

Mayor and Council Work Session April 19, 2022 Agenda

"The City of Hagerstown will inspire an inclusive, business-friendly, and sustainable community with clean, safe, and vibrant neighborhoods."

"The City of Hagerstown shall be a community focused municipality"

The agenda and meeting packet is available at [**www.hagerstownmd.org/government/agenda**](http://www.hagerstownmd.org/government/agenda)

“Effective communication starts with being able to listen, not speak.” -Anonymous

4:00 PM WORK SESSION

- 4:00 PM** 1. Meritus *Go For Bold* Goals ~ Dr. Mitesh Kothari and Maria Reubling, YMCA
- 4:15 PM** 2. Preliminary Agenda Review
- 4:25 PM** 3. FY23 Budget Review ~ Michelle Hepburn, Chief Financial Officer and Brooke Garver, Accounting & Budget Manager
- 4:45 PM** 4. Reprogramming of Unspent 2019 Tax Exempt Public Improvements Bond - Michelle Hepburn, Chief Financial Officer
- 5:00 PM** 5. Transportation Priorities- Rodney Tissue, City Engineer
- 5:10 PM** 6. Review of Annexation Plan for Unger Farm – 1302 Virginia Avenue ~ Megan Flick, Planner

CITY ADMINISTRATOR'S COMMENTS

MAYOR AND COUNCIL COMMENTS

ADJOURN

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

Meritus *Go For Bold* Goals ~ Dr. Mitesh Kothari and Maria Reubling, YMCA

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name

Go_For_Bold.pdf

Description

Go For Bold Goals

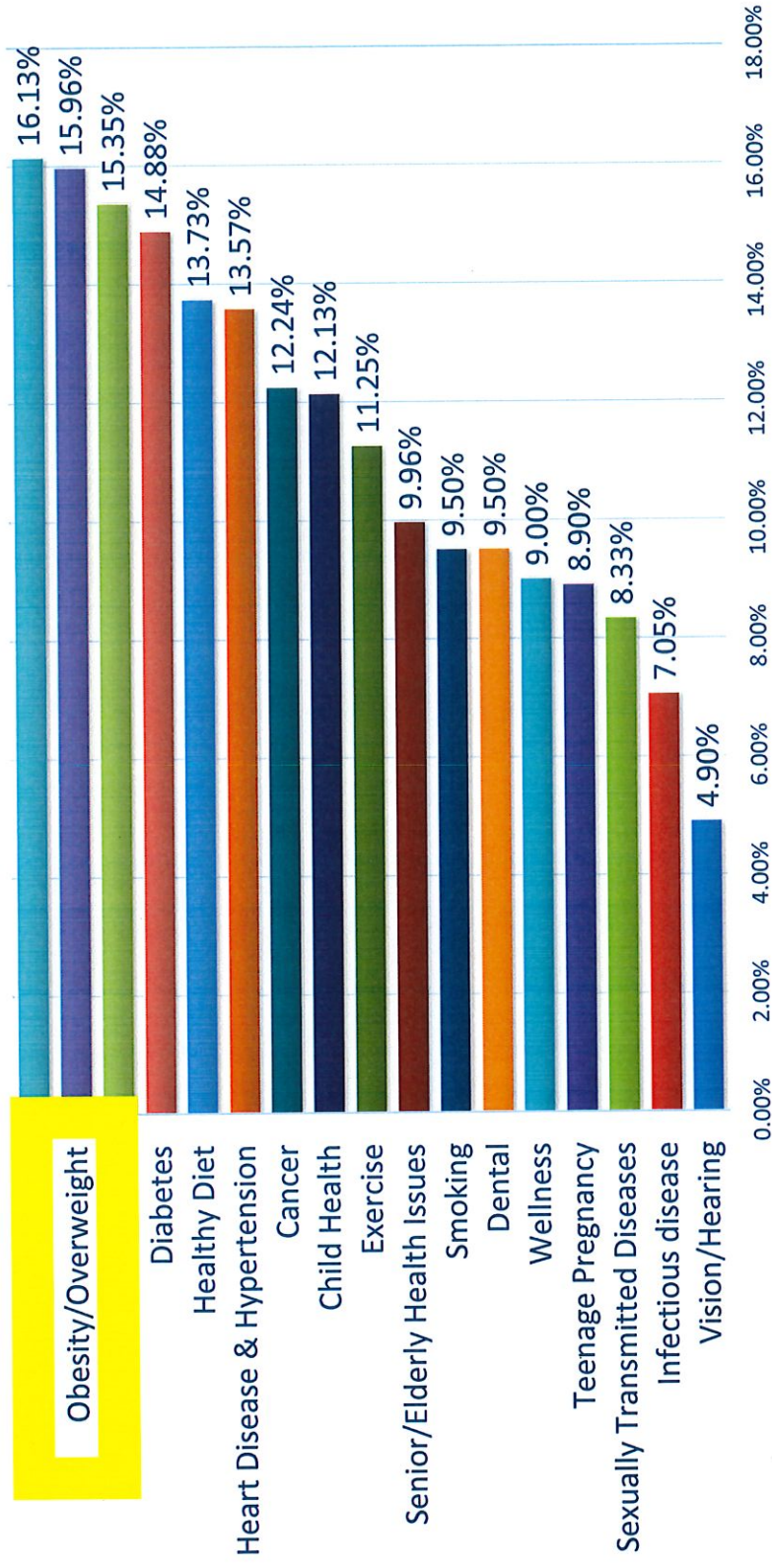
GO FOR BOLD

Do, Eat and Believe in a Healthy Washington County

A movement
and a passion
dedicated to
simply getting
us healthier.

Ready. Set. Go!

Washington County Health Priorities



One Healthy Washington County Goal

Lose 1 million pounds by 2030!

Today: 30,326 pounds from 2,881 registered users

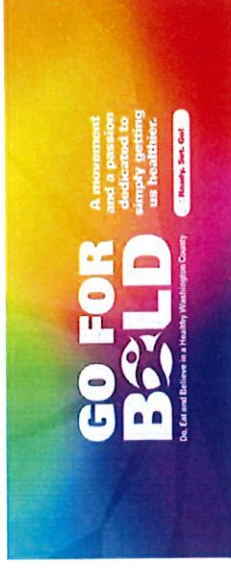
70% from Meritus Health employees



Community Partners

 Meritus Health	 Healthy Washington County	 Washington County Chamber of Commerce	 Washington County Maryland
 Washington County Health Department	 Greater Hagerstown Council	 Family HealthCare of Hagerstown	 Head Start of Washington County, Inc.
 Hagerstown YMCA	 Brook Lane	 Washington County Commission on Aging, Inc.	 Community Foundation of Washington County MD, Inc.
 Community Free Clinic	 Capital Women's Care	 Potomac Case Management	 Sheppard Pratt
 Prime Time for Women	 Star Community, Inc.	 Washington County United Way	 Washington County Public Schools
 Leadership Washington County	 Washington County Community Action Council	 Middletown Valley Bank	 Martins Food Markets
 PEPSICO	 Maryland Symphony Orchestra	 CONAGRA BRANDS	 WEIS Markets
 WEISS BROS.	 City of Hagerstown	 University System of Maryland Hagerstown	 Terence Moore Consulting
 CORELife			

Our Ask



1. Commit to having 400 City of Hagerstown employees and family members register in healthywashingtoncounty.com and register by 6/30/2022
2. Sign up individually and choose City of Hagerstown in the drop down menu
3. Commit to having 400 users record their weight twice by 12/31/22 and another two times by 6/30/23
4. Log your weight frequently (most choose weekly to monthly)
5. Encourage activity, healthy eating and stress management

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

Preliminary Agenda Review

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

FY23 Budget Review ~ *Michelle Hepburn, Chief Financial Officer and Brooke Garver, Accounting & Budget Manager*

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name

FY23_Budget_Review_Memo_04-19-2022.pdf

Description

FY23 Budget Review Memo



CITY OF HAGERSTOWN, MARYLAND

Finance Department
301-739-8577 X160

To: Scott Nicewarner, City Administrator

From: Michelle Hepburn, Chief Financial Officer
Brooke Garver, Accounting & Budget Manager

Date: April 19, 2022

Subject: FY23 Budget Review

The FY23 Proposed Budget includes changes to rates already adopted by Mayor & Council and rate changes that will take effect upon adoption of the FY23 Proposed Budget. New changes for the Planning Department include subdivision plan, nonresidential full site plan, minor site plan, site plan waiver, zoning letters, fence permits, and forest conservation fee changes. Also, recycling & refuse collection fees are increasing to \$50.00 for quarterly residential customers and to \$110 for annual commercial customers. For a detailed listing of all citywide rates and fees, see Section 8.

Staff will continue to review the FY23 Proposed Budget. The schedule outlined below is a general guideline for topics and can be updated.

April 19, 2022:

1. General Fund Operating Revenue – Section 2, Pages 5-14
2. General Fund Operating Budget Expenditures – Section 2, Pages 15-66
3. General Fund 5 Year Projections – Section 6
 - a. General Fund Revenue Projections – Pages 3, 5, and 7
 - b. General Fund Expenditures Projections – Pages 4, 9 and 10
 - c. General Fund Debt Service Projections – Pages 12-13

May 3, 2022 through May 17, 2022:

Future budget review work sessions are anticipated to continue discussions and focus on Capital Improvements and all other funds including the below topics throughout May.

1. Capital Improvement Program – Section 7
 - a. Strategic Plan – Pages 2-3
 - b. General Fund Projects by Funding Source (Bond Financing; CIP Fund Balance; and Transfers to CIP-General Fund) – Pages 15-19
 - c. Mayor and Council Discussion of priority projects
2. Economic Redevelopment - Section 4, Pages 10-12
3. CDBG Program - Section 4, Pages 3-8
4. Parking Fund 5 Year Projections - Section 6, Pages 24-26
5. Parking Fund Capital Improvement Projects - Section 7, Pages 36 and 163-166
6. Stormwater Fund 5 Year Projections - Section 6, Pages 31-32
7. Stormwater Fund Capital Improvement Projects - Section 7, Pages 42 and 172-179
8. Electric Fund 5 Year Projections - Section 6, Pages 15-17
9. Electric Fund Capital Improvement Projects - Section 7, Pages 30 and 109-132
10. Water Fund 5 Year Projections - Section 6, Pages 18-20
11. Water Fund Capital Improvement Projects - Section 7, Pages 32 and Pages 133-145
12. Wastewater Fund 5 Year Projections - Section 6, Pages 21-23
13. Wastewater Fund Capital Improvement Projects - Section 7, Pages 34 and 146-162

May 10, 2022:

- Public Hearing: FY23 Budget and Property Tax Rate
- Introduction of Ordinances (FY23 Budget and Property Tax Rate)

May 17, 2022:

- Adoption of Ordinances (FY23 Budget and Property Tax Rate)

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

Reprogramming of Unspent 2019 Tax Exempt Public Improvements Bond - *Michelle Hepburn, Chief Financial Officer*

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name

Reprogramming_Unspent_2019_Memo_04.19.22.pdf

Description

Reprogram Unspent 2019
Tax Exempt Public
Improvements Bond



CITY OF HAGERSTOWN, MARYLAND

Finance Department
301-739-8577 X160

To: Scott Nicewarner, City Administrator
From: Michelle Hepburn, Chief Financial Officer
Date: April 19, 2022
Subject: Reprogramming of Unspent 2019 Tax Exempt Public Improvements Bond

City staff will discuss the need to reprogram unspent bond proceeds from the City's 2019 tax exempt bond. Reprogramming the unspent bond proceeds will allow the City to move forward with a capital equipment purchase without issuing new bonds.

MAYOR AND COUNCIL ACTION REQUESTED

City staff has developed a proposed plan for the use of unspent bond proceeds based on previously approved Mayor and Council items in the budget and time factor for completion. The recommendation is listed below in the background information. Additionally, we would like Mayor and Council permission to move forward with the bond reprogramming process with our bond counsel, Lindsey Rader from Funk & Bolton, to draft a Supplemental Bond Ordinance and a Supplemental Bond Resolution.

BACKGROUND

The cost of one of the projects that we had planned to spend the 2019 bond proceeds on was less than anticipated. This resulted in unspent tax exempt bond proceeds that need to be reprogrammed for other eligible uses. The 2019 tax exempt bond proceeds have time spending requirements that are federally mandated. The sources of unspent bond proceeds by project (include applicable interest earnings to date) are:

Description	Project No.	Amount
<i>Projects with Unspent 2019 Bond Proceeds</i>		
GF: Pangborn Lake Reconstructions	C0812	146,000.00
Total Unspent Bond Proceeds		146,000.00

Below is staffs' recommendation for the use of the remaining unspent 2019 bond proceeds. Other eligible uses were identified, so that we can expend the funds within the expected timeframe for use of tax exempt bonds.

Description	Project No.	Amount
<i>Use of Unspent 2019 Bond Proceeds</i>		
GF: Public Works Vehicle	C0065	146,000.00
Total Reprogrammed Prior Bond Proceeds		146,000.00

Reprogramming of Unspent Bond Proceeds - Proposed Plan

To meet the required deadline for spending the 2019 tax exempt bond proceeds, staff is recommending that the above project be approved by Mayor and Council, so that the necessary ordinances and paperwork can be started.

Potential Calendar/Schedule of Items Required:

Discussion of Project List to Reprogram Bonds	April 19, 2022
Introduction of Supplemental Bond Ordinance to Reprogram Bond Proceeds	May 10, 2022
Adoption of Supplemental Bond Ordinance to Reprogram Bond Proceeds	May 17, 2022
Consent/Purchase Approval of Vehicle	May 24, 2022
Effective Date of Supplemental Bond Ordinance	June 17, 2022
Approval of Supplemental Resolution to Reprogram Bond Proceeds	June 28, 2022

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

Transportation Priorities- *Rodney Tissue, City Engineer*

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name

Transportation_Priorities.2022.pdf

Description

Transportation Priorities



CITY OF HAGERSTOWN, MARYLAND

Department of Parks and Engineering

April 19, 2022

TO: Scott Nicewarner, City Administrator
FROM: Rodney Tissue, City Engineer *RT*
RE: **Transportation Priorities**

Each year the Maryland Secretary of Transportation and Department of Transportation (MDOT) seeks to obtain priorities from the local jurisdictions to facilitate their preparation of the *Consolidated Transportation Plan (CTP)*. See the attached chart on the "*process for CTP Development*" The CTP will be presented by Secretary James Ports and State Highway officials in October.

Staff will send to MDOT the priorities from the City elected officials. Staff offers the following items as our suggested priorities:

1. I-81 Widening – With the completion of widening of the Potomac River bridge, continue to seek funds for widening from MD Route 63 north to the Pennsylvania line over the next ten (10) years.
2. BPPA Study Implementation – In February of 2020, our local Metropolitan Planning Organization (MPO) funded and completed a *Bicycle and Pedestrian Priority Area (BPPA)* study of the downtown and Bester elementary watershed to improve connectivity, increase safety and improve pedestrian and bicycle user comfort. The study included several recommendations for Route 40 including countdown pedestrian lights, improved crosswalk markings, and speed management on Washington Street east of Cannon Avenue. We plan to request a Safe Routes to School grant to rebuild the traffic signal at Potomac Street and Baltimore Street.
3. Park Circle Railroad Crossing Upgrades -- Working with the rail coordinators in the Office of Traffic and Safety, upgrade the three crossings (Virginia Avenue, Walnut Street, and Summit Avenue) that are badly in need of repair, especially Walnut. The State has agreed to fund these improvements.
4. Eastern Boulevard Corridor Improvements – We support this Washington County led, multi-phase project that consists of a multi-modal transportation system connecting US Route 40, Maryland Route 64, and Maryland Route 60. Future phases include construction of new streets to disperse traffic and reducing traffic volumes on State routes. One such route is the construction of Professional Court extended; Phase I is complete and the County expects to bid this summer our Phase II widening as part of their road work east of the Creek.
5. Continue to fund Retrofit Sidewalk Installation, Bikeway Grants, Transportation Alternatives Program, and Safe Routes to School Program (for sidewalks and traffic signals) all of which the City has successfully used many times in the past.
6. Highway User Revenues: Continue funding at the levels we received for FY20 (\$1,720,000) or higher.

Attached is the draft priority letter for Washington County as reviewed by the Board of County Commissioners last week.

Staff will be present at the workshop to discuss these and any other ideas that the Mayor & City Council may have.

Attachments: * Process for CTP Development
 * County Priority 2022 draft letter

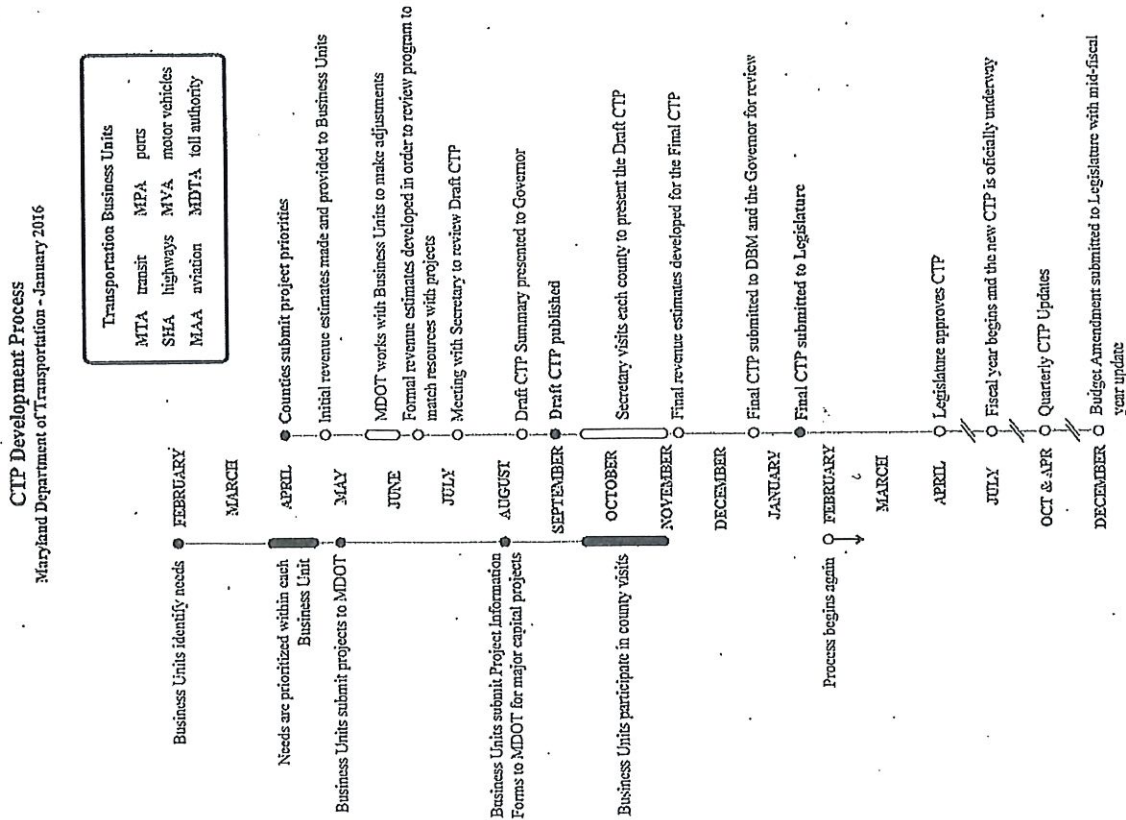
c: Jim Bender, Matt Mullenax, Michelle Hepburn

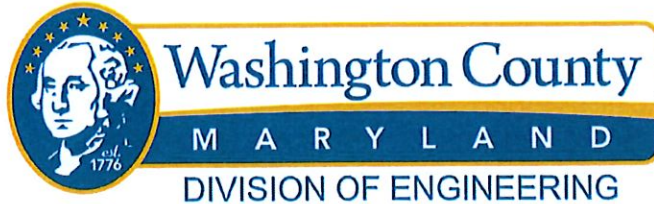
Process for CTP Development

The CTP takes nearly a full year to create through the collaboration and work of MDOT staff with state, regional and local elected officials. Each year, local jurisdictions are encouraged to submit priority project(s) to the State by April. It is important for MDOT to hear from local jurisdictions to facilitate collaboration on state and local needs. MDOT uses the following criteria to identify projects and programs that respond to the State's transportation priorities.

These criteria include:

- Meets all federal and other legal mandates (e.g. Total Maximum Daily Load (TMDL) compliance, Positive Train Control (PTC), Federal Aviation Administration (FAA) regulations to maintain airport permits);
- Supports MDOT's program priorities and MTP goals (safety, system preservation, economic development, etc.);
- Meets all federal match requirements to maximize federal revenue sources;
- Supports the State plans and objectives;
- Supports existing project commitments and upholds intergovernmental agreements;
- Is the single top priority within a local priority letter;
- Is consistent with local plans; and
- Is included in the regional Metropolitan Planning Organization (MPO) long-range plan (if the project is located within an MPO boundary).





April 12, 2022

The Honorable Secretary James F. Ports, Jr.
Secretary of Transportation
Maryland Department of Transportation
7201 Corporate Center Drive
Hanover, Maryland 21076

RE: 2022 MDOT Tour Meeting / Consolidated Transportation Program (CTP)
Board of County Commissioners Transportation Priorities

Dear Secretary Ports:

The Washington County Board of County Commissioners, County Administrator, and staff look forward to your 2022 MDOT CTP Tour Meeting with us and the City of Hagerstown. Please consider these priorities in the upcoming six-year CTP budget for transportation projects.

Interstate 81 Widening: The Interstate 81 widening project remains a top priority for Washington County. The County is grateful to have the Potomac River Bridge and improvements to Williamsport completed. Last year, the County collaborated with MDOT on the Fiscal Year 2021 INFRA Grant Application for Phase 2 Construction and the project was deemed eligible for the USDOT INFRA Extra Initiative loan program. We are encouraged to hear about the Federal Infrastructure Funding and anticipate funding availability to provide improvements. Please continue to evaluate cost-effective ways to phase the remaining widening to the Pennsylvania state line.

Transportation Systems Management and Operations (TSMO): Washington County is pleased with the plan and progress to implement TSMO strategies/projects and looks forward to the expansion of Intelligent Traffic Systems infrastructure. Recently this initiative has been discussed as part of the Interstate 81 project.

Interstate 70 and Maryland 65 Interchange Improvements: Construction is near completion on the replacement of the Interstate 70 bridges at the Maryland 65 Interchange as identified in the CTP, and we are hopeful design/engineering of the proposed cloverleaf is included in this year's CTP. The interchange currently serves the Premium Outlets to the north and several other new developments to the south. These interchange improvements, as well as coordination by MDOT for much-needed traffic signal synchronization along Maryland 65 in this area, continue to be important to local businesses, citizens, and commuters.

MDOT Coordinated Highways Action Response Team (CHART): Washington County looks forward to collaborating with MDOT to incorporate the CHART program in various aspects of training and coordination at the new public safety training center, which is nearing completion.

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | TDD: 711

WWW.WASHCO-MD.NET

The Honorable Secretary James F. Ports, Jr.
April 12, 2022

Highway User Revenue (HUR): The County is encouraged to hear about House Bill 1187 regarding restoring the highway user revenues for counties and municipalities. This funding supports the operations associated with maintaining approximately 900 miles of road in Washington County, and while the amounts municipalities are receiving is nearing the amounts from years past, County funding is still considerably lower than its peak in Fiscal Year 2008.

Aviation Program: The Hagerstown Regional Airport (HGR) has completed two major projects over the past few years: an expansion of the terminal facility, including a Transportation Security Administration (TSA) checkpoint and passenger boarding bridge installation, and the rehabilitation of primary Runway 9/27. HGR is finalizing acquisition of approximately three acres for the design and construction of a project to promote both the clearance of the Runway Visibility Zone (RVZ) and the Runway 2/20 Object Free Area (ROFA) to improve safety on the airfield. The demolition of the old fire station and relocation of the air operations area (AOA) fence and access gate will take place later this year. Additionally, much-needed pavement rehabilitation of the Taxiway P Apron, Taxiway P, and Taxiway C will commence this year. Finally, design will commence this year for the approximately 4,800-square-foot terminal expansion that will allow for additional ticket counters, baggage processing, and ground service vehicle storage. In FY23, we look forward to the relocation and reconstruction of Taxiway F that will greatly improve safety on the airfield. The Snow Removal Materials Storage Building and Salt Dome design and construction is planned, as well as the acquisition of a snow removal loader/plow and the design of Runway 9/27 lighting and signage replacement, construction of which is to be completed in Fiscal Year 2024.

Transit Program: Washington County Transit (WCT) has recovered over 75% of its pre-COVID ridership. We anticipate that with the continued ramping-up of businesses and workplace output, public demand for transportation services will continue to be realized. Through continued federal transit funding opportunities, WCT has maintained service levels and avoided personnel lay-offs. As a matter of fact, WCT is now experiencing the same driver shortages seen nationwide. Creative recruitment practices are being implemented to help fulfill the transit system's needs. Each year, WCT logs over 500,000 service miles in and around Hagerstown, Maryland. Ridership continues to grow. While CARES Act and ARPA funds are helping to offset unanticipated COVID-related expenses and lost revenue, additional formula-based FTA and State operational funds will serve as a basis to expand public transit throughout Washington County in accordance with the most recent Transportation Development Plan. For many years now, federal operating fund allocations have remained consistently flat for WCT. State revenues (grant funding matches and SSTAP) have not kept pace with program costs thus impacting local authority contributions of both federal match dollars and over-match dollars to cover expenses. In Fiscal Year 2023, local County over-match dollars will again swell by approximately \$300,000. WCT is requesting consideration for financial relief via an increase in Federal and State formula-based funds. These increases are needed to bridge the gap between revenues and expenses associated with expansion of transit-related services to rural areas of the County. Along with expansion of demand response, paratransit service for individuals with disabilities, additional funding would also support staffing at the Transit Transfer Center in downtown Hagerstown.

Sidewalks: The County appreciates your continued support of Transportation Alternatives Programs (TAP) that enhance infrastructure and pedestrian safety in the County as well as the City of Hagerstown. Along with recent sidewalk improvements along Dual Highway, a speed management study is currently being developed, specifically looking at traffic and pedestrian safety between Cannon and Cleveland Avenues.

The Honorable Secretary James F. Ports, Jr.
April 12, 2022

Railroad Crossings/Study: Washington County has 37 railroad crossings and looks forward to working with the MDOT SHA Rail Coordinator on safety improvements this year. House Bill 1367, Transportation - Western Maryland, MARC Rail Extension - Study, is still pending for which the County will be consulted as a stakeholder and provided any recommendations regarding feasibility and cost associated with extending the Maryland Area Regional Commuter (MARC) train rail service to western Maryland.

Appalachian Regional Commission and County-State Coordinated Projects: The County is collaborating with your staff on several upcoming projects that involve State/Federal funding, including Eastern Boulevard at Maryland 64 intersection improvements, Professional Boulevard Phase 2, Halfway Boulevard Extended, and Wright Road.

Washington County thanks you for the continued support on projects to improve local transportation and pedestrian safety. If you have any questions or need additional information, please contact me at (240) 313-2407 or shobbs@washco-md.net.

Sincerely,

Scott Hobbs
Director of Engineering

cc: Board of County Commissioners
John Martirano, County Administrator
Washington County Delegation Members
Senator Benjamin Cardin
Senator Christopher Van Hollen
Congressman David Trone
Anthony Crawford, SHA District Engineer
Rodney Tissue, City Engineer
Matthew Mullenax, HEPMPO Executive Director
Rick Johnson, Airport Director
Kevin Cerrone, Transit Director

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

Review of Annexation Plan for Unger Farm – 1302 Virginia Avenue ~ *Megan Flick, Planner*

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

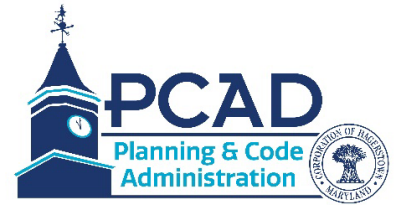
ATTACHMENTS:

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Review_of_Unger_Farm_Annexation-_Megan_Flick__Planner.pdf

Description

Review of Unger Farm
Annexation- Megan Flick,
Planner



City of Hagerstown, Maryland
Committed to Safety
Dedicated to Partnership and Progress

MEMORANDUM

TO: Scott Nicewarner, City Administrator

FROM: Megan Flick, Planner

DATE: April 13, 2022

SUBJECT: Review of Annexation Plan for Unger Farm- 1302 Virginia Ave

Action Requested

Review the annexation plan for Unger Farm at 1302 Virginia Avenue.

Background

Planning staff received the annexation petition from the property owner regarding annexation of property located at 1302 Virginia Avenue, also known as the Unger Farm.

The property to be annexed is around 115 acres, with proposed City zoning being RMOD (Residential Moderate-Density) to ensure no zoning conflict with the comparison to the County's RU (Residential Urban) zoning.

The contract purchaser plans to do a single-family-detached residential development. Staff conferred with the BOE staff on the schools section of the plan.

The Planning Commission reviewed the Annexation Plan and proposed zoning at their work session on April 13.

Next Steps

Mayor and City Council are scheduled to introduce the annexation resolution and approve the annexation plan on April 26. The public hearing would be in late June.

The Annexation Plan and plat are attached.

City of Hagerstown, Maryland
Annexation Case No. A-2022-01

Property Owners: Unger Properties LLC
Applicant: Unger Properties LLC
Location of Property: 1302 Virginia Avenue (Tax Map 49 Block 14 Parcel 830)

Annexation Plan

Pursuant to the Annotated Code of Maryland, Local Government Article, Section 4-415, herewith is a proposed outline for extension of services and public facilities into the areas proposed to be annexed.

It is also noted that any future amendments to the Annexation Plan may not be construed in any way as an amendment to the resolution, nor may they serve in any manner to cause a re-initiation of the annexation procedure then in process.

I. Land Use Patterns of Areas Proposed to be Annexed -

- A. The area of annexation is approximately 115.84± acres.
- B. The proposed zoning is RMOD (Moderate Density Residential). The purpose of The RMOD District is to provide locations for moderate residential uses including single family, duplex, and semi-detached dwellings.
The property is designated as Medium Density Residential on the City's Future Land Use Map which identifies RMOD (Moderate Density Residential); RMED (Medium Density Residential); or RO (Residential Office) as compatible zoning districts.

The RMOD zoning classification proposed for this site allows uses permitted in the County's current zoning of RU (Residential Urban) and does not allow uses prohibited in the County's RU Zoning.
- C. It is within the City's Medium Range Growth Area, an area intended for new or expanded water and wastewater service based on development potential, as defined in the City's 2018 comprehensive plan, visionHagerstown 2035.
- D. It is within the County's Urban Growth Boundary (UGA) and the State's designated Priority Funding Area.

II. Availability of Land Needed for Public Facilities -

- A. The uses of the annexation area will be residential in nature and the tract is within the Washington County Public Schools (WCPS) system's school attendance boundaries for Lincolnshire Elementary School, Springfield Middle School, and Williamsport High School. Per the December 2021 enrollment report from WCPS, all three schools were enrolled under the Local- or State-rated capacity levels. Per the WCPS's 2021 Education Facilities Master Plan, Springfield MS and Williamsport HS are projected to remain under capacity through Year 10, however Lincolnshire ES is projected to hover just above and just below local-rated capacity through Year 10. WCPS staff anticipate that full build-out of this annexation area would push Lincolnshire ES over capacity. Per the FY 2022 capital improvement program budget for the WCPS, due to funding constraints from the Board of County Commissioners, there were no requests for planning approval for new schools or expansion projects to address projected capacity deficiencies as there were no applicable projects in the plan. The WCPS FY 2023 CIP under review by the Board of County Commissioners includes plans for a replacement elementary school somewhere in the system using funding made available by the State's "Build to Learn" Act to start in FY 2025, however it is unknown at this time if that project will affect this school attendance area or if sufficient local match funding will be approved for the project by the Board of County Commissioners. Development of the annexation area will generate revenues for the County which could be earmarked for school capacity enhancement funding from excise tax on all building permits and from real property tax payments on all new homes.
- B. The uses of the annexation area will be residential in nature and residents resulting from development of the land would be served by the Washington County Free Library. The central library in Downtown Hagerstown was expanded in place in 2011-2013 to better serve our community. A feasibility study for replacement of the Williamsport library was included in the first draft of the County's FY 2023 CIP.

III. Schedule and Method of Financing the Extension of Each Municipal Service Currently Performed Within the City of Hagerstown into the Area Proposed to be Annexed.

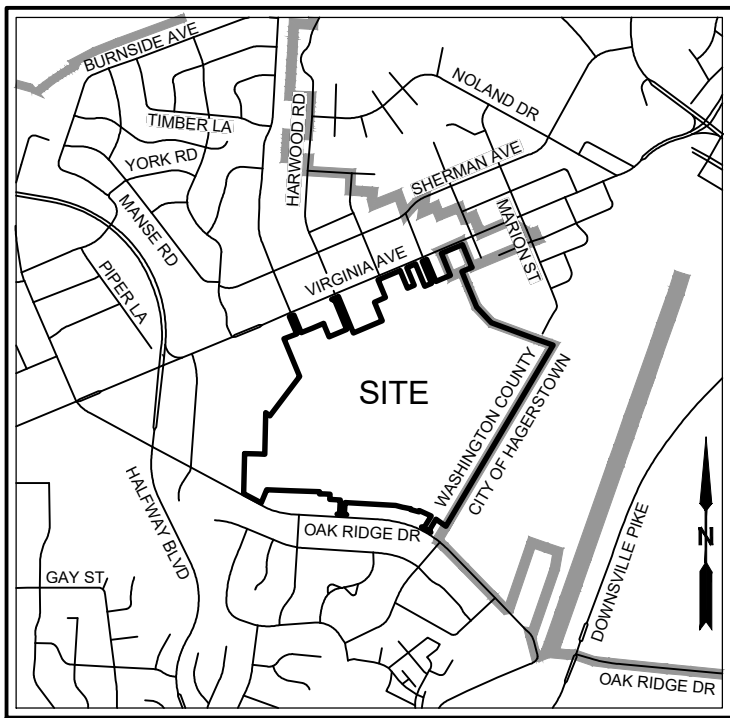
- A. The area of annexation is undeveloped and currently is not served by City Wastewater. The property will be served by City Wastewater upon annexation. Sufficient capacity exists to serve the property.
- B. The area of annexation is undeveloped and not currently served by City

Water. The area will be served by City Water upon annexation. Sufficient capacity exists to serve the property.

- C. The Electric Distribution System is external to the Hagerstown Light Department electric utility operating territory. Electric utility service is provided by the Potomac Edison Company of First Energy.

The Hagerstown Light Department provides street lighting services to public streets maintained by the City and supplies the personnel and equipment to maintain the installation after construction by the developer and acceptance by the HLD. Streetlights are accepted one year following the City's acceptance of the street. Contact the HLD for details regarding street light installation requirements.

- D. The area of annexation is undeveloped and will be served by existing emergency medical services provided by Meritus Medical Center, Community Rescue Service, Inc., and the City of Hagerstown Fire Department.
- E. The area proposed for annexation fronts two public roads: Oak Ridge Drive and Marion Street. No change to current ownership or service is proposed. Any public roads constructed in the future within the area of annexation will be completed at the direction of the City Engineer at the developer's expense and constructed per the City's Public Ways Construction Standards by the developer.
- F. Parks and recreation facility expansion are not proposed for this annexation.
- G. Police protection will be provided by the Hagerstown Police Department. Fire protection will be provided by the Hagerstown Fire Department.
- H. Maintenance (i.e. snow removal, mowing of right-of-ways, litter removal) of Oak Ridge Drive is performed by Washington County and maintenance of Marion Street is performed by the City of Hagerstown. Any public roads constructed in the future within the area of annexation will be maintained by the City Public Works Department.
- I. All future persons within the area proposed to be annexed shall obtain or be entitled to existing benefits of the City of Hagerstown. They shall also be required to pay for all applicable utility services, charges, assessments, taxes, and other costs and expenses which are required of the residents of the City of Hagerstown, unless alternative arrangements are provided for the Annexation Resolution.



VICINITY MAP
SCALE 1"=2000'

General Notes

- Coordinates and rotation based on Hagerstown City Control Monuments 224 and 225.
- The current owner of record is Unger Properties, LLC.
- The current County Zoning Classification for this parcel is RU - Residential, Urban
- The proposed City Zoning Classification for this parcel is RMOD - Residential, Moderate Density.
- This plat does not represent any property conveyances nor have any lot lines changed.

Land Surveyor's Certification
I hereby certify that the plat shown hereon is correct and that existing monumentation was held as the property corner where such monumentation closely agrees with the recorded deed calls and that according to my professional opinion, the property shown and described hereon and the surveys on which it is based were prepared and performed in accordance with Title 9, Subtitle 13, Chapter 6.03 of the Annotated Code of Maryland and the Guidelines and Requirements for Annexation Surveys for the City of Hagerstown, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 1/16/2024.

Date: _____
Professional Land Surveyor

Mayor's Certificate
I hereby certify that the intent of this annexation plat is to incorporate this parcel into the corporate limits of the City of Hagerstown. The legal owner of record is Unger Properties, LLC.

Date: _____
Mayor of the City of Hagerstown

Adjoiner Table

N/F		Liber/folio
1.	Jason L. Rappaport and Nicole E. Rappaport	2446/486
2.	Harriett S. Mongan, L/E	4167/395
3.	Ryan T. Benisek	2558/286
4.	Abigail Sylvester and Austin Edleblute	6689/339
5.	Frederick F. Vorreyer and Mary Pat Vorreyer	1603/543
6.	Donald Emanuel Nisewarner	6176/498
7.	Amy Christine Haupt and Madden David Haupt	6708/398
8.	Sandra C. Molina	6233/248
9.	Michele L. Hull	6553/335
10.	Hilary L. Esworthy and Robert W. Dronesburg, Jr.	2520/440
11.	Derick S. Imes and Heather M. Imes	5805/26
12.	Angela M. Myers	6656/160
13.	Thang Nguyen	4109/347
14.	Leon E. Thomas	683/233
15.	Michael T. McAllister	1504/134
16.	Norma J. Misner	4727/67
17.	Pamela Schiano Di Cola and Raimondo Schiano Di Cola	1047/812
18.	Robert L. Lewis, Jr. and Toni M. Lewis	5915/395
19.	Charles E. Keckler	1035/959
20.	Linda J. Richards and William Richards	4425/432
21.	Ariah M. Giles and Blake A. Jones	5556/127
22.	The Board of County Commissioners of Washington County	607/437
23.	Susan W. Robertson and Robert J. Robertson	801/217
24.	Cumberland Valley Veterinary Clinic Real Estate, LLC	4784/307
25.	Lawrence T. Michaels	658/566
26.	Fulton Bank	6185/20
27.	Future Builders 2, LLC	5576/275
28.	17813 Virginia Avenue, LLC	3798/341
29.	B&B Investments, Inc.	1266/936
30.	Linwood, LLC	1723/660
31.	17827 Var, LLC	1695/618
32.	17835 VA Ave, LLC	5425/475
33.	Unger Properties, LLC	6353/30
34.	Joseph Barnes	6517/201
35.	Patti Lynn Barr	3679/306
36.	John Whittington	3906/116
37.	Jenny Tiffany Rhodes	4815/235
38.	Unger Properties, LLC	6353/30
39.	Unger Properties, LLC	6353/30
40.	Unger Properties, LLC	6353/30
41.	Unger Properties, LLC	6353/30

LANDS OF
UNGER PROPERTIES, LLC
PART OF LIBER 6353, FOLIO 30
TOTAL AREA TO BE ANNEXED: 115.84 ACRES

LINE	BEARING	DISTANCE
L1	N 55°30'47" W	125.21'
L2	S 31°09'35" W	116.44'
L3	N 31°09'35" E	120.78'
L4	N 56°18'41" W	14.51'
L5	N 66°08'52" W	121.16'
L6	S 18°30'05" W	16.08'
L7	N 73°59'54" W	90.12'
L8	N 10°33'04" E	9.23'
L9	N 81°02'22" W	10.12'
L10	N 80°11'10" W	70.00'
L11	N 74°19'20" W	1.93'
L12	S 13°57'40" W	0.40'
L13	N 74°00'04" W	79.86'
L14	S 03°06'28" W	100.00'
L15	N 86°52'34" W	100.00'
L16	N 03°06'28" E	124.97'
L17	N 86°53'32" W	111.33'
L18	N 01°57'00" E	51.27'
L19	N 86°55'00" W	110.00'
L20	N 01°58'01" E	21.99'
L21	S 22°31'00" W	148.51'
L22	S 88°42'56" E	143.88'
L23	S 87°45'20" E	64.18'
L24	S 52°24'04" E	64.26'
L25	N 34°57'23" E	65.07'
L26	N 69°18'30" E	143.10'
L27	N 75°57'21" E	49.14'
L28	S 22°35'48" E	150.00'
L29	N 67°24'12" E	50.65'
L30	S 22°42'09" E	60.36'
L31	N 67°19'32" E	125.00'
L32	N 67°13'19" E	75.00'
L33	N 67°13'19" E	100.00'
L34	N 67°13'39" E	75.00'
L35	N 67°13'39" E	50.00'
L36	S 22°46'21" E	8.36'
L37	N 67°30'44" E	123.78'
L38	S 22°29'16" E	150.00'
L39	S 22°29'16" E	50.00'
L40	S 70°03'16" E	50.52'
L41	S 70°03'16" E	131.36'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	38.86'	89°03'56"	S 13°22'23" E	36.07'
C2	1074.56'	111.20'	5°55'45"	N 60°52'13" W	111.15'
C3	29.03'	43.07'	85°00'19"	N 73°39'45" E	39.23'
C4	25.00'	39.27'	90°00'00"	S 41°53'32" E	35.36'
C5	25.00'	39.27'	90°00'00"	N 48°06'28" E	35.36'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

MISC PLAT NO _____
DATE _____
WASHINGTON COUNTY

ANNEXATION

OF
UNGER PROPERTIES, LLC

SITUATE ALONG THE SOUTH SIDE OF VIRGINIA AVENUE AND THE NORTH SIDE OF OAK RIDGE DRIVE
HAGERSTOWN
WASHINGTON COUNTY, MARYLAND

PROJECT NO. 7842	
DWN BY LEJ	DATE 3.30.2022
PROJECT MANAGER FMF	EMAIL FFredrick@tsa-inc.com
PROPERTY INFORMATION	
49-14-830	
SCALE 1" = 200'	
SHEET TITLE	

ANNEXATION
PLAT

SHEET 01 OF 01