

BOARD OF COUNTY COMMISSIONERS' MEETINGTuesday, August 2, 1988

Present: Commissioner Carl M. Loffler, Jr., President  
 Commissioner W. Edward Bailey  
 Commissioner Robert T. Jarboe  
 Commissioner John G. Lancaster  
 Commissioner Rodney Thompson  
 Edward V. Cox, County Administrator  
 Judith A. Spalding, Recording Secretary

The meeting was called to order at 9:00 a.m.

APPROVAL OF MINUTES

Commissioner Lancaster, moved, seconded by Commissioner Jarboe, to approve the minutes of the Commissioners' meeting of Tuesday, July 26, 1988. Motion carried.

APPROVAL OF BILLS

Commissioner Bailey moved, seconded by Commissioner Lancaster, to approve payment of the bills as presented. Motion carried.

COUNTY ADMINISTRATOR ITEMS

Present: Edward V. Cox, County Administrator

1) APPOINTMENTS  
BOARDS, COMMITTEES AND COMMISSIONS

Commissioner Lancaster moved, seconded by Commissioner Jarboe, with motion carried, to make the following appointments:

<u>Airport Commission</u>	<u>Terms to Expire</u>
Gary Burney	June 30, 1991
<u>Mental Health, Alcoholism, Drug Abuse Advisory Council</u>	
Dorothy Guest	June 30, 1990/93
<u>Maryland Historical Trust</u>	
Louanne Cosimano-Bailey (Nominee to be forwarded to State)	

2) CORRESPONDENCE

The County Administrator presented the following items of correspondence for the Commissioners' consideration and signatures:

a) Mosquito Control - To State Mosquito Control Office expressing interest in keeping the mosquito control office located in St. Mary's County.

b) Tourist Information Center - To Chairman, Tri-County Council supporting the recommendation that the Tri-County Council be granted permission to operate the state tourist information center.

c) Boards/Committees/Commissions - To the Democratic and Republican Central Committees soliciting recommendations to serve on boards, committees and commissions.

d) Little League State Finalists - To the Little League finalists expressing congratulations in reaching the state tournament.

3) EASEMENT AGREEMENT  
MAYJACK, INC.

For the Commissioners' review, the County Administrator presented an Easement Agreement by and between Board of County Commissioners and Southern Maryland Electric Cooperative, Inc. and Mayjack, Inc. granting Mayjack an easement on the railroad right-of-way for parking purposes. Mr. Cox recommended that Assistant County Attorney Densford meet with the principal, Mr. Daugherty, to review the Agreement and negotiate the payment price, after which it will be returned to the Board.

The Commissioners gave their concurrence.

4) S.M.I.L.E. ADULT DAY CARE CENTER

The County Administrator presented correspondence from the S.M.I.L.E. Board of Directors regarding the change of status of S.M.I.L.E. Mr. Cox recommended that the Director of the Office on Aging and a representative of S.M.I.L.E. bring the matter before the Commissioners at a later date for consideration.

The Commissioners gave their concurrence.

5) CONSULTANT AGREEMENT  
GLENN G. GASS - DEPARTMENT OF PUBLIC WORKS

The County Administrator presented an Agreement between Glenn G. Gass and the St. Mary's County Commissioners for support services to the Department of Public Works.

Commissioner Thompson moved, seconded by Commissioner Bailey, to authorize Commissioner Loffler to sign the Agreement as presented. Motion carried.

6) GRANT APPLICATION  
CRIME VICTIM'S SERVICES

The County Administrator presented a Grant Application for the Crime Victim's Services - Battered Spouse/Rape Crisis Program in the amount of \$37,779.

Commissioner Bailey moved, seconded by Commissioner Lancaster, to approve and authorize Commissioner Loffler to sign the Grant Application as presented. Motion carried.

7) APPLICATION FOR FEDERAL ASSISTANCE  
COMPTON ROAD PROJECT

On behalf of the Department of Economic & Community Development, the County Administrator presented the referenced Grant Application for the Compton Road Community Sewer Extension and Water Project to be submitted to the Farmers Home Administration. Federal funds - \$40,000; Other - \$93,000.

Commissioner Thompson moved, seconded by Commissioner Lancaster, to authorize Commissioner Loffler to sign the Federal Assistance Grant Application as presented. Motion carried.

8) PERSONNEL - DEPARTMENT OF PUBLIC WORKS  
SUPERVISOR OF INSPECTION

The County Administrator pointed out that during the Fiscal Year 1989 budget process, the Director of Public Works requested the establishment of a Supervisor of Inspections position.

Commissioner Bailey moved, seconded by Commissioner Lancaster, to approve the request. Motion carried.

9) PERSONNEL  
DIRECTOR, OFFICE OF PLANNING AND ZONING

The County Administrator presented a memorandum dated July 29, 1988 from the Personnel Office recommending the selection of Mr. Kul Sandhu to the Director of Planning and Zoning position, Grade 19, Step 5, effective September 6, 1988.

Commissioner Lancaster moved, seconded by Commissioner Jarboe, to accept the recommendation to hire Mr. Sandhu as recommended. Motion carried.

10) PERSONNEL  
EMPLOYMENT CONTRACTS

The County Administrator presented a memorandum to the Board requesting formal approval of contract salary adjustments, effective July 1, 1988, as follows:

County Administrator - Grade 21-6 to Grade 22-6  
Director, Public Works - Grade 20-6 to Grade 21-6  
Director of Finance - Grade 20-3 to Grade 21-3

Commissioner Jarboe moved, seconded by Commissioner Lancaster, to approve the referenced contracts as referenced. Motion carried.

DEPARTMENT OF PUBLIC WORKS

Present: John Norris, Director

1) ALCOHOL HALFWAY HOUSE/ADVANCED LIFE SUPPORT  
CONSTRUCTION CONTRACT

Mr. Norris reviewed the site plan for the Alcohol Halfway House/Advanced Life Support facility and described the access road and drainage systems. Further, Mr. Norris advised that the State Board of Public Works has approved the award of the project and the construction contract with the lowest bidder, Dennis Anderson, Inc.

In conclusion Mr. Norris presented a Contract Agreement between St. Mary's County Commissioners and Dennis Anderson Construction Corporation for the Alcohol Halfway House/Advanced Life Support in the amount of \$504,988 in the amount of \$504,988 which includes two alternates: Brick exterior veneer; and elevated timber walkway.

After discussion Commissioner Jarboe moved, seconded by Commissioner Lancaster, to authorize Commissioner Loffler to sign the Agreement as presented. Motion carried.

2) OLD ROUTE 5 - MECHANICSVILLE  
RECEIPT OF PETITION

Mr. Norris presented a petition from the residents of Old Route 5 in Mechanicsville requesting County action to resolve hazardous traffic conditions on Old Route 5. Mr. Norris displayed a map of the area and discussed potential solutions including removing it as an access road and extending driveways. After discussion the Commissioners directed Mr. Norris to develop alternatives for presentation at a public hearing to be scheduled in September.

3) ROAD RESOLUTIONS

Mr. Norris presented the following Road Resolutions for the Board's consideration and approval:

R88-04 - Mohawk Drive

Posting Mohawk Drive at 25 miles per hour from its intersection with Md. Rt. 5.

R88-05 - Hayden Road

Posting Hayden Road at 30 miles per hour from its intersection with Sandy Bottom Road.

Commissioner Lancaster moved, seconded by Commissioner Thompson, to authorize Commissioner Loffler to sign the Road Resolutions as presented. Motion carried.

Road Resolution - Fairgrounds Road

Mr. Norris presented the referenced Road Resolution posting Fairgrounds Road as a "No Parking Zone" from its intersection with Md. Rt. 5, for the boundaries of the Fairgrounds property along both sides of the road.

The effective date of the resolution is through October 31, 1988.

During discussion the Commissioners directed Mr. Norris redraft the Resolution to make the "No Parking" requirement effective all year.

After discussion Commissioner Thompson moved, seconded by Commissioner Jarboe, to authorize Commissioner Loffler to sign the amended Resolution as directed. Motion carried.

4) PUBLIC WORKS AGREEMENT  
FOX MEADOW SUBDIVISION

Mr. Norris presented a Public Works Agreement dated July 8, 1988 by and between O'Brien Home Sales, Inc. and St. Mary's County guaranteeing the completion of improvements for Dixon Court, Piper Court, and Spitfire Court in Fox Meadow Subdivision, Eighth Election District, by July 1, 1989.

Commissioner Bailey moved, seconded by Commissioner Jarboe, to approve and authorize Commissioner Loffler to sign the Public Works Agreement as presented. Motion carried.

5) PUBLIC WORKS AGREEMENT  
REDWOOD OF WILDEWOOD - PLAT TWO

Mr. Norris presented a Public Works Agreement dated August 2, 1988 by and between Paragon Builders, Inc. and St. Mary's County guaranteeing the completion of improvements for Wildewood Parkway (Sta 87 + 00 - 99 + 00), Redwood Lane, and Almond Court in Redwood of Wildewood, Eighth Election District by July 1, 1990.

Commissioner Thompson moved, seconded by Commissioner Lancaster, to approve and authorize Commissioner Loffler to sign the Agreement as presented. Motion carried.

6) PEGG ROAD EXTENDED - AGREEMENT

Mr. Norris reviewed the plans for the Pegg road Extended and discussed the particulars of the Agreement with the developer for Chancellors Run Apartments, Harkins Associates. Fees to be generated from this project are based on the concept plans original 268 dwelling units -- \$600 development fee and \$200 impact fee, plus fee for commercial square footage.

Pegg Road is scheduled for design and the first phase will be out on bids in the fall. Second phase is currently under design and will be bid in the spring of 1989. Mr. Norris indicated that obtaining the rights-of-way will be more difficult for the second phase than the first.

Discussion ensued as to the time element for collection of the fees and the County's responsibility for temporary paved access. After discussion the Commissioners directed Mr. Norris to amend the language in the Agreement in order to make it more acceptable for the County.

7) REQUEST FOR TRAFFIC SIGNAL  
ST. MARY'S HOSPITAL

Mr. Norris advised that a request was received from the Administrator at St. Mary's Hospital requesting a traffic light at the intersection of Rt. 5 and the entrance to the hospital. He advised that he will respond that the intersection will be evaluated by State Highway Administration, which will take 30 - 60 days for a response.

The Commissioners gave their concurrence.

OFFICE OF PLANNING & ZONING  
COMPREHENSIVE PLAN REVIEW

Present: Robin Guyther, Acting Director  
Laura Clarke, Planner  
Jeff Jackman, Planner  
Betsy Anthony, Recording Secretary  
Tony Redman  
Larry Petty, Director, Metropolitan Commission  
Steve King, "

Members of the audience included: Thorton Reese, Vince DelGavio, Mary Whetstine, Oran R. Wilkerson, Jack F. Witten, Louis P. Eberle, Jones Thompson, Dorothy Thompson, W. C. Dutton, Jr., Viki Volk, Fred Lauterbach, and Michael Whitson.

Commissioner Loffler informed the Commissioners and staff that a public hearing had been scheduled for August 23, 1988, at 7:00 P.M., at Leonardtown Middle School.

Mr. Guyther recalled the five primary concerns of the Commissioners from the previous work session:

1. Defining the boundaries of the Lexington Park development district and the capacity of the sewer line south of the Park;
2. Size of the development district around Leonardtown;
3. Density in the rural areas;
4. Protection of the railroad right-of-ways; and
5. Inter-family transfers. It should be made clear that families giving a lot to a child would not be required to construct a road to county standard.

Mr. Guyther presented the Commissioners with copies of the Bay Interceptor Sewer Line Committee's report which was completed in 1980. Mr. Guyther referred to the report on the capacity regarding service areas in the county and also reviewed a service map corresponding with the report.

Referencing the map, Mr. Petty explained that the boundary lines were drawn to delegate the drainage area purpose.

A series of specific questions were asked regarding the ability to upgrade the Pine Hill Run Treatment Plant when the need for expansion became a reality.

It was recognized by Commissioner Loffler that there was an industrial park in the southern part of the county known as NESEA that housed its own treatment plant. He indicated that the plant was probably ready for a major upgrade due to future expansions of the area. He suggested that Mr. Petty review the plant to consider the option of working with NESEA in utilizing their treatment plant in conjunction with the Lexington Park plant. Mr. Guyther felt that Commissioner Loffler's suggestion was fine but directed the Commissioners attention to the map to point out the distance between the two plants. Mr. Petty explained that his office had offered the option of running a line to the NESEA plant, and the offer was declined.

Commissioner Loffler explained that he could see the need for commercial and industrial development in the southern section of the eighth district.

Mr. Guyther mentioned that the eighth district had enough land to provide for expansion until the year 2000. Mr. Redman indicated that the plan should be analyzed after five years to be sure that it was working for the county. In terms of absorbing population, Mr. Redman explained that the plan was not designed to handle growth beyond the year 2000.

Commissioner Loffler expressed concern over the obviously growing pressures along Rt. 235 at the end of the Naval Air Station. He was interested to find out if the boundary lines on the Comprehensive Plan map could be extended farther south, and Mr. Guyther mentioned that it had been suggested to extend the boundary line to Hermanville Road and Far Cry Road.

Mr. Redman pointed out to the Commissioners the fact that in the development district there was a base density of one unit per acre, but if someone had water and sewer, they would qualify for four units per acre. He replied that the capacity of the sewer system to see how it could be worked in with the Comprehensive Plan.

Commissioner Loffler stated again that he believed that the Plan should be realistic and, unless the Metropolitan Commission was prepared to provide sewer within the next five to ten years, all the space on the Comprehensive Plan map was unrealistic. Commissioner Loffler explained that their duty was to realistically look at the growth patterns of the county and provide the necessary services.

Mr. Guyther noted that the Plan was initially designed for review in five years, and if stronger growth occurred in places not currently allotted for, the Plan was designed for future expansion.

Mr. Guyther distributed copies of the map outlining the sewer boundaries not zoned S-6 (no planned service). He outlined a portion of the map, in denoted in red to distinguish the committee's recommendation for the sewer service of the Leonardtown area.

Mr. Petty pointed out to the Commissioners that the Tin Top Hill project had not been included in the original plan. He pointed out on the map where the sewer would be carried from the Tin Top Hill project and indicated that the line would be in within a year.

Discussion ensued between the staff and the Commissioners regarding clarification of correspondence pertaining to the county's agreement whether water and sewer as far as annexation.

Following discussion, Commissioner Loffler indicated that, as he understood it, the county had control over the sewer outside of the Leonardtown limits. It was the county's intent to provide sewer outside that area and, as developers build and install water systems and then turn them over to the Metropolitan Commission, there would, in turn, be an operating system for sewer.

Commissioner Loffler explained that he was trying to prepare the public for the upcoming public hearing. He needed to hear how the people that lived around Leonardtown felt about what was happening with Leonardtown. Mr. Redman indicated that he had not heard a great deal of comment from the public regarding the issue being discussed.

Commissioner Jarboe inquired whether the Development District incorporated the eighth district, and Mr. Redman replied negatively stating that he had not received much interest in the further expansion of the northern end of the eighth district.

Commissioner Jarboe questioned how the committee had determined the categories for the Town Centers and Village Centers and asked why some towns were left out (i.e. Helen, Morganza, Park Hall). Mr. Guyther explained that those areas in question would be zoned as non-conforming use to commercial so that expansion would not be a problem.

Mr. Redman explained that the committee had established wherever there was a post office, crossroad, country store, etc. there was the need for a Village Center. He pointed out that the Plan was limited to the Village Centers indicated on the Plan but did not rule out possibility of adding other Town Center as need arose.

NOTE: Commissioner Thompson dismissed himself for the remainder of the meeting.

Commissioner Loffler conveyed Commissioner Thompson's concerns regarding the Plan due to his absence. Commissioner Thompson was very concerned with the five acre rural zoning and suggested that the committee review the possibility of three acres.

Commissioner Loffler suggested that the committee consider the possibility of expanding the Park Hall area regarding the sewer as well as the redesignation of the Leonardtown Development District.

Commissioner Bailey inquired about the commercially zoned areas around the county and asked if those areas would remain commercially zoned once the Comprehensive Plan was adopted. Mr. Guyther stated that he felt they should remain commercially zoned.

Commissioner Loffler suggested that Mr. Guyther prepare a memo outlining the Commissioners' concerns and those items that were being considered for change. Commissioner Loffler asked Mr. Guyther to contact Mr. Owens and Mr. Beaven to make sure they were aware of the upcoming public hearing.

ANNUAL REPORT  
MENTAL HEALTH ALCOHOLISM DRUG ABUSE ADVISORY COUNCIL

Present: Kathy O'Brien, Chairperson  
Bob Guest  
Sally Raley  
Mary Clements  
Peggy Higgins  
Gerda Manson  
Dan Donahue  
Patricia Hawkins  
William Marek  
Frank Sullivan  
Mike Otterbacher

The referenced representatives of the Mental Health Alcoholism Drug Abuse Advisory Council appeared before the Commissioners to present the Council's Annual Report. Ms. O'Brien distributed a handout to the Commissioners and reviewed the duties/responsibilities, membership, highlights of Fiscal Year 1988 and priorities for Fiscal Year 1989. During discussion of the activities of MHADAAC, Ms. O'Brien described the cooperative relationship with other agencies and MHADAAC's role as advocate and support for individuals needing assistance.

In closing the Commissioners expressed appreciation to the members of MHADAAC for their efforts in providing a needed service to the community.

SOUTHERN MARYLAND BOOTH  
MARYLAND ASSOCIATION OF COUNTIES CONVENTION

Present: Joseph Mitchell, Director, Economic & Community Development  
Shirley Colleary, Tourism, Chamber of Commerce

The referenced individuals appeared before the Commissioners to explain the display for Southern Maryland at the MACo Conference at Ocean City in August. A 24-panel pictorial display of Southern Maryland will be exhibited at the conference. Also crab stickers will be handed out during the show. In order to meet the expenses for St. Mary's County's share of the display and handouts, approximately \$2,000 is needed.

The Commissioners agreed for Mr. Mitchell to proceed with the display and that a source of funds will have to be determined.

COMMUNITY COLLEGE ADVISORY BOARD

Present: Christopher Wilson, Chairman  
Elizabeth Dufresne  
Michael Humphries  
Les Shaw  
Hope Swann  
Dr. John Sine, President, Charles County Community College  
Elaine Ryan, Dean  
Ann Smith, Dean  
William Delaney, Director, St. Mary's Campus

The referenced individuals appeared before the Commissioners to present a report on the activities of the Community College Advisory Board and to report on the Community College at St. Mary's. Dr. Wilson discussed the budget process, by-laws, and membership of the Advisory Board. Because of the growth of the community college and the condition of the present facility, Dr. Wilson pointed out that long-range goals should include looking at alternative sites. This will be a topic of discussion at the Advisory Board's next meeting in September.

By way of a chart display, Dr. Wilson reviewed enrollment statistics; i.e., by county, by curriculum, by gender, and by full-time or part-time enrollment.

During discussion Hope Swann pointed out the need for more technical courses to meet the needs of employers in the County and Ms. Dufresne indicated the educational and economic benefits provided by the College. Each of the members present applauded the Commissioners for the support of the Community College at St. Mary's.

In closing Dr. Sine advised the Commissioners of the community college's continued efforts in getting recognition by the State for funding to the Charles County Community College. He further indicated that the "health" of the community college is good.

In conclusion the Commissioners thanked the referenced individuals for the presentation and indicated their support of the community college.

(EVENING SESSION - 7:00 P.M.)

SOLID WASTE - TIPPING FEE  
INFORMATIONAL MEETING

Present: John Norris, Director, Department of Public Works  
Jeff Tizzard, Kidde Consultant

Mr. Norris explained that the purpose of this meeting was to exchange thoughts and ideas relative to the adoption of a solid waste tipping fee at the county landfills. In briefing those present with the proposal Mr. Norris gave the background of the county's handling of solid waste and explained the need to now generate revenues for this service.



Mr. Tizzard reviewed the solid waste disposal costs and options for funding.

At this point questions and comments were received from the following individuals in the audience:

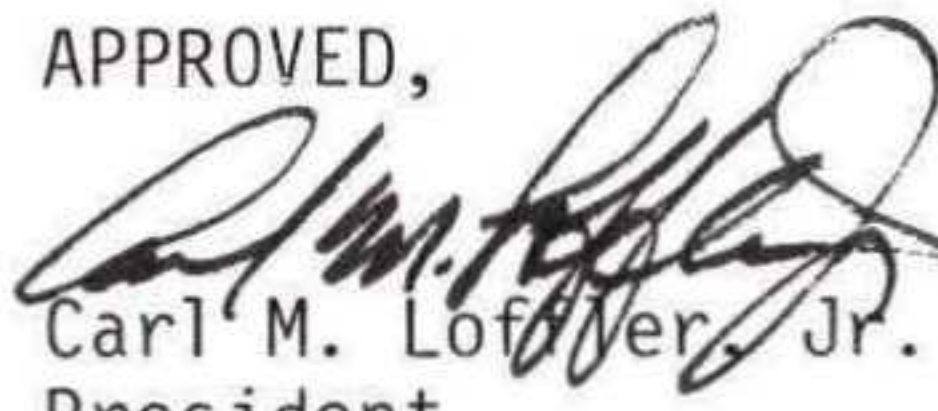
Mike Bridges  
MaGuire Mattingly  
Kathy Max  
Floyd Williams  
Steve Raley  
Minnie Russell  
Vince Curtis  
John Curtis  
Ed Long  
Viki Volk

A tape of the meeting is on file in the Commissioners' Office.

ADJOURNMENT

The meeting adjourned at 9:30 p.m.

APPROVED,



Carl M. Loffler, Jr.  
President