



# Town of Upper Marlboro

## TOWN COUNCIL SPECIAL MEETING

14211 School Lane, Upper Marlboro, Maryland, 20772

Tuesday, June 30, 2026 at 2:19 PM

### AGENDA

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This meeting will be conducted in person and via Zoom Video Teleconference. Interested citizens may participate in person or by video :

<https://uppermarlboromd-gov.zoom.us/j/85677504455>

*Work Sessions are open to public observation, however, public participation is at the discretion of the Board*

### SPECIAL MEETING AGENDA: 7:00 PM

Pursuant to **Maryland Annotated Code, General Provisions Article 3-305(b)(1)** Subject to subsection (d) of this section, a public body may meet in closed session or adjourn an open session to a closed session "To **discuss**: (i) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; or (ii) any other personnel matter that affects one or more specific individuals

Pursuant to **Maryland Annotated Code, General Provisions Article 3-305(b)(4)** Subject to subsection (d) of this section, a public body may meet in closed sessions or adjourn an open session to a closed session " To 4) consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Review of Agenda**
5. **Business**
  - A. **Annexation Plan Resolution** (Introduction)
6. **Public Comment**
7. **Preliminary Approval of Next Meeting Agenda**
8. **Motion to go into Closed Session**
9. **Adjournment**
- 10.

*Video of the Special Meeting / Work Session will be posted to the Town YouTube Channel within 1 business days of the meeting.*

**RESOLUTION NO. 03-2026**

**A RESOLUTION OF THE COUNCIL OF THE TOWN OF UPPER MARLBORO  
ADOPTING AN ANNEXATION PLAN FOR CERTAIN REAL PROPERTY  
CONSISTING OF 184.99 +/- ACRES, CONTIGUOUS TO AND ADJOINING THE  
TOWN OF UPPER MARLBORO'S EXISTING CORPORATE BOUNDARIES,  
LOCATED EAST OF THE EXISTING CORPORATE BOUNDARIES, WHICH  
PROPERTY IS THE SUBJECT OF AN ANNEXATION INITIATED BY THE COUNCIL  
OF THE TOWN OF UPPER MARLBORO VIA ANNEXATION RESOLUTION NO. 01-  
2026**

**WHEREAS**, pursuant to Local Government Article, Title 4, Subtitle 4 of the Annotated Code of Maryland, § 4-401 et seq., the Council of the Town of Upper Marlboro is vested with the authority and discretion to enlarge the corporate boundaries of the Town; and

**WHEREAS**, Md. Code Ann., Local Government Article, § 4-415, requires municipalities to prepare an annexation plan for each new annexation consistent with the municipal growth element of the comprehensive plan of the municipality, and that it be adopted by the legislative body of the municipality in addition to an annexation resolution; and

**WHEREAS**, the Council of the Town of Upper Marlboro desires to enlarge the corporate boundaries of the Town through the annexation of property contiguous and adjoining the corporate boundaries of the Town, identified hereinabove as the Annexation Area and described in the attached Exhibit A and depicted in the attached Exhibit B, which constitutes the logical extension of the Town's boundaries; and

**WHEREAS**, the Council of the Town of Upper Marlboro has met the requirements of the Local Government Art. of the Annotated Code of Maryland for the annexation of the proposed annexation area, including the consent of the owners of at least 25% of the assessed valuation of the real property that constitutes the annexation area; and

WHEREAS, as is required by Md. Code Ann., Local Government Article, § 4-415, at least thirty (30) days before the public hearing on Annexation Resolution R-01-2026, which proposes to annex the Property into the Town of Upper Marlboro, a copy of the annexation plan was provided to the Prince George's County Council, the Maryland-National Capital Park and Planning Commission, and the Maryland Department of Planning; and

WHEREAS, Exhibit C constitutes the Annexation Plan for the proposed annexation of the Annexation Area and demonstrates that the proposed annexation meets all the applicable requirements of State law.

Section 1. NOW, THEREFORE, BE IT RESOLVED, by the Council of the Town of Upper Marlboro that the Annexation Plan for the annexation of the Annexation Area, which is attached hereto as Exhibit C, is adopted.

Section 2. BE IT FURTHER RESOLVED by the Council of the Town of Upper Marlboro that this Resolution is contingent upon the annexation of the Property and shall become effective concurrent with the effective date of an Annexation Resolution annexing the subject property into the Town.

**INTRODUCED** by the Council of the Town of Upper Marlboro, Maryland, at a regular meeting on June 30, 2026.

**ADOPTED** by the Council of the Town of Upper Marlboro this \_\_\_ day of \_\_\_\_\_, 2026, after a public hearing.

WITNESS:

COUNCIL OF THE TOWN OF UPPER  
MARLBORO

\_\_\_\_\_  
Clayton Anderson, Town Manager

\_\_\_\_\_  
Charles Colbert, Mayor

\_\_\_\_\_  
Derrick Brookes, Vice-Mayor

\_\_\_\_\_  
Sarah Franklin, Councilmember

\_\_\_\_\_  
Karen Lott, Councilmember

\_\_\_\_\_  
Joseph Hourcle, Councilmember

THIS IS TO CERTIFY that the foregoing  
Resolution was introduced by the Council of  
the Town of Upper Marlboro on the \_\_\_ day  
of \_\_\_\_\_ 2026 and Adopted by the  
Council of the Town of Upper Marlboro, in a  
public meeting, on the \_\_\_ day of \_\_\_\_\_ , 2026.

\_\_\_\_\_  
Clayton Anderson, Town Manager



(d) *Third Annexation.* The boundaries of Upper Marlboro are hereby extended to include the following parcel of land:

- (1) Beginning for the same at a point on the Thirty-Eighth or South 31°43' East, 470.00 feet line as described in a Deed from Southern Maryland Agricultural Association, Inc., a Maryland corporation, to Prince George's County, Maryland, a Municipal corporation, dated August 26, 1980 and recorded among the Land Records of Prince George's County, Maryland in Uber 5299 at Folio 269, distant 282.00 feet from the beginning thereof, said point also being on the Forty-Eighth or South 39°18'37" East, 470.00 feet line of the First Annexation to the Town of Upper Marlboro, also distant 282.00 feet from the beginning thereof, said point further being at the beginning of the Third or North 80°25' East, 104.02 feet line of Parcel 2 as described in a Deed from Thomas F. Houck, et ux to Bunting Family Limited Partnership, dated December 08, 1997 and recorded among the aforesaid Land Records in Uber 11824 at Folio 345, thence leaving the aforesaid Third line of Parcel 2 as described in the Deed recorded in Uber 11824 at Folio 345, and running reversely with and binding on the aforesaid Thirty-Eighth line, and the Thirty-Seventh line as described in the aforesaid Deed recorded in Uber 5299 at Folio 269, and also running reversely with and binding on the aforesaid Forty-Eighth, and the Forty-Seventh line as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following two courses and distances
- (i) North 39°18'37" West, 282.00 feet to a point, thence
  - (ii) North 57°45'59" West, 269.71 feet to a point at the beginning of the Third or South 43°04'53" West, 110.97 feet line as described in a Deed from Prince George's County to L. Thomas Wellons, III and Thomas Franklin Houck, Sr., dated January 13, 1987 and recorded among the Land Records of Prince George's County, Maryland in Uber 6627 at Folio 682, thence leaving the aforesaid Thirty-Seventh line as described in the aforesaid Deed recorded in Uber 5299 at Folio 269, and running with and binding on the aforesaid Third line, and the Fourth through Seventh lines, and an extension of the aforesaid Seventh line, as described in the aforesaid Deed recorded in Uber 6627 at Folio 682, and also running reversely with and binding on the Forty-Sixth through Forty-Second lines as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following five courses and distances
    - (iii) South 43°26'56" West, 110.97 feet to a point, thence
    - (iv) South 83°24'34" West, 18.27 feet to a point, thence
    - (v) North 06°35'26" West, 140.00 feet to a point, thence
    - (vi) North 83°24'34" East, 20.30 feet to a point, thence
    - (vii) North 27°41'57" West, 74.04 feet to a point on the Southerly Right-of-Way line of Marlboro Pike (MD Rte. 725 [formerly MD Rte. 4], variable width) as shown on State Roads Commission Plat Number 26495, thence leaving the aforesaid extension of the Seventh line as described in the aforesaid Deed recorded in Uber 6627 at Folio 682, and running with and binding on the aforesaid Southerly Right-of-Way line of Marlboro Pike, and also running reversely with and binding on the Forty-First through Thirty-Ninth lines as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following three courses and distances
      - (viii) South 62°31'27" West, 39.26 feet to a point, thence
      - (ix) South 31°46'10" East, 35.06 feet to a point, thence

- (x) South 61°30'04" West, 105.88 feet to a point on the Westerly side of the Western Branch of the Patuxent River as described in the aforesaid Original Corporate limits of the Town, thence leaving the aforesaid Southerly Right-of-Way line of Marlboro Pike, and also leaving the aforesaid Thirty-Ninth line as described in the aforesaid First Annexation to the Town of Upper Marlboro, and running with and binding on the aforesaid Westerly side, and the Southerly side, of the Western Branch of the Patuxent River as described in the aforesaid Original Corporate limits of the Town, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following twenty-three courses and distances
- (xi) North 24°14'35" West, 4.69 feet to a point, thence
- (xii) North 27°22'08" West, 37.58 feet to a point, thence
- (xiii) North 50°19'50" West, 31.49 feet to a point, thence
- (xiv) North 72°00'27" West, 105.34 feet to a point, thence
- (xv) North 69°22'30" West, 61.70 feet to a point, thence
- (xvi) North 49°39'54" West, 32.39 feet to a point, thence
- (xvii) North 34°10'04" West, 83.33 feet to a point, thence
- (xviii) North 27°04'17" West, 21.53 feet to a point, thence
- (xix) North 06°34'28" West, 31.47 feet to a point, thence
- (xx) North 00°44'01" West, 68.02 feet to a point, thence
- (xxi) North 21°22'28" West, 62.75 feet to a point, thence
- (xxii) North 47°41'09" West, 97.96 feet to a point, thence
- (xxiii) North 37°16'08" West, 73.71 feet to a point, thence
- (xxiv) North 22°27'20" West, 76.22 feet to a point, thence
- (xxv) North 16°22'48" West, 71.39 feet to a point, thence
- (xxvi) North 39°32'50" West, 65.96 feet to a point, thence
- (xxvii) North 89°36'12" West, 64.16 feet to a point, thence
- (xxviii) South 68°14'11" West, 131.81 feet to a point, thence
- (xxix) South 78°02'50" West, 141.60 feet to a point, thence
- (xxx) North 86°42'04" West, 45.28 feet to a point, thence
- (xxxi) South 88°38'37" West, 69.49 feet to a point, thence
- (xxxii) North 45°49'00" West, 45.54 feet to a point, thence
- (xxxiii) North 14°24'48" West, 53.96 feet to a point on the Southerly side of the mouth of the Federal Spring Branch of the Patuxent River at its confluence with the aforesaid Southerly side of the Western Branch of the Patuxent River as described in the Original Corporate limits of the Town, thence leaving the aforesaid Southerly side of the mouth of the Federal Spring Branch of the Patuxent River at its confluence with the Southerly side of the Western Branch of the Patuxent River as described in the Original Corporate limits of the Town, and running for a new boundary line of Upper Marlboro, the following course and distance
- (xxxiv) South 30°25'44" East, 47.54 feet to a point in the aforesaid Western Branch of the Patuxent River, said point also being on the extension of the First or South 34°36' West, 733.83 feet line of Parcel One as described in a Deed of Correction from James Henry Reed, Jr., Personal Representative of the Estate of Della R. Reed, to Victoria L. Gardner and Hosia Gardner, III, dated November 04, 2019 and recorded among the aforesaid Land Records in Uber 42783 at Folio 223, thence leaving the aforesaid Western Branch of the Patuxent River, and running reversely with and binding on the aforesaid extension of the First line of Parcel One as described in the Deed recorded in Uber 42783 at Folio 223, the following course and distance

- (xxxv) North 27°33'57" East, 740.28 feet to a point on the Westerly Right-of-Way line of Largo Road (MD Rte. 202, variable width) as shown on State Roads Commission Plat Number 43418, thence leaving the aforesaid extension of the First line of Parcel One as described in the Deed recorded in Liber 42783 at Folio 223, and running with and binding on the aforesaid Westerly Right-of-Way line of Largo Road the following sixty courses and distances
- (xxxvi) North 44°24'41" West, 49.94 feet to a point, thence
- (xxxvii) North 70°58'35" West, 11.18 feet to a point, thence
- (xxxviii) North 35°19'16" West, 50.64 feet to a point, thence
- (xxxix) North 59°20'34" West, 77.62 feet to a point, thence
- (xi) North 41°21'31" West, 75.11 feet to a point, thence
- (xii) North 35°19'14" West, 154.58 feet to a point of curvature, thence
- (xiii) 603.40 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 1,667.02 feet and a chord bearing and distance of North 29°00'38" West, 600.11 feet to a point, thence with a non-tangent line
- (xl) North 41°04'26" West, 55.60 feet to a point, thence
- (xli) North 21°46'59" West, 104.14 feet to a point, thence
- (xlii) North 19°29'09" West, 100.50 feet to a point, thence
- (xliii) North 25°05'07" West, 50.99 feet to a point, thence
- (xliv) North 05°14'41" West, 101.12 feet to a point, thence
- (xlv) North 01°52'01" East, 51.92 feet to a point, thence
- (xlvi) North 02°55'26" East, 52.20 feet to a point, thence
- (xlvii) North 10°51'58" West, 61.87 feet to a point, thence
- (xlviii) North 08°37'54" West, 76.52 feet to a point, thence
- (xlix) North 13°46'31" West, 412.00 feet to a point, thence
- (l) North 43°53'20" West, 57.80 feet to a point, thence
- (li) North 28°21'00" West, 51.66 feet to a point, thence
- (lii) North 01°52'01" East, 51.92 feet to a point, thence
- (liii) North 06°01'25" East, 53.14 feet to a point, thence
- (liiii) North 02°27'56" West, 50.99 feet to a point, thence
- (liv) North 13°46'31" West, 25.00 feet to a point of curvature, thence
- (lv) 265.23 feet along the arc of a tangent curve, deflecting to the left, having a radius of 788.51 feet and a chord bearing and distance of North 23°24'41" West, 263.98 feet to a point, thence with a tangent line
- (lvi) North 33°02'51" West, 272.68 feet to a point, thence
- (lvii) North 38°26'02" West, 74.57 feet to a point, thence
- (lviii) North 31°10'15" West, 78.43 feet to a point, thence
- (lix) North 31°10'14" West, 15.74 feet to a point, thence
- (lxi) North 37°03'54" West, 51.02 feet to a point, thence
- (lxii) North 32°45'58" West, 51.80 feet to a point, thence
- (lxiii) North 28°32'28" West, 51.78 feet to a point, thence
- (lxiv) North 24°19'01" West, 51.62 feet to a point, thence
- (lxv) North 28°53'58" West, 60.92 feet to a point, thence
- (lxvi) North 28°22'23" West, 42.11 feet to a point, thence
- (lxvii) North 14°34'47" West, 50.36 feet to a point, thence
- (lxviii) North 24°17'06" West, 100.12 feet to a point, thence
- (lxix) North 27°07'59" West, 50.25 feet to a point, thence
- (lxx) North 24°51'22" West, 50.09 feet to a point, thence
- (lxxi)
- (lxxii)
- (lxxiii)

- (lxxiv) North 09°32'28" East, 58.31 feet to a point, thence
- (lxxv) North 21°25'21" West, 250.00 feet to a point, thence
- (lxxvi) North 27°07'59" West, 50.25 feet to a point, thence
- (lxxvii) North 35°36'35" West, 102.82 feet to a point, thence
- (lxxviii) North 38°25'29" West, 52.20 feet to a point, thence
- (lxxix) North 46°25'40" West, 55.04 feet to a point, thence
- (lxxx) North 68°16'29" East, 68.00 feet to a point, thence
- (lxxx1) North 21°43'31" West, 100.00 feet to a point, thence
- (lxxx2) North 29°41'42" West, 50.49 feet to a point, thence
- (lxxx3) North 19°26'05" West, 50.04 feet to a point, thence
- (lxxx4) North 21°43'31" West, 50.00 feet to a point, thence
- (lxxx5) North 25°09'32" West, 50.09 feet to a point, thence
- (lxxx6) North 26°17'57" West, 50.16 feet to a point, thence
- (lxxx7) North 30°48'56" West, 50.64 feet to a point, thence
- (lxxx8) North 67°17'33" West, 71.42 feet to a point, thence
- (lxxx9) North 03°58'50" West, 52.50 feet to a point, thence
- (xc) North 68°16'29" East, 55.00 feet to a point, thence
- (xci) North 21°43'31" West, 175.00 feet to a point, thence
- (xcii) North 70°33'11" West, 31.88 feet to a point, thence
- (xciii) North 16°50'46" West, 106.29 feet to a point, thence
- (xciv) North 68°16'29" East, 0.71 feet to a point, thence
- (xcv) North 21°17'28" West, 51.94 feet to a point, thence leaving the aforesaid Westerly Right-of-Way line of Largo Road, and running in, through, over and across the aforesaid Largo Road the following course and distance
- (xcvi) North 68°42'32" East, 63.98 feet to a point on the Easterly Right-of-Way line of the aforesaid Largo Road as shown on State Roads Commission Plat Number 38945, thence running with and binding on the aforesaid Easterly Right-of-Way line of Largo Road the following forty courses and distances
- (xcvii) South 21°56'29" East, 918.44 feet to a point, thence
- (xcviii) North 60°12'25" East, 22.69 feet to a point, thence
- (xcix) South 21°39'07" East, 88.34 feet to a point, thence
- (c) South 27°41'59" East, 100.60 feet to a point, thence
- (ci) South 24°51'22" East, 50.09 feet to a point, thence
- (cii) South 19°07'55" East, 100.08 feet to a point, thence
- (ciii) South 21°25'21" East, 100.00 feet to a point, thence
- (civ) South 16°50'55" East, 100.32 feet to a point, thence
- (cv) South 22°34'06" East, 50.01 feet to a point, thence
- (cvi) South 19°07'55" East, 50.04 feet to a point, thence
- (cvii) South 17°59'20" East, 100.18 feet to a point, thence
- (cviii) South 09°07'28" East, 50.64 feet to a point of curvature, thence
- (cix) 260.06 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 1,402.34 feet and c chord bearing and distance of South 27°44'07" East, 259.68 feet to a point, thence with a non-tangent line
- (ex) South 33°02'51" East, 425.31 feet to a point of curvature, thence
- (cx1) 285.40 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 848.51 feet and a chord bearing and distance of South 23°24'42" East, 284.06 feet to a point, thence with a non-tangent line
- (cx2) South 13°46'31" East, 375.00 feet to a point, thence

THE TOWN OF UPPER MARLBORO, MARYLAND

**ANNEXATION PLAN**

**FOR THE ANNEXATION INTO THE CORPORATE LIMITS OF THE TOWN OF UPPER MARLBORO CERTAIN REAL PROPERTY LOCATED EAST OF THE EXISTING CORPORATE BOUNDARIES OF THE TOWN CONSISTING OF 75 PROPERTIES AND PORTIONS OF MARYLAND ROUTE 202, MARLBORO PIKE, BUCKS LANE, CELESTIAL COURT, TRANRAIL DRIVE, SW ROBERT CRAIN HWY, ROBERT CRAIN HIGHWAY AND LARGO ROAD TOTALING 184.89 +/- ACRES, WHICH PROPERTY IS CONTIGUOUS TO AND ADJOINING THE TOWN'S EXISTING CORPORATE BOUNDARIES, AND IS COMPRISED OF ALL THOSE PROPERTIES DEPICTED ON THE MAP OF THE THIRD ANNEXATION OF THE TOWN OF UPPER MARLBORO ATTACHED HERETO AS EXHIBIT A, DESCRIBED IN THE ATTACHED METES AND BOUNDS DESCRIPTION OF THE THIRD ANNEXATION (EXHIBIT B), AND REFLECTED IN THE TABLE SET FORTH IN THE ATTACHED (EXHIBIT C) ("THE ANNEXATION AREA"), AND GENERALLY ALL MATTERS RELATING TO THE ANNEXATION OF THE ANNEXATION AREA THAT IS THE SUBJECT OF ANNEXATION RESOLUTION NO. 01-2026**

This Annexation Plan has been prepared by the Town of Upper Marlboro pursuant to § 4-415 "Annexation Plan" of the Local Government Article, of the Annotated Code of Maryland.

**A. Land Use and Zoning Pattern for the Annexation Area**

(1) The Annexation Area is located approximately along the Eastern boundary of the Town's current corporate limits. The area to be annexed (the "Annexation Area") consisting of 184.89+/- acres described in the metes and bounds legal description of the Third Annexation and the various rights-of-way referenced therein (ie. portions of Maryland Route 202, Marlboro Pike, Bucks Lane, Celestial Court, Tranrail Drive, SW Robert Crain Highway, Robert Crain Highway and Largo Road), and the Annexation Area is further described or depicted in Exhibit B hereto and on a map exhibit entitled "Map of the Third Annexation of the Town of Upper Marlboro, which is attached hereto as Exhibit A.

(2) The Annexation Area is governed under the land use jurisdiction of the District Council of Prince George's County and the Maryland-National Capital Park and Planning Commission ("M-NCPPEC"). The properties that comprise the Annexation Area will retain their current zoning, which zoning is reflected in the attached Exhibit C. Further information on zoning and land uses of each of the properties is available at <https://www.pgatlas.com/>.

**B. Annexation Agreements and Availability of Land for Public Facilities**

As referenced further in Annexation Resolution 01-2026, and any exhibits referenced therein, there are existing annexation agreements between the Town and four land owners, two of which are for residential properties, one of which is for the 15103 Marlboro Pike Moose Lodge, and one is for 15100 Buck Lane, regarding the provision of municipal services and the abatement of municipal taxation, but there are no such agreements concerning dedication of portions of the Annexation Area for public

facilities. Land use, zoning, subdivision, building construction and storm water regulations are generally administered by Prince George's County, the Washington Suburban Sanitary Commission (the "WSSC"), State Highway Administration, or the Maryland-National Capital Park and Planning Commission. All necessary infrastructure and improvements, including road access, sidewalks, storm water management systems, water and sewer systems and/or extensions and utility delivery systems, and all other facilities necessary to service the Annexation Area shall be installed in accordance with sound engineering principles, and shall be subject to location, design and construction approvals and/or Mandatory Referrals reviewed by Prince George's County, WSSC, State Highway Administration or the Prince George's County Planning Board.

**C. Public Water and Sewer**

Public water and sewer service is or will be supplied by the Washington Suburban Sanitary Commission for the Annexation Area. The sewer basin is basin ID: 14, basin name: Western Branch. The current water and sewer categories in the areas to be annexed are as follows: sewer category, sewer code: S-5, Future Community System; S-4, Community System Adequate for Development Planning; S-3, sewer description code: Community System, and the Sewer Envelope Availability: Planned or Existing Community System. The water category is water code: W-3, water description code: Community System and W-4, Community System Adequate for Development Planning, and W-5, Future Community System. Further information on public water and sewer service is available from <https://www.pgatlas.com/>.

**D. Other Municipal or Related Services**

(1) Police Service. The Annexation Area (commonly referred to as the Third Annexation Area), is or may be served by the Maryland-National Capital Park Police and the Prince George's County Police Department, in part or wholly, and also, may be further served by the Upper Marlboro Police Department on a full scale or limited basis for purposes of police protection. Certain services may also be provided by the Prince George's County Police Department pursuant to a Memorandum of Understanding or Mutual Aid Agreement regarding jurisdictional police services entered into between the Town and the County governments. Such services may commence after annexation, using existing personnel and equipment, at the same or similar level of service now being provided to the Town in areas where police protective services are provided on a concurrent basis with another police agency.

(2) Emergency Service. The Marlboro Volunteer Fire Department, Company 20 presently provides fire protection and emergency medical services to the Annexation Area. Such services will continue after annexation, using existing personnel and equipment, at the same or similar level of service now being provided.

(3) Street Maintenance. The Annexation Area contains no streets or highways currently under the jurisdiction of the Town of Upper Marlboro. Any existing public streets or roadways will continue to be maintained for public or private use by the County, the State of Maryland or other public or private entities into the foreseeable future.

(4) Refuse Collection. The Town presently offers only residential trash collection and, upon the effective date of the Annexation Resolution, will provide residential trash collection services to those residentially developed properties within the Annexation Area.

(5) Code Enforcement. All property within the Annexation Area owned and operated by private individuals or entities, will be subject to municipal regulation and code enforcement upon the effective date of the Annexation Resolution; however, public lands may be exempt from certain municipal codes and ordinances.

**E. Financing Services**

Financing for any municipal services extended to the Annexation Area will be provided through the general fund of the Town. The largest source of tax revenues collected by the Town is attributable to the municipal property tax which is levied only against taxable property. The properties with the Annexation Area will be subject to municipal taxes, except those that are subject of an annexation agreement that causes for phased in taxing, in which case the taxes will be phased in in accordance with the schedule agreed upon in the annexation agreements. The Town may fund certain extended services by way of intergovernmental grants, fees, payments in lieu of taxes and/or pursuant to memoranda of understanding.

**PASSED** and approved by the Board of Commissioners of the Town of Upper Marlboro, Maryland at a regular or special meeting on the \_\_\_\_ day of \_\_\_\_\_ 2026.

ATTEST:

THE COUNCIL OF THE TOWN OF UPPER  
MARLBORO, MARYLAND

\_\_\_\_\_  
Name: .....

\_\_\_\_\_  
Charles Colbert, Mayor

Title: .....

\_\_\_\_\_  
Derrick Brooks, Vice Mayor

Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Sarah Franklin, Councilmember

\_\_\_\_\_  
Karen Lott, Councilmember

\_\_\_\_\_  
Joseph Hourcle, Councilmember

CERTIFICATION

I, the undersigned, hereby certify that I am the Town Manager of the Town of Upper Marlboro and that the Council of the Town of Upper Marlboro at a public meeting at which a quorum was present adopted this Annexation Plan, and that said Plan is in full force and effect and has not been amended or repealed.

In witness whereof, I have hereunto set my hand and seal of the municipal corporation, this \_\_\_ day of \_\_\_, 2026.

\_\_\_\_\_  
Clayton Anderson, Town Manager