

TOWN OF UPPER MARLBORO

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TOWN COUNCIL

Mayor Charles J. Colbert • Vice Mayor Derrick F. Brooks • Councilmember Sarah A. Franklin • Councilmember Karen H. Lott
• Councilmember Joseph Hourcle'

OFFICE OF THE TOWN MANAGER

TO: Town Council, Town Attorney, Staff
FROM: Clayton Anderson, Town Manager *CA*
DATE: April 23, 2026
RE: 5510 Old Crain Highway – Status Update and Recommendations

SUMMARY

Staff met with the LGIT Risk Assessment representative today to conduct an on-site inspection of the dilapidated structure and inoperable vehicles stored at 5510 Old Crain Highway. Staff answered background questions from LGIT as thoroughly as possible. The LGIT representative is preparing a formal report for our policy underwriters. Staff believes that if the recommendations outlined below are followed, aligning with LGIT's requirements should have minimal financial impact and the town should maintain continued coverage.

TEMPORARY (IMMEDIATE) RECOMMENDATIONS

1. Post all entrances to the dilapidated structure with appropriate warning signage.
2. Extend caution tape across all structure entrances.
3. Reinforce the well cover and secure caution tape around the well.
4. Install temporary lighting to deter trespassers and squatters. Note: This option is costly. To avoid this expenditure, demolition should proceed as soon as possible.
5. Monitor the property a minimum of two days per week — Police or Public Works.
6. If the structure is not demolished within 30–60 days, boarding will be required. This will be both costly and hazardous for staff.
7. Remove both inoperable vehicles from the property immediately. One vehicle has sustained significant ballistic damage — no fewer than a dozen bullet holes of varying sizes.

STAFF RECOMMENDATIONS (PERMANENT RESOLUTION)

The structure does not appear on any historic registry. While staff is sensitive to concerns about historical significance, the public safety risk and the town's liability exposure are immediate and serious. Deferred maintenance has brought us to this point and must now be addressed.

Staff formally recommend the following:

- Demolish the dilapidated structure without delay.
- Remove all debris from both the demolished structure and the existing collapsed structure.
- Remove both inoperable vehicles from the property.
- Authorize the purchase of two UTVs — one for Police, and one for DPW.

Regarding the UTVs: The town purchased a used, seven-year-old UTV three years ago, that vehicle is now ten years old and is not running properly. After being sent for repair it was returned to the shop, still inoperable. Staff rented a UTV this week simply to conduct today's inspection. We currently rent go-karts for town events. This is not a sustainable posture.

The two UTVs are needed now to monitor the trail and the subject property. They will also serve an ongoing operational need when the trail opens and can replace rental equipment at all town events. UTV procurement will be raised during the upcoming budget discussion.

INVITATION TO COUNCIL — SITE TOUR

Staff strongly encourage each Council member to see the conditions described above firsthand. A guided site tour is scheduled for this Monday at 9:30 AM. Please let us know if you can attend at that time. If 9:30 does not work for you, please let us know your availability and we will do our best to accommodate.























South Trail Alternatives

Three South Alternatives (Alternatives S1, S2 and S3) would begin at a trail crossing of Old Chain Highway, connecting to the southern end of the North Trail Alternatives. The Old Chain Highway trail crossing would require road markings, vehicle and pedestrian signage, and

potentially crossing safety lights (see Figure 6). The alignment of the three South Alternatives vary greatly, each providing different connections, trail user experiences, and alignments on public vs. private lands.



Figure 6A. Existing conditions (October 2023). ©DCH, M, NCPPC



Figure 6B. Example of what the Future Old Chain Highway Trail Crossing with the Alternative S2 or S3 Trail Entrance could look like. RENDERING: AECOM