***	WASTEWATER FUND	12,645,321	13,179,279	14,082,927	903,648

Worcester County Government
One West Market Street | Room 1103 | Snow Hill MD 21863-1195
countyadmin@worcestermd.gov | www.worcestermd.gov

To: Worcester County Commissioners
From: Ondrea Starzhevskiy, Finance Officer
Department: Treasurer's Office
Date: November 10, 2026
Subject: OPEB- FY26 Valuation

Summary: Worcester County obtains annual OPEB (Other Post-Employment Benefits) actuarial valuations, including full valuations and annual roll-forward reports, to monitor plan assets, liabilities, and long-term funding obligations. The attached contains summary information derived from respective FY2026 valuation reports for both Worcester County and our Board of Education Postretirement Health Plans.

Fiscal Impact: Not Applicable

Funding Source: Not Applicable

Requested Action: N/A

Alternatives:

Coordinated With:

Attachment(s): FY26 OPEB Valuation Memo

BOE Fiscal Year 2026 Valuation Report

Worcester County Fiscal Year 2026 Valuation Report

TEL: 410-632-0686

OFFICE OF THE TREASURER
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1105
SNOW HILL, MARYLAND
21863

Ondrea Starzhevskiy
Finance Officer

Seth Place, CPA
Deputy Finance Officer

TO: Weston S. Young, Chief Administrative Officer
FROM: Ondrea Starzhevskiy, Finance Officer
DATE: November 10, 2026
SUBJECT: OPEB- FY26 Valuation

The County obtains annual actuarial valuations of its OPEB (Other Post Employment Benefit) obligations, including comprehensive full actuarial valuations and subsequent annual roll-forward reports. These reports provide updated information regarding plan assets, liabilities, funded status, and projected benefit obligations. The FY2026 actuarial reports accompanying this summary have been provided to the County's external auditors for review and incorporation into the FY2026 audited financial statements.

Worcester County's combined OPEB financial position worsened during FY2026, with the net OPEB liability increasing approximately $64.1 million from the prior year.

Our total OPEB liability increased primarily because the valuation report assumptions include raised short-term medical cost expectations to reflect sharp inflation in healthcare and prescription drug prices. Because future medical care is projected to cost significantly more, the estimated amount needed to fund future retiree benefits rose accordingly.

This overall increase reflects a $80.8 million increase in the OPEB liability, offset by an increase in OPEB plan assets of $16.6 million.

The County maintains a strong funded position, with plan assets exceeding its actuarially determined liability. The Board of Education continues to carry a net OPEB liability and represents the larger portion of the combined obligation.

	OPEB Liability	Plan Assets	Funded Ratio
Worcester County	$81.7M	$98.9M	121.0%
Board of Education	$207.6M	$68.1M	32.8%
Combined	**$289.3M**	**$167.0M**	**57.6%**

Worcester County	FY2026	FY2025	Difference
Total OPEB Liability (A)	$81.7M	$59.8M	$21.9M
Plan Assets (B)	$98.9M	$89.1M	$9.7M
Net OPEB Liability (C)= (A-B)	($17.1M)	($29.3M)	($12.2M)
Funded Ratio (D)= (B/A)	121.0%	148.9%	(27.9%)

Worcester County: Maintains a $17.1 million net OPEB asset, with plan assets exceeding its total liability at a 121% funded ratio.

Board of Education	FY2026	FY2025	Difference
Total OPEB Liability (A)	$207.6M	$148.7M	$58.9M
Plan Assets (B)	$68.1M	$61.2M	$6.9M
Net OPEB Liability (C)= (A-B)	$139.5M	$87.5M	$52M
Funded Ratio (D)= (B/A)	32.8%	41.1%	(8.3%)

Board of Education: Maintains a $139.5 million net OPEB liability and a 32.8% funded ratio.

Combined Liability/ Plan Assets	FY2026	FY2025	Difference
Total OPEB Liability (A)	$289.4M	$208.6M	$80.8M
Plan Assets (B)	$167M	$150.3M	$16.7M
Combined Net OPEB Liability (C)= (A-B)	$122.4M	$58.3M	$64.1M
Combined Funded Ratio (D)= (B/A)	57.7%	72.1%	(14.4%)

The combined net OPEB liability increased by $64.1 million, driving a decrease of 14.4% in the combined funded ratio.

Worcester County's FY2026 OPEB results highlight the impact of industry-wide healthcare inflation alongside the strength of our dedicated trust assets. While the County Government maintains an overfunded net asset position at 121.0% , the Board of Education remains at 32.8% funded. This demonstrates substantial room for growth to reach full funding across our combined plans, making continued long-term fiscal oversight essential to achieving lasting stability.

MC, Inc.
Menard Consulting, Inc.
Actuaries & Consultants

Actuarial Valuation of Other Postemployment Benefits
In accordance with GASB Statements No. 74 & No. 75

For the Fiscal Year Ending June 30, 2026

Worcester County Board of Education
Postretirement Health Plan

September 14, 2026

Menard Consulting, Inc.
728 N. Briar Hill Lane, Unit 2
Addison, IL 60101

Table of Contents

Executive Summary **1**

Statement of Actuarial Opinion **2**

Notes to Financial Statements **3**
- Changes in the Net OPEB Liability 3
- OPEB Expense 3
- Deferred Outflows/Inflows of Resources 4
- Significant Assumptions 4
- Discount Rate 5

Deferred Outflows/Inflows of Resources − Development **6**
- Difference Between Expected & Actual Experience (Economic & Demographic) 6
- Changes of Assumptions 6
- Net Difference Between Projected & Actual Earnings on OPEB Plan Investments 6
- Future Deferred Outflows/Inflows of Resources 7

Sensitivity Testing of the Net OPEB Liability **8**

Expected 10-Year Cash Flows **9**

Participant Data **10**
- Counts and Statistics 10

Actuarial Methods and Assumptions **11**
- Actuarial Methods 11
- Actuarial Assumptions 12
- Starting Per Capita Costs Development 15

Summary of Eligibility & Coverage **16**
- Eligibility Provisions 16
- Medical & Prescription Drug Benefits 16
- Dental & Vision Benefits 16

Comments **17**

Glossary **18**

Executive Summary

This report details the data, assumptions, and underlying methodology used in the GASB 75 actuarial valuation for Fiscal Year 2026.

The following exhibit illustrates the Net OPEB Liability and OPEB Expense.

Total OPEB Liability	
Active Employees	$123,404,859
Inactive Employees Entitled to But Not Yet Receiving Benefits	0
Inactive Employees Currently Receiving Benefits	84,232,896
TOTAL	**$207,637,755**
Plan Fiduciary Net Position	**$68,155,428**
Net OPEB Liability	**$139,482,327**
OPEB Expense	**($18,905,436)**

Refer to the "Glossary" section of this report for definitions of GASB 74/75 terms.

Statement of Actuarial Opinion

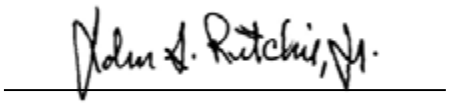
This report documents the results of an actuarial valuation for the Worcester County Board of Education ("Worcester County BOE") of their Postretirement Health Plan. The primary purpose of the valuation is to determine the obligations and costs for Fiscal Year 2026 in accordance with Government Accounting Standards No. 74 ("GASB 74") and No. 75 ("GASB 75"). Determinations for purposes other than meeting the Employer's financial accounting requirements may be significantly different from the results herein.

In performing the valuation, I relied on information and data regarding plan provisions, plan participants, and benefit payments provided by County and BOE personnel as well as their Health Care Broker. An audit of the information was not performed, but the information was reviewed for reasonableness as appropriate based on the purpose of this valuation. The accuracy of the results is dependent upon the accuracy and completeness of the underlying information. All of the information was relied upon in drawing conclusions.

The valuation results in this report involve actuarial calculations that require assumptions about future events. The Worcester County BOE is responsible for the selection of assumptions. I believe that the assumptions used in this valuation are reasonable and appropriate for the purposes for which they have been used.

To the best of my knowledge, all calculations are in accordance with requirements of applicable financial accounting standards, including GASB 74 and GASB 75, and the procedures followed and presentation of results conform to generally accepted actuarial principles and practices. I meet the Qualification Standards of the American Academy of Actuaries to render this Actuarial Opinion. There is no relationship between the Worcester County BOE and Menard Consulting, Inc. that impairs objectivity.

The information contained in this report was prepared for use by the Worcester County BOE and its auditors. It is not intended or necessarily suitable for other purposes. It is intended to be used in its entirety to avoid misrepresentations.



John S. Ritchie, ASA, MAAA
Member, American Academy of Actuaries
Membership Number: 30294
John.Ritchie@MenardConsult.com

Notes to Financial Statements

Changes in the Net OPEB Liability

	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Balances as of 6/30/2025	$148,743,068	$61,207,408	$87,535,660
Changes for the year:			
Service Cost	$6,655,426	$0	$6,655,426
Interest on Total OPEB Liability	10,180,357	0	10,180,357
Changes of Benefit Terms	0	0	0
Difference Between Expected & Actual Experience	2,207,832	(6,582,456)	8,790,288
Changes of Assumptions and Other Inputs	46,469,873	0	46,469,873
Contributions – Employer	0	14,618,400	(14,618,400)
Contributions - Non-Employer Contributing Entities	0	0	0
Net Investment Income	0	(2,054,757)	2,054,757
Benefit Payments [1]	(6,618,801)	(5,615,123)	(1,003,678)
Administrative Expenses	0	(500)	0
Other Changes	0	6,582,456	(6,582,456)
Net Changes	$58,894,687	$6,948,020	$51,946,667
Balances as of 6/30/2026	$207,637,755	$68,155,428	$139,482,327

(1) The entry in the Total OPEB Liability column includes the Implicit Rate Subsidy. The entry in the Plan Fiduciary Net Position column is the actual benefit payments net of retiree contributions.

OPEB Expense

Service Cost	$6,220,024
Interest on Service Cost	435,402
Total	$6,655,426
Interest Cost	10,180,357
Difference Between Expected & Actual Experience	(30,820,984)
Changes of Assumptions and Other Inputs	(4,920,234)
Total	**($18,905,436)**

Notes to Financial Statements
(Continued)

Deferred Outflows/Inflows of Resources

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected & Actual Experience	$1,930,353	$69,248,620
Changes of Assumptions	45,457,892	51,794,998
Net Difference Between Projected & Actual Earnings on OPEB Plan Investments	5,331,040	387,822
Total	**$52,719,285**	**$121,431,440**

Significant Assumptions

Health Care Trend Rates	
Initial Health Care Cost Trend Rate [(1)]	7.50%
Ultimate Health Care Cost Trend Rate	4.50%
Fiscal Year the Ultimate Rate is Reached	Fiscal Year 2047
Additional Information	
Valuation Date	July 1, 2025
Measurement Date	June 30, 2026
Actuarial Cost Method	Entry Age Normal
Discount Rate	
- Beginning of the Fiscal Year	7.000%
- End of the Fiscal Year	7.000%
Inflation Rate	3.00%
Salary Rate Increase	4.00%
Funded Ratio (Fiduciary Net Position as a percentage of Total OPEB Liability)	32.82%
Covered Payroll	$94,133,640
Net OPEB Liability as a Percentage of Covered Payroll	148.17%

(1) Trend rate for 2027-to-2028. The trend rates for 2026-to-2027 are known and used.

Notes to Financial Statements
(Continued)

Discount Rate

A projection of cash flows was used to determine the discount rate. The analysis shows that the OPEB Plan's Fiduciary Net Position is projected to be sufficient to make projected benefit payments for the lifetime of every participant in the valuation census. As such, the discount rate used to measure the Total OPEB Liability is 7.00%, which is the long-term expected rate of return on OPEB Plan investments.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table.

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash and Cash Equivalents	5.0%	3.5%
Fixed Income Investments	50.0%	6.0%
Equities	45.0%	8.5%
Total	**100.0%**	

Deferred Outflows/Inflows of Resources − Development

Difference Between Expected & Actual Experience (Economic & Demographic)

Difference		$2,207,832
Average Expected Remaining Service Lives		7.957 years
Amortization Schedule		
Fiscal Years 2026 - 2032:	$277,479	
Fiscal Year 2033:	$265,479	

Changes of Assumptions

Change in the Health Care Trend Rates		
Difference		$46,469,873
Average Expected Remaining Service Lives		7.957 years
Amortization Schedule		
Fiscal Years 2026 - 2032:	$5,840,307	
Fiscal Year 2033:	$5,587,723	

Net Difference Between Projected & Actual Earnings on OPEB Plan Investments

Actual Earnings		($2,054,757)
Projected Earnings		4,527,699
Difference		($6,582,456)
Amortization Period		5.00 years
Amortization Schedule		
Fiscal Years 2026 - 2030:	($1,316,491)	

The difference between projected and actual earnings on OPEB Plan investments should be recognized in the OPEB Expense over a closed five-year period.

Deferred Outflows/Inflows of Resources − Development
(Continued)

Future Deferred Outflows/Inflows of Resources

Fiscal Year Ending:	Outflows	Inflows
June 30, 2027	$9,587,199	$52,046,201
June 30, 2028	9,517,757	51,942,112
June 30, 2029	7,655,907	6,837,952
June 30, 2030	7,655,907	5,398,668
June 30, 2031	6,331,527	5,206,506
June 30, 2032	6,117,786	0
June 30, 2033	5,853,201	0

Sensitivity Testing of the Net OPEB Liability

Discount Rate			
	1% Increase	Valuation Rate	1% Decrease
Net OPEB Liability	$116,327,750	$139,482,327	$167,620,719
Change	(16.60%)		20.17%

Health Care Trend			
	1% Increase	Valuation Rate	1% Decrease
Net OPEB Liability	$172,400,494	$139,482,327	$113,046,725
Change	23.60%		(18.95%)

Expected 10-Year Cash Flows

Fiscal Year Ending:	Estimated Benefit Payments
June 30, 2026	$6,618,801
June 30, 2027	8,002,617
June 30, 2028	8,952,107
June 30, 2029	9,778,744
June 30, 2030	10,614,267
June 30, 2031	11,767,125
June 30, 2032	12,939,666
June 30, 2033	13,722,814
June 30, 2034	14,537,967
June 30, 2035	15,286,403

The projection of future cash flows is based on a closed group valuation. It does not take into account the impact of future new hires. It also includes the Implicit Rate Subsidy.

Participant Data

Counts and Statistics

Census Date	June 2026
Participants	
Active Employees	1,001
Inactive Employees Entitled to But Not Yet Receiving Benefits	0
Inactive Employees Currently Receiving Benefits	667
TOTAL	**1,668**
Average Ages	
Active Employees	45.5
Inactive Employees Entitled to But Not Yet Receiving Benefits	------
Inactive Employees Currently Receiving Benefits	73.5
Average Service	
Active Employees	11.4

Actuarial Methods and Assumptions

Actuarial Methods

Valuation Date	July 1, 2025
Measurement Date	June 30, 2026
Participant Data	Employee and retiree data were supplied by the plan sponsor and their healthcare consultant.
Fiscal Year	July 1 – June 30
Actuarial Cost Method	Entry Age Normal
Changes Since Last Actuarial Valuation	Starting per capita costs were updated. Health care trend rates were reset.
Nature of Actuarial Calculations	The results are estimates based on assumptions about future events. Assumptions may be made about participant data or other factors. All approximations and assumptions are noted. Reasonable efforts were made in this valuation to ensure that significant items in the context of the actuarial liabilities or costs are treated appropriately, and not excluded or included inappropriately. Actual future experience will differ from the assumptions used. As these differences arise, the expense for accounting purposes will be adjusted in future valuations to reflect such actual experience. The numbers are not rounded, but this is for convenience only and should not imply precision which is not inherent in actuarial calculations.

Actuarial Methods and Assumptions
(Continued)

Actuarial Assumptions

Discount Rate	Beginning of the Fiscal Year: 7.000% End of the Fiscal Year: 7.000%
Salary Rate Increase	4.00%
Expected Rate of Return on Assets	Not Applicable

Health Care Trend

(1) Known Rate

Medical + Prescription Drugs		
Period	Pre-Medicare	Medicare Elig.
FY26 – FY27	16.58% (1)	19.00% (1)
FY27 – FY28	7.50%	7.50%
FY28 – FY29	7.34%	7.34%
FY29 – FY30	7.18%	7.18%
FY30 – FY31	7.03%	7.03%
FY31 – FY32	6.87%	6.87%
FY32 – FY33	6.71%	6.71%
FY33 – FY34	6.55%	6.55%
FY34 – FY35	6.39%	6.39%
FY35 – FY36	6.24%	6.24%
FY36 – FY37	6.08%	6.08%
FY37 – FY38	5.92%	5.92%
FY38 – FY39	5.76%	5.76%
FY39 – FY40	5.61%	5.61%
FY40 – FY41	5.45%	5.45%
FY41 – FY42	5.29%	5.29%
FY42 – FY43	5.13%	5.13%
FY43 – FY44	4.97%	4.97%
FY44 – FY45	4.82%	4.82%
FY45 – FY46	4.66%	4.66%
FY46 – FY47	4.50%	4.50%
Subsequent	4.50%	4.50%

Actuarial Methods and Assumptions
(Continued)

<table>
<tr><td>Retiree Contribution Trend</td><td>Same as Health Care Trend</td></tr>
<tr><td>Mortality</td><td>PubT.H-2010 Mortality Table – Teachers with Mortality Improvement using Scale MP-2020</td></tr>
<tr><td>Disability Rates</td><td>None</td></tr>
<tr><td>Retirement Rates</td><td><table><tr><th>Age</th><th>Rate</th></tr><tr><td>55-59</td><td>15%</td></tr><tr><td>60-61</td><td>20%</td></tr><tr><td>62-64</td><td>35%</td></tr><tr><td>65</td><td>25%</td></tr><tr><td>66-69</td><td>35%</td></tr><tr><td>70+</td><td>100%</td></tr></table></td></tr>
<tr><td>Withdrawal Rates</td><td>Table T-1 from the Pension Actuary’s Handbook<table><tr><th>Age</th><th>Rate</th></tr><tr><td>20</td><td>5.47%</td></tr><tr><td>25</td><td>4.77%</td></tr><tr><td>30</td><td>3.54%</td></tr><tr><td>35</td><td>2.24%</td></tr><tr><td>40</td><td>1.14%</td></tr><tr><td>45</td><td>0.57%</td></tr><tr><td>50</td><td>0.72%</td></tr><tr><td>55</td><td>1.13%</td></tr><tr><td>60</td><td>1.69%</td></tr></table></td></tr>
<tr><td>Coverage Status</td><td>Employees are assumed to continue into retirement at their current coverage level. Actual coverage status is used for retirees.</td></tr>
</table>

Actuarial Methods and Assumptions
(Continued)

Starting Per Capita Costs

	Medical + Prescription Drugs	
Age	Retiree	Spouse
55	$12,718	$22,265
57	13,888	24,314
60	15,849	27,747
62	17,308	30,300
64	18,900	33,088
65	3,430	3,430
67	3,639	3,639
70	3,957	3,957
75	4,433	4,433
80	4,776	4,776
85+	5,145	5,145

Retiree Contributions

	Pre-Medicare		Medicare Eligible	
	Retiree	Spouse	Retiree	Spouse
Pre 7/1/15 Hires	$906	$1,586	$450	$450
7/1/15 & Subsequ, Hires	1,812	3,172	900	900
Spouse Pay-All		15,858		4,500

Morbidity

Age	Rate Per Age
Under 65	4.50%
65 – 69	3.00%
70 – 74	2.50%
75 – 85	1.50%
86 and older	0.00%

Election at Retirement

100% of employees are assumed to elect coverage at retirement.

Marital Status

75% of employees with a spousal coverage subsidy and 50% of employees without a spousal coverage subsidy are assumed to be married and to elect spousal coverage with males three years older than females. Actual spouse data was used for current retirees.

Lapse Rate

0%

Actuarial Methods and Assumptions
(Continued)

Starting Per Capita Costs Development

Starting per capita costs for pre-Medicare retirees are based on premium equivalent rates. The same rates are charged for actives and pre-Medicare retirees. When an employer provides benefits to both active employees and retirees through the same plan, the benefits to retirees should be segregated and measured independently for actuarial measurement purposes. The projection of future retiree benefits should be based on claims costs, or age-adjusted premiums approximating claims costs, for retirees in accordance with actuarial standards issued by the Actuarial Standards Board. As such, premiums were estimated for retirees as if they were rated on a stand-alone basis. They were then disaggregated into age-specific starting costs based on average ages and assumptions on the relationship between costs and increasing age (i.e., Morbidity).

Starting per capita costs for Medicare eligible retirees are also based upon premium equivalent rates. These medical costs do not exhibit the active / retiree subsidization as seen for pre-Medicare medical so are not adjusted.

Retiree medical contributions are based on unadjusted premium equivalent rates.

Retiree dental and vision coverages are provided on a pay-all basis. Unlike medical costs, these costs do not exhibit active / retiree subsidization. In particular, the mix and type of services typically vary by age but costs generally do not. It is assumed that retirees pay the entire costs for these coverages and the BOE has no liability. This approach follows generally accepted actuarial practice.

Summary of Eligibility & Coverage

Eligibility Provisions

Employees hired before November 1, 2007 who retire with a minimum of 5 years of Worcester County BOE service, and employees hired on or after November 1, 2007 who retire with a minimum of 15 years of Worcester County BOE service under the Maryland State Retirement and Pension System or Worcester County Pension Plan, immediately upon leaving BOE Service, are eligible to continue participation in the health insurance plan by paying a percentage of the required insurance premium set by resolution of the County Commissioners.

Employees who are not enrolled in the BOE's health and prescription drug insurance plan on their last day of BOE employment are not eligible to enroll after retirement. Once a retiree leaves the BOE's health and prescription drug insurance plan for any reason, the retiree and/or the retiree's dependents cannot re-enroll in the BOE's health and prescription drug insurance plan.

As long as prescription drug benefits of the Worcester County BOE health and prescription drug insurance plan for retirees over 65 has a greater benefit at a lower cost than Medicare part D, retirees who enroll in Medicare Part D and their dependents are not eligible to participate in the Worcester County BOE health and prescription drug insurance plan.

Effective July 1, 2015, any employee who as of August 31, 2013 or thereafter, has applied for disability retirement and has the minimum number of years, may remain on the BOE health insurance on a cost share basis, until a final determination is made on their disability retirement request by the Maryland State Retirement System or Worcester County Pension Plan, as applicable. If the disability retirement request is approved, then the employee is eligible to continue participation in the health insurance plan by paying a percentage of the required insurance premium set by resolution of the County Commissioners. If the employee's disability retirement is denied, then the insurance will terminate on the first day of the month immediately following the date of final denial.

Medical & Prescription Drug Benefits

For employees hired prior to July 1, 2015, the BOE pays 90% of the cost of coverage for the retiree and their eligible spouse. The coverage level is 80% for employees hired on or after July 1, 2015. For employees hired on or after October 1, 2017, spouses of retirees must pay the entire premium for medical coverage and the BOE will continue to pay 20% of the cost for retirees. Coverage may continue upon Medicare eligibility given that contributions continue to be paid.

Dental & Vision Benefits

Dental and Vision coverage is offered on a pay-all basis for the retiree and their eligible spouse. The BOE does not pay any portion of the cost. Coverage may continue upon Medicare eligibility given that contributions continue to be paid.

Comments

The discount rate was changed to comply with the GASB 74 and GASB 75 Standards.

Future Trust Contributions are set equal to the arithmetic average of the contributions made from Fiscal Year 2022 to Fiscal Year 2026.

Glossary

Total OPEB liability

The Total OPEB liability the portion of the actuarial present value of projected benefit payments that is attributed to past periods of employee service. It is the liability of employers and non-employer contributing entities to employees for benefits provided through a defined benefit OPEB plan. This item was referred to as the Actuarial Accrued Liability in the GASB 45 Statement.

Active Employees – Individuals employed at the end of the reporting or measurement period.

Inactive Employees Entitled to But Not Yet Receiving Benefits – Individuals no longer employed by an employer in the OPEB plan or the beneficiaries of those individuals who have accumulated benefits under the terms of an OPEB plan but are not yet receiving benefit payments.

Inactive Employees Currently Receiving Benefits – Individuals no longer employed by an employer in the OPEB plan or the beneficiaries of those individuals who have accumulated benefits under the terms of an OPEB plan and are currently receiving benefits.

Fiduciary Net Position

OPEB plan assets held in a GASB-compliant Trust.

Net OPEB Liability

Total OPEB Liability minus Fiduciary Net Position. This item was referred to as the Unfunded Actuarial Accrued Liability in the GASB 45 Statement.

Deferred Outflows/Inflows of Resources

Changes in the Net OPEB Liability that have not been included in OPEB Expense are required to be reported as Deferred Outflows of Resources or Deferred Inflows of Resources related to OPEB.

Entry Age Actuarial Cost Method

A method under which the actuarial present value of the projected benefits of each individual included in an actuarial valuation is allocated on a level basis over the earnings or service of the individual between entry age and assumed exit age(s).

Other Postemployment Benefits (OPEB)

Benefits (such as death benefits, life insurance, disability, and long-term care) that are paid in the period after employment and that are provided separately from a pension plan, as well as healthcare benefits paid in the period after employment, regardless of the manner in which they are provided. OPEB does not include termination benefits or termination payments for sick leave.

Service Cost

The portions of the actuarial present value of projected benefit payments that are attributed to valuation years.

MC, Inc.

Menard Consulting, Inc.

Actuaries & Consultants

Actuarial Valuation of Other Postemployment Benefits
In accordance with GASB Statements No. 74 & No. 75

For the Fiscal Year Ending June 30, 2026

Worcester County Government
Postretirement Health Plan

September 29, 2026

Menard Consulting, Inc.
728 N. Briar Hill Lane, Unit 2
Addison, IL 60101

Table of Contents

Executive Summary **1**

Statement of Actuarial Opinion **2**

Notes to Financial Statements **3**
- Changes in the Net OPEB Liability 3
- OPEB Expense 3
- Deferred Outflows/Inflows of Resources 4
- Significant Assumptions 4
- Discount Rate 5

Deferred Outflows/Inflows of Resources − Development **6**
- Difference Between Expected & Actual Experience (Economic & Demographic) 6
- Changes of Assumptions 6
- Net Difference Between Projected & Actual Earnings on OPEB Plan Investments 7
- Future Deferred Outflows/Inflows of Resources 7

Sensitivity Testing of the Net OPEB Liability **8**

Expected 10-Year Cash Flows **9**

Participant Data **10**
- Counts and Statistics 10

Actuarial Methods and Assumptions **11**
- Actuarial Methods 11
- Actuarial Assumptions 12
- Starting Per Capita Costs Development 15

Summary of Eligibility & Coverage **16**
- Eligibility Provisions 16
- Medical & Prescription Drug Benefits 16
- Dental & Vision Benefits 16

Comments **17**

Glossary **18**

Executive Summary

This report details the data, assumptions, and underlying methodology used in the GASB 75 actuarial valuation for Fiscal Year 2026.

The following exhibit illustrates the Net OPEB Liability and OPEB Expense.

Total OPEB Liability	
Active Employees	$28,427,183
Inactive Employees Entitled to But Not Yet Receiving Benefits	0
Inactive Employees Currently Receiving Benefits	53,285,804
TOTAL	**$81,712,987**
Plan Fiduciary Net Position	**98,882,743**
Net OPEB Liability	**($17,169,756)**
OPEB Expense	**$4,732,099**

Refer to the "Glossary" section of this report for definitions of GASB 74/75 terms.

Statement of Actuarial Opinion

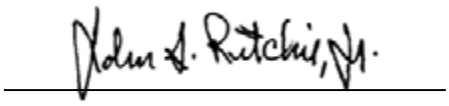
This report documents the results of an actuarial valuation for the Worcester County Government of their Postretirement Health Plan. The primary purpose of the valuation is to determine the obligations and costs for Fiscal Year 2026 in accordance with Government Accounting Standards No. 74 ("GASB 74") and No. 75 ("GASB 75"). Determinations for purposes other than meeting the Employer's financial accounting requirements may be significantly different from the results herein.

In performing the valuation, I relied on information and data regarding plan provisions, plan participants, and benefit payments provided by County personnel and their Healthcare Broker / Consultant. An audit of the information was not performed, but the information was reviewed for reasonableness as appropriate based on the purpose of this valuation. The accuracy of the results is dependent upon the accuracy and completeness of the underlying information. All of the information was relied upon in drawing conclusions.

The valuation results in this report involve actuarial calculations that require assumptions about future events. The Worcester County Government is responsible for the selection of assumptions. I believe that the assumptions used in this valuation are reasonable and appropriate for the purposes for which they have been used.

To the best of my knowledge, all calculations are in accordance with requirements of applicable financial accounting standards, including GASB 74 and GASB 75, and the procedures followed and presentation of results conform to generally accepted actuarial principles and practices. I meet the Qualification Standards of the American Academy of Actuaries to render this Actuarial Opinion. There is no relationship between the Worcester County Government and Menard Consulting, Inc. that impairs objectivity.

The information contained in this report was prepared for use by the County and its auditors. It is not intended or necessarily suitable for other purposes. It is intended to be used in its entirety to avoid misrepresentations.



John S. Ritchie, ASA, MAAA
Member, American Academy of Actuaries
Membership Number: 30294
John.Ritchie@MenardConsult.com

Notes to Financial Statements

Changes in the Net OPEB Liability

	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Balances as of 6/30/2025	$59,834,314	$89,088,536	($29,254,222)
Changes for the year:			
Service Cost	$1,729,019	$0	$1,729,019
Interest on Total OPEB Liability	4,035,697	0	4,035,697
Changes of Benefit Terms	0	0	0
Difference Between Expected & Actual Experience	4,483,232	3,760,524	722,707
Changes of Assumptions and Other Inputs	15,993,728	0	15,993,728
Contributions – Employer	0	2,101,276	(2,101,276)
Contributions - Non-Employer Contributing Entities (1)	0	298,752	(298,752)
Net Investment Income	0	10,339,519	(10,339,519)
Benefit Payments (2)	(4,363,002)	(2,944,840)	(1,418,162)
Administrative Expenses	0	(500)	500
Other Changes	0	(3,760,524)	3,760,524
Net Changes	$21,878,674	$9,794,207	$12,084,467
Balances as of 6/30/2026	$81,712,987	$98,882,743	($17,169,756)

(1) Payments from the Water & Wastewater Department and Landfill Department.

(2) The entry in the Total OPEB Liability column includes the Implicit Rate Subsidy. The entry in the Plan Fiduciary Net Position column is actual benefit payments.

OPEB Expense

Service Cost	$1,615,906
Interest on Service Cost	113,113
Total	$1,729,019
Interest Cost	4,035,697
Difference Between Expected & Actual Experience	(3,407,681)
Changes of Assumptions and Other Inputs	2,375,063
Total	**$4,732,099**

Notes to Financial Statements
(Continued)

Deferred Outflows/Inflows of Resources

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected & Actual Experience	$3,934,617	$12,413,875
Changes of Assumptions	16,679,479	1,397,907
Net Difference Between Projected & Actual Earnings on OPEB Plan Investments	76,753	4,155,213
Total	**$20,690,849**	**$17,966,995**

Significant Assumptions

Health Care Trend Rates	
Initial Health Care Cost Trend Rate (1)	7.50%
Ultimate Health Care Cost Trend Rate	4.50%
Fiscal Year the Ultimate Rate is Reached	Fiscal Year 2047
Additional Information	
Valuation Date	July 1, 2025
Measurement Date	June 30, 2026
Actuarial Cost Method	Entry Age Normal
Discount Rate	
- Beginning of the Fiscal Year	7.00%
- End of the Fiscal Year	7.00%
Inflation Rate	3.00%
Salary Rate Increase	4.00%
Funded Ratio (Fiduciary Net Position as a percentage of Total OPEB Liability)	121.01%
Covered Payroll	$42,815,590
Net OPEB Liability as a Percentage of Covered Payroll	(40.10%)

(1) Trend rate for 2027-to-2028. The trend rates for 2026-to-2027 are known and used.

Notes to Financial Statements
(Continued)

Discount Rate

A projection of cash flows was used to determine the discount rate. The analysis shows that the OPEB Plan's Fiduciary Net Position is projected to be sufficient to make projected benefit payments for the lifetime of every participant in the valuation census. As such, the discount rate used to measure the Total OPEB Liability is 7.00%, which is the long-term expected rate of return on OPEB Plan investments.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash and Cash Equivalents	5.0%	3.5%
Fixed Income Investments	50.0%	6.0%
Equities	45.0%	8.5%
Total	**100.0%**	

Deferred Outflows/Inflows of Resources − Development

Difference Between Expected & Actual Experience (Economic & Demographic)

Difference	$4,483,232
Average Expected Remaining Service Lives	8.172 years
Amortization Schedule	
Fiscal Years 2026 - 2033:	$548,615
Fiscal Year 2034:	$94,313

Changes of Assumptions

Change in the Health Care Trend Rates	
Difference	$17,586,549
Average Expected Remaining Service Lives	8.172 years
Amortization Schedule	
Fiscal Years 2026 - 2033:	$2,152,073
Fiscal Year 2034:	$369,964

Change in the Marital Status Assumption	
Difference	($1,592,821)
Average Expected Remaining Service Lives	8.172 years
Amortization Schedule	
Fiscal Years 2026 - 2033:	($194,914)
Fiscal Year 2034:	($33,508)

Deferred Outflows/Inflows of Resources − Development
(Continued)

Net Difference Between Projected & Actual Earnings on OPEB Plan Investments

Actual Earnings	$10,339,519
Projected Earnings	6,578,995
Difference	$3,760,524
Amortization Period	5.00 years
Amortization Schedule	
Fiscal Years 2026 - 2030: $752,105	

The difference between projected and actual earnings on OPEB plan investments should be recognized in the OPEB expense over a closed five-year period.

Future Deferred Outflows/Inflows of Resources

Fiscal Year Ending:	Outflows	Inflows
June 30, 2027	$3,311,122	$7,132,019
June 30, 2028	3,221,652	6,979,580
June 30, 2029	2,798,149	1,781,635
June 30, 2030	2,793,586	1,455,511
June 30, 2031	2,700,688	194,914
June 30, 2032	2,700,688	194,914
June 30, 2033	2,700,688	194,914
June 30, 2034	464,276	33,508

Sensitivity Testing of the Net OPEB Liability

Discount Rate			
	1% Increase	Valuation Rate	1% Decrease
Net OPEB Liability	($25,453,631)	($17,169,756)	($7,151,728)
Change	(48.25%)		58.35%

Health Care Trend			
	1% Increase	Valuation Rate	1% Decrease
Net OPEB Liability	($6,227,101)	($17,169,756)	($26,110,781)
Change	63.73%		(52.07%)

Expected 10-Year Cash Flows

Fiscal Year Ending:	Estimated Benefit Payments
June 30, 2026	$4,363,002
June 30, 2027	4,621,550
June 30, 2028	4,795,926
June 30, 2029	5,053,121
June 30, 2030	5,326,180
June 30, 2031	5,348,004
June 30, 2032	5,760,364
June 30, 2033	5,806,678
June 30, 2034	6,167,714
June 30, 2035	6,095,588

The projection of future cash flows is based on a closed group valuation. It does not take into account the impact of future new hires. It also includes the Implicit Rate Subsidy.

Participant Data

Counts and Statistics

Census Date	June 2026
Participants	
Active Employees	551
Inactive Employees Entitled to But Not Yet Receiving Benefits	0
Inactive Employees Currently Receiving Benefits [(1)]	331
TOTAL	**882**
Average Ages	
Active Employees	44.4
Inactive Employees Entitled to But Not Yet Receiving Benefits	------
Inactive Employees Currently Receiving Benefits	70.7
Average Service	
Active Employees	8.6

Actuarial Methods and Assumptions

Actuarial Methods

Valuation Date	July 1, 2025
Measurement Date	June 30, 2026
Participant Data	Employee and retiree data were supplied by the plan sponsor.
Fiscal Year	July 1 – June 30
Actuarial Cost Method	Entry Age Normal
Changes Since Last Actuarial Valuation	Starting per capita costs were updated. Health care trend rates were reset. The marital status assumption was changed.
Nature of Actuarial Calculations	The results are estimates based on assumptions about future events. Assumptions may be made about participant data or other factors. All approximations and assumptions are noted. Reasonable efforts were made in this valuation to ensure that significant items in the context of the actuarial liabilities or costs are treated appropriately, and not excluded or included inappropriately. Actual future experience will differ from the assumptions used. As these differences arise, the expense for accounting purposes will be adjusted in future valuations to reflect such actual experience. The numbers are not rounded, but this is for convenience only and should not imply precision which is not inherent in actuarial calculations.

Actuarial Methods and Assumptions
(Continued)

Actuarial Assumptions

Discount Rate	Beginning of the Fiscal Year: 7.00% End of the Fiscal Year: 7.00%
Salary Rate Increase	4.00%
Expected Rate of Return on Assets	Not Applicable

Health Care Trend

(1) Known Rate

Medical + Prescription Drugs		
Period	Pre-Medicare	Medicare Elig.
FY26 – FY27	16.58% (1)	19.00% (1)
FY27 – FY28	7.50%	7.50%
FY28 – FY29	7.34%	7.34%
FY29 – FY30	7.18%	7.18%
FY30 – FY31	7.03%	7.03%
FY31 – FY32	6.87%	6.87%
FY32 – FY33	6.71%	6.71%
FY33 – FY34	6.55%	6.55%
FY34 – FY35	6.39%	6.39%
FY35 – FY36	6.24%	6.24%
FY36 – FY37	6.08%	6.08%
FY37 – FY38	5.92%	5.92%
FY38 – FY39	5.76%	5.76%
FY39 – FY40	5.61%	5.61%
FY40 – FY41	5.45%	5.45%
FY41 – FY42	5.29%	5.29%
FY42 – FY43	5.13%	5.13%
FY43 – FY44	4.97%	4.97%
FY44 – FY45	4.82%	4.82%
FY45 – FY46	4.66%	4.66%
FY46 – FY47	4.50%	4.50%
Subsequent	4.50%	4.50%

Actuarial Methods and Assumptions
(Continued)

<table>
<tr><td>Retiree Contribution Trend</td><td>Same as Health Care Trend</td></tr>
<tr><td>Mortality</td><td>PubG.H-2010 Mortality Table – General with Mortality Improvement using Scale MP-2020</td></tr>
<tr><td>Disability Rates</td><td>None</td></tr>
<tr><td>Retirement Rates</td><td><table><tr><th>Age</th><th>Rate</th></tr><tr><td>55-59</td><td>0%</td></tr><tr><td>60-61</td><td>5%</td></tr><tr><td>62-64</td><td>30%</td></tr><tr><td>65</td><td>15%</td></tr><tr><td>66-69</td><td>35%</td></tr><tr><td>70+</td><td>100%</td></tr></table></td></tr>
<tr><td>Withdrawal Rates</td><td>Table T-4 from the Pension Actuary’s Handbook<table><tr><th>Age</th><th>Rate</th></tr><tr><td>20</td><td>5.48%</td></tr><tr><td>25</td><td>5.34%</td></tr><tr><td>30</td><td>5.11%</td></tr><tr><td>35</td><td>4.75%</td></tr><tr><td>40</td><td>4.29%</td></tr><tr><td>45</td><td>3.78%</td></tr><tr><td>50</td><td>2.90%</td></tr><tr><td>55</td><td>1.82%</td></tr><tr><td>60</td><td>1.72%</td></tr></table></td></tr>
<tr><td>Coverage Status</td><td>Employees are assumed to continue into retirement at their current coverage level. Actual coverage status is used for retirees.</td></tr>
</table>

Actuarial Methods and Assumptions
(Continued)

Starting Per Capita Costs

	Medical + Prescription Drugs	
Age	Retiree	Spouse
55	$13,515	$23,660
57	14,758	25,837
60	16,842	29,484
62	18,392	32,198
64	20,084	35,161
65	3,482	3,482
67	3,694	3,694
70	4,017	4,017
75	4,500	4,500
80	4,848	4,848
85+	5,222	5,222

Retiree Contributions

	Pre-Medicare		Medicare Eligible	
	Retiree	Spouse	Retiree	Spouse
Pre 7/1/15 Hires	$906	$1,586	$450	$450
7/1/15 & Subsequ, Hires	1,812	3,172	900	900
Spouse Pay-All		15,858		4,500

Morbidity

Age	Rate Per Age
Under 65	4.50%
65 – 69	3.00%
70 – 74	2.50%
75 – 85	1.50%
86 and older	0.00%

Election at Retirement

100% of employees are assumed to elect coverage at retirement.

Marital Status

65% of employees with a spouse subsidy and 55% of employees without a spouse subsidy are assumed to be married and to elect spousal coverage with males three years older than females. Actual spouse data was used for current retirees.

Lapse Rate

0%

Actuarial Methods and Assumptions
(Continued)

Starting Per Capita Costs Development

Starting per capita costs for pre-Medicare retirees are based on premium equivalent rates. The same rates are charged for actives and pre-Medicare retirees. When an employer provides benefits to both active employees and retirees through the same plan, the benefits to retirees should be segregated and measured independently for actuarial measurement purposes. The projection of future retiree benefits should be based on claims costs, or age-adjusted premiums approximating claims costs, for retirees in accordance with actuarial standards issued by the Actuarial Standards Board. As such, premiums were estimated for retirees as if they were rated on a stand-alone basis. They were then disaggregated into age-specific starting costs based on average ages and assumptions on the relationship between costs and increasing age (i.e., Morbidity).

Starting per capita costs for Medicare eligible retirees are also based upon premium equivalent rates. Medical costs do not exhibit the active / retiree subsidization as seen for pre-Medicare medical so are not adjusted.

Retiree contributions are based on unadjusted premium equivalent rates.

Retiree dental and vision coverages are provided on a pay-all basis. Unlike medical costs, these costs do not exhibit active/retiree subsidization. In particular, the mix and type of services typically vary by age but costs generally do not. It is assumed that retirees pay the entire costs for these coverages and the County has no liability. This approach follows generally accepted actuarial practice.

Summary of Eligibility & Coverage

Eligibility Provisions

Employees hired before November 1, 2007, who retire with a minimum of 5 years of Worcester County service and employees hired on or after November 1, 2007, who retire with a minimum of 15 years of Worcester County service under the Maryland State Retirement and Pension System or Worcester County Pension Plan, immediately upon leaving County Service are eligible to continue participation in the health insurance plan by paying a percentage of the required insurance premium set by resolution of the County Commissioners.

Employees who are not enrolled in the County's health and prescription drug insurance plan on their last day of County employment are not eligible to enroll after retirement. Once a retiree leaves the County's health and prescription drug insurance plan for any reason, the retiree and/or the retiree's dependents cannot re-enroll in the County's health and prescription drug insurance plan.

As long as prescription drug benefits of the Worcester County health and prescription drug insurance plan for retirees over 65 has a greater benefit at a lower cost than Medicare part D, retirees who enroll in Medicare Part D and their dependents are not eligible to participate in the Worcester County health and prescription drug insurance plan.

Effective July 1, 2015, any employee who as of August 31, 2013 or thereafter, has applied for disability retirement and has the minimum number of years, may remain on the County health insurance on a cost share basis, until a final determination is made on their disability retirement request by the Maryland State Retirement System or Worcester County Pension Plan, as applicable. If the disability retirement request is approved, then the employee is eligible to continue participation in the health insurance plan by paying a percentage of the required insurance premium set by resolution of the County Commissioners. If the employee's disability retirement is denied, then the insurance will terminate on the first day of the month immediately following the date of final denial.

Medical & Prescription Drug Benefits

For employees hired prior to July 1, 2015, the County pays 90% of the cost of coverage for the retiree and their eligible spouse. The coverage level is 80% for employees hired on or after July 1, 2015. For employees hired on or after October 1, 2017, spouse must pay the entire premium for retiree medical coverage and the County will continue to pay 20% of the cost for retirees. Coverage may continue upon Medicare eligibility given that contributions continue to be paid.

Dental & Vision Benefits

Coverage is offered on a pay-all basis for the retiree and their eligible spouse. The County does not pay any portion of the cost. Coverage may continue upon Medicare eligibility given that contributions continue to be paid.

Comments

The discount rate was changed to comply with the GASB 74 and GASB 75 standards.

Future Trust Contributions are set equal to the arithmetic average of the contributions made from Fiscal Year 2022 to Fiscal Year 2026.

The marital status assumption was changed as follows.

- Employees With a Spouse Subsidy: from 75% to 65%
- Employees Without a Spouse Subsidy: from 50% to 55%

Glossary

Total OPEB liability

The Total OPEB liability the portion of the actuarial present value of projected benefit payments that is attributed to past periods of employee service. It is the liability of employers and non-employer contributing entities to employees for benefits provided through a defined benefit OPEB plan. This item was referred to as the Actuarial Accrued Liability in the GASB 45 Statement.

Active Employees – Individuals employed at the end of the reporting or measurement period.

Inactive Employees Entitled to But Not Yet Receiving Benefits – Individuals no longer employed by an employer in the OPEB plan or the beneficiaries of those individuals who have accumulated benefits under the terms of an OPEB plan but are not yet receiving benefit payments.

Inactive Employees Currently Receiving Benefits – Individuals no longer employed by an employer in the OPEB plan or the beneficiaries of those individuals who have accumulated benefits under the terms of an OPEB plan and are currently receiving benefits.

Fiduciary Net Position

OPEB plan assets held in a GASB-compliant Trust.

Net OPEB Liability

Total OPEB Liability minus Fiduciary Net Position. This item was referred to as the Unfunded Actuarial Accrued Liability in the GASB 45 Statement.

Deferred Outflows/Inflows of Resources

Changes in the Net OPEB Liability that have not been included in OPEB Expense are required to be reported as Deferred Outflows of Resources or Deferred Inflows of Resources related to OPEB.

Entry Age Actuarial Cost Method

A method under which the actuarial present value of the projected benefits of each individual included in an actuarial valuation is allocated on a level basis over the earnings or service of the individual between entry age and assumed exit age(s).

Other Postemployment Benefits (OPEB)

Benefits (such as death benefits, life insurance, disability, and long-term care) that are paid in the period after employment and that are provided separately from a pension plan, as well as healthcare benefits paid in the period after employment, regardless of the manner in which they are provided. OPEB does not include termination benefits or termination payments for sick leave.

Service Cost

The portions of the actuarial present value of projected benefit payments that are attributed to valuation years.

Worcester County Government
One West Market Street | Room 1103 | Snow Hill MD 21863-1195
countyadmin@worcestermd.gov | www.worcestermd.gov

To: Worcester County Commissioners
From: Karen Hammer, Executive Administrative Assistant
Department: Administration
Date: November 04, 2026
Subject: Available Board Appointments 11-17-26

Summary: The attached information outlines each Commissioner's District and identifies available County Board positions that require nominations.

Fiscal Impact: n/a

Funding Source: n/a

Requested Action: Please review and make appropriate nominations and appointments to fill vacant Board positions.

Alternatives: n/a

Coordinated With: Board Staff Contact Representatives

Attachment(s):

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

November 4, 2026

To: Worcester County Commissioners

From: Karen Hammer, Executive Administrative Assistant

Subject: Upcoming Board Appointments – Terms Beginning January 1, 2026

Commissioner Bertino – You have Three (3) 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 One (1) positions open:

- Nancy Howard – **Termed Out** – Social Services Advisory Board

Commissioner Bunting - You have Three (3) positions open:

- Mike Poole – **Term Ending –** Building Code Appeals Board
- Kathy Drew – **Term Ending** – Planning Commissione
- Harry Hammond – **Term Ended** – Social Services Advisory Bd.

Commissioner Abbott – You have One (1) position open:

- Dr. Lynn Duffy – **Resigned –** Housing Review Board

Commissioner Mitrecic – You have Two (2) positions open:

- Bill Paul – **Resigned** – Building Code Appeals Board
- Rebecca Ferguson – **Resigned** – Social Services Advisory Board

Commissioner Elder – <u>All of your positions are fulfilled. Thank you!</u> Commissioner

Fiori - <u>You have Four (4) positions open</u>:

- Bruce Spangler – **Term Ending** – Ethics Board
- Alex Cederbaum - Resigned - Mystic Harbour Advisory Council
- Keith Swanton -**Term Ended** - Water & Sewer Advisory Council, West Ocean City
- Blake Haley – **Term Ended** - Water & Sewer Advisory Council, West Ocean City

<u>All Commissioners</u>

(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.

(**1) - Mystic Harbour Advisory Board - Resigned** - A. Cederbaum

(2)- Water and Sewer Advisory Council- West Ocean City- 1 Term Ended Dec. 2021 – Keith Swanton and Blake Haley

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:

Member's Name	Representing	Years of Term(s)
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

Updated: September 16, 2025
Printed: September 18, 2025

AGRICULTURAL RECONCILIATION BOARD

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:

Member=s Name	Nominated By	Ag/Forest Industry	Resides	Years of Term(s)
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)

* = Initial terms staggered

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:

Member=s Name	Nominated By	Resides	Years of Term(s)
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)

* = Appointed to fill an unexpired term

Updated: February 17, 2026
Printed: February 17, 2026

DRUG AND ALCOHOL ABUSE COUNCIL

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:

Name	Representing	Years of Term(s)
	At-Large Members	
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

Updated: March 3, 2026
Printed: March 16, 2026

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:

Member=s Name	Nominated By	Resides	Years of Term(s)
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
Charles Nelson
Garbriel Purnell
Barbara Derrickson
Henry P. Walters
William Long
L. Richard Phillips (93-98)
Marigold Henry (94-98)
Louis Granados (94-99)
Kathy Philips (90-00)
Mary Yenney (98-05)
Bill Ochse (99-07)
Randall Mariner (00-08)
Wallace D. Stein (02-08)
William Kuhn (90-09)
Walter Kissel (05-09)
Marion Chambers (07-11)
Jay Knerr (11-14)
Robert I. Givens, Jr. (98-14)
Diana Purnell (09-14)
Kevin Douglas (08-16)
Lee W. Baker (08-16)
Richard Passwater (09-17)
Jeff Knepper (16-21)
Faith Mumford (14-22)

* = Appointed to fill an unexpired term

Updated: December 17, 2024
Printed: December 18, 2024

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:

Member=s Name	Nominated By	Resides	Years of Terms(s)
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
William Lynch
Art Rutter
William Buchanan
Christina Alphonsi
Elsie Purnell
William Freeman
Jack Dill
Elbert Davis
J. D. Quillin, III (90-96)
Ted Ward (94-00)
Larry Duffy (90-00)
Patricia McMullen (00-02)
William Merrill (90-01)
Debbie Rogers (92-02)
Wardie Jarvis, Jr. (96-03)
Albert Bogdon (02-06)
Jamie Rice (03-07)
Howard Martin (08)
Marlene Ott (02-08)
Mark Frostrom, Jr. (01-10)
Joseph McDonald (08-10)
Sherwood Brooks (03-12)
Otho Mariner (95-13)
Becky Flater (13-14)
Ruth Waters (12-15)
John Glorioso (*06-19)
Sharon Teagle (00- 20)
Davida Washington (*21-21)
Donna Dillion (08-22)
C.D. Hall 10-22
Chase Church (*19-22)
Jake Mitrecic (15-21)
Scot Tingle 14-24
Keri Byrd 22-25

* = Appointed to fill an unexpired term

Updated January6, 2026
Printed: May 21, 2026

LOCAL DEVELOPMENT COUNCIL
FOR THE OCEAN DOWNS CASINO

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:

Member=s Name	Nominated By	Represents/Resides	Years of Term(s)
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: Since 2009

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)
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

Updated: October 21, 2025
Printed: October 27, 2025

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):

Name	Resides/Agency	Term	Representing
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
Charles Nicholson (98-00)
Gene Theroux (97-00)
Jackie Gordon (98-00)
Caren French (97-01)
Jack Smith (97-01)
Linda Busick (98-02)
Edward Lee (97-03)
Joe Mangini (97-03)
Linda Wright (99-04)
Kaye Holloway (95-04)
Joanne Lusby (00-05)
William Greenwood (97-06)
Gabriel Purnell (04-07)
Walter Kissel (03-07)
Heidi Kelley (07-08)
Bruce Morrison (05-08)
Margaret Dennis (08-12)
Ted Doukas (03-13)
Diana Nolte (06-14)
John Ostrander (07-15)
Craig Davis (13-17)
Donna Weaver (08-17)
Geoffrey Failla (15-18)
Melanie Pursel (18-*20)
Ivy Wells (20-21)(21-public appt.)
Jason Cunha (*16-23)
Walter Maizel(*12-24)
Whitney Palmer (*20-24)
Alicia Warren (22-26*June)

All At-Large Appointments made by Tri-County Council (TCC) as of 7/1/04

Updated: June 23, 2026
Printed: July 27, 2026

PLANNING COMMISSION

Reference: Public Local Law ZS '1-112

Appointed by: County Commissioners

Functions: Advisory/Regulatory
Make investigations and recommendations regarding zoning text and map amendment applications; recommend conditional rezoning; make recommendations to the Board of Zoning Appeals; review public projects, proposed facility development plans, regulations and standards; review and approve site plans; review and make recommendations regarding residential planned communities; review and approve subdivision plats.

Number/Term: 7/5 years; Terms expire December 31st

Compensation: $100 per meeting (policy)

Meetings: 1 regular meeting per month; additional meetings held as necessary

Special Provisions: Historically - one member from each Commissioner District, plus two At-Large members; one member per district once expanded to seven districts.

Staff Contact: Department of Development Review & Permitting
Jennifer Keener, Director (410-632-1200, ext. 1123)

Current Members:

Member=s Name	Nominated By	Resides	Years of Term(s)
Phyllis Wimbrow	D-4, Elder	Snow Hill	23-28
Marlene Ott	D-5, Bertino	Ocean Pines	08-13-18-23-28
Kathy Drew	D-6, Bunting	Bishopville	*23-26
Mary Knight	D-7, Mitrecic	Berlin	*20-24-29
Jerry Barbierri	D-1, Abbott	Pocomoke	*12-15-20-25-30
Alec French	D-3, Fiori	Berlin	25-30
Teresa Purnell-Milbourne	D-2, Purnell	Berlin	*26-29

Prior Members: Since 1972

David L. Johnson
N. Paul Joyner
Daniel Trimper, IV
Hugh F. Wilde
Warren Frame
Roland E. Powell
Harry Cherrix
W. David Stevens
Granville Trimper
J. Brad Aaron
Lester Atkinson
Paul L. Cutler
Edward R. Bounds
Edward Phillips
Vernon McCabe
R. Blaine Smith
Edward A. Tudor

Terry Bayshore
Larry Widgeon
Charles D. ACD@ Hall
Ernest ASandy@ Coyman
Rev. Donald Hamilton
Dale Stevens
Marion L. Butler, Sr.
Ron Cascio (96-97)
Louie Paglierani (90-99)
Robert Hawkins (96-99)
Ilia Fehrer (94-99)
Rob Clarke (99-00)
W. Kenny Baker (97-02)
James Jarman (99-03)
Harry Cullen (00-03)
Ed Ellis (96-04)
Troy Purnell (95-05)
Larry Devlin (04-06)
Tony Devereaux (03-07)

Wilbert ATom@ Pitts (99-07)
Doug Slingerland (07-08)
Carolyn Cummins (90-94, 99-09)
Madison AJimmy@ Bunting (05-10)
Jeanne Lynch (06-11)
H. Coston Gladding (96-12)
Wayne A. Hartman (09-14)
Jay Knerr (14-20)
Mike Diffendal (10-20)
Brooks Clayville (02-22)
Richard Wells (11-23)
Ken Church (20-25)
Betty Smith (*07-26)

* = Appointed to fill an unexpired term

Updated: January 20, 2026
Printed: November 12, 2026

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:

Member=s Name	Nominated By	Resides	Years of Term(s)
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
Arthur Shockley
Rev. Ray Holsey
William Tingle
Mace Foxwell
Nelson Townsend
J.D. Townsend
Robert Miller
Jon Stripling
Hinson Finney
John D. Smack, Sr.
Richard Street
Ben Nelson
Shirley Truitt
Cyrus Teter
Warren Mitchell
Edith Barnes
Glen Phillips
Gerald Long
Lou Ann Garton
Milton Warren
Ann Hale
Claude Hall, Jr.
Vernon Davis
Rick Morris
Joe Lieb
Donald Shockley
Fulton Holland (93-95)
Gregory Purnell (83-96)
Vernon Redden, Jr.(83-98)
Richard Ramsay (93-98)
Mike Daisy (98-99)
Cam Bunting (95-00)
Charlie Jones (98-03)
Rick Morris (03-05)
Gregory Purnell (97-06)
George AEddie@ Young (99-08)
Barbara Kissel (00-09)
Alfred Harrison (92-10)
Janet Rosensteel (09-10)
Tim Cadotte (02-12)
Craig Glovier (08-12)
Joe Mitrecic (10-14)
Sonya Bounds (12-15)
Burton Anderson (05-15)
William Regan (02-16)
Shawn Johnson(15-19)
Devin Bataille (19-20)
Chris Klebe (*11-21)
Mike Hooks (12-24)
Norman Bunting (*16-25)

* = Appointed to fill an unexpired term

Updated: June 5, 2026
Printed: June 5, 2026

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:

Member=s Name	Nominated By	Resides	Years of Term(s)
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

* = Appointed to fill an unexpired term

Updated: November 18, 2025
Printed: November 20, 2025

SOLID WASTE ADVISORY COMMITTEE

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:

Member=s Name	Nominated By	Resides	Years of Term(s)
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

. Updated: October 21, 2025
Printed: October 21, 2025

WATER AND SEWER ADVISORY COUNCIL
MYSTIC HARBOUR SERVICE AREA

Reference: County Commissioners=Resolutions of 11/19/93 and 2/1/05

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: 7/4-year terms
Terms Expire December 31

Compensation: $100.00/meeting

Meetings: Monthly or As-Needed

Special Provisions: Must be residents of Mystic Harbour Service Area

Staff Support: Department of Public Works - Water and Wastewater Division
Chris Clasing - (410-641-5251)

Current Members:

Member=s Name	Resides	Years of Term(s)
Matthew Kraeuter	Ocean Reef	*19-22, 23-27
Aaron Lovegrove	Landings	25-29
Charles Crawford	Landings	25-29
Gerry Horner	Landings	25-29
Kevin Kinsey	Landings	25-29
Richard Edwards	Glenriddle	25-29
Alex Cederbaum	West Ocean City	25-29 **Resigned**

Prior Members: (Since 2005)

John Pinnero[C] (05-06)
Brandon Phillips[C] (05-06)
William Bradshaw[C] (05-08)
Buddy Jones (06-08)
Lee Trice[C] (05-10)
W. Charles Friesen[C] (05-13)
Alma Seidel (08-14)
Gerri Moler (08-16)
Mary Martinez (16-18)
Carol Ann Beres (14-18)
Bob Huntt (*06-19)
Martin Kwesko (13-21)
Richard Jendrek (05-22)
Joseph Weitzell (05-22)
Bruce Burns (19-23)
David Dypsky (*10-24)
Stan Cygam (*18-24)

[C] = Charter member - Initial Terms Staggered in 2005
* = Appointed to fill an unexpired term

Updated: May 6, 2025
Printed: August 25, 2025

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:

Name	Resides	Years of Term(s)
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. ABud@Rogner (96-07)
David Walter (06-07)
Darwin ADart@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

Updated: April 1. 2025
Printed: April 29. 2025

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:

Member=s Name	Resides/Ratepayer of	Terms (Years)
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)
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)
Andrew Delcorro (*14-19)

* = Appointed to fill an unexpired term
[c] = Charter member

Updated: November 18, 2025
Printed: November 18, 2025

MARYLAND'S Coast WORCESTER COUNTY

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

To: Worcester County Commissioners
From: Kim Reynolds, Budget Officer
Department: Administration
Date: October 26, 2026
Subject: Public Hearing for the Requested FY27 Budget Amendment

---

Summary:	Holding a public hearing for the Requested FY27 Budget Amendment.
Fiscal Impact:	$4,920,073
Funding Source:	FY26 Fund Balance
Requested Action:	Approval of the requested FY27 Budget Amendment
Alternatives:	
Coordinated With:	
Attachment(s):	

This item has been condensed for display on the County website. To request a copy of the full document, please contact County Administration at 410-632-1194.

MARYLAND'S Coast WORCESTER COUNTY

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

TO: Weston S. Young, Chief Administrative Officer
County Commissioners
FROM: Kim Reynolds, Budget Officer
DATE: October 12, 2026
RE: FY27 Request to Advertise Public Hearing for the FY27 Budget Amendment

---

A budget amendment is proposed for the FY27 operating budget to include approved encumbrances and over expenditures through October 6, 2026.

The total cost of these approved over-expenditures, along with associated encumbrance expenses, have been outlined below. The FY2026 Fund Balance is proposed to be designated to cover these items totaling $4,920,073.

- $97,893 Volunteer Fire & EMS – West OC EMS Supplement approved over-expenditure.
- $59,446 Other General Government – Maintenance contract cameras approved over-expenditure.
- $4,327 Maintenance – Replace broken hydraulic pump approved over-expenditure.
- $50,000 Volunteer Fire & EMS – Fire/EMS instructor costs for Worcester Technical HS classes approved over-expenditure.
- $6,000 Public Works – Capital Project Manager computer equipment and office furniture approved over-expenditure.
- $7,031 Other Gen Govt – Granicus Captioning Software for meeting room approved over-expenditure.
- $7,680 Various Buildings– Cellular communications upgrades (POTS lines) approved over-expenditure
- $6,192 Various Buildings – Burglar and Fire Alarm Upgrades approved over-expenditure
- $5,000 Public Works – Fleet vehicle lift repair approved over-expenditure.
- $18,000 Recycling – Building grounds maintenance approved over-expenditure.
- $80,251 Tourism - Supplemental Advertising funds approved over-expenditure.
- $4,578,253 Encumbrance expenditures

Requesting approval to advertise holding a Public Hearing on November 17, 2026, to amend the FY27 operating budget.

Attachments:

Approved FY27 over expenditures
Approved encumbrances

Notice of Public Hearing
Worcester County
FY 2027 Requested Operating Budget Amendment

The Worcester County Commissioners will conduct a public hearing to receive comments on the proposed FY 2027 General Fund Operating Budget Amendment on:

Tuesday, November 17, 2026, at 10:35 a.m.
in the County Commissioners' Meeting Room
Room 1101 Government Center, One West Market Street
Snow Hill, Maryland 21863

The proposed budget amendment is in response to previously approved over-expenditures and encumbrances added to the FY27 budget.

Copies of the detailed budget are available in the County Commissioners' Office, Room 1103 of the County Government Center in Snow Hill or online at www.co.worcester.md.us.

WORCESTER COUNTY
2027 REQUESTED OPERATING BUDGET AMENDMENT

Increase in the following expense line items:

• 100.1105.130.7080.020	Fire & EMS - WOC EMS Supplement	$ 97,893
• 100.1090.070.9010.040	Maintenance contract for cameras	$ 59,446
• 100.1201.6540.080	Replace broken hydraulic pump	$ 4,327
• 100.1105.197.7080.030	Fire/EMS instructor Tech school classes	$ 50,000
• 100.1203.200.6110.090	Public Works computers & printers	$ 3,000
• 100.1203.200.6110.290	Public Works office equipment	$ 3,000
• 100.1090.020.6130.060	Granicus software for ADA compliance	$ 7,031
• 100.1090.070.6110.245	Govt. Center elevator upgrades	$ 960
• 100.1090.050.6110.245	Courthouse elevator upgrades	$ 2,880
• 100.1090.080.6110.245	St. Attorney building elevator upgrades	$ 960
• 100.1301.300.6110.245	Health Dept SH elevator upgrades	$ 960
• 100.1603.320.6110.245	Berlin Library elevator upgrades	$ 960
• 100.1603.335.6110.245	OC Library elevator upgrades	$ 960
• Various expense accounts	County Buildings burglar & fire alarms	$ 6,192
• 100.1203.200.6130.020	Public Works vehicle lift repair	$ 5,000
• 100.1206.6550.020	Recycling grounds maintenance	$ 18,000
• 100.1803.200.6900.052	Advertising Supplemental Advertising	$ 80,251
• Various expense accounts	Total Encumbrances approved	$4,578,253

Decrease the following expense line items:

• 100.1803.200.6160.150	Tourism Advertising State Grant	$ 80,251

Decrease the following revenue line items:

• 100.1803.200.5705	State Grant Tourism	$ 80,251

Increase the following revenue line items:

• 100.1985.5975	Transfers Surplus designated for encumbrances and over-expenditures	$4,920,073

RESOLUTION NO. *26-___*

RESOLUTION BUDGET AMENDMENT

FOR FISCAL YEAR 2027

Recitals

A. Worcester County Code CG Section 4-201, the County Commissioners adopted a Resolution on June 2, 2026 adopting the expense budget and establishing the tax rate for Fiscal Year 2027.

B. The County Commissioners have identified an additional expense to be included in Fiscal Year 2027 expense budget.

NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland that:

1. The County Commissioners adopt a budget amendment for Fiscal Year 2027 that the Fiscal Year 2027 budget be modified as follows:

a. Increase the following expense line items:

• Fire & EMS – WOC EMS Supplement	$ 97,893
• Maintenance contract for camera upgrade	$ 59,446
• Replace broken hydraulic pump	$ 4,327
• Fire/EMS instructor Tech school classes	$ 50,000
• Public Works computers & printers	$ 3,000
• Public Works office equipment	$ 3,000
• Granicus software for ADA compliance	$ 7,031
• Govt. Center elevator upgrades	$ 960
• Courthouse elevator upgrades	$ 2,880
• St. Attorney building elevator upgrades	$ 960
• Health Dept SH elevator upgrades	$ 960
• Berlin Library elevator upgrades	$ 960
• OC Library elevator upgrades	$ 960
• County buildings burglar & fire alarms	$ 6,192
• Public Works vehicle lift repair	$ 5,000
• Recycling grounds maintenance	$ 18,000
• Advertising supplemental advertising	$ 80,251
• Total Encumbrances approved	$4,578,253

b. Decrease in the following expense line items:

• Tourism Advertising State Grant	$ 80,251

c. Decrease in the following revenue line items:

• State Grant Tourism	$ 80,251

d. Increase in the following revenue line items:

• Transfer Surplus designated for encumbrances and over-expenditures	$4,920,073

AND BE IT RESOLVED that this Resolution will become effective November 17, 2026.

PASSED AND ADOPTED this 17th day of November, 2026:

Attest:

Weston S. Young
Chief Administrative Officer

Worcester County Commissioners

Theodore J. Elder Jr.
President

Madison J. Bunting, Jr.
Vice-President

Joseph M. Mitrecic
Commissioner

Anthony W. Bertino,
Commissioner

Diana Purnell
Commissioner

Eric Fiori
Commissioner

Caryn Abbott
Commissioner