

BOARD OF COUNTY COMMISSIONERS' MEETING

Tuesday, August 7, 1984

Present: Commissioner George R. Aud, President  
Commissioner Richard D. Arnold  
Commissioner Ford L. Dean  
Commissioner David F. Sayre  
Edward V. Cox, County Administrator  
Judith A. Spalding, Recording Secretary

(Commissioner Larry Millison was not present due to illness.)

CALL TO ORDER

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, July 31, 1984

APPROVAL OF BILLS

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

PURCHASE OF PICKUP TRUCKS  
OFFICE OF PLANNING & ZONING

Present: Paul Raley, Director, Purchasing & Logistics

As a followup to last week's discussion regarding the bids for the purchase of the three pickup trucks for the Office of Planning & Zoning, Mr. Raley advised that Bell Motor Company, the lowest bidder, can guarantee delivery of the vehicles within three or four days; however, they will not be blue as specified, but beige or silver.

After some discussion, Commissioner Dean moved, seconded by Commissioner Arnold, to accept the bid from Bell Motor Company, the lowest bidder, in the amount of \$23,073. Motion carried.

BIDS OF MOBILE RADIO UNITS AND REPEATER SYSTEMS  
SHERIFF'S DEPARTMENT

Present: Paul Raley, Director, Purchasing & Logistics

Mr. Raley advised that bids were received for the eight mobile radio units and repeater system; however, in that they were higher than anticipated, it is recommended that this matter be held for another week.

COUNTY ADMINISTRATOR ITEMS

Present: Edward V. Cox, County Administrator

1) REQUEST FOR PERMIT FEE WAIVERS  
DISTRICT OF COLUMBIA BOYS CAMP

The County Administrator presented correspondence dated July 24 from the Government of District of Columbia requesting exemption from the permit fees for the D. C. Boys Camp. The requested has been reviewed by the Director of the Office of Planning & Zoning and it is in compliance with County's Resolution No. 75-53.

Commissioner Aud moved, seconded by Commissioner Dean, to approve the abatement of fees for the D. C. Boys Camp as requested. Motion carried.

2) PERSONNEL

The County Administrator presented the following personnel items for the Commissioners' review and decision:

a) Draftsman Position  
Office of County Engineer

Memorandum from Personnel Officer dated August 6, 1984 requesting authority to establish and advertise the Draftsman position, Grade 10, in the County Engineer's Office.

Commissioner Dean moved, seconded by Commissioner Aud, to grant this authority. Motion carried.

b) Engineer I - County Engineer's Office  
Engineering Associate V - Planning & Zoning

Memorandum from Personnel Officer dated August 3, 1984 requesting authority to establish the referenced positions (both Grade 13) and to begin the usual hiring process.

Commissioner Dean moved, seconded by Commissioner Sayre, to grant the authority as requested. Motion carried.

3) CONTRACTUAL PROCESSING  
INNOVATIVE AND ALTERNATIVE SEWAGE DISPOSAL SYSTEMS AGREEMENT

The County Administrator advised that the County is now beginning the contractual process for the installation of the I & A Systems. The Agreement must be signed by all parties, and Mr. Cox proposed that the applicant sign the Agreement first, followed by the Department of Health and Mental Hygiene to certify to the completion of the proper testing and then signed by the Board of County Commissioners to confirm that all is in place and to guarantee funding. The Commissioners gave their concurrence to follow this procedure.

4) AGREEMENT AND EASEMENT  
ALTERNATIVE SEWAGE DISPOSAL SYSTEM

The County Administrator presented an Agreement dated August 3, 1984 by and between James and Myrtle Snyder and the Board of County Commissioners of St. Mary's County and the Department of Health and Mental Hygiene. for the installation of an I&A System on the owner's property. Mr. Cox noted that this Agreement was received prior to the above process being established and recommended that the Commissioners approve it subject to approval by the Health Department.

Commissioner Arnold moved, seconded by Commissioner Sayre, to approve and authorize Commissioner President Aud to sign said Agreement. Motion carried.

5) STORMWATER MANAGEMENT GRANT

The County Administrator presented a Grant in the amount of \$71,736 from the Department of Natural Resources for the administration of the County's Stormwater Management Program.

Commissioner Sayre moved, seconded by Commissioner Arnold, to authorize Commissioner President Aud to sign said Grant. Motion carried.

6) OFFICE ON AGING  
FOOD SERVICE AGREEMENT

The County Administrator presented an Agreement for Services between St. Mary's County Public Schools and the Office on Aging for the Senior Citizens Lunch Program. The per meal cost will remain the same as last year; however, there will be a review of the costs at the end of the year.

Commissioner Sayre moved, seconded by Commissioner Arnold, to authorize Commissioner President Aud to sign said Agreement. Motion carried.

(The Commissioners left the meeting to attend a funeral - 9:45 a.m.)

PUBLIC HEARING  
ECONOMIC DEVELOPMENT REVENUE BONDS  
WILDEWOOD BUILDERS, INC.  
RESOLUTION NO. 84-20

Present: Joseph Mitchell, Director, Economic & Community Development  
David W. Morgan, Economic Development Coordinator  
John Cox, Representative of Wildewood  
Michael Wettengel, Wildewood

(The County Administrator, Edward Cox, conducted the referenced public hearing in the Commissioners' absence.)

A Public Hearing was conducted on a Resolution concerning the proposed issuance of Economic Development Revenue Bonds in a maximum aggregate amount not to exceed \$2,700,000, for the construction of a 50,000 square foot professional office building for Wildewood Builders, Inc. to be used for research and development, engineering, contractor support facilities and additional offices. (Property located: Tax Map #43, Parcels #371 and #173, Eighth Election District.)

The secretary read the Notice of Public Hearing which had been published in the Enterprise Newspaper, July 18 and 20, 1984.

Mr. Cox inquired as to whether anyone present wished to make any comments for or against the project. It was noted that there were no comments.

Mr. Morgan noted for the record that the Industrial Development Bond Review Committee has reviewed the application and recommend to the Commissioners its approval subject to two conditions being met by the applicant: (1) That the applicant certify that the financing be settled by December 31, 1984, and (2) that the multi-story facility not in any way violate the restrictions of the AOA (Aircraft Overflight Areas) of the County Zoning Ordinance.

Mr. John Cox presented a letter from Wildewood Builders, Inc. dated August 7, 1984 advising that the applicant will meet the referenced conditions.

For the record, Mr. Mitchell pointed out that because of recently enacted federal requirements on Industrial Development Bonds that the Commissioners reserve the right to withdraw approval of the issuance of bonds for this project if settlement is not completed by December 31, 1984. Should this occur, the project would have to be considered along with any other submitted applications for 1985 funding.

The public hearing was concluded.

(THE COMMISSIONERS RETURNED AT 10:50 A.M.)

(Commissioner Aud left the meeting.)

Mr. Cox, the County Administrator, apprised the Commissioners of the particulars of the referenced public hearing.

Discussion ensued as to the amount of available funds for the remainder of 1984, and with the approval of this project, 1.8 million dollars remain.

After discussion, Commissioner Arnold moved, seconded by Commissioner Sayre, to approve and sign the inducement Resolution (No. 84- ) along with Exhibit 1, Agreement to Issue Bonds. Motion carried.

(COMMISSIONER AUD RETURNED TO THE MEETING.)

ZONING DECISION DISCUSSION  
RICHARD C. MANSON - ZONE #83-1225

Present: Robin Guyther, Planner, Office of Planning & Zoning  
Interested Citizens

(Requesting rezoning from AR, Agricultural-Residential, to CL, Commercial Limited. The property contains approximately 2.2 acres and is the site of "The Mane Place," a beauty shop at the intersection of Oaks Cooksey Swamp Rd. and Old Route 5, Charlotte Hall, Tax Map 1, Block 22, Parcel 7, located in the Fifth Election District.)

Mr. Guyther reviewed the history of the referenced zoning application. Mr. Manson had initially requested C-2 zoning; however, the Planning Commission recommended approval to CL, Commercial Limited. He further stated that Mr. Manson did not have a proposed use, but felt that the rezoning would give him more flexibility. There was no opposition at the Planning Commission public hearing; however, at the County Commissioners' hearing, there were a couple of residents who expressed opposition.

In response to an inquiry from Commissioner Arnold as to whether there was any discrepancy with regard to boundary lines on the survey, Mr. Guyther stated that Mr. Manson will have to provide his office with a survey should the property be rezoned. He stated that Mr. Manson has a deed and there is a distinct parcel on the Tax Map, and if approved, is the area that will be rezoned.

Commissioner Dean stated that in his opinion that the request was apparently speculative rezoning in that the applicant was unsure of what zoning category to apply for and he also has no specific use for the property. Mr. Manson had testified that he had no specific use, but that he planned some time in the future to relocate his business to a shopping center and convert the existing facility to a boutique.

Commissioner Dean further pointed out that Mr. Manson does have other recourse to change the use of the property even though it is non-conforming by going through the Board of Appeals process. He stated that in view of the fact that this request is clearly speculative and that the applicant has no specific use for the property, there is no proof of change of the neighborhood or a mistake in the original zoning.

In conclusion of the discussion, Commissioner Aud moved, seconded by Commissioner Sayre, to request the County Attorney to prepare the appropriate Zoning Amendment Resolution DENYING the referenced application. Motion carried.

HOUSING DEVELOPMENT GRANT PROGRAM

Present: Joseph Mitchell, Director, Economic & Community Development  
David W. Morgan, Economic Development Coordinator  
Dennis Nicholson, Housing & Community Development Coordinator

The referenced individuals appeared before the Commissioners to discuss the availability and plans for the Housing Development Grant Program through HUD. Mr. Mitchell advised that the staff is recommending that the County make application to HUD for grant funds in the amount of \$498,000. The application will be due Monday, August 13. Mr. Mitchell stated that if the Commissioners concur, the funds will be used for two projects:

- a) \$140,000 for a Revolving Loan Program for Housing and administrative costs in the amount of \$28,000

Mr. Mitchell suggested that a Commission be established, to be appointed by the County Commissioners to administer the loan funds.

- b) \$300,000 to be coupled with funds from Economic Development Administration and a loan from Farmers Home Administration or locally generated revenue for the extension of the sewer line to the County Airport and the Airport Industrial Park. \$30,000 will be needed for administrative costs.

In conclusion, Commissioner Arnold moved, seconded by Commissioner Sayre, to authorize Commissioner President Aud to sign the Housing Development Grant Program application. Motion carried.

#### YOUTH EMPLOYMENT PROGRAMS

Present: Phebe Barth, Youth Services Coordinator  
Charles Walsh  
Jerry Butkeiwicz

The referenced representatives from the Office of Children and Youth appeared before the Commissioners to present an overview and highlights of the various employment programs for 1984. The Programs are as follows:

Pax Hi - a one-year program for high school seniors for part time work during school year and full time for the summer.

Youth Summer Employment Program - summer jobs program in various county agencies and funded by the Commissioners

Summer Youth Employment Training Program - Through JTPA youths are hired by private not-for-profit agencies and county offices.

SMILE Tutoring Program for under-motivated middle students to be tutored on a one-to-one basis by high school students in the areas of reading/writing and math.

The representatives indicated that all programs are operating smoothly and are meeting the needs of the participants.

Ms. Barth advised that additional JTPA funds have been received for a pilot program (Parent Resources of Employment Program - PREP) that will start in September. The basis of the program is cooperative parent care for young parents and preparing them for the world of work.

In conclusion, the Commissioners commended the Children and Youth staff for all their work and efforts in the success of these worthwhile programs.

#### EXECUTIVE SESSION

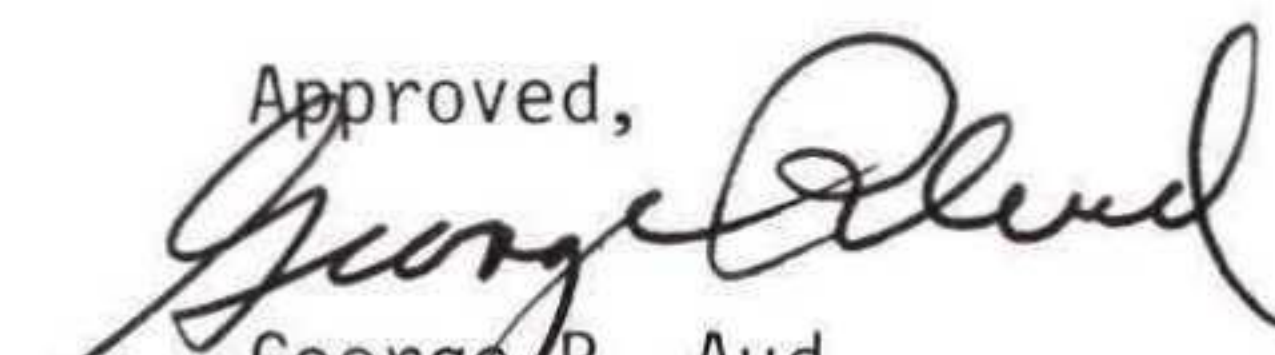
Present: Edward Cox, County Administrator

Commissioner Aud moved, seconded by Commissioner Sayre, 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 11:30 a.m. to 1:15 p.m.

#### ADJOURNMENT

The meeting adjourned at 1:15 p.m.

Approved,



George R. Aud  
President