

BOARD OF COUNTY COMMISSIONERS' MEETING

Wednesday, March 19, 1975

Present: Commissioner James M. McKay, President  
Commissioner Ford L. Dean  
Commissioner J. Patrick Jarboe  
Commissioner Larry Millison  
Commissioner John K. Parlett  
Edward V. Cox, Chief Clerk  
Judith A. Mullins, Recording Secretary

The meeting was called to order at 9:00 a.m. by Commissioner President McKay.

READING AND APPROVAL OF MINUTES

The minutes of March 12-13, 1975 were read and corrected. Commissioner Jarboe made a motion to approve the minutes as corrected, seconded by Commissioner Dean. All Commissioners voted in favor of this motion.

RESOLUTION NO. 75-23

ST. MARY'S COUNTY DEVELOPMENTAL CENTER FOR THE MENTALLY RETARDED

Commissioner Jarboe made a motion to approve and adopt the above Resolution, resolving by the Board of County Commissioners of St. Mary's County that a commitment be rendered to budget for those funds necessary to meet the increased costs of construction of a new St. Mary's County Developmental Center for the Mentally Retarded on a matching fund basis, seconded by Commissioner Millison. All Commissioners voted in favor of this motion.

BILLS APPROVED

The following bills were approved by the Commissioners:

J. R. McCrone, Jr., Inc. for engineering design and survey for Larredore Road - \$6,750;

Lorenzi, Dodds & Gunnill, design and survey services (Chaptico Mechanicsville Road - \$1,680.00 and \$188.00;

David M. Gruber & Company for auditing services for quarter ending 12-31-74- \$2,750.00;

BILLS APPROVED (continued)

Melvin Construction Co., for balance of Laurel Grove contract - \$4,981.

Commissioner Millison made a motion to approve payment of the above bills, seconded by Commissioner Jarboe. All Commissioners voted in favor of this motion.

OVERALL STATE ECONOMIC DEVELOPMENT PROGRAM FOR MARYLAND

Mr. Cox presented the Overall State Economic Development Program for Maryland received from Mr. Leon Peterson of the Department of Economic and Community Development. This Program is to be forwarded to the Economic Development Commission for review and comments.

NURSING HOME PROJECT

Correspondence was received from Chauncey Karstens of the Nursing Home Board with regard to private funding allocations for the "Robert Van Horn Thomas Chapel". After speaking with Mr. Robert Wigginton, Attorney for the Thomas Estate and with the executrix under the will of Mrs. Lydia Thomas, approval was given for Mr. Karstens to request the County Commissioners to release funds in the amount of \$41,337.60, which in 1974 had been turned over to the County for use in defraying part of the Nursing Home project. Mr. Karstens made the following recommendations:

a. Authorize the Finance Officer to liquidate the "Thomas Chapel Fund" account and utilize such funds in the amount of \$41,337.60, to defray part of the cost of the current St. Mary's Nursing Home expansion project.

b. Authorize the Finance Officer to transfer such funds in the subject account exceeding \$41,337.60 to the St. Mary's Nursing Home to permit establishing a new account to be utilized at the discretion of the Board of Directors, to maintain and further furnish the new "Robert Van Horn Chapel."

Commissioner Jarboe made a motion to accept Mr. Karsten's recommendations, seconded by Commissioner Dean. All Commissioners voted in favor of this motion.

USE OF RAILROAD RIGHT-OF-WAY

Correspondence was received from Mr. Gilbert Bowling, Hughesville, requesting permission to use the railroad right-of-way as a road to the ramp to his tobacco warehouse. John Norris, County Engineer, recommended that the Commissioners approve this request, provided that the drainage would not be disrupted and that elevation of the railroad bed not be disturbed. Mr. Norris cited the advantage of the rear loading platforms as a possible alleviation of traffic congestion in the front of the warehouse and Route 5.

The Commissioners requested that an Agreement be drawn up by the County Attorney and County Engineer and to be brought before the Board for approval.

HOUSE BILL 1475

Correspondence was received from Delegate Briscoe with regard to House Bill 1475. Delegate Briscoe suggested that this bill be discussed at a meeting with the employees.

Commissioner Jarboe suggested that Section 10(2) of the bill include the following change: "shall receive a salary not less than corresponding jobs under the State Classified System." This will be mentioned to the legislators at the meeting arranged for Sunday, March 23, at 10:30 a.m.

TRAILER PARK TAX ADJUSTMENT

Commissioner Jarboe made a motion that the purpose of the public hearing scheduled for Saturday, April 12 at the Technical Center is to investigate the advisability of an upward adjustment of trailer taxes in an amount of \$1.00 to \$2.00 per month and to discuss the penalty for failure to pay the collected taxes, seconded by Commissioner Dean. All Commissioners voted in favor of this motion.

POSITION OF COUNTY PLANNER

Present: Joseph M. Gough, Chairman, Planning Commission

Mr. Gough proposed that if the Commissioners decide to create the position of County Planner that it would appropriately belong in the Office of Land Use and Development. He was of the opinion that no new department be created. Commissioner Dean distributed suggested alternatives with regard to hiring a Planner and Mr. Gough, later in the meeting, submitted his suggestions on this subject.

ELECTRICAL INSPECTIONS

Present: John Yocum, Middle Department Inspection Agency  
John McKeever  
George Wiggen  
Richard Platt, Director, Land Use & Development

Mr. Yocum explained that under HUD Regulations, the County is required to have electrical inspections, and he submitted copies of a formal contract with Frederick County and an informal contract with Carroll County as examples of their services. In that electrical inspections are necessary and authority for these inspections contained in the County Code, Commissioner Dean stated there were three alternatives for St. Mary's County: (1) Let inspection go as they have been (which is a very loose, informal arrangement between the Middle Department and the County): (2) The County could enter into a formal agreement with the Middle Department or (3) the County could establish their own county electrical inspectors.

In response to a question from Commissioner Millison, Commissioner Dean stated that the benefit to the County of a formal agreement is explained in the agreement with Frederick County: "electrical inspector shall not change its schedule of such fees without appropriate notice and approval by the Board of Commissioners of Frederick County, Maryland."

Mr. Yocum advised that it cost the county residents \$40,000 to \$45,000 annually for electrical inspections.

In closing, Commissioner Dean stated that prior to the Commissioners making any decision, this matter should be brought to the attention of the Electrical Examiners Board for their input.

TRI-COUNTY COMMUNITY ACTION AGENCY  
EARLY CHILDHOOD PROGRAM (HEADSTART)

Present: Marion Thomas (Headstart Program)  
Joseph Carter, Social Services  
Mrs. Tenety (parent)  
Mrs. Lee (parent)

Mrs. Thomas presented to the Commissioners a package of information with regard to the Early Childhood Program. She explained the various programs available and criteria needed for a child to be eligible to participate in the Program. She stated that they have not received a budget increment from the Department of Health, Education and Welfare and they will be cut from a twelve-month program to a nine-month program.

Mrs. Thomas listed in order of priorities the ways in which the County Commissioners could assist their program:

1. Transportation - A new van to help transport children is greatly needed (approximate cost \$6,000 each);
2. Renovation of Felix Johnson School which had been donated by the Board of Education;
3. Cash Funds to be used for medicals, dentals, supplies, utilities on buildings, personnel, etc. - approximately \$10,000;
4. Rental on Ridge Center and/or cost of utilities for Lexington Park - approximately \$7,000;
5. Provide funds for a speech therapist and/or psychological consultant - approximately \$3,000.

At the present time, the Program does not receive any local support.

Mrs. Tenety and Mrs. Lee, parents of children in the Program, attested to the advantages of the Program.

There was discussion concerning the various preschool programs throughout the County and Mr. Carter and Mrs. Thomas were asked whether or not here was any possibility of combining revenues and centers so that the greatest scope of services could be provided to the greatest number of people. Mr. Carter responded that the cross-over of jurisdictional lines caused some difficulty but that he would try to pursue an answer. He suggested that a task force be formed by the Commissioners with the Board of Education as the principal agency to study the overall picture of all day care centers in St. Mary's County.

MOBILE HOME PARKS - ZONING ORDINANCE

- Present: Tom Waring, Lord Calvert Trailer Park  
 Ed Cook, Suburban Mobile Park  
 Larry Hills, Hills Trailer Park  
 John Richard, Friendly Homes Manor, Inc.  
 William E. Smith, D & B Trailer Park  
 Richard Platt, Director, Land Use and Development

Mr. Waring, speaking for mobile home park owners, stated that it was not financially possible for them to comply with Section 7.9 X of the Zoning Ordinance and, therefore, requested that the Commissioners delete this paragraph from the Ordinance.

Some of the other park owners explained that because so much is involved underground that in order to comply would entail tearing up water and sewer lines, which would be a great expense.

Mr. Platt was of the opinion that most of the trailer park owners could come in compliance within the allotted time period and that some of the trailers would probably have to be moved in order to comply with the density requirement. He offered his assistance in working with the owners to reconcile the problems.

Charles Donaldson, State Fire Marshal, stated that there were some items he felt that the existing parks could comply with; however, he was of the opinion there was no way they could meet the Underwriter's Laboratory Inspection or all the requirements of the Zoning Ordinance.

After some discussion, Commissioner Dean suggested that this would be a topic to be taken up during the annual review of the Zoning Ordinance and that perhaps the Office of Land Use and Development could be given some direction to hold up on any action until the Commissioners had had an opportunity to review this section of the Ordinance. Mr. Waring requested that the trailer park owners be given the opportunity to have some input. The Commissioners requested the mobile home owners to submit a list of what items they could comply with and advised that updating of the Zoning Ordinance would be one of the major projects after budget time.

After this meeting, the County Attorney stated that an area that could be explored in the Zoning Ordinance is the Board of Appeals for hardship to comply and that each one could be looked at on a case by case basis. In addition the trailer park owners could request an extension of time to conform.

#### GREAT MILLS SKATING PROGRAM

Commissioner Millison made a motion that in view of all the letters received from participants in the roller skating program at Great Mills, that each of these letters be answered to alleviate their concern in that the skating program will continue as long as there is a sufficient amount of attendance to justify it, seconded by Commissioner Jarboe. All Commissioners voted in favor of this motion.

#### CITIZENS ADVISORY BOARD

Commissioner Parlett made a motion that the Commissioners establish a Citizens Advisory Board and that their terms be for two years. Religious and civic organizations should be requested to submit names for appointment to this Board and the Advisory Board would meet every two months with the County Commissioners. Commissioner Jarboe seconded the motion.

Commissioner Dean stated that the purpose of the Advisory Board would be to establish a communications link between the Board of County Commissioners and the people of the County. They would represent all areas and groups so that their input would represent all viewpoints. Calvert County's Advisory Board Ten Commandments can be used as a guideline.

Commissioner McKay raised several questions as to memberships on the Board in that it should reflect all areas of the community.

Commissioner Parlett moved to table his motion until such time as Mr. Bernard Fowler, Calvert County Commissioner President, can appear before the Commissioners to answer any questions, seconded by Commissioner Jarboe. All Commissioners voted in favor of this motion.

#### PARK SITES IN THE LEXINGTON PARK AREA

Present: John Baggett, Director, Recreation and Parks

Mr. Baggett presented maps of possible park locations in the Patuxent and Willows Road areas in Lexington Park.

Mr. Baggett was requested to inquire as to the availability of land to expand Nicolet Park and land adjacent to Patuxent Park Subdivision and Spring Valley Subdivision.

#### BASEBALL DIAMONDS AT ST. PETER CLAVER

Mr. Baggett requested permission to go out on contract for the construction of ball diamonds at St. Peter Claver in Ridge. The Commissioners were in agreement to this and that funds would come from Recreation and Parks Miscellaneous Contracts.

#### TAXPAYERS ASSOCIATION

Present: J. Claude Jarboe, Chairman  
James Dobry  
Judge Dorsey  
Charles Mattingly  
Senator Paul Bailey  
Walter Dorsey  
Other Members of the Taxpayers Association

RUMORED INCREASE OF COUNTY STAFF - Members of the Taxpayers Association stated they had heard that the County intended to increase its staff and they urged the Commissioners not to increase the County staff by hiring a Planner if it was not necessary. They expressed their fear of unnecessary bureaucracy causing increased taxes and that

consideration should be given prior to their making a decision. They requested that only essential positions be filled in order to keep taxes down.

Commissioner Parlett explained that the County was in need of a Planner because of the state requirement for the updating of the Zoning Ordinance, Comprehensive Water and Sewer Plan, Solid Waste Plan, etc., and in the past, consultants had been hired to do these tasks. By hiring a Planner these updates could be done inhouse and would reduce the costs of these updates.

Commissioner Millison advised the Association that he was of the opinion that the position of Planner should not be filled and he would not vote for the hiring of a Planner.

Commissioner Jarboe stated that one of the problems with openness in government is that while considering several alternatives or possible solutions to a problem, there is the possibility that several rumors are created. Commissioner Jarboe stated that, in fact, he had no intentions of unnecessarily increasing the number of employees.

MARGARET BRENT SCHOOL - The Taxpayers Association expressed their opposition to the Board of Education's decision to demolish Margaret Brent School. They felt that it would cost less to rennovate the existing structure rather than demolish it and build a new school, and that there was a feeling of sentimentality attached to the school. Senator Bailey requested that the Commissioners preserve Margaret Brent School in order to restore public confidence.

Commissioner Parlett stated he had been in contact with Jim Raley of the Board of Education and was informed that the State did not entirely fund for rennovation but would fund 100% of the construction of a new school.

Commissioner Dean listed the four construction options submitted in the feasibility study and listed the cost of each.

Commissioner Millison expressed his opinion that he was against demolishing Margaret Brent School and that he had mentioned the possibility of the school being used by some other agency.

Walter Dorsey requested the Commissioners to defer any decision until the Taxpayers Association could form a subcommittee to compare costs of rennovation as opposed to constructing a new building and determine whether funds would be available through some other agency for the rennovation.



MARGARET BRENT SCHOOL

Commissioner Jarboe made a motion that the Commissioners visit Margaret Brent School and invite a small delegation from the Taxpayers Association, Board of Education and the County Engineer, seconded by Commissioner Dean. All Commissioners voted in favor of this motion.

The Commissioners agreed to visit the school at 12:30 p.m. Sunday, March 23, 1975.

STAFFING OF LAND USE OFFICE

Commissioner Jarboe made a motion that no further inspection and/or secretarial personnel be hired for St. Mary's County for the Office of Land Use and Development, unless documented need of a persuasive nature is presented, seconded by Commissioner Dean. All Commissioners voted in favor of this motion.

Commissioner Jarboe made a motion that the position of Planning Technician for the Office of Land Use and Development be abolished, seconded by Commissioner Dean. All Commissioners voted in favor of this motion.

Commissioner Dean made a motion that the Commissioners agree to include in the budget for FY '76 the continued funding of the position of County Planner, subject to budget review. The decision to begin advertising will be made during the budget review process. Commissioner Jarboe seconded the motion. The Commissioners voted four to one. Commissioner Millison opposed the hiring of a Planner, stating that he felt that the people of the County did not want it.

The Board of County Commissioners adjourned at 5:30 p.m.

Thursday, March 20, 1975

Present: Commissioner James M. McKay, President  
Commissioner Ford L. Dean  
Commissioner J. Patrick Jarboe  
Commissioner Larry Millison  
Commissioner John K. Parlett  
Edward V. Cox, Chief Clerk  
Joseph O'Dell, Budget Officer

At 8:15 the Board of County Commissioners convened as the Board of Estimates and conducted departmental FY '76 budget reviews with the following departments.

Board of Supervisors of Elections  
 Alcoholic Beverages Board  
 Office of Economic Development  
 Metropolitan Commission  
 Tri-County Community Action Committee  
 County Treasurer  
 Office of County Sheriff  
 Housing Authority

At 12:10 p.m. the Board of Estimates adjourned and the Commissioners reconvened as the Board of County Commissioners.

BID OPENING ON INVESTMENTS

Present: Harris Sterling, Finance Director  
 Joseph Ernest Bell, County Attorney

Bids were opened this date on investments as follows:

<u>AMOUNT</u>	<u>TERM</u>	<u>FIRST NAT'L</u>	<u>MD. NAT'L</u>	<u>MD. BANK &amp; TRUST</u>
\$1,500,000	53 days	6.175%	5.85%	5.96%
\$ 750,000	60 days	6.225%	5,80%	5.96%

Mr. Sterling recommended that the bids be awarded to the highest bidder, namely; The First National Bank of St. Mary's. Commissioner Jarboe made a motion to accept Mr. Sterling's recommendation and award the bids to The First National Bank of St. Mary's, seconded by Commissioner Dean. All Commissioners voted in favor of this motion.

RESOLUTION NO. 75-24 - TRAILER CAMPS

Present: Joseph Ernest Bell, County Attorney

Commissioner Dean made a motion to approve and adopt Resolution No. 75-24 pertaining to trailer camps in St. Mary's County, seconded by Commissioner Parlett. All Commissioners voted in favor of this motion.

Commissioner McKay raised the question as to the interpretation of the term "lawful" within the Resolution and its application by the Office of Land Use and Development. Commissioner Dean replied that he thought the Resolution answered Commissioner McKay's concern by stating eight conditions which had to be met.

Mr. Bell stated that he will further determine the full meaning of the Board of County Commissioners sitting as the Board of Health.

REVENUE SHARING - BOARD OF EDUCATION EQUIPMENT ALLOTMENT

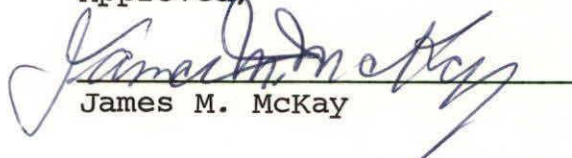
Commissioner Millison made a motion to approve the rewarding of \$91,000 by way of Encumbrance Voucher No. 2488 from Revenue Sharing Funds to the Board of Education as certificated by Mr. Henry Kanowicz of the Board of Education and recommended by Harris Sterling, Finance Director, seconded by Commissioner Jarboe. All Commissioners voted in favor of this motion.

CORRESPONDENCE TO SECRETARY, MD. DEPARTMENT OF TRANSPORTATION

Commissioner Dean made a motion to forward correspondence to Mr. Harry R. Hughes, Secretary, Md. Department of Transportation requesting information regarding highway and bridge construction and the possibility of a deep water port, seconded by Commissioner Jarboe. All Commissioners voted in favor of this motion. Commissioner Dean requested that a copy of this letter be forwarded to Mr. Jack Witten, Citizen's Coalition.

The meeting adjourned at 12:30 p.m.

Approved,

  
James M. McKay