

May 21, 1968

Present: F. Elliott Burch  
J. Wilmer Bowles  
George R. Aud

Meeting convened at 10:00 a.m.

Hancock Property, 6th District

Mr. Norman Hancock informed the commissioners that he owns a piece of property on the Sandgates Road, and would like to put a small three room house on it for his brother. There will be a privy and a spring for water, and the Health Department has approved this. There are 12,000 square feet of land in the parcel, which is .27 acre. Mr. Hancock said his brother applied for a building permit, which was denied, and Planning & Zoning has a copy of the Health Department approval and the plat. Mr. Burch said he is not sure the Health Department would approve this as the regulations require 20,000 square feet per lot, but the commissioners will look into this and give Mr. Hancock an answer.

Mr. Hancock also mentioned lots at Cape St. Mary's that he is considering purchasing. However, if they are not large enough to be approved for construction, he will no longer consider purchasing them.

Roads

Mr. Pantaleo and Mr. Bond. Mr. Bond reviewed memo from Mr. Raley, dated May 2nd, regarding roots of a tree that are growing into the sewer line in Patuxent Park. The complaint came from Mrs. D. Hickman, 409 Cabot Place, Patuxent Park. Mr. Bond stated that the county right of way only goes from curb to curb and this problem would be the responsibility of the water company or the individual concerned. He said that the tree is not in the county right of way.

General discussion about cleanup of county roads, and Mr. Bond said he feels prison labor would be the less expensive way to do this. He had talked with Mr. D. Raley about this very thing just this morning, and the latter said he would talk with Mr. Tate about this. Mr. Bond suggested that the commissioners contact the prison, make arrangements to use prison labor, and the commissioners could be billed directly for the cost. Eight or ten men would be needed to do the job on the county roads. Mr. Pantaleo was asked to get information on this and report back to the commissioners later in the day. He was instructed to inquire if these men could be used on a private truck, and if so, Mr. Burch said he will donate a truck for one day for this purpose.

Mr. Bond reported that they need two new pickup trucks, one for Mr. Russell and one for Mr. J. Cooper. One of their present trucks



has completely blown up and they are using a dump truck to carry fuel to the equipment on the road. A 3/4 ton for Mr. Russell and a 1/2 ton truck for Mr. Cooper would be sufficient. Mr. Bond said he would like to keep Mr. Russell's old truck, but would advise trading in Mr. Cooper's. He will compile definite information on this and report to the commissioners next week. He further stated he would like to trade in the old International truck that is just sitting at the garage.

Welfare Department

Mr. Joseph Carter, Director, said they would like to update their administrative files and this will cost about \$80.00. There is about \$100 in their training expense account and they would like to use it for this purpose. The commissioners granted Mr. Carter's request.

Willows Road Sanitary Fill

Mr. Pantaleo and Mr. T. David Jarboe. Mr. Jarboe said that the lease on the fill on his property expires this month and he does not want to renew it. He is asking that the area be covered with soil and that signs be erected informing the general public that the fill is closed.

Mr. Burch asked about a possible extension to allow time to find another location for a fill, and after further discussion, Mr. Jarboe agreed to grant a 60 day extension, requesting that the fill be closed sooner if possible. He was asked if he would consider operating the fill and maintaining it himself, and he said no, he would rather close it.

Mr. Jarboe said he has a pit nearby and soil to cover the fill could be taken from this. He was asked to furnish the commissioners with a firm figure as to how much it would cost to put the fill in reasonably clean condition, and he stated he would do this. Mr. Jarboe requested that the commissioners publish the closing of the fill now, so the public will be aware of it when that time comes. He gave a tentative estimate of approximately \$1200 to put the fill in clean condition, but will furnish the commissioners with firm figures on this. He said he would like something from the commissioners in writing about the soil covering for the site.

Bennett Sanitary Fill

Mr. Pantaleo cited need for access road to fill being considered for property owned by Mr. R. Bennett, 3rd District, and location will have to be resolved. He presented agreement he has drafted for transaction and he will ask Mr. Guyther to exam it, and if he approves it, will take it to Mr. Bennett for signature. (Mr. Guyther did exam the agreement later in the day and approved same.)



Board of Education

Dr. R. E. King, Mr. H. Kanowicz, Mrs. Kitty Barnes, Mr. Kennedy Abell, Mr. H. Dodson, Mr. J. Ogden, Mr. W. Dohrmann, Mr. H. Ocker, Mr. David Gruber, Auditor, Mr. W. S. Donaldson, Mr. O. Guyther.

Dr. King said they wanted to review with the commissioners what they had done so far as making adjustments to operate within the funds they are being appropriated. They are asking that if any uncommitted funds become available in the future, that the commissioners give serious consideration to provide such funds for some of the items they have deleted from their program to have a balanced budget. They are also asking for immediate guidance on the building program.

Dr. King presented a brochure containing an itemized accounting of every area of the budget, for the current year and the next fiscal year. Also presented a listing of the critical items they have deleted from their program, and would hope that some of them can be restored if funds become available later on.

Mr. Ocker said they have discovered that by reducing federal percentages from 80% to 75%, the state can give them an additional \$200,000 which they had not expected, and this will help a great deal. Dr. King asked the commissioners to contact our congressmen and ask them to support efforts to get enough funds to fully underwrite Public Law 874, as this would give us our full entitlement to federal monies.

Mr. Ocker said they have decreased the budget \$400,000 below what they originally requested, and proceeded to review the budget brochure. Concerning the Technical Center, they have not been able to find qualified teachers for some subjects such as bricklaying, nursing education, etc., however, they are going to have the nurses aid program. There was some discussion on possibility of a group of people with mutual problems meeting at the center and sharing the cost of having an instructor who would increase their knowledge in a given field, and the Board of Education agreed that this could operate as an evening program.

Mr. Abell mentioned possibility of charging people for some of the cost of the driving training program. A flat fee might be considered for this service as is the case in other counties.

There was general discussion concerning insurance, and fact that the Board of Education can renegotiate this coverage. Mr. Donaldson said that this could be done in November of this year, and Mr. Guyther suggested beginning this in July, in order to get bids for the insurance prior to November.

Dr. King mentioned need for a burglar alarm in the Technical Center as there is much valuable equipment there, and this might be worked out with the sheriff and the state police.



Mr. Ocker said they need a determination as soon as possible from the commissioners concerning the construction program. He presented list of the program, stating that this is the same one they sent to the commissioners in February. The only change was possibly increasing the capacity of the Park Hall Middle School. They are now considering 900 to 1,000 students, and if the school is built to full capacity, it will cost \$181,680 more. Application has been approved for the Public Law 815 money, but it has not been allocated.

Mr. Abell asked about the road through the Dixon property, and Mr. Aud said that Mr. Dixon has stated he will give the right of way needed. Mr. Abell said that Mr. Dixon mentioned wanting \$1,000 per acre for the land, and perhaps the benefits that would accrue to the man from the road, would be an inducement for him to sell the land at a less expensive figure. Mr. Aud said he felt sure this could be negotiated. On the square foot cost for this school, Mr. Dodson said it would remain the same for either building, \$17.50, and they are considering about 5 acres of the Dixon property.

Dr. King said that their critical needs list is in the priority in which they have it itemized. The commissioners aid they will advise the Board of Education in the matter.

#### Queentree Sanitary District

Mr. W. Miles, Adm. T. B. Clark, Metropolitan Commission; Mr. H. E. Sterdevant, Jr. R. McCrone; Mr. Harry Blumenthal, President, Mr. Wysong, Vice President, Jr. R. Murphy, General Manager, Richard Starr, Comptroller, Colony Development Corporation; Mrs. George Henley, Designer/Decorator; Mr. W. R. Henley, Architect; Mr. O. R. Guyther, and Mr. J. Mattingly, Attorneys.

Mr. Mattingly, acting as spokesman for the group, said they have asked the commissioners to consider the application for the sanitary district requested, and would like to show the commissioners what the plans are for the area. The Colony representatives have consulted with Mr. Beavin, and if the commissioners see fit to approve establishment of the district, it will tie in with the master plan. Mr. Mattingly stated that there are no plans to empty any effluent into the Cat Creek, and the watermen have withdrawn their objection to this project.

To question concerning percolation, Mr. Miles said that about 90% of the land will not take a perc test, as there is a great deal of clay in the area. An engineering plat was reviewed showing about 800 acres, with 1100 lots, and there are approximately 350 acres remaining to be worked. Average lot size is 10,000 square feet per lot. Houses without basement area will average approximately 1,000 square feet of living space per floor, and the lowest priced house will be \$15,000, but the bulk of them will be in the \$18,000 to \$25,000 range. Lot costs will run from \$3500 to \$10,000. The entire project has been upgraded from the original plan presented



4 years ago.

Mr. Henley stated that sq. ft. costs are difficult to estimate but he would say it would be approximately \$12.50 for first floor cost, and \$9.00 for the second floor, if the building is a straight two-story type. He stated that there is also provision for off-street parking for each lot.

Streets will vary from 50-60 feet, except on cul-de-sacs, where they will be 40'. Pavement on a 50' road would be 28', with 4' shoulders, and there will be storm drains in those areas where they are needed. There will also be curb and gutters in the clubhouse area, and with the 60' streets, growth will determine construction of curb and gutter in said areas. Mr. Henley said that whatever the county requirements are for width and r/w they will be glad to install. Mr. Guyther pointed out that the proposed revisions of the new subdivision regulations will require 60' streets.

There will be approximately 200 acres used for recreation, in five separate areas of varying size, and the corporation will hold title to these areas. This would be a restricted area similar to the Ranch Club in Calvert County. The school site contains approximately 11-12 acres and was picked by Dr. King and Mr. Dodson originally, but they may require more land now. They have not done any engineering on the 350 acre parcel, but are planning 2-2½ lots per acre.

Mr. Sturdevant present sewage disposal plat, stating they have begun a comprehensive study in which they will size all of the pipes that flow into the colony area to handle this area when it is developed. The plant site will be approximately 10-12 acres south of Manor Run, and they plan five ponds that will hold all of the effluent from the plant. They plan to put in their own wells for their own fire protection system and drinking water. It will be zoned as recommended by Mr. Beavin for pressure points. The installation of water and sewage will be in accordance with state and county regulations.

To question as to whether or not this operation would be turned over to the Metropolitan Commission without charge, and Mr. Mattingly said this has not been worked out. There was some discussion on this, and Mr. Blumenthal said they would turn the facility over for one dollar, provided they could recoup the cost for hookup on the properties. They would not expect payment from the county, but from the land as it is sold.

There will be 70' minimum front foot lots, except on the cul-de-sacs where it will be smaller. Building restrictions will be 15' from each side and 25' front. To question as to increasing width of front footage to 100' if they were asked, answer was yes, if this is required. Development now depends on either establishing a sanitary district or creating a public utility in the area. Mr. Burch said that he felt the Commissioners had outlined in their letter to the Metropolitan Commission why they did not approve the establishment of another sanitary district at the present time.



Mr. Henley, architect, presented drawings of various types housing that will be in the development, stating there will be a minimum of three bedrooms, and all houses will be within the federal requirements of 850 sq. ft. of living space per structure. The buildings will be stucco, frame, brick facing, or a percentage of brick, wood, etc. They will build the houses, not the person who buys the lot, and this will be a controlled subdivision. They do not intend to use FHA on the project.

Adm. Clark pointed out that he had informed the Commissioners that there were approximately 2,000 acres of land involved, and apparently he was in error. Mr. Blumental said there are 850 acres involved at present, but the 2,000 acres is their ultimate objective. He stated that their desire is to develop a fine community which will be a credit to the county and which will increase the level of housing in the county. They will go along with those things that make sense within the bounds of good business and good taste. They will work in cooperation with the county on anything that the Commissioners want that they can live with and that the Commissioners can live with. Mr. Burch asked if these people would go along with the separate utility method, and they said yes.

Mr. Mattingly stated that these people have been willing to cooperate right from the beginning, have drawn and re-drawn plans, and taken advice from the Metropolitan Commission as to what they want. He asked that the Commissioners take favorable action in reconsidering the matter.

#### Roads Cleanup

Mr. Pantaleo reported he had talked with authorities about prison labor and it will cost \$80 per day for 10 men, plus \$10 for the truck and driver to bring them down here. He said he will receive word tomorrow as to when these men will be available.

#### Foreign Trade Zone

The Commissioners agreed unanimously to grant approval of the application made by Steuart Petroleum Company through the Maryland Port Authority for establishment of a foreign trade zone, subject to the following conditions:

1. The Foreign Trade Zone will be owned, operated by or leased to Steuart Petroleum Company (and/or affiliates) and St. Mary's County will receive annually monies in lieu of real and personal property taxes that would normally be received from such an installation, but for the various statutes exempting such an installation from real and personal property taxes, that is, Article 81, Section 9, Subsections 23 and 46, Article 62B of the Annotated Code of Maryland, and Article 19, Section 141 of the Code of Public Local Laws of St. Mary's County.

2. Any user of land adjacent to the Foreign Trade Zone owned or operated by Steuart Petroleum Company (and/or affiliates) or



leased to others by the latter mentioned, will be subject to normal real and personal property taxes, or monies in lieu thereof.

3. Any land adjacent to the Foreign Trade Zone and facilities on same subsequently included in the Foreign Trade Zone, shall also be subject to real and personal property taxes normally due St. Mary's County, or monies in lieu thereof.

4. A schematic drawing of the proposed future installation be presented to the County Commissioners.

5. Approval of the following agencies:

- a. Maryland Port Authority
- b. United States Corps of Engineers  
(Department of the Army)
- c. Maryland State Department of Health
- d. Maryland State Department of Water Resources
- e. St. Mary's County Health Department
- f. St. Mary's County Metropolitan Commission
- g. St. Mary's County Planning and Zoning Commission
- h. St. Mary's County Economic Development Commission
- i. Maryland State Department of Chesapeake Bay Affairs
- j. Commission on Submerged Lands

6. An obligation of the user, occupant, or owner to use every method to prevent pollution of the Potomac River or its tributaries, as well as to use every method to prevent air pollution (such as installation of built in smoke washers or filtering systems).

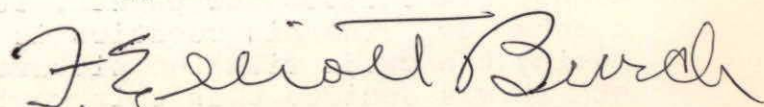
7. The execution of an agreement between Steuart Petroleum Company (and/or affiliates) and the Board of County Commissioners of St. Mary's County, formally setting forth the hereinabove conditions, as well as the contents of the letter dated May 14, 1968, from Mr. Curtis S. Steuart to the Board of County Commissioners, the letter dated May 20, 1968, from the Maryland Port Authority to the Board of County Commissioners, and the letter dated May 21, 1968, from Mr. Robert V. Smith, Counsel for the Steuart Petroleum Company, to the Board of County Commissioners.

#### Airport

Mr. Burch and Mr. Aud approved payment of \$1227 to Penniman & Browne, Inc. for test borings on airport site, as approved by Mr. Pantaleo.

Meeting adjourned at 6:20 p.m.

Approved,



F. Elliott Burch  
President