

COUNTY COUNCIL
OF
DORCHESTER COUNTY, MARYLAND

RESOLUTION NO. 684

A RESOLUTION, PURSUANT TO THE AUTHORITY OF § 124-2(C) OF THE DORCHESTER COUNTY CODE, ESTABLISHING A NEW SERVICE AREA, TO BE KNOWN AS MCKEIL POINT – SECTION ONE AND DEFINING THE LIMITS THEREOF; PROVIDING THAT THE TITLE OF THIS RESOLUTION SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO WATER AND WASTEWATER SERVICES TO BE PROVIDED BY DORCHESTER COUNTY, MARYLAND.

WHEREAS, on August 20, 2024, the County Council of Dorchester County, Maryland (the “County Council”), passed Legislative Bill No. 2024-7, which, in part, established the Dorchester County Department of Water and Wastewater Services (the “Department”) and the powers and duties of the County Council with respect to water and wastewater services in Dorchester County, Maryland (the “County”), the provisions of which are codified as Chapter 124 (Public Facilities and Services) of the County Code; and

WHEREAS, pursuant to § 124-2(C) of the County Code, water and wastewater services in the County shall be provided and managed on the basis of separate service areas or shared facility areas which shall be established as provided by law or resolution of the County Council; and

WHEREAS, the Department has identified an unincorporated area of the County, generally known and referred to as McKeil Point and consisting of fourteen lots (“McKeil Point – Section One”), to be in need of wastewater treatment service, as twelve of the lots are improved with single-family homes and are served by a failing Bermed Infiltration Pond (“BIP”) known as McKeil Point 21 (Shared Facility #21-1); and

WHEREAS, McKeil Point – Section One is more particularly shown on a plat entitled “Revised Subdivision Section One McKeil Point,” dated May 6, 1988, prepared by Andrews, Miller & Associates, Inc., and recorded among the Plat Records of Dorchester County, Maryland at Liber P.L.C. No. 43, folio 246 (the “Plat”), which Plat is attached hereto as Exhibit A and incorporated herein by reference as if fully set forth, and more particularly described by metes and bounds in a legal description entitled “Legal Description McKeil Point – Section One” and prepared by Davis Bowen & Friedel, Inc., which is attached hereto as Exhibit B and incorporated herein by reference as if fully set forth; and

WHEREAS, the Department proposes to undertake a project for the planning, design, and construction of a public sewer system to connect the properties in McKeil Point – Section One to the Madison-Woolford sewerage system for treatment at the City of Cambridge Wastewater

Treatment Plant (the “Cambridge WWTP”), an Enhanced Nitrogen Removal (“ENR”) – level treatment plant; and

WHEREAS, pursuant to a First Amendment to Memorandum of Understanding dated May 16, 2022 (the “2022 First Amendment”), by and between the County, The Commissioners of Cambridge (the “City”), and the Dorchester County Sanitary District, Inc., which is attached hereto as Exhibit C and incorporated herein by reference as if fully set forth, the City has confirmed that the Cambridge WWTP has adequate capacity to treat wastewater from McKeil Point – Section One and has agreed to treat the same; and

WHEREAS, the establishment of the McKeil Point – Section One Service Area as set forth herein and the connection thereof to the Cambridge WWTP via the Madison-Woolford sewerage system will address the public health hazard resulting from the failing BIP and improve water quality in the Little Choptank River and Chesapeake Bay; and

WHEREAS, on June 5, 2024, the Board of Public Works voted to provide financing for the planning, design, and construction of a public sewer extension to connect the properties in the McKeil Point – Section One Service Area to the Cambridge WWTP via the Madison-Woolford sewerage system, including abandonment of the existing BIP and septic tanks, installation of grinder pumps, controls, and appurtenances, construction of the force main and connection to the Deepwater Pump Station, and other related work to convey the wastewater flows to the Cambridge WWTP in the amount of up to \$1,119,224 through the Water Quality State Revolving Loan Fund, with a local (County) share of \$287,500, for a total project cost of \$1,406,724; and

WHEREAS, on December 16, 2025, the County Council held a public hearing regarding the establishment of the McKeil Point – Section One Service Area as set forth herein, notice of which was published in The Star Democrat, a newspaper of general circulation in the County, on November 29, 2025, and December 6, 2025; and

WHEREAS, the County Council deems the establishment of the McKeil Point – Section One Service Area as set forth herein to be in the best interest of the public health, safety, and welfare.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED, by the County Council of Dorchester County:

Section 1. That there is hereby confirmed, ratified, and approved the finding and determination that the establishment of a new service area, to be known and designated as the McKeil Point – Section One Service Area, as more fully shown on Exhibit A and as more fully described in Exhibit B, is necessary for the public health, safety, and welfare.

Section 2. That there is hereby confirmed, ratified and approved the finding and determination that the establishment of a new separate service area is feasible from an engineering and financial standpoint because of certain anticipated State loans which provide funding for the planning, design, and construction of a public sewer extension to connect the properties in the

McKeil Point – Section One Service Area to the Cambridge WWTP via the Madison-Woolford sewerage system, including abandonment of the existing BIP and septic tanks, installation of grinder pumps, controls, and appurtenances, construction of the force main and connection to the Deepwater Pump Station, and other related work to convey the wastewater flows to the Cambridge WWTP, which State loans include, but are not limited to, the following:

Maryland Department of the Environment (“MDE”)/Water Quality State Revolving Loan Fund (“RLF”) - Up to \$559,612

MDE RLF Loan Forgiveness - Up to \$559,612

Section 3. Should such loans not be forthcoming, and in the event that the construction of the project described in Section 2 hereinabove shall not be financially feasible, the Department shall have the authority not to proceed with the construction thereof.

Section 4. That there is hereby confirmed, ratified, and approved the establishment of the McKeil Point – Section One Service Area, as more fully shown on Exhibit A and as more fully described in Exhibit B

Section 5. That at this time, service is proposed only to those parcels of land in the McKeil Point – Section One Service Area. No additional sewer service shall be permitted therein until and unless so authorized by resolution of the County Council in accordance with Chapter 124 of the County Code.

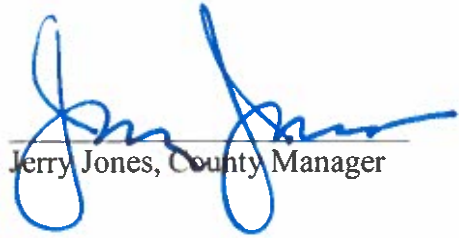
Section 6. That, pursuant to Section 2 of the 2022 First Amendment, the sewer capacity within the McKeil Point – Section One Service Area shall not exceed a maximum capacity of 3,500 gallons per day unless approved in writing by the City.

Section 7. That upon adoption of this Resolution by the County Council, a copy hereof and the exhibits hereto shall be recorded among the Land Records of Dorchester County, Maryland.

Section 8. That this Resolution shall take effect from the date of its adoption.

ADOPTED AND EFFECTIVE THIS 16th day of December, 2025.

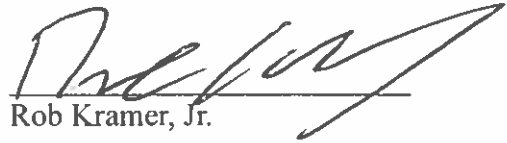
ATTEST:


Jerry Jones, County Manager

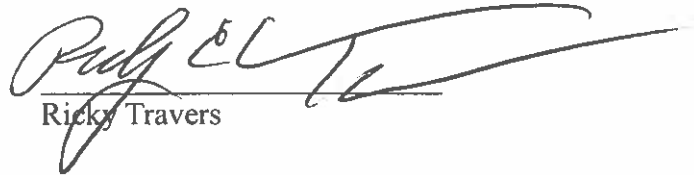
THE COUNTY COUNCIL OF
DORCHESTER COUNTY, MARYLAND


George L. Pfeffer, Jr., President


Mike Detmer, Vice President


Rob Kramer, Jr.


William V. Nichols


Ricky Travers