

Board of County Commissioners' Meeting

Tuesday, March 2, 1971

Present: George R. Aud, President
 J. Wilmer Bowles, Commissioner
 J. S. Guy, Jr., Commissioner
 Paul R. Raley, Administrative Officer
 Helen M. Bailey (Mrs.), Admin. Asst. (Recording)

The meeting came to order at 9:45 a.m.

The minutes of the previous meeting which was held on February 23, 1971 were read and approved.

F. Elliott Burch, Sr.

Mr. F. Elliott Burch, Sr., former President of the Board of County Commissioners, appeared to hand in his acceptance and the acceptance of Oliver R. Guyther for appointment to the Committee to Study County Government.

Mr. Burch also requested that he be given a little more time to come to a decision on accepting appointment to the Economic Development Committee.

Mr. Burch asked for the latest information concerning the new location of Route 235 through Hollywood. Gulf Oil is contemplating some improvements in the Service Station at the intersection of Route 245 and Route 235. Mr. Burch requested that the Board seek information from the State Roads Commission so that planning for the Gulf Service Station improvements can proceed.

McKay Implement Company
3/4 ton Pick-Up Truck

The Board of County Commissioners unanimously agreed to accept the 3/4 ton Pick-Up Truck which is to be used by the Dog Warden and to request that McKay Implement Company deduct \$35.00 from their bill. The \$35.00 differential represents the cost of a deluxe front seat which was not installed when the vehicle was delivered, and which the Board considers to be superfluous to our needs.

Tall Timbers Shore Erosion Tax District

Present: B. Harris Sterling, Director of Finance

Mr. Sterling appeared to brief the Board on his findings with regard to the assessments on the improved waterfront property at Tall Timbers and stated that in order to do anything other than to tax on the existing base, special legislation would have to be introduced. Mr. Sterling further stated that in his opinion the fairest method to use for recovering the tax would be to assess on a front footage basis so that, in fact, property owners in the area with a minimum of footage would not be contributing to the tax collection to the benefit of property owners with a maximum of front footage.

The Board agreed that Mr. Sterling should draw up alternatives to base the shore erosion tax on a front-footage basis over an amortization of both 5 years and 10 years, using rates of 30¢, 40¢, and 50¢ a foot, for review and selection by the Board prior to scheduling the tax collection which must be announced with the presentation of the June 1, 1971 tax bills.

Sanitary Landfill Equipment

Mr. B. Harris Sterling, Director of Finance, advised the Board that the County could not provide funds for the purchase of a tractor-trailer, low-boy, and winch for use in maintaining the Oakville Sanitary Landfill and the Public Trash Disposal Areas. Mr. Sterling recommended that funds for this purpose be requested in the 1971-72 budget, but did not object to advertising for the equipment in advance, since the new fiscal year is only three months away.

Mr. Paul R. Raley, Administrative Officer, was requested by the Board of County Commissioners, to proceed with the advertisements for bid.

Planning and Zoning Ordinance

The Board of County Commissioners agreed on the following time-table for managing the decision-making processes required on the Planning and Zoning Ordinance prior to the Public Hearing date:

March 16, 1971 -- Cut-off date for receiving changes and recommendations from the public.

March 31, 1971 -- The Commissioners will forward their decisions, after review, to the Planning and Zoning Board.

May 1, 1971 -- The Planning and Zoning Board will be required to report back to the Commissioners.

May 18, 1971 -- The Board of County Commissioners will announce the decisions of the Planning and Zoning Board.

June 23, 1971 -- The Public Hearing on Planning and Zoning will be reconvened.

Press Conference

Present: Mrs. Patty Duke, Beacon
 Mr. Chuck Lyons, WPTX
 Mr. Dick Myers, WKIK
 Mr. Jack Kershaw, Enterprise

The Board of County Commissioners held their second tape-recorded press conference starting at 11:43 a.m. and ending at 12:17 p.m. Copy of the transcribed press conference, as published by the Enterprise, and the official tape recording of the proceedings, have been placed in the official files of the Board.

C. Maurice Dixon Trailer Park

The Board of County Commissioners approved a letter to Mr. Dixon, which was signed by Mr. Aud, advising Mr. Dixon that his application for a community sewerage system was consistent with the existing laws known as Article 19 of the Code of Public Local Laws of Maryland, titled St. Mary's County, sub-title Trailers, as amended in 1969; that his application was approved by the Board of County Commissioners; and that his next step would be to have his engineer present detailed plans for a community water and sewerage system to serve the mobile home park to the State Department of Health for its review and approval. The Board advised Mr. Dixon that they understood that the community systems constructed will be consistent with good planning and be compatible with any

future acquisition of same by any County or State Agency. The letter went on to state that once the State Health Department has approved Mr. Dixon's design and type of system, the Board wishes to have the engineer review the plans with The Beavin Company, in order to insure that the system is compatible with any Metropolitan Commission's future expansion plans beyond the existing Mattapan Sanitary District.

Roads Meeting

Present: August H. Wagener, County Engineer
J. Douglas Bond, Resident Engineer, SRC

Chipper

Mr. Bond reported that Bob Dean of Dean and Beavers has a used chipper which has been run on a very limited basis, which they are willing to sell for approximately \$2,200. Original cost of the item was between \$6,000 and \$7,000. The Board agreed that the chipper should be appraised by two individuals prior to making any offer for purchase.

Graders

Mr. Bond reported that two of the County-owned graders are not operationa; Mr. Bond classified the other two County-owned graders as "junk". President George R. Aud inquired about the possibility of the State buying four graders and charging the County for their use, to which Mr. Bond would anticipate a negative answer.

(Messrs. Kershaw (Enterprise) and Myers (WKIK) entered.)

Mr. Aud stated that the purchase of two new graders could not be considered unless we budget for them in 1971-72.

Complaints Transmitted to Mr. Bond

Fairgrounds/St. Andrews Road -- Water is flooding Mr. Abell's fields.

Bushwood City Road -- needs patching and ditching.

Cornfield Harbor Road -- needs ditching and grading.

Bennett Drive (by Yost's Store) -- County Engineer was requested to survey situation.

Ditches in Bushwood -- George Ernest Hayden, George Quade and Alice Blackistone still having a problem with flooding ditches.

Route 235, Budd's Creek (Mr. Fowler) -- About four to five inches of mud on State highway, due to flooding.

Sandra Lane, Caltor Meadows, SubDivision
3rd Election District

The Board of County Commissioners unanimously agreed, upon recommendation from the County Engineer, to accept Sandra Lane, 1004.7 feet in length, in the Caltor Meadows Sub-Division into the County System for maintenance.

Mr. Anthony Wiles, Senior Associate
Barton-Aschman Associates

Mr. Anthony Wiles, Senior Associate, Barton-Aschman Associates, appeared to make a preliminary report on his company's findings with regard to the condition and quality of the Planning and Zoning Ordinance. Mr. Wiles stated that in his judgment the organization, machinery for up-dating the ordinance, the variances, restrictions placed on non-conforming uses, special uses, planned developments, and home occupations areas were deficient. Mr. Wiles feels that the provisions made for off-street parking, administration and enforcement, and violations and penalties sections were adequate. He felt that the definitions and tax amendment and map changes sections were excellent.

So far as the Industrial I-1 section is concerned, Mr. Wiles stated "This area scares us to death. It's a catch-all category. There's no type of control and it's very difficult to enforce".

It was left that Mr. Wiles would send in, or present, his final report within a week. This report will contain detailed recommendations and suggested methods for implementation.

Chesapeake Bay Shoreline Erosion Study -- Tanner Creek

Mr. James B. Shea of Henningson, Durham and Richardson appeared with two Geomorphology Engineers (Messrs. Stewart and Stokes) to present their preliminary findings on a study of the shoreline erosion in the Tanner Creek area. For a distance of 3,335 feet, the project will cost approximately \$240,000 to complete, and the timber seawalls should have a useful life expectancy of 25 to 30 years. The costs for the project must be borne by the property owners of the area since there is no authorization for Federal and/or State aid to safeguard the property of individual land owners. It is possible, however, to have special legislation introduced and passed at the Federal level -- but the chances of success are remote.

The rate of recession of the shoreline is considerable and during the last five years has amounted to five or six feet per year. There have been ten occasions between 1945 and 1968 when tides as high as 3.2 feet above mean sea level have occurred. If a tide this high is experienced again, the engineers forecast loss of the roadway at Point Lookout Causeway, extensive property damage, and elimination of the narrow strip of land between the Bay and Tanner Creek -- so that the creek will become a part of Chesapeake Bay unless protective measures are instituted.

The Board of County Commissioners requested that they be advised as soon as the final report and recommendations are complete, so that arrangements can be made for a final presentation on this subject.

Library Budget

Mesdames Janssen and Hurrey appeared to present the Library Budget request for fiscal 1971-72. This budget reflects an increase in the amount of \$9,895 for salaries (one new position); an increase of \$7,788.58 for operating expenses; the overall budget request being \$117,559.00.

The Board of County Commissioners was interested to learn of the increased use of Library facilities in the vicinity of the Wilkinson Building on Route 245, and suggested to the ladies that they may wish to consider keeping this installation open as a Branch Library.

The question of maintenance repairs came under discussion and it was generally agreed that maintenance contracts for air-conditioning and heating equipment were highly desirable and should be contracted for at the earliest.

The Board advised the ladies that their budget should normally include monetary provision for maintenance repairs and preventive maintenance.

Southgate Park Mobile Trailer Park

Messrs. Fulcher and Davis appeared to request the Board's approval on their plans for a Mobile Trailer Park. It was revealed that the 50-foot buffer zone requirement was not met and the Board requested changes in the plan to accommodate this requirement. Messrs. Fulcher and Davis advised the Board that they were ready, willing and able to set the trailer locations back from the property line so that the 50-foot requirement would be met and requested permission to certify to this effect on the face of the master plat. The Board concurred and requested that the Administrative Officer advise the County Engineer and the County Attorney that such a certification must be prepared and signed on the face of the plat.

Mr. Joseph D. Carter, Director Department of Social Services

Mr. Carter announced that he appeared in his capacity as Chairman of the Youth Commission, and displayed a copy of a Directory of Community Resources in St. Mary's County which is being compiled as a training tool for the Youth Commission workers. As the Directory has developed, and since the Youth Commission has unanimously approved the publication and expansion of the contents, and Mr. Carter advised the Board that there were funds in the amount of \$250.00 available for its publication, the Board granted their approval. The Board unanimously approved the project as a very worthwhile and useful working tool, which could also be used to good advantage by all branches of County Government.

Payments Approved:

Bussells & Company, Larredore Road Improvements Office Engineering 157 hours @ \$8.50-----	\$1,334.50
Donald E. Garner & Son, Inc., Labor and Material Install sump Pump Lex. Park Health Building-----	68.50
Lorenzi, Dodds & Gunnill, January Payroll Watershed Project #1, stakeout of taking line---	1,123.00
Tall Timbers Shore Erosion Project Southern Maryland Wood Treating Corp. Invoice No. 7242-----	20.00
Invoice No. 7245-----	70.20
Hugh W. Wilkerson, revising plat for Airport----	132.00

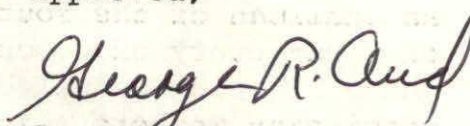
Dukehart Creek

The Board reviewed an appraisal made by J. Spence Howard, Jr., on the fair market value of the property of Alfred Toombs Heirs et al, Colton's Point. Mr. Howard fixed the appraisal at \$3,640.00.

President George R. Aud motioned and it was carried unanimously that the County Attorney negotiate for purchase of this land (Lot #4) and that he be authorized to offer as high as \$4,000. It was further agreed that if Mr. Wigginton did not succeed in negotiating the purchase within ten days that condemnation proceedings would be started within thirty days.

The meeting adjourned at 5:40 p.m.

Approved,



George R. Aud
President