

Calvert County Government
Review of Calvert Shores Municipality Reconsideration Petition
09/06/2016

06/21/2016 Board Meeting Minutes:

Rejected the referendum request for the Calvert Shores Municipality and approved the County Attorney's recommendation, as stated in the signed resolution, that "upon the request of the Calvert Shores Organizing Committee for reconsideration received on or before close of business on September 19, 2016, with the signatures of owners of at least 25% of the assessed valuation of the real property of the area proposed to be incorporated, the Board of County Commissioners will conduct a public hearing following publication of notice of the hearing and a summary of the matter being considered in one (1) newspaper of general circulation in the County once each week for 2 successive weeks."

Total Value of real property of the area proposed to be incorporated	\$838,381,581.00
25% of the Confirmed Total Value (requirement)	\$209,595,395.25
Reported as signing by committee	\$229,794,000.00

(List of Property Owners that Signed the Referendum Petition)

Procedures completed:

1. Recalculated total as \$229,794,000 and calculated about 1,580 properties included in the List of Property Owners that Signed the Referendum Petition.
2. Confirmed total assessed value in the district as \$838,381,581
3. Selected 40 properties including the top 10 assessments reported:
 - a. Compared assessment amount on "List of Property Owners that Signed the Referendum Petition" to SDAT data to confirm accuracy.
 - b. Compared reported owner on "List of Property Owners that Signed the Referendum Petition" to SDAT data to confirm accuracy.
4. Selected 10 signatures from the "Copies of Petition Signatures" document and traced to the SDAT data to confirm accuracy.
5. Reviewed the "Copies of Petition Signatures" for reasonableness noting handwriting and signatures for "uniqueness"
6. Calculated that there are about 2,100 signatures provided (510 pages X 5 signatures a page some with less).

Items to consider:

1. Of the approximate 1,580 total properties, 421 are POACRE owned properties with a \$9,706,600 assessment
2. Chesapeake Ranch Water Co is included with a \$1,278,600 assessment
3. Of the \$10,185,000 total assessment reviewed (step 3 above), I found \$1,500,000 in overstated assessments. Almost all of the discrepancy relates to 7 of the properties. These assessments were incorrectly reported at exactly double the correct amount and are assumed to be a formulaic error. These issues were noted in only the top 10 assessments.
4. 2 of the 40 properties had an incorrect owner listed in the List of Property Owners that Signed the Referendum Petition.

Conclusion:

Based on testing performed, the documents submitted include the signatures of owners of at least 25% of the assessed valuation of the real property of the area proposed to be incorporated.