

BOARD OF COUNTY COMMISSIONERS' MEETING

Tuesday, February 14, 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

(The meeting was called to order at 9:10 a.m.)

APPROVAL OF MINUTES

Commissioner Dean moved, seconded by Commissioner Arnold, to approve the minutes of the Commissioners' meeting of Tuesday, February 7, 1984. Motion unanimously carried.

APPROVAL OF BILLS

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

MARYLAND HOME FINANCING PROGRAM
LOW INTEREST MORTGAGE FINANCING

Present: Joseph Mitchell, Director, Dept. of Economic and Community Development

Mr. Mitchell appeared before the Commissioners to apprise them that the Maryland Department of Economic and Community Development has announced the availability of \$6.7 Million to homebuyers in Maryland at a 6.8 interest rate. Mr. Mitchell presented a Press Release from Maryland DECD announcing the program and setting forth the eligibility requirements. He stated that recipients will be chosen through a lottery drawing, which will take place April 12, at 10:00 a.m. at the Community Development Administration Office in Annapolis. Applications will be available in his office, St. Mary's County Department of Economic & Community Development.

COUNTY ADMINISTRATOR ITEMS

Present: Edward V. Cox, County Administrator

- 1) H.B. 372
POWER PLANT SITING PROGRAM - GENERATOR LEAD ROUTES

The County Administrator stated that as discussed at the January 31, 1984 meeting the referenced legislation was submitted to the Planning Commission for review and comment. He stated that the Planning Commission recommends that the proposed legislation is satisfactory as written and recommended its submission. The legislation provides for the acquisition of lead routes after the power plant sites are selected; however, in the case of St. Mary's County the site has been selected, but the lead routes are not in. Delegate Slade who has requested the County's comments on this legislation has advised that he is having the Elms property plant site re-evaluated in that at the time it was selected, the expansion of that area, particularly NESEA, was not taken into consideration.

After discussion, the Commissioners agreed to accept the Planning Commission's recommendation. and advised Delegate Slade accordingly.

COUNTY ADMINISTRATOR ITEMS (Continued)

2) BUDGET AMENDMENTS

The County Administrator presented the following Budget Amendments recommended for approval by the Director of Budget and Data Services as follows:

a) BUDET AMENDMENT NO. 84-28
ECONOMIC DEVELOPMENT COMMISSION

Justification: To provide funds for non-budgeted person during FY'84. Take from estimate lapse account travel plus economic and tourism account.

b) BUDGET AMENDMENT NO. 84-29
PLANNING AND ZONING

Justification: Expenses associated with 3M camera equipment not budgeted because of non-anticipation of system.

c) BUDGET AMENDMENT NO. 84-30
CIVIL DEFENSE
PURCHASING

Justification: To provide added fund to Advanced Life Support Unit as approved by the County Commissioners on 1/31/84. Funds to come from non-implementation of one bus route.

d) BUDGET AMENDMENT NO. 84-31
COUNTY ADMINISTRATOR

Justification: To lease/purchase word processor at \$296 per month March - June 1984.

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

3) ST. MARY'S HOSPITAL PROJECT
REQUISITION NO. 26

The County Administrator presented Requisition No. 26 in the amount of \$125,263.58 for costs incurred on the hospital project. Commissioner Millison moved, seconded by Commissioner Sayre, to approve and authorize Commissioner President Aud to sign said Requisition. Motion unanimously carried.

4) PERSONNEL - COUNTY ENGINEER'S OFFICE
RECLASSIFICATION - ENGINEERING TECHNICIAN TO ENGINEER 1

The County Administrator presented a memorandum dated February 14, 1984 from the Personnel Officer advising that the County Engineer has requested approval for the reclassification of the Engineering Technician, Grade 11, position occupied by Donald J. Ocker, to Engineer 1, Grade 13. It is recommended by the Personnel Officer that there be a waiver of the restriction of a one-grade interval reclassification for non-competitive promotions and promote Mr. Ocker to Engineer 1, Grade 13, Step 3, effective February 1.

Commissioner Dean moved, seconded by Commissioner Arnold, to approve the reclassification as recommended above. Motion unanimously carried.

SENATE BILL 664
ENVIRONMENTAL PROTECTION - CHESAPEAKE BAY - CRITICAL AREAS

Commissioner Dean brought to the Commissioners' attention the referenced Senate Bill 664, particularly Section 8-1807 which defines the Chesapeake Bay critical areas. Commissioner Dean suggested that the County prepare a map deliniating what parts of St. Mary's County would be affected and that this information be submitted to our legislative delegation.

Commissioner Aud advised that Frank Gerred, Director of Office of Planning and Zoning, has been requested to undertake this project.

OFFICE OF COUNTY ENGINEER ITEMS

Present: John Norris, County Engineer

1) RENTAL CONTRACT SERVICES
PROJECT NO. SM 84-6-5
PAINTING AND WALLPAPER

The County Engineer advised that at last week's meeting the Commissioners awarded the referenced contract to Thompson's Paint Company; however, upon the advice of the County Attorney, it is requested that the Commissioners rescind that motion and instead award the contract to the second lowest bidder, Buckler Decorators at \$14.00 per hour. Mr. Norris advised that the County Attorney had recommended this action in that the County had taken Thompson's Paint Company to court in another matter.

Commissioner Arnold moved, seconded by Commissioner Aud, to accept the County Engineer's recommendation to rescind the motion of February 7, 1984 awarding the contract to Thompson's Paint Company and further to award the contract to Buckler Decorators. Motion unanimously carried.

2) RELEASE AND ASSIGNMENT AGREEMENTS
DRIVEWAY ENTRANCE BONDS
(ST. MARY'S BEACH SUBDIVISION)
(SOUTHAMPTON SUBDIVISION)

Mr. Norris presented the following Release and Assignments for entrance permits bonds with Nationwide Insurance Company as surety for Robert S. Pogue:

- a) in the amount of \$500 for Lots 61, 62, 63 St. Mary's Beach Subdivision
- b) in the amount of \$2,000 for Lots 33, 34, 21, and 22 in Southampton Subdivision.

After discussion, Commissioner Dean moved, seconded by Commissioner Sayre, to authorize Commissioner President Aud to sign said Release and Assignments. Motion unanimously carried.

3) ROAD RESOLUTIONS

The County Engineer presented the following Road Resolutions for the Commissioners' review and approval:

a) R84-2-Scotch Point Subdivision

Designating the following streets in Scotch Point Subdivision as "Stop Streets:"

Hickory Lane as it intersects with Scotch Neck Road.
Millstone Lane as it intersects with Scotch Neck Road.
Mariner Road as it intersects with Scotch Neck Road
Daniels Road as it intersects with Scotch Neck Road.
Mallard Court as it intersects with Mariner Road.
Flintlock Court as it intersects with Mariner Road.
Hunt Court as it intersects with Scotch Neck Road.

b) R84-3 - Scotch Point Subdivision

Posting the following streets in Scotch Point Subdivision at 25 miles per hour: Hickory Lane, Millstone Lane, Mariner Road, Daniels Court, Mallard Court, Flintlock Court, and Hunt Court.

c) R84-4 - Green Holly Road

Posting Green Holly Road, Eighth Election District at 25 miles per hour.

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

OFFICE OF COUNTY ENGINEER ITEMS (Continued)

4) PROJECT NO. SM 84-1-2
SURVEY STAKEOUT WORK AND DRAFTING SERVICES

Mr. Norris presented the bid tally sheet for the referenced project and advised the Commissioners that correspondence dated February 3, 1984 was received from the James L. Dunlop land surveying firm requesting that the County reconsider its bidding process in this matter. Mr. Norris advised that proposals were solicited from the three firms that his office felt had the personnel to do the work and the ability to make on-site decisions regarding stake-outs for super-elevation designs and other in the field designs. He stated that although the Dunlop firm is acceptable for surveying work, it was his opinion that the three firms solicited could handle the type of work needed better.

After some discussion, the County Engineer recommended that the Commissioners award the bid to the firm of D.H. Steffens Company, the lowest bidder, in the amount of \$52 per hour for stakeout work and \$18 per hour for drafting.

Commissioner Millison moved, seconded by Commissioner Dean, to accept the County Engineer's recommendation. Motion unanimously carried.

5) McINTOSH BRIDGE CONSTRUCTION PROJECT

Mr. Norris requested concurrence from the Board that the County purchase the materials needed for the contractor for the referenced project which would allow the project to move along faster. The Commissioners gave their concurrence.

MENTAL HEALTH ALCOHOLISM, DRUG ABUSE ADVISORY COUNCIL
(SUBCOMMITTEE ON ALCOHOLISM HALFWAY HOUSE)

Present: Dr. Richard Martin, Subcommittee
Dr. Joseph Miller, Subcommittee
Elizabeth Sally Raley, Subcommittee
Vivian Ripple, Subcommittee
Berlin Cummings, Subcommittee
George Smith, Director, St. Mary's Nursing Home

Dr. Martin presented to the Commissioners a proposed plan for a half-way house for alcoholics to be called Marcey House. It is proposed that a private, non-profit volunteer Board of Directors would assume operation of the halfway house under contract to the County Health Department. Dr. Martin stated that several sites for the halfway house were studied, and contact has been made with George Smith of the St. Mary's Nursing Home regarding use of a portion of the existing facility when it is vacated to the new building presently proposed for construction. He advised that Mr. Smith indicated support of a halfway house being located at the existing nursing home, which is proposed to be converted to a domiciliary care unit.

With regard to financing, Dr. Martin advised that there is currently in the legislature a Community Bond bill for the funding of various State Department of Health and Mental Hygiene projects throughout the State, with the County's halfway house project being sixth on the list. These funds are based on a matching grant 75%-State; 25%-County, for the renovation and purchase of equipment. Dr. Martin stated that the County's share would be repaid over a period of time and will be contained as a line item in the operating budget (as is currently done by Walden-Sierra).

MENTAL HEALTH ALCOHOLISM CLINIC (ANNUAL REPORT)

Present: Elizabeth Sally Raley
Suzanne Camp
Dr. Richard Martin
Phebe Barth
Dr. Patricia Hawkins

The referenced members of the Alcoholism Clinic Evaluation Subcommittee presented correspondence to the Board attaching an annual evaluation of the Health Department Alcoholism Clinic which includes background information, commendations and recommendations regarding the various functions and services of the Clinic. Mrs. Raley indicated that there are three areas requiring attention by the County Commissioners:

a) Continued support for the establishment of a halfway house for alcoholics in the County through the provision of land, matching funds and technical assistance;

b) Assistance in development of a short-term solution for additional space needs for the Alcoholism Clinic.

Also long-term planning is needed to accommodate the continued expansion of the Alcoholism and Mental Health Clinics.

c) Coordination of transportation for the growing number of services available in the County (Recommendations will be submitted to the Commissioners from Dr. Millers' Mental Health Coordinator Team.).

Ms. Camp explained the evaluation process by the State to the Commissioners discussing the participation by the Evaluation Team in this process. She stated that the Commissioners will be receiving a copy of the State's report later today from Ms. Barth.

In conclusion, the Commissioners thanked the Subcommittee for their report and would give consideration to the recommendations as submitted.

BUILDING PERMIT ISSUANCE PROCESS ANALYSIS

Present: Frank Gerred, Director, Office of Planning and Zoning

Mr. Gerred, on behalf of Steve King (Metropolitan Commission) Chairman of the Building Permit Process Committee, presented the Committee's analysis of the building permit issuance process as had been previously requested by the Commissioners. He stated that the Committee was made up of those department heads involved in the issuing process: County Engineer, Planning and Zoning, Metropolitan Commission, Health Department, and Soil Conservation Service. (A copy of the analysis is on file in the Commissioners' Office.)

Mr. Gerred advised that the Committee has prepared flow charts indicating previous, current and proposed methods of obtaining permits for single family, mobile home, multi-unit and percolation tests only.

In reviewing the analysis, Mr. Gerred explained the current methods being used and the Committee's recommendations for improvements which include computerization of permit issuance system, removal of Metropolitan Commission from issuance process and the establishment of a "one-stop shop" for residential permits.

Discussion ensued regarding the feasibility of implementing the recommendations to which Mr. Gerred responded that some can be handled with ease; however, the Committee will need to return to the Commissioners with an outline for implementation.

The Commissioners stated that now that they have both Committees' reports (Systems Review Committee and Building Permit Review Committee), they would review the recommendations and make some decisions in the near future.

AIRPORT COMMISSION
CAPITAL IMPROVEMENTS

Present: Tom Howard, Chairman
Ed Long
Elliott Burch, Sr.
Thomas McGuyre
John Norris, County Engineer

Members of the Airport Commission appeared before the Commissioners to request the Commissioners consideration relative to various capital improvements projects at the Airport:

1. Extension of present runway from 3200 feet to 5,000 feet. Mr. Howard pointed out that their Five-year schedule of the Federal Aviation Administration lists installation of weather equipment as a priority item; however, the Airport Commission would like to request that the runway extension be substituted, and that the weather equipment be moved to a lower priority. The FAA is agreeable to this change if an indication is received that the County will provide \$50,000 which represents 5% of the total project cost of \$1,000,000, and of which FAA will provide 90% and the State the other 5%.

2. Acquisition of non-county owned land in order to meet FAA requirements for obstacle removal and drainage improvements in the safety zone area. (\$275,000 to be received from FAA for this purpose.) Plans and specifications must be prepared and submitted to FAA as soon as possible in order to avoid loss of funding from FAA.

3. Acquisition/Easements of land for the construction of "T" hangars in compliance with the Airport Master Plan. Issues related to the completion of the capital improvement items is the need for engineering services. The Airport Commission members expressed the opinion that a consultant engineering firm should be employed by the County to provide consultant and adequate assistance throughout the above-referenced capital improvements. The employment of a consultant is also recommended by FAA and will be paid for by FAA. The Commission is currently advertising for engineering consultant services, and when proposals are received and reviewed, Commission members will return to discuss alternatives to the Board of County Commissioners including role of the County Engineer's Office.

Another problem area pointed out by Mr. Howard is that the current operator at the Airport is not performing in conformance with the lease. The Airport Commission recommended that the operator be replaced in order to maintain the increased community interest in the Airport and in order to operate the Airport properly. Mr. Howard stated that the Airport Commission has even discussed the possibility of county managing the airport facilities. The Commissioners requested the Airport Commission to further review the issue of the fixed base operator and return with concrete proposals as soon as possible.

After considerable discussion, the Commissioners agreed to review the request and make a decision concerning the extension of the runway, the acquisition of land for the construction of "T" hangars and engineering consultant services.

REZONING DECISION DISCUSSION
ZONE #82-0884 - BUDDY WINSLOW (MARINA)

Present: Buddy Winslow, Applicant
Karen Abrams, Attorney for Applicant
Frank Gerred, Director, Office of Planning and Zoning
Anita Meridith, Recording Secretary

(All Commissioners participated in the discussion.)

The applicant, Mr. Buddy Winslow, came forward, accompanied by council, Ms. Karen Abrams, and displayed what he explained was the original site plan, prepared by J.R. McCrone Engineering. This plan included the "maximum" number of slips which could be supported by the property. He explained that he subsequently had prepared what he felt was a "more suitable plan," a much lesser density, which he later compared to the initial plan.

Mr. Winslow advised that he had recently purchased three contiguous building lots, which under the zoning, could be utilized for 26 parking spaces. The initial concept was based on 12-foot slips, 42 feet long. The placement of the piers, in concert with the property, was noted visually. The total acreage was given as 1.75 acres, with 1,272 feet of water frontage (this includes the three lots status). The piers were described as six-foot standard piers, constructed of commercially-treated lumber. Removal of the house and elimination of the septic field area would result in additional area for parking. Mr. Winslow reflected that should he get a "good perc" on the remaining two lots, he would realize 142 square feet to support the septic field.

Main access to the property would be from the Patuxent Beach Road with 400 feet off of Bill Dixon Road (is a 30-foot right-of-way). Mr. Winslow stressed that the latter could be widened to match the two-lane highway.

Mr. Winslow explained that the original plan would have required some dredging, as the "slips are run all the way up to the bulkheading;" however, the newer proposal called for 16 foot slips. He explained that this newer concept also moved the piers out away from the shoreline, to a five foot water mark, and thus negated the need for any dredging. The second plan includes parking areas which were given as "basically the same as they were on the original site plan with the exception of adding two additional parking spaces... (noted visually)."

Much of the area will be left in its natural wooded state. The entrance is to be designed with a sign and professionally landscaped. The applicant noted the area of the proposed slip which would provide for a pier-mounted boat pump-out station, the area of the septic tank which would traverse to the pumping station and over to the septic field.

The revised plan now provides for 90 eight-foot wide slips, as compared to the original plan which called for 159 slips. Mr. Winslow provided a brochure for the Commissioners' review, which he stated gave an example of the appearance of the proposed slips. (Will be floating piers constructed of treated wood and 1/2-inch plastic and styrofoam filling.)

Mr. Winslow felt that another important aspect to be considered was that "since the bridge went in, all the commercial zoned property in Town Creek is on the other side of the bridge, there is no place for sailboats at all."

REZONING DECISION/DISCUSSION (Continued)
BUDDY WINSLOW

Mr. Gerred stated that staff had reviewed this marina in concert with other similar operations and concluded that the number of boats in the creek which would be utilizing this facility, was not a limiting factor at this time. Staff felt that the two areas of concern involving this application were those of the road and parking, specifically, there could be a problem if there should be an overflow and people park out along the road. In researching the proposed use, staff provided the following statistical data: Studies reveal that only 10% of the number of boats using this facility would be found out on the water on any given day.

In conclusion, staff recommended that the applicant be required to provide one parking space for every boat slip.

Commissioner Aud inquired whether anyone present wished to comment. There was no response.

This concluded discussion and the Board will take the matter under advisement. The Chair noted that the matter would be considered and taken up at their next meeting.

RESOLUTION NO. 84-05
OXFORD DEVELOPMENT ENTERPRISES, INC.
SPYGLASS AT CEDAR COVE
CDA FUNDING FOR HOUSING

Present: Richard Boales, Development Associate, the Oxford Group
Dennis Nicholson, Coord., Office of Housing & Community Development
(Commissioner Millison did not participate.)

Mr. Boales explained that the purpose of this meeting is to obtain the Board of County Commissioners' endorsement of the construction and operation of the referenced project, which will be financed through the Maryland Department of Economic & Community Development, specifically the Community Development Administration. Said endorsement is through a Resolution to be signed and approved by the Board.

After discussion, Commissioner Arnold moved, seconded by Commissioner Dean, to approve and sign Resolution No. 84-05. Motion unanimously carried.

Mr. Nicholson read the following statement of the support for Oxford Development into the record: The project is consistent with the County's goal of establishing quality rental projects for the personnel involved in the emerging defense industry.

ST. MARY'S COUNTY NURSING HOME PROJECT

As a follow-up to discussion with the Nursing Home Building Committee at last week's meeting, Commissioner Dean advised that there are several decisions by the Board pending.

After some discussion, Commissioner Dean moved, seconded by Commissioner Arnold, and unanimously carried that the Board of County Commissioners grant approval of the following:

1. To grant authorization to hire an architectural engineering firm to design the new nursing home;
2. To grant authorization to hire an architectural/engineering firm to design the renovations at the current hospital site;
3. To extend the contract with Mr. Huber for the evaluation of the fiscal feasibility of the conversion of the current nursing home into a domiciliary care facility;

ST. MARY'S NURSING HOME PROJECT (Continued)

4. To express general agreement with the concept of there being created a private, not-for-profit corporation to administer the Nursing Home and domiciliary care facility in place of a county governmenta advisory board; and

5. To establish a Building Authority Commission to implement the 1983 House Bill 1076.

Commissioner Dean suggested, and the Board concurred, that in the Commissioners' letter to the Nursing Home Board, it be indicated that approval is granted for the above items, and that the Commissioners reaffirm their position they have held all along in this process of considering the building of the nursing home; namely, that the project would be able to be built and operated on a self-sustaining basis.

APPOINTMENTS
BUILDING AUTHORITY COMMISSION

Commissioner Dean moved, seconded by Commissioner Arnold, and unanimously carried, to make the following appointments to the Building Authority Commission as provided for in the 1983 House Bill 1076:

Edward V. Cox, County Administrator
John B. Norris, County Engineer
Joseph P. O'Dell, Director, Budget & Data Services
Frank Gerred, Director, Office of Planning & Zoning
Theodore P. Weiner, County Attorney

TOWN OF LEONARDTOWN
TAX DIFFERENTIAL

Commissioner Dean stated that in this current fiscal year approximately \$20,000 has been appropriated in the form of a tax differential to the Town of Leonardtown. He stated that this is an issue that will be facing the County in subsequent years and suggested that a committee be established from the Board of County Commissioners and the Leonardtown Commissioners to discuss the tax differential issues; i.e., identification of shared services, etc. The Commissioners gave their concurrence and stated that a determination needs to be made as to whether the Leonardtown Commissioners are agreeable to such a Committee. It was suggested that Commissioners Dean and Arnold serve, as well as Joseph P. O'Dell, Director of Budget and Data Services, and Edward V. Cox, County Administrator.

COUNTY ENGINEERS' OFFICE
HIGHWAY MAINTENANCE PERSONNEL

Present: John Norris, County Engineer
Gerda Manson, Personnel Officer

Mr. Norris and Mrs. Manson appeared before the Commissioners to submit a listing of the new positions for the new Highway Maintenance Department in the County Engineer's Office. Positions with anticipated dates of hiring are listed below.

COUNTY ENGINEER'S OFFICE (Continued)
HIGHWAY MAINTENANCE PERSONNEL

<u>Title</u>	<u>Grade</u>	<u># To Be Hired</u>	<u>Anticipated Date to Hire</u>
Highway Maintenance Superintendent (Has been advertised)	18	1	As soon possible
Highway Maintenance Supervisor	14	1	5/1/84
Highway Communications Clerk	8	1	5/1/84
Traffic & Permits Control Supervisor	10	1	5/1/84
Road Maintenance Supervisor	10	3	5/1/84
Motor Equipment Operator III	8	3	6/25/84
Motor Equipment Operator II	7	4	6/25/84
Motor Equipment Operator I	6	3	6/25/84
Highway Maintenance Worker	5	6	6/25/84
Highway Maintenance Worker	4	6	6/25/84
Mobile/Equipment & Automotive Services Supervisor	10	1	6/25/84
Mobile Equipment/Automotive Mechanic	9	1	4/1/84
Mobile Equipment/Automotive Mechanic	6	1	4/1/84

Mr. Norris requested the Board's approval to authorize the Personnel Officer to begin the advertising for the referenced positions.

Commissioner Dean moved, seconded by Commissioner Millison, to grant the authorization as requested. Motion unanimously carried.

BUDGET AMENDMENT NO. 84-32 - COUNTY ENGINEER

Mr. Norris presented Budget Amendment No. 84-32 recommended for approval by the Director of Budget and Data Services with the following Justification: Meeting of January 10, 1984, correspondence from Budget Director of January 19, 1984 concerning required funds to acquire land and construction facility at St. Andrew's Church Road and to house highway maintenance equipment.

Commissioner Dean moved, seconded by Commissioner Arnold, to approve Budge Amendment No. 84-32. Motion unanimously carried.

ITEMS FOR NEXT WEEK'S AGENDA

The Commissioners agreed to place the following items on their agenda for discussion:

1. Patuxent River Policy Plan
2. Sedimentation Control Program (Preparation of correspondence to the Department of Natural Resources (Water Resources Administration) responding to the Preliminary Report - Review and Evaluation of the St. Mary's County Erosion and Sediment Control Program.

ADJOURNMENT

The meeting adjourned at 3:45 p.m.

APPROVED:


George R. Aud, President