

THE EFFECTIVE DATE OF THIS RESOLUTION IS April 5, 2022

RESOLUTION NO. 22-02

RE: SALE OF SURPLUS REAL PROPERTY

The Annotated Code of Maryland, Local Government Article §10-312, authorizes the County to dispose of real property no longer needed for public use.

Frederick County owns 79.126 acres (+/-) situated in Urbana with road frontage along MD 355, adjacent to the Urbana High School site and east of Campus Drive, known as Outlot B, 'Knowledge Farms' which includes an ingress/egress easement associated with Campus Drive.

The State Highway Administration (SHA) is currently replacing MD 355 (Urbana Pike) Bridge #1008600 which carries MD 355/ Urbana Pike across Bennett Creek. The bridge lies approximately one-mile south of the intersection of MD 355 and MD 80 and 0.2 miles north of the intersection of MD 355 and Big Woods Road. To facilitate construction, SHA seeks to acquire from the County in fee simple 1.755 acres of Outlot B. Also located along MD 355 and adjacent to Outlot B, is another County Parcel known as Outlot A.

Upon a finding by the County Council that the Knowledge Farms 1.755 acres of land fronting MD 355 in Urbana, is no longer needed by the County for a public purpose, the property can be disposed of.

To facilitate the construction of the bridge and accommodate the resulting impacts on stream flow and the adjacent floodplain, the SHA also seeks to acquire from Frederick County, a perpetual easement for wetland mitigation over 10.633 acres of Outlot B and a small portion of Outlot A. The area over which the perpetual easement for wetland mitigation is to be located is primarily wetlands and not able to be developed. Because the easement would be for the benefit

of SHA and not associated with a County project, with the County Council's concurrence the 10.633-acre area can be encumbered by the perpetual easement for wetland mitigation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND, that the 1.755 acres of Outlot B, Knowledge Farms situated in the Urbana Election District along MD 355, and shown on Exhibit A hereto is no longer needed for public purposes; and

BE IT FURTHER RESOLVED, that County Council concurs with allowing 10.633 acres of Outlot B and a small portion of Outlot A to be encumbered by a wetland mitigation easement to SHA, the area not suitable for use by the County; and

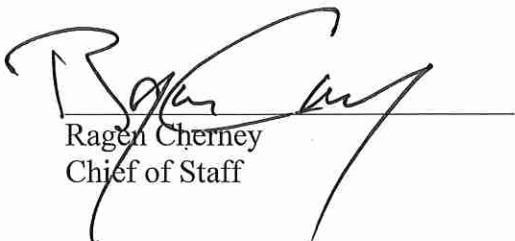
BE IT FURTHER RESOLVED that the 1.755-acre portion of Knowledge Farms, Outlot B may be disposed of by the County Executive; and a wetlands mitigation easement may be placed on 10.633 acres of Outlot B and a small portion of Outlot A; and

BE IT FURTHER RESOLVED that the County Executive and such other officers, officials and employees of the County as the County Executive may designate are authorized and empowered to execute all documents, instruments and certificates; and otherwise to take all actions necessary to consummate the transfer of the property interests consistent with the action hereby taken.

The undersigned certifies that this Resolution was approved and adopted on the 5th day of April, 2022.

ATTEST:

COUNTY COUNCIL OF FREDERICK
COUNTY, MARYLAND


Ragen Cherney
Chief of Staff

By: 
M. C. Keegan-Ayer, President *cc*

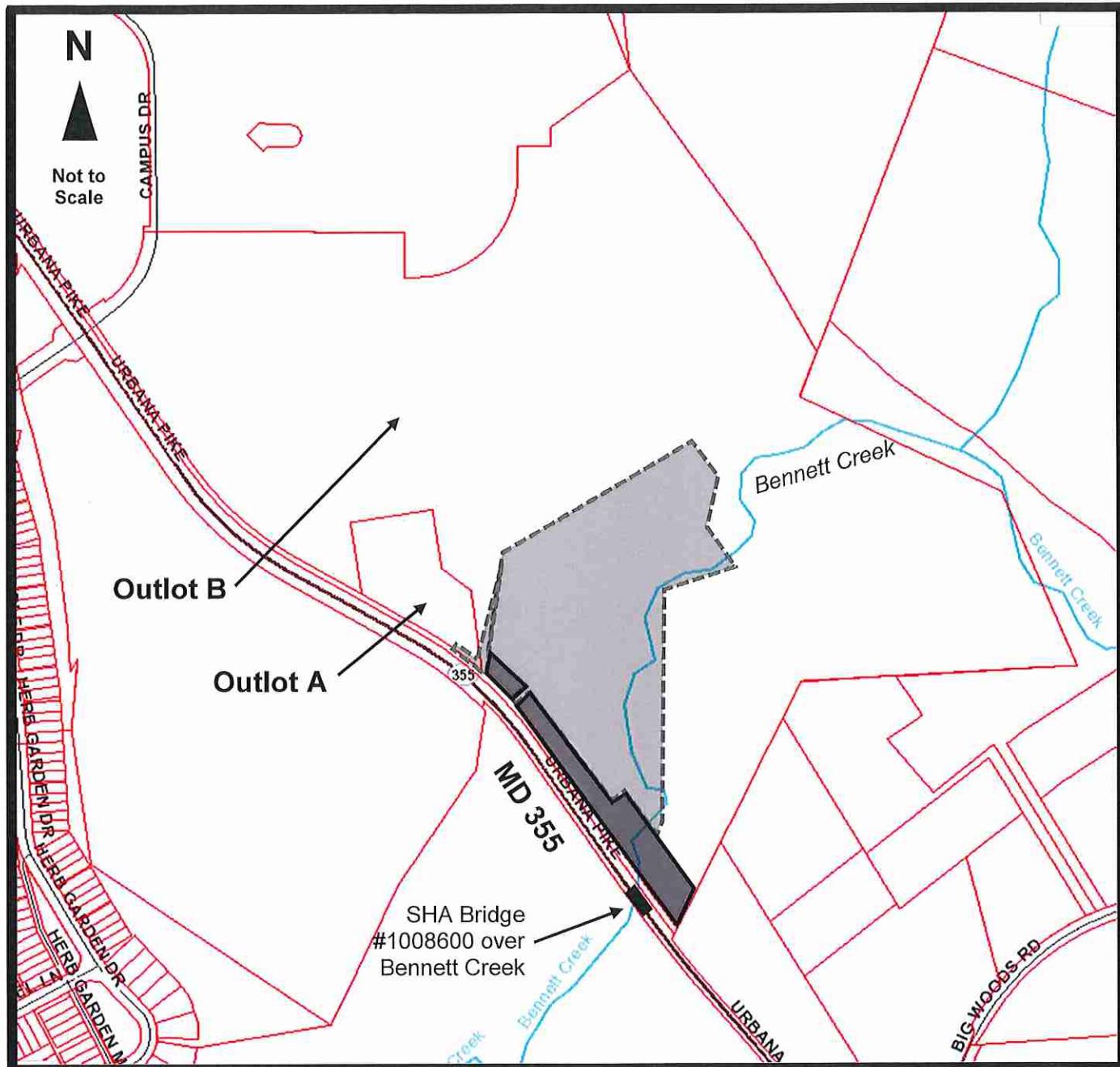


Exhibit A

KNOWLEDGE FARMS

SALE OF SURPLUS REAL PROPERTY

Frederick County, Maryland
Division of Public Works



10.633 Acre Perpetual Easement Area



1.755 Acre Fee Simple Area