

BOARD OF GARRETT COUNTY COMMISSIONERS

PUBLIC MEETING

Tuesday, January 21, 2025

Meeting was also Live Streamed at <https://www.facebook.com/garrettcountygovernment/>

IN ATTENDANCE

Chairman Paul C. Edwards
Commissioner Ryan S. Savage
Commissioner S. Larry Tichnell

County Administrator Kevin G. Null

ADMINISTRATIVE SESSION

1. **APPOINTMENTS:** The Board of County Commissioners, on a motion by Commissioner Savage, which was seconded by Commissioner Tichnell, and made unanimous by Chairman Edwards, appointed the following individuals:

- ❖ **Ruth Enlow Library of Garrett County – Five (5) Year Terms**

 - Appointments

 - Nancy Brady

 - Alison Sweitzer

- ❖ **Maryland Justice Reinvestment Commission – Garrett County Representative**

 - Designation

 - Captain Joseph Wise, Garrett County Detention Center Administrator

- ❖ **Garrett County Emergency Services Advisory Board – Two (2) Year Terms**

 - Appointments

 - Robert Stephens

 - Steve Smith

 - Reappointments

 - William Ingram

 - Chris Nicols

Official letters will be sent to all appointees under the signature of Chairman Edwards outlining the terms of appointment

2. Mr. Null reviewed a number of administrative and managerial matters under his authority and jurisdiction with the Board of County Commissioners.

CALL TO ORDER OF PUBLIC SESSION at 4:02 PM

PRAYER & PLEDGE OF ALLEGIANCE – Invocation by Commissioner Tichnell

PUBLIC SESSION

1. Mr. Null indicated there was one addition or deletion to the Public Meeting Agenda. Addition of discussion on stopgap funding for Garrett Transit Systems. The Board of County Commissioners, on a motion by Commissioner Savage, which was seconded by Commissioner Tichnell, and made unanimous by Chairman Edwards, approved the Public Meeting Agenda for January 21, 2025.
2. The Board of County Commissioners, on a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, approved the Public Meeting Minutes of December 2, 2024.
3. Funding for Garrett Transit Systems – The Board of County Commissioners were made aware of the Garrett Transit funding shortfall (\$489,000) after the public meeting that Garrett County Community

Action Committee, Inc. (CAC) held. The County does not fund Garrett Transit, and the proposed cuts were made by CAC.

The Board of County Commissioners met with Chris Mullett, CAC President, and verbally agreed to fund Garrett Transit through the end of Fiscal Year 2025 (June 30, 2025). CAC will include a request for additional funding in the Fiscal Year 2026 budget and will develop plans to close the funding gap.

The Board of County Commissioners, on a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, approved a one-time payment to fund Garrett Transit Systems through the end of the current fiscal year. The one-time funding will be paid out of county reserves. Mr. Mullett thanked the Board of County Commissioners.

4. RECOGNITION:

- ❖ Louis Battistella – 16 years of service on the Garrett County Emergency Services Board
- ❖ Mountain Laurel Medical Center – Grantsville Location – 10th Anniversary

5. The Garrett County Department of Financial Services - Purchasing Division presented the following recommendations:

RFP #24-1029 Keyser Ridge Business Park Industrial Speculative Building

Two (2) proposals were received for this RFP: Daystar Builders, Inc. (\$4,817,000.00) and Carl Belt, Inc. (\$5,962,500.00).

A five (5) member selection committee reviewed and rated each proposal based on evaluation criteria contained in the design/build RFP. Based on the overall evaluation summary, the Garrett County Purchasing Division recommended awarding the proposal to Daystar Builders, Inc. for \$4,817,000.00. The project is within budget

The Board of County Commissioners, on a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, approved the RFP Award as recommended.

Bid #24-1031 – McHenry Lions Club Pavilion Project

Five (5) Bids were received for this Bid: Mossy Horn Construction (\$62,535.00), Wagoner Services, LLC (\$65,867.00), Daystar Builders, Inc. (\$76,400.00), and Beitzel Excavating & Paving (\$105,647.13) and Deep Creek Ready Mix (\$12,871.20 – Concrete only) .

After reviewing the Bids for compliance with administrative requirements and based on the feedback from the Department of Community Development – Planning & Land Management Division and the McHenry Lions Club, the Garrett County Purchasing Division recommended awarding the Bid for the construction of the pavilion only, due to available Program Open Space funding, to Mossy Horn Construction, LLC for \$62,535.00.

The Board of County Commissioners, on a motion by Commissioner Savage, which was seconded by Commissioner Tichnell, and made unanimous by Chairman Edwards, approved Bid Award #24-1031 McHenry Lions Club Pavilion Project and the Request for Proposal #24-1029 – Design/Build Services – Keyser’s Ridge Business Park Speculative Building as recommended.

6. COUNTY PROPERTY SALE:

❖ **RESOLUTION 2025 – 1: SALE OF PROPERTY – KEYSERS RIDGE BUSINESS PARK**

The sale of Lot 2 at the Keyzers Ridge Business Park, consisting of 15.2797.00 acres, for the sum of Thirty-Five Thousand Dollars (\$35,000) per acre, to Suncapp Property Group, LLC and authorized

Chairman Edwards and Mr. Null, on behalf of the Board, to execute Resolution 2025 – 1 relative to the transfer of this property.

❖ **RESOLUTION 2025 – 2: SALE OF PROPERTY – SOUTHERN GARRETT BUSINESS & TECHNOLOGY PARK**

The sale of Lot 16 at the Southern Garrett Business & Technology Park, consisting of 4.2 acres, for the sum of Sixty-Three Thousand Dollars (\$63,000), to Sunrise Sanitation Services, Inc. and authorized Chairman Edwards and Mr. Null, on behalf of the Board, to execute all documents relative to the transfer of this property to include Resolution 2025 - 2 and the Contract of Sale and Right of Entry Agreement.

❖ **RESOLUTION 2025 – 3: SALE OF PROPERTY – FRANCES SANDERS DRIVE**

The sale of 2 acres on the South side of Frances Sanders Drive, consisting of 2.00 acres, for the sum of Thirty Thousand Dollars (\$30,000), to CHIPS Properties, LLC and authorized Chairman Edwards and Mr. Null, on behalf of the Board, to execute all documents relative to the transfer of this property to include Resolution 2025 - 3 and the Contract of Sale and Right of Entry Agreement.

The Board of County Commissioners, on a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, approved the sale of these properties. Chairman Edwards stated that the sale of these three properties is just the beginning and there will be significant employment impact with more information to come.

7. PUBLIC COMMENTS:

- ❖ Need to get more from the tourism sector to help fund the County
- ❖ Request for an additional 1% of Transfer Tax on property values over \$1 million and use funds for affordable housing. Will Commissioners request legislation from the Delegation?
- ❖ Suggested change to how Commissioners are elected. Commissioners should represent a district, not at-large. Chairman Edwards stated that the County Charter was written that way because that is what the people wanted. Currently a Commissioner must live in the District they represent but are elected at-large. A Commissioner should represent the entire County, not just their district.
- ❖ Affordable Housing – County should have a comprehensive strategic housing plan. Chairman Edwards stated that there are 100 plus attainable house units in development between Grantsville and Accident projects. Additionally, the County has plans for another project in McHenry and Oakland has a project in the works.

8. ANNOUNCEMENTS:

- ❖ The Board of Garrett County Commissioners announced that the next Public Meeting will be held on Monday, February 3, 2025, at 4:00 p.m. at the Garrett County Courthouse.

ADJOURNMENT: The Board of County Commissioners, on a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, adjourned the Public Meeting at 5:41 P.M.

Attest:

KEVIN G. NULL
County Administrator

By Order of the Board,

PAUL C. EDWARDS, Chairman
Board of County Commissioners