

BOARD OF COUNTY COMMISSIONERS' MEETING

Tuesday, February 7, 1984

Present: Commissioner George R. Aud, President
Commissioner Larry Millison, Vice-President
Commissioner Richard D. Arnold
Commissioner Ford L. Dean
Commissioner David F. Sayre
Edward V. Cox, County Administrator
Judith A. Spalding, Recording Secretary

CALL TO ORDER

Commissioner President Aud opened the meeting at 9:15 a.m.

APPROVAL OF MINUTES

Commissioner Dean moved, seconded by Commissioner Arnold, to approve the minutes of the County Commissioners' meeting of Tuesday, January 31, 1984 as submitted. Motion unanimously carried.

APPROVAL OF BILLS

Commissioner Millison moved, seconded by Commissioner Aud to approve payment of the bills as submitted. Motion unanimously carried.

COUNTY ADMINISTRATOR ITEMS

Present: Edward V. Cox, County Administrator

1) "DEAF CHILD" SIGNS

The County Administrator presented correspondence dated February 3, 1984 from Charles David Stack requesting the Board's consideration for the posting of two road signs "DEAF CHILD AREA" on county property alongside the road on Myrtle Point Road from Rt. 4 and on Iris Drive. After discussion, the Commissioners granted authorization for the placement of these signs.

2) REGRA NT CONTRACT - MARYLAND HUMANITIES COUNCIL, INC.
ST. CLEMENT'S ISLAND MUSUEM

The County Administrator presented the referenced Regrant Contract from the Maryland Humanities Council Inc. which has been awarded to the County in the amount of \$5,601 for an instructional film entitled "From the Water's Edge - St. Clements Island, Birthplace of Maryland." to be shown to school children.

Commissioner Arnold moved, seconded by Commissioner Sayre, to authorize Commissioner President Aud to sign said Regrant Contract. Motion unanimously carried.

3) PERSONNEL - COUNTY ENGINEER'S OFFICE
OILBURNER AND REFRIGERATION MECHANIC

The County Administrator presented a memorandum dated February 6, 1984 from the Personnel Officer requesting authority to begin the hiring process for the Oilburner and Refrigeration Mechanic position in the County Engineer's Office, which will be vacated by the resignation of George Hall, effective February 10, 1984.

Commissioner Dean moved, seconded by Commissioner Aud, to grant this request. Motion unanimously carried.

COUNTY ADMINISTRATOR ITEMS (Continued)

4) CORRESPONDENCE
TIDEWATER FISHERIES
OYSTER PROPOGATION OFFICE

The County Administrator presented correspondence addressed to Mr. George Krantz, Director of Tidewater Fisheries expressing appreciation for his presentation on January 31 and reiterating the County's concern for the oyster propogation program. The Commissioners agreed to forward said letter.

5) APPOINTMENTS
BOARD, COMMITTEES AND COMMISSIONS

Commissioner Aud moved, seconded by Commissioner Dean and unanimously carried, to make the following appointments to Boards, Committees, and Commissions with terms as indicated:

<u>St. Clement's Island Interpretive Center</u> <u>Potomac River Museum Board</u>	<u>Term to Expire</u>
Beverly Wells	December 31, 1985
Louanne Cosimano Bailey	December 31, 1985
Elmer Bailey	December 31, 1985
Wade Blackistone	December 31, 1986
Elizabeth Butler	December 31, 1986
Jean Chandler	December 31, 1986
Nancy Gillette	December 31, 1986
Edith Rogers	December 31, 1987
Charles Young	December 31, 1987
<u>Historic District Commission</u>	
Isabel S. King	June 30, 1985
<u>Library Board of Trustees</u>	
Ms. Everlyn Holland	December 31, 1986

6) ST. MARY'S HOSPITAL CONSTRUCTION PROJECT
REQUISITION NO. 24 AND 25 (CORRECTION OF MINUTES)

The County Administrator advised that Requisition No. 24 (in the amount of \$85,627.41) was approved on January 17, 1984 and Requisition No. 25 (in the amount of \$27,398.07) was approved on January 24; however, through correspondence dated January 26, 1984 from Maryland National Bank, it has been learned that funds were not available at that time to pay those amounts because funds were invested at that time. He stated that the minutes need to be amended to reflect that \$50,000 has been remitted for a portion of Requisition #24 with the balance as well as funds for requisition #25 to be paid when invested funds become available around February 17. The Commissioners gave their concurrence.

OFFICE OF COUNTY ENGINEER ITEMS

Present: John B. Norris, County Engineer

1) USE OF COUNTY'S FRONTEND LOADER
350TH ANNIVERSARY CELEBRATION
ST. CLEMENT'S ISLAND

Mr. Norris advised that his office has received a request for the use of the landfill's frontend loader at St. Clement's Island on March 25, 1984 for the 350th anniversary Celebration as is used annually at the Blessing of the Fleet. The Commissioners gave their concurrence.

OFFICE OF COUNTY ENGINEER ITEMS (Continued)

2) RENTAL CONTRACT SERVICES
BUILDING IMPROVEMENTS AND MAINTENANCE
PROJECT NO. SM 84-6-5 - PAINTING AND WALLPAPER

Mr. Norris presented the bid tally sheet for the referenced project and recommended awarding the contract to the lowest bidder, Thompson's Paint Company, in the amount of \$9.00 per hour.

Commissioner Dean moved, seconded by Commissioner Aud, to accept the County Engineer's recommendation and further to authorize Commissioner President Aud to sign appropriate documents. Motion unanimously carried.

3) AGREEMENTS
CONTRACT RENTAL SERVICES
BUILDING IMPROVEMENTS OR MAINTENANCE

Mr. Norris presented the following Agreements for approval by the Board:

a) By and between Board of County Commissioners of St. Mary's County and Owens Electric, Inc., for electrical contract (Project #SM 84-6-3);

b) By and between Board of County Commissioners of St. Mary's County and Cameron Construction Co. for carpentry and miscellaneous contract (Project #SM 84-6-2);

c) By and between Board of County Commissioners of St. Mary's County and John Steven Lacey for plumbing modifications (Project #SM 84-6-4).

Commissioner Arnold moved, seconded by Commissioner Sayre, to approve and authorize Commissioner President Aud to sign said Agreements. Motion unanimously carried.

4) GRADING AGREEMENTS

Mr. Norris presented the following Grading Agreements for approval by the Board:

a) Dated December 16, 1983 by and between McElwee Scarborough Construction Company and St. Mary's County for property located in the Eighth Election District entitled Reclamation Plan - Fenwick property;

b) Dated January 24, 1984 by and between James Thompson, T/A Thompson Construction Company and St. Mary's County for property located in the Queentree Subdivision, Sixth Election District (Lot 500-22).

Commissioner Sayre moved, seconded by Commissioner Millison, to approve and authorize Commissioner President Aud to sign said Grading Agreements. Motion unanimously carried.

5) LEONARDTOWN LIBRARY PROJECT
CERTIFICATE OF SUBSTANTIAL COMPLETION

The County Engineer advised that the contractor will be packing the library equipment and materials on Thursday and Friday of this week and will be moving them on Monday of next week to the completed library at the Armory building. Therefore, Mr. Norris presented the referenced Certificate of Substantial Completion with Loffler Construction, Inc. for the Commissioners' approval.

Commissioner Arnold moved, seconded by Commissioner Aud, to authorize Commissioner President Aud to sign said Certificate of Completion. Motion unanimously carried.

OFFICE OF COUNTY ENGINEER ITEMS (Continued)

6) ST. MARY'S COUNTY JAIL
SITE AND CONCEPTUAL DESIGN STUDY - AGREEMENT

Mr. Norris presented the "Standard Form of Agreement" by and between Board of County Commissioners of St. Mary's County and Mosely Hening Associates, Inc. for a Site and Conceptual Design Study for a 72-cell capacity facility for the St. Mary's County Jail at the Governmental Center property.

Commissioner Dean moved, seconded by Commissioner Arnold, to authorize Commissioner President Aud to sign said Agreement. Motion unanimously carried.

7) LEXINGTON PARK STORM DRAINAGE IMPROVEMENTS
PROJECT NO. SM 81-1-2

The County Engineer presented a Contract Agreement by and between the Board of County Commissioners and Rapp Contracting, Inc. in the amount of \$787,156.25 for Lexington Park road and storm drainage improvements along with appropriate Performance Bond. Mr. Norris noted that there is a contingency in the Contract whereby if the estimated amount of material used by the County is exceed that the contract will be paid additional funds via a Change Order by the County. However, if the estimated amount is less, then there will be a savings to the County.

In addition, Mr. Norris presented a proposal from the Wilson T. Ballard Company for inspection services.

Commissioner Sayremoved, seconded by Commissioner Aud, to approve and sign Contract Agreement with Rapp Contracting Company and to approve the utilization of the Wilson T. Ballard Company for inspection services. Motion unanimously carried.

8) CONSTRUCTION EASEMENT
HIGHWAY MAINTENANCE FACILITY - ST. ANDREW'S LANDFILL AREA

The County Engineer presented a Construction Easement Agreement by and between Larry D. Berg and James A. Mills and the Board of County Commissioners of St. Mary's County for the construction of an entrance to the proposed Engineering Office and Vehicle Maintenance Facility.

Commissioner Dean moved, seconded by Commissioner Arnold, to approve and authorize Commissioner President Aud to sign said Easement. Motion unanimously carried.

9) McINTOSH BRIDGE CONSTRUCTION UPDATE

Mr. Norris presented photographs of the McIntosh Bridge as of February 3, 1984. He indicated that SHA was reviewing the concrete strength test results to enable the County to pour the deck for the bridge. Mr. Norris advised the Board that the strength would be sufficient if the cylindrical test were adjusted to the curing temperatures that they were in. He stated that the Portland Cement Association was in agreement and indicated that the Engineering Office had been assisting the contractor in preparing their job submittals so that the State could approve the work for the bridge deck to be poured. Mr. Norris indicated that the pourings for the bridge deck will probably be done next week and that it will be the end of March or first of April before the contract work items are completed. It is a 120-working-day contract and to date, 132 days have been used, with probably an additional 20 more days on the contract.

The Commissioners requested Mr. Norris to prepare an update to the letter that was distributed to the residents of McIntosh Road advising them of the current status and the projected completion date. Mr. Norris advised that he would be glad to talk to any of the residents that have been contacting the Commissioners about this project.

OFFICE OF COUNTY ENGINEER ITEMS (Continued)

10) REPAIR TO COUNTY ROADS

Commissioner Arnold pointed out that many of the county roads are becoming in need of repair and inquired whether preparations should be made at this time to insure that this work would be done before a more serious problem exists.

Mr. Norris advised that a determination would have to be made whether to use a rental contract or SHA forces to do the work. He stated that he would return with a recommendation at a later date.

SOUTHERN MARYLAND HEALTH SYSTEMS AGENCY
UPDATE ON ACTIVITIES

Present: Robert Sherwood, Director, SMHSA

Mr. Sherwood appeared before the Commissioners to present an update on the activities of the SMHSA including Hospice Care and Mental Health Services for Emotionally Disturbed Youth. Mr. Sherwood advised that the Maryland Health Resources Planning Commission has been conducting public hearings on changes to the State Health Plan and stated that for the most part, the plan is a good one; however, there are three areas that are of concern to SMHSA: cardiac care, long term care for the elderly, and psychiatric care, of which the last two would be of concern to St. Mary's County. He stated that the Plan indicated a need for three psychiatric beds for the entire tri-county area; however, this was based on past utilization. Secondly, the Long Term Care Section of the Plan indicates that St. Mary's County is over-bedded in nursing home beds.

The Commissioners expressed their concern with these items in the Plan and inquired whether a letter to the State disagreeing with those aspects of the Plan would be beneficial. Mr. Sherwood indicated that it could be of some help and agreed that such a letter be written in that a hearing will be held in Baltimore on the Plan in the near future.

In closing, the Commissioners expressed their appreciation to Mr. Sherwood for his presentation and for bringing these concerns to their attention.

REZONING DECISION/DISCUSSION

STSP #84-0089: WILDEWOOD TECHNOLOGY PARK, PARCEL TWO BUILDING

Requesting site plan approval for a three-story industrial building. The property contains approximately 9.2 acres and is located on Tax Map 34, Block 8, Part of Parcel 79; Eighth Election District; zoned PD-IP, Planned Development Industrial Park.

Commissioners present: George Aud, Ford Dean, Richard Arnold, and David Sayre. Commissioner Millison was not present during the discussion/vote on this matter. Staff present included: Frank Gerred, Director, Planning and Zoning and Anita Meridith, Recording Secretary of the Office of Planning and Zoning.

Mr. Gerred advised that this industrial site plan has been reviewed by the Planning Commission the previous evening with that body issuing a positive recommendation for the Commissioners' approval.

The Commissioners reviewed the plan and staff advised that the building would be located on the north side of the TRACOR Building, located in the Wildewood Industrial Park.

Commissioner Aud moved, seconded by Commissioner Sayre, to accept the site plan for this building for Wildewood Partners, Inc., Parcel Two Building, STSP #84-0089.

Commissioner Dean abstained, with all remaining Commissioners voting in favor. Motion passed and the site plan was approved.

REZONING DECISIONS/DISCUSSION

ZPUD #83-1127: DEER WOODS SUBDIVISION

Requesting rezoning from R-1, Rural Residential, to PUD-2, Planned Unit Development. The property contains approximately 25 acres and is located on Maryland Route 712, adjacent to Forrest Park Subdivision, in the 8th Election District, on Tax Map 52, Block 2, Parcel 68.

All Commissioners were present.

Commissioner Dean recalled that both the staff and Planning Commission had recommended approval. He stated that he, likewise, would be in favor of granting approval as the development proposed was in keeping with the development across the street (residential properties) and was a better design due to its inclusion of more open space and fewer entrances onto the street.

Commissioner Dean moved, seconded by Commissioner Aud, and unanimously passed, to instruct the County Attorney to prepare the appropriate resolution granting approval.

HIGH TECH SEMINAR PROPOSAL

Commissioner Ford Dean proposed for the Commissioners' consideration the possibility of conducting a one-half day seminar in St. Mary's County on the development of high-tech industry support of the efforts of the Navy. He stated he thought it would be in everyone's best interest if the Commissioners supported such a seminar to which certain county agencies, Navy representatives, and representatives of various firms associated with the Navy to see if there are items that need addressing by the County to support the climate of the defense industry and could attract more industry to the County. Commissioner Dean suggested that the County's Department of Economic and Community Development be involved in this project and if the Board concurs that he be requested to develop an outline of the seminar and return to the Commissioners for review and consideration after which invitations could be issued. He stated that the selected county agencies could present some of the ongoing efforts at the seminar in support of this industry and use this as a forum whereby firms could express to county government their concerns and needs.

After discussion, the Commissioners gave their concurrence and directed the County Administrator to request Joseph Mitchell, Director of Economic and Community Development, to prepare an outline for the seminar.

ZONING AMENDMENT RESOLUTION Z84-04
NATIONAL MOBILE HOME SALES PARTNERSHIP, INC.

(Requesting rezoning from R-2, Low Density Urban Residential, to MH, Mobile home Park. The property contains approximately 16.99 acres and is located off MD Rt. 235, Lexington Park, Eighth Election District, Tax Map 43, Block 9, Parcel "J" (part of Parcel 270).

Having conducted a public hearing on January 17, 1984 and held subsequent decision/discussion, Commissioner Dean moved, seconded by Commissioner Arnold, to approve and sign Zoning Amendment Resolution No. Z84-04, rezoning subject property to MH, Mobile Home Park. Motion unanimously carried.

ST. MARY'S COUNTY NURSING HOME PROJECT

Present: George Smith, Director, St. Mary's Nursing Home
Joseph Tolson, Nursing Home Board/Building Committee
Julia Richardson, Nursing Home Board/Building Committee
Isabel Raley, Nursing Home Board
William Raley, Nursing Home Board
John Cheseldine, Nursing Home Board/Building Committee
Elizabeth Reynolds, Nursing Home Board
Bill Groome, Nursing Home Board
Louis Huber, Housing & Health Services, Inc.
John Norris, County Engineer
Joseph P. O'Dell, Director, Budget and Data Services

The above individuals appeared before the Commissioners to present an update on the construction of the new nursing home, conversion of the present nursing home facility into a domiciliary care unit, and conversion of the existing hospital to a state office building.

Mr. Huber by way of charts presented an overall time sequence plan for effecting the above projects; a copy of the schedule is on file in the Commissioners' Office. Mr. Huber pointed out that the Certificate of Need for the Nursing Home project will be finalized Tuesday, February 14, 1984.

Mr. Norris gave an overview of the site stating that there is currently a contract for a site analysis of the constraints of the property, i.e., parking lot, storm water management and buildings.

Mr. O'Dell presented the financial aspects and funding alternatives for the three above-mentioned facilities and presented a paper entitled "Structuring of Bonds/Related Issues." He stated that he looked at the financial picture from an overall point of view, not just in relation to these projects because of other considerations by the County in other areas.

In conclusion, the Nursing Home Building Committee representatives advised that there are four requests needing decision by the Board of County Commissioners:

1. Authority to employ an architectural/engineering firm to design the new nursing home;
2. Authority to hire an architectural/engineering firm to design the renovations at the current hospital site;
3. A determination of whether or not a private not-for-profit corporation should be established to administer the new nursing home and the proposed domiciliary care unit;
4. The extension of the contract with Mr. Huber to evaluate the fiscal feasibility of the conversion of the current nursing home into a domiciliary care unit.

The Commissioners expressed gratitude to the group for its efforts and indicated that they would try to render the appropriate decisions in the near future.

INTRODUCTION OF NEW MSP TROOP COMMANDER

Present: Lt. Richard Stufft, MSP, Leonardtown Barracks
Capt. Patrick Butcher

Lt. Stufft, Commander of the Leonardtown Maryland State Police Barracks introduced the new Waldorf Tooper Commander, Capt. Patrick Butcher, who is replacing Capt. Larry Gibbs, who was promoted to Major at Pikesville.

The Commissioners congratulated Capt. Butcher and mutual cooperation was expressed by the Board, Capt. Butcher, and Lt. Stufft.

EXECUTIVE SESSION

Present: Edward V. Cox, County Administrator

The Commissioners unanimously agreed to meet in Executive Session in order to discuss matters of Personnel. The Session was held from 12:30 p.m. to 1:15 p.m.

ADJOURNMENT

The meeting adjourned at 1:15 p.m.

APPROVED:


George R. Aud, President