

ST. MARY'S COUNTY METROPOLITAN COMMISSION

INFORMATION RE: COST OF OPERATION OF

PATUXENT WATER COMPANY IF PURCHASED AT \$ 450,000

	<u>Water</u>	<u>Sewer</u>	<u>Other Net Assets</u>	<u>Total</u>
Balance Per 5/31/69 Balance Sheet	<u>\$ 165,000</u>	<u>\$ 104,000</u>	<u>\$ 35,000</u>	<u>\$ 304,000</u>
Distribution of Purchase Price	\$ 253,150	\$ 161,850	\$ 35,000	\$ 450,000
Add: 50% of Beavin Company Estimate of Needed Improvements	<u>231,500</u>	<u>36,000</u>		<u>267,500</u>
<u>Total Cost of System</u>	<u>\$ 484,650</u>	<u>\$ 197,850</u>	<u>\$ 35,000</u>	<u>\$ 717,500</u>
Estimated Cash Requirements:				
For Purchase		\$ 50,000		
For Improvements		<u>200,000</u>		
<u>Total</u>	<u>179,000</u>	<u>36,000</u>	<u>35,000</u>	<u>250,000</u>
Balance for Long-Term Financing	<u>\$ 305,650</u>	<u>\$ 161,850</u>	<u>\$ -0-</u>	<u>\$ 467,500</u>
Cost of Operations Based on \$ 450,000 Purchase Price:				
<u>Debt Service</u>				
Long-Term Based on 5% Interest and 30 year Pay Off - \$ 64.44 Per M	\$ 19,696	\$ 10,430		\$ 30,126
Short-Term Based on \$ 250,000 Borrowed for 5 years @ 5%	45,391	11,273		56,664
Present Cost of Operating Water Division Exclusive of Depreciation	43,280			43,280
Present Cost of Operating Sewer Division Exclusive of Depreciation, Contract Disposal, and Administrative Expenses		16,172		16,172
Contract Rate from Metropolitan Commission for Sewer Disposal		<u>84,802 *</u>		<u>84,802</u>
<u>Total Cost of Operation Based on \$ 450,000 Purchase Price</u>	<u>\$ 108,367</u>	<u>\$ 122,677</u>		<u>\$ 231,044</u>
1968 Gross Income	<u>69,614</u>	<u>52,008</u>		<u>121,622</u>
Increase in Costs	\$ 38,753	\$ 70,669		\$ 109,422
% of Increase Needed in Rates	<u>55.7%</u>	<u>135.9%*</u>		<u>90.0%</u>

*The contract rate for sewage disposal will reflect an increase of \$ 57,335.00 over the corresponding rate in 1968; therefore, of the percentage increase, 110.3% will be due to change in disposal costs and 25.6% to amortize the sewer division's share of acquisition and improvement costs.

November 25, 1969

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

Meeting convened at 8:45 a.m.

Oakville Sanitary Landfill Road

Mr. Burch suggested that the contract be awarded to Dean & Beavers as per their bid of \$6,600 for blacktopping of subject road. Mr. Aud made a motion that the contract be awarded so that the work can be started before winter weather. Mr. Burch seconded the motion and Mr. Bowles abstained from voting.

Tudor Hall Roof Restoration

Mr. Orin Bullock, Architect, Mr. Russell V. Frazier, Contractor, and Mr. D. Williams. Mr. Bullock reported that Mr. Kenneth Hoffman, of the Department of HUD, stated that information submitted for the restoration of Tudor Hall is in order for approval. Mr. Bullock suggested that the contract not be dated until approval from HUD is received. He informed Mr. Frazier that he must obtain a performance bond to be submitted to HUD. The contract was then signed by Mr. Burch and Mr. Frazier and two copies of the signed contract are to be submitted to HUD.

Mr. Bullock reported later in the day that he had received approval from HUD for the restoration of the roof.

Rat Poison for Fills

The Commissioners discussed the purchase of rat poison at a wholesale price to be used at the fills and instructed Mr. P. Raley to obtain a price. It was decided that Mr. W. DeLozier, Dog Warden, would be responsible for delivering the poison to the fills.

Christmas Holidays

The Commissioners agreed that the Christmas Holidays would consist of half-day off on Christmas Eve, Christmas Day, and the day after Christmas. It was also decided that the Courthouse would be closed on January 1, New Year's Day.

Dukehart Creek

Mr. Nick Downs and Mr. Harry Nelson. Mr. Downs stated that Mr. Larry Hayden had talked with Mr. Roy Hutchins, CBA, and is trying to get their approval so that the channel can be dredged about 30 feet to the right of the creek. The original plan was to have the creek dredged 60 feet to the left. They feel this to be a disadvantage because boats will not be able to come into the creek. Mr. Burch stated there is no change in plans that were previously set up. Mr. Downs stated that more spoil area is needed, possibly as much as two acres. Mr. Burch telephoned Mr. Hutchins relative to placement of spoils and the proposition made by Mr. Hayden.

Mr. Hutchins stated the area across the road, property of Mr. Downs, will contain up to a maximum of 20,000 feet provided the Commissioners agree to piling spoils 10 feet high. This will mean piling on both sides of the road and the chance of dirt falling out into the road.

Mr. Hutchins stated Mr. Hayden's proposition was constructing a channel toward the left on the Mitchell property and CBA could not get into this as it would be constructing a channel for a private individual. He said the Hewitt agreement does not guarantee CBA spoil area as it gives the property owner option to withdraw the agreement. About 60,000 cubic yards is needed for spoil area if spoil is placed 3 feet deep, 100 yards wide by 600 yards long. A dike would be built around the area and the dredged material will be pumped on the inside. Mr. Hutchins stated he is preparing a letter to the Commissioners outlining their plans for dredging. Mr. Burch stated after receipt of the letter, the Commissioners will meet with the property owners. Mr. Downs stated he could possibly obtain more spoil area and would contact the Commissioners relative to this.

Miss Barbara Kauppalla and Mr. Tom Greenblatt, Vista representatives, joined the meeting at this point to observe county government in action.

Rich Neck Road

Mrs. Doris Jones presented a petition signed by people who use this road. She requested that the road be reconstructed and pipes installed. Mr. Burch informed her that plans have been made to have two 36 inch wide by 40 feet long pipes installed. Also, plans have been made for the widening of several sections of the road for temporary passings. The Commissioners informed Mrs. Jones that reconstruction of the road will possibly start in the spring, and the road will then be wide enough for school buses and cars to pass.

Zoning Ordinance

Mr. Fred T. Marshall and Mr. Frank Lawrence, Drummcliff's Association, Mrs. Helen Hayward, St. Mary's Garden Club, Mrs. J. T. Daugherty, Maryland Environmental Trust, Adm. Felix Johnson, Lexington Park Rotary Club, Mrs. Marlyn Weisman, Town Creek Garden Club, Miss M. E. Hoff, Miss A. Hope Swann, St. Mary's County Historical Society, Mr. E. Linsky, Piney Point Association, Mrs. June A. Thomas, St. George Island Improvement Association, Mr. William O'Brien, Save Our Rivers League, Mr. Oran R. Wilkerson, Patuxent River Citizens Association, Mr. C. H. Duerfeldt, St. Mary's River Association, Mr. Gordon Lindner, NARCE, and Mr. John O. Koegel, Potomac River Association, and Mr. Dick Myers, WKIK Radio Station.

Mr. Koegel presented resolutions signed by the various groups represented requesting the Commissioners to take immediate, appropriate and necessary action to implement county zoning. Mr. Etzler informed the group that he is providing technical services to the three Southern Maryland counties through the Tri-County Council. He started work on the zoning ordinance by reviewing the Comprehensive Plan prepared by Harland Bartholomew & Associates, and was requested by the Commissioners to make suggestions and recommendations. He determined this ordinance was not quite the appropriate ordinance for a rural county. In addition, he thought it to be difficult to administer in the way it was written and impossible to administer because of the way in which the zoning map was made up. The Commissioners then requested him to make certain changes and corrections in the ordinance. The

revision is totally complete and the redrafting is about 20% complete. The official zoning map must be of a nature that a property owner can be able to see exactly how his land is zoned. He informed them that he obtained a set of tax maps which showed the boundary lines of properties. This information was then transferred onto the zoning map. Mr. Etzler stated that a considerable amount of field work is also necessary in transferring this information. He stated that it may be possible to get assistance from the Supervisor of Assessments to work in conjunction with members of the Planning and Zoning Commission to get the required field work completed. In this way the work can be speeded up and finished by the first part of 1970. He stated he may have the zoning ordinance in a complete form by the end of the year or possibly the early part of January. He stated this will then go back to the Planning and Zoning Commission for their approval and recommendations. After their review, a public hearing will have to be held and 15 days notice given before the ordinance can be adopted. Mr. Etzler stated when the redrafting is finished, the plan will be mimeographed and distributed. The maps will be on display before the public hearing. Once the plan is adopted, a public hearing would have to be held before any changes could be made.

Mr. Koegel thanked the Commissioners for this information and stated the groups present would serve as a nucleus in distributing this information to the people.

Trailers

Mr. Thomas L. Cryer joined the meeting to discuss trailers being set up without permits and against subdivision regulations. He stated each person applying for a building permit must submit a sketch showing the amount of footage and whether or not any other buildings are on the lot. Mr. Burch asked if a notice could be sent to persons selling these trailers requesting them not to sell to persons who do not meet the requirements. Mr. Williams stated it would be the property owner's responsibility to see that all requirements are met and we could only appeal to the seller not to sell to these people.

Leisure Living Communities

Mr. Richard Hammond and Mr. Bob Keeler, Suite 414, Post Office Box 5884, Suburban Trust Building, Bethesda, Maryland (301) 652-6817. Mr. Hammond and Mr. Keeler met with the Commissioners to discuss a development under consideration for the Elm's property near St. James, 1st District, which consists of 1,015 acres of land. Mr. Hammond stated their company would own and operate the facility, provide police force, and provide and maintain their own roads. He stated they have discussed this with Mrs. Rogers, Planning and Zoning Secretary. Mr. Burch asked if he had contacted the Metropolitan Commission. He stated they had contacted Mr. Miles and were informed that this was not within their jurisdiction and that the facilities of the Metropolitan Commission do not extend to this property. The Commissioners felt that the first approach should be to Planning and Zoning and appropriate plats made. The site is located $4\frac{1}{2}$ miles down from the sewer lines controlled by the Metropolitan Commission. Mr. Burch asked if the sanitary district was extended to provide for the area, would their company be in a position to construct a sewerage treatment plant and the county repay them over a period of time. Mr. Hammond stated they are not currently constructing any sewage plants, but that it is not an unrealistic possibility. Mr. Burch informed Mr. Hammond the Commissioners would want to talk with Mr. Beavin and the Metropolitan Commission for recommendations relative to this.

Invoices Approved

Mr. Burch and Mr. Aud approved payment of \$523.70 to Mr. Charles A. Norris for legal services rendered in connection with the airport. Expenses incurred were title search and preparation of deeds, preparation of lease, and telephone expenses.

Approved payment of \$133.70 to Walter Wise, Inc., for hooking up 6" drain line, grading and topsoil area for drainage at the Nursing Home. Also, approved payment to this firm in the amount of \$250 for removal of unsuitable material and replacement with gravel to complete the above project.

Approved payment of \$75 to A. V. Cherbonnier in Case of State of Maryland vs. Elbert Lee Boatwright, approved by Judge Dorsey.

Approved payment of \$4,000 to State Board of Public Works as the county's share for the Tri-County Council.

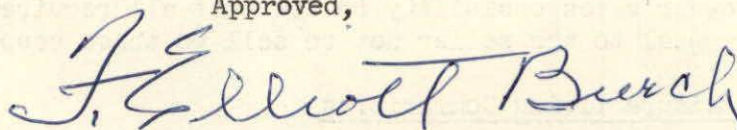
Approved payment of \$3,000 and \$275.26 to Beavin Company for engineering services in connection with the Master Water and Sewerage Plan. The \$3,000 will be the second payment made to Beavin Company from the \$9,000 grant made by FHA.

Shore Erosion Application

Mr. Burch signed an Application for State Aid Shore Erosion Control for Mr. and Mrs. Walter W. Davis, to be submitted to CBA.

Meeting adjourned at 5:00 p.m.

Approved,



F. Elliott Burch, President