Regular Meeting of County Commissioners
Tuesday April 21, 2026 (Made a Legislative day)

The regularly scheduled meeting of the County Commissioners was convened in hybrid format, in person and virtually, at 9:00 a.m. with the following people in attendance:

Reuben B. Collins II, Esq., President, County Commissioner
Gilbert O. Bowling, III, County Commissioner
Thomasina O. Coates, M.S., County Commissioner
Deborah Hall, Acting County Administrator
Wes Adams, County Attorney
Carol A. DeSoto, Clerk to the Commissioners

**Amanda M. Stewart, Ed.D., County Commissioner, was absent and joined session later this day as noted.*
**Ralph Patterson, II, M.A., Vice President, County Commissioner, was absent and joined session later this day as noted.*

Call to Order/Pledge
Commissioner Collins called the meeting to order and began with the Pledge of Allegiance.

Roll Call
A roll call was taken. Commissioners Bowling and Collins were present in person. Commissioner Coates was virtual. **Commissioners Stewart and Patterson were absent.*

Commissioner Comments
A motion was made by Commissioner Bowling, seconded by Commissioner Coates and passed, with Commissioners Bowling, Coates, and Collins present, making today April 21, 2026 a Legislative Day.
**Commissioners Stewart and Patterson were not present for the vote.*

Approval of the Minutes of April 14, 2026
This approval was tabled since Commissioner Coates was unable to second the motion since she was absent from the meeting on April 14, 2026.

Announcement
Next Scheduled Session(s): April 28-29, 2026

Approval Items
Budget Amendment(s) and Budget Transfer(s):

FY2026 Budget Transfer Request #158 Cover Expense of a Generator Rental While Transformer Repairs at Building 18 Mattawoman Wastewater Treatment Plant (MWWTP)
A motion was made by Commissioner Bowling, seconded by Commissioner Coates and passed, with Commissioners Bowling, Coates, and Collins present, voting to approve FY2026 Budget Transfer Request #158 for one hundred and fifty-eight thousand one hundred and sixty dollars ($158,160.00).
**Commissioners Stewart and Patterson were not present for the vote.*

Approval: Memorandum of Understanding with the Maryland Stadium Authority - Sports & Wellness Project
(Mr. Jim Chandler, Director, Department of Economic Development; Ms. Kelli Beavers, Director, and Mr. Sam Drury, Deputy Director, Department of Recreation, Parks, and Tourism)

A motion was made by Commissioner Bowling, seconded by Commissioner Coates and passed, with Commissioners Bowling, Coates, and Collins present, voting to approve this Memorandum of Understanding with the Maryland Stadium Authority. **Commissioners Stewart and Patterson were not present for the vote.*

TO BE RESCHEDULED *Letter of Support: Southern Maryland Interest Group, Inc (SMIG) for Official Chapter of the 100 Black Men of America, Inc.*

Discussion: Brentland Road "Partial Road" Closure to Prevent Illegal Dumping
(Commissioner Bowling; Mr. Wes Adams, County Attorney, and Ms. Sarah Guy, Chief of Property Acquisition, Office of the County Attorney for Charles County)

A motion was made by Commissioner Bowling, seconded by Commissioner Coates and passed, with Commissioners Bowling, Coates, and Collins present, voting to approve the partial road closure of Brentland Road as presented. **Commissioners Stewart and Patterson were not present for the vote.*

Briefing and Request to Introduce and Schedule Public Heating: Proposed Bill 2026-(05) Charles County Volunteer Fire Tax Credit
Commissioner Bowling; Ms. Danielle Mitchell, Acting Deputy County Administrator, Office of the County Administrator; Mr. Wes Adams, County Attorney, Office of the County Attorney for Charles County; and Mr. Jacob Dyer, Director, Department of Fiscal and Administrative Services reviewed the proposed Bill 2026-05 changing the annual property tax credit for eligible responders from five hundred dollars ($500.00) to two thousand five hundred dollars ($2500.00).

**At about 9:27 a.m. Commissioner Stewart joined session in person.*

A motion was made by Commissioner Bowling, seconded by Commissioner Stewart and passed, with Commissioners Bowling, Coates, Stewart and Collins present, voting to introduce proposed Bill 2026-05 Property Tax Credit for Volunteer Emergency Responders. **Commissioners Patterson was not present for the vote.*

A motion was made by Commissioner Bowling, seconded by Commissioner Stewart and passed, with Commissioners Bowling, Coates, Stewart and Collins present, voting to schedule the public hearing on Tuesday, May 19, 2026 at 6:00 p.m. in the Government Building at 200 Baltimore Street, La Plata, MD to be held hybrid, in-person and virtually.**Commissioners Patterson was not present for the vote.*

**At about 9:32 p.m. Commissioner Collins left session.*

Briefing: FY2025 Annual Comprehensive Financial Report (ACFR) and FY2025 Single Audit Report
Mr. Jacob Dyer, Director, Mr. William DeAtley, Acting Deputy Director/ Chief of Accounting, and Ms. Joan Thorp, Assistant Chief of Accounting, Department of Fiscal and Administrative Services; and

Mr. Remi Omisore, Principal, CliftonLarsonAllen, LLP., joined the Commissioners to review the FY2025 Annual Comprehensive Financial Report (ACFR) and FY2025 Single Audit Report. The briefing reviewed industry trends, 2025 Finance & Budget Office concerns, summary of recently issued Governmental Accounting Standards Board (GASB) standards, the scope and deliverables of the audit, and the Financial Reporting Risk Assessment Summary. The reports cover an extensive review of the County's financial activity, including revenues and expenditures during the fiscal year ending June 30, 2025. The audit findings found no material weaknesses or any significant deficiencies were identified.

FY2027 Budget Work Session: Review of FY2027 Operating Revenue Estimates and First Review of Proposed FY2027 General Fund, and Highlights of County Agencies Funding

Mr. Jacob Dyer, Director, Ms. Samantha Chiriaco, Chief of Budget, and Ms. TaTanya Bowman, Assistant Chief of Budget, Department of Fiscal and Administrative Services; Charles County Library, College of Southern Maryland, and the Board of Education joined the Commissioners for this work session. The proposed fiscal year 2027 General Fund budget is six hundred and forty-one million eight hundred and twenty-six thousand five hundred dollars ($641,826,500.00) which represents a seven-point nine percent (7.9%) increase over last year's fiscal year 2026 budget. The general fund budget was developed in alignment with the Commissioners' strategic priorities, incorporates departmental needs and is shaped by community input gathered through surveys and town halls. Members from the Charles County Library, College of Southern Maryland and the Board of Education discussed their requested budgets for fiscal year 2027.

FY2027 Budget Work Session: Review of FY2027 Governmental Capital Improvement Projects (CIP) for FY2027-FY2031.

Mr. Jacob Dyer, Director, Ms. Samantha Chiriaco, Chief of Budget, and Ms. TaTanya Bowman, Assistant Chief of Budget, Department of Fiscal and Administrative Services reviewed the proposed FY2027-FY2031 Capital Improvement Program Projects Budget which is nine hundred and forty million nine hundred dollars ($940,900,000.00).

Legislative Wrap Up: 2026 Maryland General Assembly Session

Ms. Danielle Mitchell, Acting Deputy County Administrator, Office of the County Administrator; Mr. Joseph Green , Ms. Jeanette Tejeda de Gomez, and Ms. Michelle Goodwin, G.S. Proctor & Associates, Inc. briefed the Commissioners on the results of the 2026 Maryland General Assembly session. They reviewed their approach, the big issues which included the State's budget, public safety, affordability and economic development. There was three million and one hundred thousand dollars ($3,100,000.00) included in the budget for projects for Charles County for the New La Plata Library, Charles County Circuit Courthouse, WAC Hughes Elks Lodge No. 1053, Waldorf Elks Lodge No. 2421, Lions Camp Merrick, Providence of Maryland, M25 Impact Center, MHA: Civita Medical Center, Inc. Imaging, Surgery, and Materials Management Improvement, Southern Maryland Tri-County Community Action Committee, and Boys and Girls Club of Southern Maryland Waldorf Club Park. The Reductions/Deauthorizations in the FY2027 budget were Charles County Basketball Courts and Behavioral Health Crisis Mobile Response Unit. Of the bills submitted to Annapolis by Charles County, SB0573/HB0913 *Charles County – Governing Bodies of Common Ownership Communities Member Training* was passed into law.

Closed Session

At 12:26 p.m., a motion was made by Commissioner Stewart, seconded by Commissioner Coates, and passed, with Commissioners Bowling, Coates, and Stewart present, voting in favor to move into Close Session where all or a portion of this session may be closed pursuant to Section 3-305 (b)(1)(3)(7)(8) of the General Provisions Article of the Annotated Code of Maryland to receive an updates on two (2) potential litigation settlements; to discuss a potential land transfer; and to receive legal advice on a County matter. The reason for moving into closed session is to keep legal advice, strategies, negotiations and personnel information confidential. **Commissioners Patterson and Collins were not present for the vote.*

Summary Closed Session Items

**At about 12:55 p.m. Commissioner Patterson joined closed session virtually.*

**At about 12:28 p.m. Commissioner Collins joined closed session virtually.*

At about 1:01 p.m., the Commissioners went into closed session

3-305(b)(1)(7)(8) Discuss: Potential Litigation Settlement

Present: Commissioners Bowling, Coates, Stewart, Patterson, and Collins, Deborah Hall, Wes Adams, Danielle Mitchell, Alexis Blackwell, Kevin Karpinski

Mr. Kevin Karpinski, Outside Counsel, reviewed the settlement of the personnel litigation.

3-305(b)(3)(7) Discuss Potential Land Transfer

Present: Commissioners Bowling, Coates, Stewart, Patterson, and Collins, Deborah Hall, Wes Adams, Danielle Mitchell, Sarah Guy, Bobbi Baker, and Terrah Dews.

Staff reviewed the potential land transfer.

This item will be rescheduled to the April 28, 2026 agenda after Commissioner Bowling goes to the proposed property.

3-305(b)(7)(8) Discuss a Potential Litigation Settlement

Present: Commissioners Bowling, Coates, Stewart, Patterson and Collins, Deborah Hall, Wes Adams, Danielle Mitchell, Terrah Dews

Ms. Terrah Dews, Associate County Attorney, Office of the County Attorney for Charles County discussed proposed settlement agreement.

**At about 1:17 p.m. Commissioner Collins left closed session.*

The Commissioners present reached a consensus to join the settlement agreement.

3-305(b)(7) Legal Advice on County Matter

Present: Commissioners Bowling, Coates, Stewart, Patterson and Collins, Deborah Hall, Wes Adams, and Danielle Mitchell.

Mr. Wes Adams, County Attorney, Office of the County Attorney, reviewed information being sent to the State compliance board.

**At about 1:25 p.m. Commissioner Collins rejoined closed session virtually.*

At 1:28 p.m., a motion was made by Commissioner Bowling, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to end this closed session.

At 2:32 p.m. the Commissioners returned to open session.

Roll Call
A roll call was taken. Commissioners Bowling, Stewart and Collins were present in person. Commissioners Coates and Patterson were virtual.

Additional Approval Items
Request for Approval: Charles County Board of Education FY2026 Budget Increase and FY2026 Inter-Category Budget Transfer
(Ms. Karen Acton, Chief Financial Officer, and Ms. Sherri Fisher-Davis, Budget Manager, Charles County Public Schools)

A motion was made by Commissioner Coates, seconded by Commissioner Patterson and passed, with all Commissioners present, voting to approve FY2026 Inter-Category Budget Amendment Increase for ten million dollars ($10,000,000.00).

A motion was made by Commissioner Coates, seconded by Commissioner Stewart and passed, with all Commissioners present, voting to approve FY2026 Inter-Category Budget Transfer Request for four point five ($4.5) million dollars.

Briefing: Charles County Landfill Vertical Expansion
Ms. Frances Sherman, Chief, Environmental Resources, and Mr. Bill Prendeville, Senior Engineer, ARM Group LLC. Reviewed the vertical expansion at the Charles County Landfill. The project would raise the height of the existing landfill footprint rather than expand outward, allowing the County to manage future waste needs while minimizing impacts to surrounding land. The briefing described the design approach, including additional liner systems, stormwater controls, and environmental protections to meet regulatory requirements. Presenters also reviewed projected capacity gains, timelines, and cost considerations, as well as how the expansion fits into the County's long-term solid waste management strategy.

Briefing: Planning Commission Report for Zoning Text Amendment (ZTA) on Data Centers Mr. Charles Rice, Planning Director, and Mr. Jason Groth, Director, Department of Planning and Growth Management; Mr. Jim Chandler, Director, Mr. Mark Thompson, Chief of Commercial Development, and Mr. Paul Ruppert, Senior Commercial Development Manager, Department of Economic Development, presented the Planning Commission's Report and recommendation for Zoning Text Amendment 25-187 Data Centers. As originally drafted, the Zoning Text Amendment would add a definition of "Data Center" to the Zoning Ordinance and permit Data Centers in the Business Park, General Industrial, Heavy Industrial, Planned Unit Development Industrial Zones, and Low-Density Residential Zones, subject to additional restrictions. The Planning Commission recommended denial of the Zoning Text Amendment as originally proposed. The Planning Commission presented an array

of recommendations, including limiting Data Centers to the Heavy Industrial Zone, banning the use of potable water for cooling, and requiring that data centers be responsible for their own power generation, among other changes. The presenters offered a revised Zoning Text Amendment that eliminates the Business Park and Low-Density Residential Zones as options for data centers, strengthens the text regarding water use, adds language requiring the applicant/owner to pay for all public infrastructure improvements, among other amendments. A request was made to have the revised Zoning Text Amendment sent back to the Planning Commission for their review and public hearing.

A motion was made by Commissioner Coates, seconded by Commissioner Patterson and passed, with Commissioners Coates, Patterson, and Collins present, voting to authorize staff to remand the revised zoning text amendment back to the Planning Commission for consideration and a public hearing. Commissioners Bowling and Stewart were opposed. A roll call of the vote was taken: Commissioner Bowling-no; Commissioner Coates-yes; Commissioner Stewart-no; Commissioner Patterson-yes; Commissioner Collins- yes. The motion passed three (3) to two (2).

Commissioners' New Business
There was no new business discussed.

**Break 4:13 p.m. – 5:00 p.m.*

Roll Call
A roll call was taken. Commissioners Bowling, Stewart, Patterson and Collins were present in person. Commissioner Coates was virtual.

Public Hearing: PILOT Workgroup Summary of Projects for Funding Consideration
The Commissioners conducted an in-person and virtual public hearing on three proposed projects for Payment in Lieu of Taxes (PILOT) program. Ms. Dina Barclay, Director, Department of Community Services; Mr. Joel Binkley, Planning Supervisor, Department of Planning and Growth Management; Mr. Mark Thompson, Chief of Commercial Development, Department of Economic Development; and Mr. Jacob Dyer, Director, Department of Fiscal and Administrative Services reviewed the three (3) recommended projects to address affordable housing, Eagle Point Phase 1, Lenville Crossing, and Pine Way Village.

There were eight (8) people who provided in person comments and seven (7) people who provided virtual comments.

A motion was made by Commissioner Patterson, seconded by Commissioner Coates and passed, with all Commissioners present, voting to close the public record.

A motion was made by Commissioner Patterson, seconded by Commissioner Coates and passed, with all Commissioners present, voting to close this public hearing.

A motion was made by Commissioner Patterson, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to approve the three PILOT projects as presented, Eagle Point Phase 1, Lenville Crossing, and Pine Way Village.

**Break 6:05 p.m.-6:14 p.m.*

Roll Call

A roll call was taken. Commissioners Bowling, Stewart, Patterson and Collins were present in person. Commissioner Coates was virtual.

Public Hearing: 2026 Local Legislative Proposals

The Commissioners held a hybrid, virtual/in-person, public hearing on the 2026 Local Legislative proposals. Ms. Danielle Mitchell, Acting Deputy County Administrator, Office of the County Administrator, reviewed the proposals submitted for 2026. Each submitter was given time to explain their proposal:

- TOPIC: *Heritage Commission*
  Submitted by Office of the Clerk to the Commissioners

- TOPIC: *Board of Commissioners Attendance Requirements*
  Submitted by Joseph Mank

- TOPIC: *Investigations of Commissioners*
  Submitted by Debra Jones

- TOPIC: *Traffic Calming*
  Submitted by Derrick Terry

- TOPIC: *Elimination of the Planning & Design Review Board (PDRB)*
  Submitted by Eileen Britt

- TOPIC: *Vacant Commercial Property Registration and Maintenance*
  Submitted by Eileen Britt

- TOPIC: *Warranty Period for Infrastructure Transferred to HOAs*
  Submitted by Eileen Britt

- TOPIC: *Prioritizing Agriculture, Agritourism and Outdoor Recreation*
  Submitted by Latina Wilson

- TOPIC: *Monotonous Streetscapes*
  Submitted by Latina Wilson

- TOPIC: *Compliance by Commissioners with DEI Policies*
  Submitted by Latina Wilson

- TOPIC: *Commissioners' Attendance and Performance Standards*
  Submitted by Latina Wilson

- TOPIC: *Mandatory Governance and Ethics Training for Elected Officials*
  Submitted by Latina Wilson

- TOPIC: *Establishment of Office of the Independent Ethics Auditor*
  Submitted by Latina Wilson

- TOPIC: *Entrepreneurs Grant Competition*
  Submitted by Jolana Watson

- TOPIC: *Moratorium on Data Centers*
  Submitted by: Khaliq Greathouse; Jessica Cassidy; Brenda Lough; Olivia Robinson; Skylar Robinson; Milton Guzman; Jackie Wesley; Yvonne Stanton; Jasmine Tiamfook; Tiffany Marte; Frank Robinson; Aliyah Malazarte; David Lopez; Danielle Dixon; Jazmine Gordon; Madeline Kaba; Keith Quaine; Major Robinson; Faith Shelton; Kendall Tucker; Eleni Varlas; Owen Whalen; Patricia Williams; Rachel Marino

- TOPIC: *Ban on Data Centers*
  Submitted by: Patrice Gutrick; Lavon Harper; Deborah Dwomoh; Connor Sauers; Michael Jenkins; Patricia Ruiz

- TOPIC: *Quarterly Joint Accountability Meetings for Data Center Discussion*
  Submitted by Micaiah Lloyd

- TOPIC: *Ban on Non-Disclosure Agreements for Technology or Data Centers*
  Submitted by Micaiah Lloyd

- TOPIC: *Economic Development Task Force*
  Submitted by Micaiah Lloyd

- TOPIC: *Permanent Ban on Data Centers Above Tier 2*
  Submitted by Micaiah Lloyd

- TOPIC: *Planning for Long-term Maintenance in New Home Subdivisions*
  Submitted by Eileen Britt

There were two (2) in-person and one (1) virtual comment provided by the public.

A work session will be held in May 2026.

A motion was made by Commissioner Bowling, seconded by Commissioner Patterson and passed, with all Commissioners present, voting to close the public record.

A motion was made by Commissioner Patterson, seconded by Commissioner Bowling and passed, with all Commissioners present, voting to close this public hearing.

At 7:30 p.m., a motion was made by Commissioner Bowling, seconded by Commissioner Patterson and passed, with all Commissioners present, voting in favor to adjourn.

Carol A. DeSoto, Clerk to the Commissioners	Reuben B. Collins, II, Esq., President