



Heritage Complex
2662 Riva Road
Annapolis MD 21401

Christopher J. Phipps, P.E.
Director

July 13, 2022

VIRTUAL PUBLIC MEETING MINUTES

DEALE COMMUNITY PARK PUBLIC MEETING – Project# P576500

ATTENDEES: Melissa Harlinski (AACounty), Vincent Moulden (AACounty), David Braun (AACounty), Khadija Abdur-Rahman (AACounty), Jessica Haire (AACounty), Erica Matthews (AACounty), Qiana Ray (AACounty), Randall Hughes (WBCM), Bruce Bruchey (AACounty), Colleen Cano (Guest), Owner (Guest), Baysidejudy (Guest), 14438716264 (Guest), Jessica (Guest), Victor Jones (Guest), HeidiMudd (Guest), Alex Burnett (Guest), Burnett (Guest), J (Guest), Pmalo (Guest), Dan J (Guest), 12022573882 (Guest), Margie Milburn (Guest), Jerry (Guest), Wplucas (Guest), Sharon (Guest), LaWana Gray (Guest), Matt Pipkin (Guest), Kathy (Guest), Bennie Mundy (Guest), 14108671336 (Guest), Baruch Capptauber (Guest), Curtis Coon 5829 Deale Beach Rd (Guest), 14108673550 (Guest), Amanda Willet (Guest), Willet (Guest), Mike Shay (Guest), Christine Hoese (Guest), Jeff Plewes (Guest), Robert Mayes (Guest), Teri Wilson (Guest), Jonathan Guy (Guest), Smartin2 (Guest), Michael A Oakley (Guest), Jeff Fletcher (Guest), James G (Guest), V. K. Holtzendorf (Guest), Maureen McCarthy (Guest), Julia Howes (Guest), Liz (Guest), Ann Wolfe (Guest), Robert Turner (Guest), Brian (Guest), 12408218333 (Guest), Tara G (Guest), Vicki (Guest), Mick Blackistone (Guest), Kelly (Guest)

This virtual public meeting is started at approximately 5:57 p.m. on Tuesday, June 14, 2022.

Bruce Bruchey of Anne Arundel County began by introducing himself and the project team and stating the purpose of the meeting. The Project Team includes Bruce Bruchey, DRP Capital Projects Manager; Melissa Harlinski, Department of Public Works (DPW) Project Manager; Randy Hughes, Whitney, Bailey, Cox & Magnani, LLC. (WBCM) Project Manager. Bruce gave an overview of the general meeting agenda and procedure for asking questions both during and after the meeting. Bruce then turned it over to WBCM to present the 30% Schematic Design for Deale Community Park.

Randy Hughes of WBCM gave a brief overview of the project timeline including the master plan process and prior stakeholder meetings that we used in the master plan development. A general overview of the project was then given that included project location, key project information including environmental features and potential required modifications. This was followed by a schematic design presentation that included project overview of the park program and design elements, parking and site circulation, road frontage improvements, environmental features, and stormwater management. This was followed by a general outline of the next steps and the anticipated project schedule. Randy then turned the meeting back over to Bruce Bruchey to facilitate the questions and answers period of the meeting.

Please see the attached copy of the PowerPoint presentation and the recorded copy of the June 14, 2022 Zoom Public Meeting available to view on the County's website at <https://www.aacounty.org/departments/planning-and-zoning/development/community-meetings/past-meetings/> for additional meeting details.

46 questions were asked during the meeting and comments were received during the public comment period. Please see the attached summary of questions posed and synopses of the answers that address the overarching themes of questions posed before, during, and after the meeting.

Statement 1 (Jonathan Guy): I will write my questions concerns here under a reservation of rights that this process is neither fair nor appropriate for impacted residents.

Response 1: Noted

Question 1 (Jonathan Guy): First, I speak on behalf of Mr. and Mrs. Flores, Mr. and Mrs. Turner, each of whom live on Deale Churchton Road near the proposed community park. I also speak on behalf of Sacred. First point is that the Master Plan (MP) is not in accordance with the SAP from 2001 despite asserting just that on pg 4 of the MP. The SAP on page 100 expressly provides for a community center to be built to "form a unified community complex with the existing library and new park facility." The SAP was approved by the AA Council and the community. The MP ignores the SAP's requirement for a community center. Please explain. Second the MP has three concepts, A B and C. Each includes the same elements just in different locations. DPW choose concept B. That has pickleball courts located near homes and a church. The other concepts did not. Pickleball is great idea but not to violate local noise ordinances. Across the country residents are concerned about the noise, which is a pop 25 decibels higher than tennis. The pickle ball courts could easily be located elsewhere where everyone can enjoy and no one's peace is disturbed. Third point is that our understanding is that this will now go to permitting but before any public meeting where everyone, not just impacted residents, can raise questions. That general public meeting should happen before permitting, including to allow residents to raise concerns about lack of community center required by the 2001 SAP. Fourth point is that Sacred long ago asked DPW about lack of community center on 4/21. No response was given. Sacred next submitted a MD FOIA request in October 2021. They are still waiting to receive those emails and other correspondence that would, presumably, share

some light on why DPW refuses to follow the clear strictures of the SAP with regard to a community center.

Question 1 (Erica Jackson, Vincent Moulden): This question was answered in parts. The process is that the County reached out to some of the neighbors in the Deale area. We met with them several times over a period of time to discuss what the elements of a park looks like. It is my understanding that the small area plan; it said that “the Deale Village area is in great need of some park land area to give balance to the commercial high density and residential areas the athletic fields behind the Deale Elementary School are at capacity” and then it continues to go on “The SAP recommended that the County purchase a 19.94 acre parcel from the Deale Elks for use as a park.” So then the idea of the park north of the library is presented as an example not a recommendation or guidance from the SAP. So the County did not purchase this specific property that was listed in the SAP. The SAP lists ideas for what the County and the citizens would like to see in the community, it sort of serves as a guideline and then it presents suggestions on how we get there. The focus of this project is on the park development because we have 12 acres, which is not the same as the 19 that was requested and we are able to give the community something at this point. Vincent Moulden speaks on the community center and where it is headed. The Deale Library is a potential future site for a community center, when asked about the possibility of adding a community space to the library on the park side, the library said they were okay with the idea. They also shared that they hope to build a more extensive South County library and may potentially leave the current facility which could give us the option to use the building as a community center. The County Executive is open to exploring both those options. Answering part 2: To clarify that question we did a master plan and we established a list of elements that the committee all agreed on. The master plan was an effort to try to show different variations of what could be fixed on the site. We can make note on the comment about the pickle ball and reevaluate that with the design team. Answering part 3: This is that general public meeting where the community is allowed to raise all the questions and concerns that they have about the process. Because we are only that the 30% design phase, that gives us a little flexibility to make some changes but the idea of the community center is probably not going to move forward at this location. Response to 4th point: It’s my understanding that the FOIA request is in process and there has been continuous communication between all parties that are helping to process that.

*Remaining questions and answers attached in spreadsheet.

Meeting adjourned at approximately 7:30 p.m.

Question and Answer Report		# Question
Deale Community Park Public Meeting Project# P576500 (virtual public meeting June 14, 2022)		
Question	Asker Name	Answer
1 I will write my questions concerns here under a reservation of rights that this process is neither fair nor appropriate for impacted residents.	JONATHAN GUY	Noted.
2 First, I speak on behalf of Mr and Mrs. Flores, Mr. and Mrs. Turner, each of whom live on Deale Churchton Road near the proposed community park. I also would have	JONATHAN GUY	live answered (listed in document)
3 I also speak on behalf of Sacred. First point is that the Master Plan (MP) is not in accordance with the SAP from 2001 despite asserting just that on pg 4 of the MP. The SAP on page 100 expressly provides for a community center to be built to "form a unified community complex with the existing library and new park facility." The SAP was approved by the AA Council and the community. The MP ignores the SAP's requirement for a community center. Please explain. Second the MP has three concepts, A B and C. Each includes the same elements just in different locations. DPW choose concept B. That has pickleball courts located near homes and a church. The other concepts did not. Pickleball is great idea but not to violate local noise ordinances. Across the country residents are concerned about the noise, which is a pop 25 decibels higher than tennis. The pickle ball courts could easily be located elsewhere where everyone can enjoy and no one's peace is disturbed. Third point is that our understanding is that this will now go to permitting but before any public meeting where everyone, not just impacted residents, can raise questions. That general public meeting should happen before permitting, including to allow residents to raise concerns about lack of community center required by the 2001 SAP. Fourth point is that Sacred long ago asked DPW about lack of community center on 4/21. No response was given. Sacred next submitted a Md FOIA request in October 2021. They are still waiting to receive those emails and other correspondence that would, presumably, share some light on why DPW refuses to follow the clear strictures of the SAP with regard to a community center.	JONATHAN GUY	live answered (listed in document)
4 I thought the original plan included a dog park. Please tell me this wasn't cut?	Michael A Oakley	The dog park was taken out because the dog park requires 3 acres of land, this would have taken most of the area. This is a dog friendly park where dogs are welcome to explore on leash.
5 anyway to make the pic larger ?	Brian	Thank you we have placed the photo on the screen for a longer duration but it seems to be at its capacity.
6 how will the noise from the pickleball courts be abated?	Dan J	We will look a little at the spacing. We show some landscape, we can always enhance that around the pickleball court to provide vegetative and sound buffer. We will look a little at the spacing. We show some landscape, we can always enhance that around the pickle ball court to provide vegetative and sound buffer. The old farm house, the amphitheater and those activities can continue, the thought was the volleyball court and pickle ball court were near the street, which was the reason for this choice. County parks are open sunrise to sunset. After those hours everything closes.
7 SHA frontage improvements appear to be encroaching on properties across street from park. it's this the case?	Willet	We are looking to widen on the park side not the street side.
8 will hours be posted for the area? especially pickle ball courts, volleyball courts and amphitheater area?	Willet	County parks are open sunrise to sunset. After those hours everything closes.

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9 How can we get a dog park space included into this design at this point? All of my neighbors had been so looking forward to this aspect of having a park come to the community I very much appreciate this project, so please don't take this as a complaint but we have so many dogs that want to play in this area without having to drive to Dunkirk	Anonymous Attendee	The larger dog park area needed to be 3 acres, we can communicate about it but typically they are required to be 3 acres.
10 Will there be public restroom facilities on the grounds?	Teri Wilson	There will be port-a-pots. We do not have staff to open and close the restrooms.
11 some parks have those little permanent grills installed. Is that something you guys were thinking about putting in?	Victor Jones	The County has gotten away from installing grills. Grills will not be installed at this park.
12 Estimated opening date for the completion and opening of the park? Fall 2023 or Spring 2024?	Julia Howes	The bidding is spring 2023, we would imagine completion to be the end of 2023 or Spring 2024.
13 Will sidewalks be installed along Deale-Churchtom Rd in hopes of creating a future network of safe walking paths through our community?	Teri Wilson	The current park design is to not have separate sidewalks, to utilize the loop path in the park, where there are spurs to connect future sidewalk. You are essentially at a sidewalk that is further off the road, you have what functions as a sidewalk but is a part of the 1mile loop in the park
14 Will there be sidewalks and cross walks on Deale-Churchton Rd leading to the park? Without sidewalks it would be dangerous for pedestrian crossing.	Christine Hoese	This question has been addressed. Thank you.
15 My concern is with storm water over flow run off, where will it be directed ?	James G	The storm water management will be on the South side, the discharge will be in the North western corner. We plan to maintain the existing pattern.
16 In RE to the dog park. I understand your point on the three acres, but having lived in other cities with much much smaller parks (look at dc as an example) there's no reason to have one so large if it means being excluded altogether Can we add one back that is smaller?	Michael A Oakley	We can look at this comment after the meeting in conjunction with the other questions we have received.
17 Can you confirm the master plan will not go to permitting until after there has been a public meeting where everyone, not just those residents directly impacted, can raise their concerns, including the creation of the community center?	JONATHAN GUY	This si the public meeting where everyone is permitted to express their thoughts and concerns. This meeting will be posted on several sites where others can submit their concerns.
18 Why aren't basketball courts included in the plan? Basketball seems to very popular in the area.	Anonymous Attendee	The stakeholders felt there were other places in Deale with basketball courts. Basketball courts were not a part of the master plan.
19 I am Robert Mayes, the pastor of the First Baptist Church which is across the street from the proposed pickle ball courts and volley ball courts and know what it is like to compete with radios that will get played when people in their games. Even now, it occasionally gets pretty noisy with all the barriers already in place. I don't think that we, as a church, should have to compete with the noise that will be present there.	Robert Mayes	Your comment has been noted. Thank you.

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20 Not a question: Just a note to say thank you! I cannot tell you how happy I am that you are working toward building out this park for our community. Whatever we get will be great and getting anything will be a great start. Thank you for all your hard work on this effort.	pmalo	Thank you, your comment has been noted.
21 Thank you!	Michael A Oakley	Thank you.
22 will there still be road access from the boathouse bar area to the access road	Willet	This is closed off except to the homes in the area, pumping station and emergency vehicles only.
23 Will there be a cross walk implemented?	Christine Hoese	There is no crosswalk, nothing to be connected to at this time.
24 Just wanted to say thanks for all your hard work to this project	Anonymous Attendee	Thank you!
25 Public Works told me this was a required pre-submittal meeting with notification to adjoining property owners to submit documents for review by Planning and Zoning. The community deserves an in person meeting at a local school, before permits are submitted. Many people want to actually participate in the planning of this park in person.	Mike Shay	Thank you, your comment has been noted.
26 Just hopping on here. Has their been discussion about a dog park?	Tara G	This is an element we will discuss once the meeting has been completed and we have received all other questions. Thank you!
27 Has DPW researched noise problems related to pickle ball courts and the closure of same following various lawsuits across the country? It would be a shame and and waste of money to build and then close pickle ball courts.	JONATHAN GUY	We are going to have more discussion on the pickle ball courts. Thank you!
28 Oh no crosswalks are in the plans then how are the children from Deale elementary going to cross over safely to the park?	Christine Hoese	We can provide a written answer when we complete the questions after the meeting. Thank you!
29 It was mentioned earlier that the road through the park would also be an access to the three residential properties. Will there be speed bumps to discourage speeding...especially delivery service trucks (like amazon)	Teri Wilson	There is no intent for the park to serve as a thru road.
30 Will it be possible to add a community center, space for rent, etc... to the plans?	Jessica	A community center is not a part of this project. Mr. Vincent Moulden spoke to this question earlier. Thank you!
31 Something needs to be done to prevent Boatyard traffic through the park. We've had numerous accidents already this year that were indirectly tied to the boathouse. To have people who have been drinking, driving through the park is a recipe for disaster.	Teri Wilson	We have closed the access. The road is not a thru road. It provides access to the houses, the pumping station and emergency vehicles. The small connection has been taken out, it is for emergency vehicles only and not for the public.
32 Shady Side Sports complex has room for pickle ball and no neighbors	Mike Shay	Thank you for your comment, it has been noted.

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33 Missed the first part of the zoom Dog park? And gate to close entry at night?	Anonymous Attendee	Usually the dog park is the 3 acre amenity. We will go back to see if we can put in something smaller. No gate to close at night because there are homes at the southern end of the property. The park will close as dusk.
34 My concern is that the existing storm water pattern can not handle the existing run off, to add more run off to already overloaded system does seem to be pro active to prevent more flooding	James G	We are complying with the County regulation and the 1 yr storm. In the hopes of not increasing the runoff.
35 Will the tot lot contain a water fountain area for kids to play in the water and cool off?	Christine Hoese	This site has no wells or water. This is not included in the plans.
36 That's not what we just heard	Teri Wilson	Your comment has been noted.
37 My name is Robert Turner 5890 Deale Churchton Rd The Beach Volleyball and pickle ball courts are very close to my property. I am very concerned about the noise and loss of privacy. My other concern is the the drainage the elevation will have to be raised witch will effect the drainage of my property.	Robert Turner	Your comment has been noted. Thank you.
38 you review of Small Area plan is not accurate. You need to read page 100 as it addresses the aquired land and community center	Mike Shay	Your comment has been noted.
39 does not	James G	live answered
40 Without a crosswalk or even sidewalks how will children from Deale elementary cross safely into the park?	Christine Hoese	This question has been addressed. Thank you.
41 Where are the other basketball courts open to the public in the area? What info do we have about the popularity of pickleball?	Anonymous Attendee	In terms of pickle ball, it is the fastest growing sport in the US. We have received many requests to add pickle ball to the parks. We would have to check the park finder to find the basketball courts.
42 What kind of limitations will be allowed in the ampitheater as far as activities that are allowed there?	Robert Mayes	The only things we do not typically allow are rallies and political statement, things of that nature.
43 Creation of a new public park north of the library. Restoration of the existing barn to accommodate concerts gatherings, conferences, and other community events. Construction of a community center on the northeast corner of the Deale-Churchton/ Cabana Road intersection. Siting of the community center so that it forms a unified community complex with the existing library and	Mike Shay	We believe this is in reference to page 100 of the SAP. Comment noted.
44 Can you provide Erica's & Randy's contact info? Also we already have a run off from the property behind our houses and this has not been looked at. Floods as the time now.	Anonymous Attendee	live answered
45 In this meeting a great deal of emphasis has been given to pickle ball yet none to safety. Safety measures must be put in place in order to prevent injuries and deaths	Christine Hoese	you comment has been noted. Thank you.

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46	I believe the beach volleyball and pickle ball should be located away from existing homes and closer to the business on the south side of the park Thank You Mitzi Turner	Robert Turner	Thank you.