

BOARD OF COUNTY COMMISSIONERS' MEETING

April 2-3, 1975

Wednesday, April 2, 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 26-27, 1975 were read and corrected. Commissioner Parlett made a motion to approve the minutes as corrected, seconded by Commissioner Dean. All Commissioners voted in favor of this motion.

AIRPORT LEASE

Present: Mr. Joseph Ernest Bell, II, County Attorney  
Mr. Robert Gabrelcik, Chairman, Airport Committee  
Mr. Tom Howard  
Mr. Charles Norris, Attorney  
Mr. Larry DeAngelis, Lessee (Professional Flight Service)  
Members of the Airport Commission

The County Attorney presented the Amendment to the Lease Agreement, which is similar to the previous lease with the amendments being mostly technical. Mr. Tom Howard reviewed the amendments with the Commissioners.

George Clark, Airport Commission member, requested that the members of the Airport Commission have an opportunity to review the amended lease and make comments. The Commissioners were in agreement to this and stated copies would be made available and requested that comments be made in writing or orally by 12:30 tomorrow during the Commissioners' meeting.

Mr. Charles Norris stated that his client, Mr. DeAngelis is prepared to sign the lease at this time. The Commissioners agreed and Mr. DeAngelis signed same.

HOUSE BILLS AND SENATE BILLS

Mr. Cox, Chief Clerk, reported to the Commissioners that Delegate Briscoe called to advise that Senate Bill 1015 pertaining to the Metropolitan Commission had been amended according to the Commissioners' request and was being passed and House Bill 1157 pertaining to Outdoor Music Festivals was being amended to state that in lieu of a cash bond, property of equal value can be posted. Commissioner Jarboe stated that if House Bill 1157 does not move this year, that the Commissioners should look into the possibility of adopting a local ordinance.

BILLS APPROVED

The following bills were approved by the Commissioners:

Thrift Oil Company, for landfill fuel oil and tires - \$1,171.94;  
Custom Metals, Inc. for St. Andrews Landfill Storage  
building (final payment) - \$1,807.60

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

TELEPHONE ANSWERING SERVICE AND EVALUATION

Mr. Cox, Chief Clerk, advised the Commissioners that Mr. Taylor of the C & P Telephone Company has provided approximate costs for the installation of the answering service for the courthouse when it is closed. The Commissioners deferred taking any action on this matter until the C & P Telephone completes their survey to evaluate the efficiency and economy of our telephone system.

ELMS PROPERTY

Mr. Cox, Chief Clerk, stated that correspondence was received from Ken Perkins of the Power Plant Siting Program suggesting that a committee be formed consisting of state representatives and county representatives for the consideration of temporary uses for the Elms Property, the alternative site of the Power Plant Siting Program. Mr. Perkins suggests the hiring of a Consultant to do a study of the uses.

Mr. Cox is to prepare a letter to Mr. Perkins outlining the Committee appointed by the County Commissioners and that the Committee should have the opportunity to analyze possible uses of the Elms Property, and that the Commissioners would welcome Mr. Perkins to work with the Committee.

COUNTRY LAKES SUBDIVISION  
REQUEST TO SOFTEN OR WAIVER ECONOMIC IMPACT FEE

Present: Oliver Guyther, Attorney  
Ben Burroughs )  
F. Elliott Burch, Jr. ) Developers  
Ben Ascher )  
John Norris, County Engineer

Mr. Guyther came before the Commissioners to request a softening or waiver of the Economic Impact Fee for Section 1 of County Lakes Subdivision. Country Lakes consists of approximately 1600 acres, 700 lots in four sections.

Mr. Burroughs, speaking for the above developers, stated they are donating 15 acres for a school site, 55 acres for a park site and they have agreed to construct ball diamonds and tennis courts, and in addition, to construct an elevated water storage tank which will be turned over to the County. Mr. Guyther stated that the reason for the \$200 Economic Impact Fee is to reduce the impact caused by development and because of donation of land for school and parks, that this would more than offset the Economic Impact Fee. Therefore, Mr. Guyther requested that the County charge \$1.00 per lot for Section 1, consisting of 280 lots - \$280, and the developers would agree to pay the \$200 for the 420 lots in the remaining section - \$84,000 in exchange for the 15 acres for the school and the 55 acres for parks, which, he was of the opinion would be consistent with the intent of the Economic Impact Fee Legislation.

The Commissioners will take this matter under consideration.

RIP RAP VS. BLACK TOP

Present: Oliver Guyther, Attorney  
Ben Burroughs )  
F. Elliott Burch, Jr. ) developers  
Ben Ascher )  
John Norris, County Engineer

Mr. Guyther stated that the requirement of rip rap rather than blacktop for side ditches is a problem not singular to the developers present, but to other developers as well. He stated there were five reasons that blacktop would be more practical and displayed pictures to substantiate the reasons:

1. Blacktop is cheaper than rip rap;
2. Blacktop is available in St. Mary's County.

Rip rap is not;

3. Maintenance of blacktop is cheaper than rip-rap;
4. Blacktop can be installed by equipment, rip-rap has to be done by hand;
5. Rip-rap has to be cleaned out two or three times before the road is turned over to the County, blacktop does not.

Mr. Burroughs spoke of Friendship Estates in particular in which he would prefer to use blacktop rather than rip-rap; however, the County Engineer has advised him that he must use rip-rap.

The County Engineer stated that rip-rap is being used on County Roads and will be used in the RC & D Projects. Use of rip-rap controls erosion and can be cleaned easily if properly installed. Mr. Norris further stated that the Charles County Engineer, Maryland State Highway Administration Soil Conservation and he recommended the use of rip-rap.

The Commissioners stated they would take this problem under consideration.

PROCLAMATION NO. 75-27

ARBOR DAY

Present: Dudley Lindsley  
Students from St. John's  
Students from Leonardtown Elementary

The Commissioners presented Proclamation No. 75-27 "Arbor Day" declaring April 2, 1975 as Arbor Day in St. Mary's County and encouraging the citizens of the County to participate in this observance by planting trees for the benefit of our county environment.

The students presented an apple tree and peach tree to the Commissioners to be planted at Leonard Hall.

PRESS CONFERENCE

Present: Jack Kershaw, Enterprise  
Sunny Schust, Enterprise  
Richard Polk, Enterprise  
Dick Myers, WKIK  
Patty Muchow, Guardian  
Randy Buehler, Beacon  
Cablevision

The regular bi-monthly Press Conference was held at this time. A tape of the Conference is on file in the Commissioners' Office.

LETTER OF APPRECIATION  
LEONARDTOWN RISK FACTOR SCREENING PROGRAM

Present: Brent Sharf, Project Director  
Members of the Screening Program Committee

Mr. Sharf introduced the medical members and volunteers of the Leonardtown Risk Factor Screening Program and acknowledged the financial and material donations by the businessmen of St. Mary's County.

The Commissioners presented a Letter of Appreciation to the Heart Association of Southern Maryland and all volunteers for the Leonardtown Risk Factor Screening Program.

HOUSING COORDINATOR - HOUSING AUTHORITY

Commissioner Jarboe discussed the possibility of hiring a Housing Coordinator to manage Douglas-Tubman Estates project and any future projects, and distributed copies of a job description for that position. He stated that serious consideration should be given for starting to advertise for this position in that it takes six to eight weeks for the hiring process. This would be contractual position.

Mr. Cox, Chief Clerk, is to obtain comparable job descriptions and salary ranges from HUD, after which time the Commissioners will discuss this matter.

ROLLER SKATING PROGRAM AT GREAT MILLS

Due to the fact that the Roller Skating Program at Great Mills was cancelled Tuesday night, the Commissioners discussed the continuance of the Program and directed Mr. Cox, Chief Clerk to request Mr. Johnson Principal, Great Mills School to enthusiastically allow the continuance of the program until such time as attendance would no longer justify it.

PERSONNEL SYSTEM STUDY

Commissioner Dean made a motion to adopt the following Plan of Action relative to the Personnel Study: Based on the assumption that the Civil Service Study is going to be the nucleus that the County Commissioners will adopt, that the County employees have an opportunity to comment on the study and that copies of the study be made available to each

Department. A memorandum is to be forwarded to each Department stating that the Commissioners are desirous of input of the employees. The Department head should conduct staff meetings for the purpose of obtaining these comments after which time the Department head should develop a report for submission to the Commissioners. The Commissioners would then use these comments along with the Commissioners input to develop the personnel system prior to the adoption of a final revised system. It would then be submitted to the employees for any further comments. A suggested target date for completion would be July 1, 1975. May 15 will be established as the deadline for written comments for the department heads, contingent upon additional studies being obtained from Civil Service. Commissioner Parlett seconded the motion. All Commissioners voted in favor.

LONGVIEW BEACH CITIZENS ASSOCIATION (ROADS)

Present: Bernard Lucas, member  
Walter Grant, Treasurer  
Jahue Caple, Vice President  
James Arrington, property owner  
John Norris, County Engineer

Mr. Grant stated he had been given specifications from the County Engineer's Office for putting the roads in Longview Beach in the condition for acceptance into the County Highway Maintenance System and inquired if these specifications still hold.

Mr. Norris explained the standards and conditions the streets and roads would have to be in before they are taken into the County System. He stated that the past Commissioners used a "relaxed version of today's standards" for acceptance into the System.

Mr. Lucas discussed keeping the area private but having the County responsible for the maintenance of roads. He stated that the property owners in that area are taxpayers but do not receive any county services and mentioned in particular that the school bus does not come in to pick up children for school.

Commissioner McKay pointed out that the residents of Longview Beach do in fact receive numerous services; use of schools, police protection, etc., and the roads cannot be private if they are to be maintained by the County. Mr. Lucas then stated that the roads could become public but

would like the beach and boating area to remain private.

After Commissioner Parlett referred to Mr. Arrington's letter of February 18 in which it is stated that the existing Longview Beach Charter stands as a barrier between the County and any type of maintenance at Longview Beach, Mr. Arrington was in favor of requesting the Association to have this barrier removed from the Charter if the County would take over the roads.

Commissioner Jarboe suggested the possibility of setting up a tax district for Longview Beach in order to bring the roads up to standards.

The Commissioners advised that this Board has not accepted any roads into the County Maintenance System that have not been brought up to County standards. Commissioner Dean suggested that a policy be developed that would apply to all subdivisions equally. Requests have been received from other subdivisions that their roads be taken into the County System. When such a policy is developed, Longview Beach Citizens Association will be notified. In addition the Commissioners agreed to look into the school bus situation.

TRAILER CAMPS (ZONING ORDINANCE)

Present: Charles Manders, Attorney  
Robert Haskins  
St. Jeromes Creek Citizens Association  
Richard Platt, Director, Land Use and Development  
Dr. William Marek, Health Officer

Mr. Manders, spokesman for the St. Jerome's Creek Citizens Association, stated that trailer camps had not been included in the original Zoning Ordinance adopted May 28, 1974. Resolution No. 74-29, which was adopted by the Commissioners July 30, 1974 included an amendment to Article 7.3-4 which added Trailer Camps to Conditional Use permitted by Planning Commission in AR and R-1 Districts. On September 9, 1974 Mr. Manders appeared before the Commissioners and requested that trailer camps be removed from AR and R-1 Districts and that they be made a separate district which would necessitate a rezoning hearing. The Commissioners gave him a letter stating no trailer camps would be approved without coming before the Commissioners. Mr. Manders referred to Resolution No. 75-24 adopted by the County Commissioners on March 20, 1975 and expressed concern that the Commissioners were going to be more lenient to the enforcement of the health regulations regarding trailer camps.

Dr. Marek stated it is his obligation to enforce the state health regulations as required by the State of Maryland and if the trailer camp does not meet current regulations he would have no other alternative but to take appropriate action as required by law.

The citizens expressed concern as to what were "existing" trailer camps prior to the adoption of Zoning Ordinance. Commissioner Dean stated that the Commissioner will develop some criteria to define "existing" at some future date.

230 KV TRANSMISSION LINE

PRESENT: Robert Wiggington )  
 Walt Smith, Manager )  
 Louis Aldridge )  
 Norwood Sothoron, Chairman )  
 Richard McCoy, Engineer ) SMECO  
 Charles Wible )  
 Robert Mitchell )  
 Irving Hewitt )  
 Richard Platt, Director, Land Use and Development  
 John Norris, County Engineer

Mr. McCoy made a presentation of the Environmental Analysis with the six alternative routes, from Points A to C on the maps, for the proposed 230 KV Transmission Line from Chalk Point to Lexington Park via Calvert County.

The six alternate plans are as follows:

Plan No. 1, which is the Plan recommended by SMECO in that they feel it is the one that will do the best job with the least detriment to the area. Cost from Points A to C - \$583,700.

Plan 2 - Cost from Points A to C - \$	644,100
Plan 3 - " " " " " "	1,137,300
Plan 4 - " " " " " "	487,400
Plan 5 - " " " " " "	548,300
Plan 6 - " " " " " "	547,600

The above costs do not include the cost of installation of underground to aerial terminal facilities and pumping station for the pipe-type cable, which is similar to each plan. In addition the above costs do not include land or right-of-way acquisition costs.

Commissioner Dean suggested a public hearing would be in order at this time in the Town Point area and recommended that the letter of February 21 to the Public Service Commission relative to this matter be withdrawn.



The Commissioners agreed that a public hearing be held and SMECO representatives agreed to participate. Said hearing will be held April 11, 7:30 p. m. at Esperanza Middle School cafeteria.

PATUXENT RIVER BASIN WATER QUALITY MANAGEMENT PLAN

Present: Mike Marlay, Executive Director, Metropolitan Commission  
Charles Pessagno, Engineer, Metropolitan Commission  
Richard Platt, Director, Land Use and Development

Mr. Platt stated a public hearing was held on the above Plan on January 30, and Maryland Environmental Service gave a presentation to the County Commissioners, Planning Commission and Technical Evaluation Committee on February 27. It is necessary to adopt a Resolution accepting and/or amending the above Plan as presented by MES.

The Resolution is basically a standard format used by Maryland Environmental Service with addendum prepared by Metropolitan Commission, Health Department and Office of Land Use and Development.

Mr. Platt presented the proposed Resolution with addendum and Volume I of the Plan and labeled "Annotated with comments and corrections by St. Mary's County, Maryland".

Commissioner Jarboe made a motion to approve and sign Resolution No. 75-28 with addendum to be forwarded to MES, seconded by Commissioner Parlet. All Commissioners voted in favor of this motion.

NURSING HOME PERSONNEL

In view of the fact that the Nursing Home personnel have requested to be included in the county personnel system, Commissioner Dean stated he would attend the Nursing Home Board meeting on Tuesday and discuss this subject at that meeting.

ON-SITE ASSISTANCE REPORT

Commissioner Jarboe made a motion to approve and sign correspondence to the State Director of Civil Defense formally accepting and approving the on-site assistance report which was presented to the Commissioners on February 19, 1975, seconded by Commissioner Parlett. All Commissioners voted in favor of this motion.

The Board of County Commissioners adjourned at 5:45 p.m.

Thursday, April 3, 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

At 8:19 a. m. the Board of County Commissioners convened as the Board of Estimates and conducted departmental FY '76 budget reviews with the following departments:

Office of County Engineer  
Airport Committee  
Office of Recreation and Parks  
Social Services  
St. Mary's Hospital  
Commission on Aging

At 12:19, the Board of Estimates adjourned and at 12:20 the Commissioners reconvened as the Board of County Commissioners.

AMENDMENT TO THE AIRPORT LEASE AGREEMENT

Present: Joseph Ernest Bell, II, County Attorney  
Robert Bagrelcik, Chairman, Airport Commission  
Charles A. Norris, Attorney, Professional Flight Service  
George Clark, Airport Commission member

Mr. George Clark submitted exceptions from four members of the Airport Commission concerning the Amendment to the Airport Lease Agreement. Because of these exceptions, these airport members do not feel that the amended lease adequately compensates the county for investment now nor does it have the growth potential to do so during the term of the lease.

Commissioner Jarboe made a motion that the list of exceptions be referred to the County Attorney and to Tom Howard, consultant on the Airport Lease, and other members of the Lease negotiating committee to review said exceptions and to submit recommendations to the Commissioners. Commissioner Dean seconded the motion. All Commissioners voted in favor of this motion.

ROLLER SKATING PROGRAM AT GREAT MILLS

Present: Dr. Robert King, Superintendent of Schools  
Stanley Schrader, Board of Education  
John Baggett, Director, Recreation and Parks

Commissioner McKay explained that the purpose in asking the above persons to this meeting was the Commissioners' concern of the abrupt cancellation of the planned continuance of the roller skating program at Great Mills.

Mr. Baggett informed the Commissioners of his conversations with Mr. Johnson, Principal of Great Mills High School, and because of the time element, Mr. Baggett inquired if the program could be conducted one time without the sealer on the floor. Mr. Johnson advised Mr. Baggett that he would have to contact Mr. Raley of the Board of Education. Mr. Baggett stated he was unable to contact Mr. Raley.

Commissioner McKay stated he contacted Mr. Johnson and was advised by Mr. Johnson that the floor could not be used without authority from Mr. Raley or someone higher at the Board of Education. Commissioner McKay said that he had been unable to get in touch with Mr. Raley or Dr. King of the Board of Education.

Commissioner Millison elaborated on the acceptance of the roller skating program by the youth of the County and that everything should be done to have it continued.

The Commissioners volunteered their services in putting the sealer on the floor, if necessary.


Dr. King said that he and John Baggett would try to resolve the problem before the next scheduled skating program.

LETTER TO PUBLIC SERVICE COMMISSION  
230 KV TRANSMISSION LINE

Commissioner Dean submitted a letter to the Public Service Commissioner for the Commissioners' signature withdrawing the Commissioners' previous letter of February 21, 1975. The Commissioners tabled signing this letter until after the public hearing scheduled on April 11, 1975 at 7:30 p. m. at the Esperanza Middle School cafeteria.

The meeting adjourned at 1:10 p. m.

Approved:

  
James M. McKay