

BOARD OF COUNTY COMMISSIONER'S MEETING

Tuesday, February 17, 1981

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

The meeting was called to order at 1:00 p.m.

APPROVAL OF VOUCHERS

Commissioner Aud moved, seconded by Commissioner Arnold, to approve the vouchers as submitted by the Director of Finance. All Commissioners voted in favor.

APPROVAL OF MINUTES

Commissioner Dean moved, seconded by Commissioner Arnold, to approve the minutes of the Commissioners' meeting of February 10, as amended. All Commissioners voted in favor.

EMERGENCY OPERATION CENTER ANNUAL REPORT

Present: Tom Oliver, Deputy Director, EOC

Mr. Oliver presented and reviewed with the Commissioners the Annual Emergency Operations Center Report for 1980, and pointed out that there has been a decrease in activity for this past year.

The Commissioners thanked Mr. Oliver for his informative report and expressed their appreciation for the manner in which calls are handled by the Emergency Operations Center.

MORTGAGE REVENUE BONDS

Present: Joseph Mitchell, Public Housing Coordinator  
Frank Gerred, Director, Planning and Zoning  
Robin Guyther, Block Grant Coordinator

The referenced individuals appeared before the Commissioners to present a updated report on the availability of Mortgage Revenue Bonds, which is a federal program for moderate income families. Mr. Guyther explained that there are two alternatives by which the County can proceed; one, for the County to sell the bonds themselves or secondly, could go along with the State when they sell their bonds. Mr. Guyther recommended the second alternative if the County did participate in the Program. When the bonds are sold a certain amount, which has been stated at 5.4 Million Dollars, would be forwarded to St. Mary's County and placed in financial institutions. The County is allowed only 1% profit to be used for administrative costs.

The Commissioners discussed the details of the Program and gave their concurrence for the County to proceed in participating in the program. Mr. Guyther advised that he would prepare guidelines for the Commissioners' review which would include that the Program would be available to St. Mary's County residents only as requested by the Board.

#### PROPOSED AMENDMENTS TO FEE SCHEDULES

Present: Frank Gerred, Director, Planning and Zoning

Mr. Gerred appeared before the Commissioners to present several proposed Amendments to Resolution No. 78-08 - Building Permit Fee Schedule and 78-09 - Schedule of Fees for St. Mary's County:

1. The Zoning Ordinance requires that the basement is anything 50% below grade and the Fee Schedule should be amended from 75% to 50% to make it the same;
2. Under Mobile Homes, to add that a person replacing a trailer with a larger one should only be charged for the difference.
3. That the Fee Schedule be amended under the Site Plan section to read "does not exceed 144 feet" instead of "does not exceed \$1,000.00."

The Commissioners gave their concurrence to amend the fee schedules and requested Mr. Gerred to prepare the appropriate adopting Resolutions.

#### ST. INIGOES COAST GUARD PROPERTY

Present: John V. Baggett, Director, Recreation and Parks

As a follow up to previous discussion with the Commissioners at their meeting of January 27, Mr. Baggett appeared to inform the Commissioners of the latest developments concerning this project. Mr. Baggett displayed a plat of the property and indicated where the Beachville Road was being constructed. He stated that he met with state and federal officials regarding the wetlands violation and there was discussion as to whether the County would move the road. Mr. Baggett stated he advised that the County did not want to move it.

After discussion, the Commissioners directed Mr. Baggett to advise the State that they were willing to do what the federal and state government requires as long as the State funds it.

Mr. Baggett added that the County Engineer would be going down to the property to see the amount of work to be done and Mr. Baggett stated that he would be returning to the Commissioners to keep them apprised of the status of the project.

ADDENDUM TO PUBLIC WORKS AGREEMENT  
LEXWOOD APARTMENTS LIMITED PARTNERSHIP

Present: John Norris, County Engineer

Mr. Norris presented an Addendum to the Public Works Agreement by and between Lexwood Apartments Limited Partnership and the Board of the County Commissioners of St. Mary's County extending the deadline for completion of the roads in the Lexwood Apartments Subdivision, Eighth Election District.

Commissioner Arnold moved, seconded by Commissioner Dean, to accept said Addendum and authorize Commissioner President Aud to sign same.

PITCH-IN PROGRAM

Present: John Norris, County Engineer

As requested previously by the Commissioners, Mr. Norris discussed the Pitch-In Program and inquired whether the County was interested in continuing the Program this coming season.

After discussion of whether to continue the Program, the Commissioners agreed to withhold a decision on the matter and would discuss it again in about a month.

CHANGE ORDER FOR FUEL DISTRIBUTION FACILITY

Present: John Norris, County Engineer

Mr. Norris requested authorization by the Board for Commissioner President Aud to sign Change Orders for additional electrical work in the amount of \$125 and additional plumbing work in the amount of approximately \$250.

The Commissioners gave their concurrence to authorize Commissioner President Aud to sign said Change Orders in an amount not to exceed \$500.

SPRING VALLEY SUBDIVISION  
UNDERGROUND STORM WATER DRAINAGE SYSTEM

Present: John Norris, County Engineer

Mr. Norris inquired as to the Commissioners' position as to whether to install an underground water drainage system in Spring Valley. He stated that there is \$10,000 from Maryland National Bank to apply to this project and it would cost an additional \$5,000 for completion.

After discussion the Commissioners agreed to postpone a decision for a month in order to obtain additional information.

CORRESPONDENCE TO SUPERINTENDENT OF SCHOOLS  
STUDY OF COMPUTER SERVICES

The County Administrator presented correspondence for the Commissioners' signatures addressed to Dr. Larry Lorton, Superintendent of St. Mary's Public Schools, advising that the County is going to withhold any decision on our data processing efforts until such time as the Board of Education's study on computer services is completed in hopes that a combined effort could be made.

The Commissioners agreed to sign and forward said letter.

BUDGET AMENDMENT NO. 81-39  
COUNTY ENGINEER

The County Administrator presented the referenced Budget Amendment for the Commissioners' approval as recommended by the Budget Officer as follows:

Increase Account No. 1252-90229 (Bond Sale Expenses) by \$11,867; and Account No. 1252-90221 (General Miscellaneous Projects) by \$66,867.

Decrease Account No. 1252-8022 (Asphalt Overlay(Undistributed)) by \$78,734.

Commissioner Dean moved, seconded by Commissioner Sayre, to approve and authorize Commissioner President Aud to sign said Budget Amendment. All Commissioners voted in favor.

REVISED AGREEMENT TO FORM A JOINT COMPREHENSIVE HEALTH PLANNING AGENCY

The County Administrator presented the referenced Agreement which is a four-county agreement with Charles, Calvert, St. Mary's and Prince George's Counties, and has been approved by the Health Systems Agency Governing Board.

Commissioner Arnold moved, seconded by Commissioner Sayre, to approve the Agreement. All Commissioners voted in favor.

REZONING DECISION DISCUSSION  
ZONE #80-2566  
RAGAN COMMERCIAL CENTER

Present: Frank Gerred, Director, P&Z  
Anita Meridith, Recording Secretary

(Application requesting rezoning of approximately 6.08 acres located on Maryland Route 5, in the Third Election District on Tax Map 32, Block 2, Parcels 308 and 313. Request change of zoning from C-1 and R-1 to C-2, Commercial.)

County Commissioner President George Aud and Commissioner members Richard Arnold, Ford Dean, Larry Millison and David Sayre were present during the ensuing discussion and decision rendering meeting held this date regarding the above-captioned rezoning request for Gordon H. Ragan.

Commissioner Dean distributed to the other members his prepared written considerations with respect to this request.

Following the Board's review of said text, Commissioner Dean moved, seconded by Commissioner Arnold that the Board convey said paper to the County Attorney and ask that he adopt the appropriate resolution (approval of rezoning request). All Commissioners voted in favor.

REZONING DECISION DISCUSSION  
ZONE #80-3051  
LEON T. BUKER

Present: Frank Gerred, Director, Planning and Zoning  
Anita Meridith, Recording Secretary

(Application requesting rezoning of approximately 1.06 acres located on Great Mills Road, approximately 3,000 feet northeast of Chancellors Run Road, in the Eighth Election District on Tax Map 51, Block 2, Parcel 147, requesting change of zoning from R-2, Residential, to C-2, Commercial, to eliminate the nonconforming use of the property.

The full complement of the Board in attendance, Commissioner Dean distributed his written considerations with respect to this request among the members.

Following brief review, Commissioner Dean moved, seconded by Commissioner Sayre, to convey said paper to the County Attorney and ask that he adopt the appropriate Resolution (approval of rezoning request.) All Commissioners voted in favor.

LEONARDTOWN COMMISSIONERS  
REQUEST FOR TAX REBATE OR TAX DIFFERENTIAL

Present: Jamie Hickey, Town Manager  
Betty Russell, Leonardtown Commissioner  
Other interested citizens

Mr. Hickey and Mrs. Russell appeared before the Commissioners to discuss the double taxation issue which is being imposed on Leonardtown residents and further to discuss the possibility of Tax Rebate or Tax Differential. Mr. Hickey advised that nine counties in Maryland are utilizing enabling legislation (Article 81, Section 32A of the Annotated Code) to establish either a tax differential or tax rebate. Mr. Hickey went on to explain a brief history of each of the alternative proposals and explained

that there is not uniform standard in implementing the rebate or differential. He advised the Commissioners of the eight service areas which he believed the town provided without compensation from the County.

In closing, Mr. Hickey recommended the formation of a joint-working committee consisting of representatives from the St. Mary's County Commissioners and Town Commissioners to explore the alternatives to address the double taxation situation and the impact the alternatives would have.

The Commissioners thanked Mr. Hickey and Mrs. Russell for their presentation and advised that they would return to them with their decision concerning the establishment of a joint-committee.

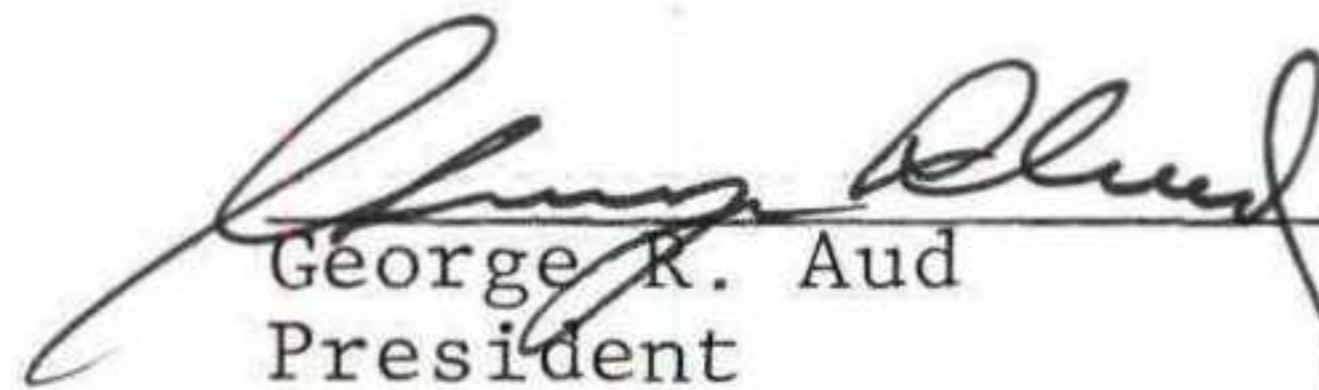
EXECUTIVE SESSION

Present: Edward V. Cox, County Administrator

The Commissioners agreed to meet in Executive Session in order to discuss matters of personnel (consideration of appointments to Boards, Committees and Commissions). The Session was held from 3:30 p.m. to 4:30 p.m.

The meeting adjourned at 4:30 p.m.

Approved,

  
George R. Aud  
President