

Board of County Commissioners' MeetingTuesday, June 1, 1971

Present: George R. Aud, President  
J. Wilmer Bowles, Commissioner  
J. S. Guy, Jr., Commissioner  
Robert E. Wigginton, County Attorney  
Paul R. Raley, Administrative Officer  
Viola M. Gardner (Mrs.) Secretary (Recording)  
Dick Meyers - WKIK  
Jack Kershaw - Enterprise  
Patty Duke - WPTX  
Susan Dunn - Beacon

The meeting was called to order at 9:35 A.M.

The minutes of the previous meeting were not read.

Piney Point-Tall Timbers Water & Sewerage Study

Present: Admiral Thurston B. Clark, Director Metropolitan  
Commission

Admiral Clark requested to appear before the Commissioners to present the study he had completed on the Piney Point-Tall Timbers Water and Sewerage Systems. He stated there were two other matters he wished to take up with the Commissioners, one of which he felt the Commissioners were not aware. The Maryland State Board of Certification had sent him a notice that as of June 1, 1971 all operators of sewer and water systems (operators of sewerage and water treatment plants) would have to be certified by this Board. They had sent all of their operators to school at Charles County Community College. He requested that these operators be placed on the same wage scale as State operators. Mr. Bowles inquired if he had ever thought of contracting with the State to operate the Pine Hill Sewerage Treatment Plant. Adm. Clark replied in the negative, as they had always been able to get operators at a reasonable rate. Also, he did not know whether it was possible to contract with the State. Mr. Bowles informed him that it was possible, but they would have to be invited to come in. Adm. Clark stated they have some very qualified persons to become certified, as it is necessary to have two years' experience. They are within the State bracket now, as their operators are Class D, paying \$6,224-\$8,996. The other Classes are Class C, paying \$8,700-\$11,500 and Class B, paying \$9,600-\$12,700, with increments in between. There are three operators in the plant. Mr. "Hank" Madjeski is qualified now and is certified for water. Adm. Clark informed the Commissioners that they had just lost one

of their qualified operators to the State. Commissioner Bowles inquired as to what scale he was recommending in order to retain his employees. Adm. Clark stated he would like to use the State Wage Scale all the way up. He felt they would never qualify as Class B Operators, and they may never need Class C Operators, but he would like to have them classified. The Commissioners unanimously agreed for Adm. Clark to use the State Wage Scale.

The second matter was the approval by HUD of the \$350,000 loan to purchase the Patuxent Water Company. The loan was approved at 6% interest. He was of the opinion that they could sell bonds for less than that, and was hoping that they could generate some money soon. HUD will require them to negotiate or advertise to sell bonds. They will have to show that they are unable to sell the bonds on open market. Lexington Park is in very bad condition now for water, and they are afraid to give any developer permission to go ahead with development. They are being prevented from developing until a new well is sunk. The money from the loan is to be used for digging of the well and "beefing" up the lines inside Lexington Park, and for extension of lines.

Adm. Clark stated they are awaiting the decision of the Attorney General with regard to the suit that is pending, which decision should be sent momentarily. Due to the suit, many large clients are not paying their water bills, such as Queen Anne Apts., Center Garden Apts., Lord Clavert Trailer Court and Majak Corporation (Hopwell Manor). Mr. Bowles made inquiry as to whether these persons could be charged interest on the money owed if the decision is in favor of the Metropolitan Commission. Adm. Clark stated that they can charge only 1½% per month after the bill is 60 days past due, and it would not be worth the time and money expended.

Adm. Clark next displayed the plats on the Piney Point-Tall Timbers Water and Sewerage Systems as completed by Beavin & Co. To complete the water system at Piney Point it would entail the expenditure of \$455,000 to purchase the Piney Point Water Company at a cost of \$25,000, which includes both water and sewerage. The water system would cost \$14,000 and the sewerage system \$11,000, which was an appraisal value. Mr. Sheehy, as owner of Piney Point Water Company, is willing to give any terms that the Metropolitan Commission wants. They are only buying the distribution system and the franchise. The wells being used are on the Ludenberg School of Seaman's property. Mr. Beavin feels that this price is fairly reasonable. Mr. Bowles inquired if he had received a copy of the Resolution that the Commissioners had adopted a week ago and he replied that he had.

The sewerage system is a \$1,740,000 project and will consist of a reusable, portable system, which initially cost about \$250,000 and is located on the property of Steuart Petroleum Co. A sewerage system would have to be installed. There is only a small portion going to the Ludenberg School. The purchase price includes plant and lines. The first increment is around \$700,400, the second \$622,000 and the third \$388,700. Land cost and interest must be added to this, which amounts to \$29,000. The Metropolitan Commission is desirous of completing acquisition of this property.

The cost to the County would be \$544,430 for sewerage, and it is hoped to cut down to \$280,000. They are going to ask the major interests in this for assistance, if the County Commissioners have no objections. It would cost the Ludenberg School well over \$200,000 to put in sewerage alone, and they hope to get the land from them. Mr. Puchetti has a large interest at stake, and the Metropolitan Commission recommends that the County Commissioners support them in doing this. If they can get the proper kind of participation from these individuals, it will not be so costly.

Mr. Bowles inquired as to what the cost would be per living unit. Adm. Clark stated that the average house in Piney Point has a 68' frontage. The service charge for sewerage and water would be \$30.00 each respectively. It would total about \$137.72 per year per living unit for water, sewerage and front foot assessment.

Attorney Wigginton suggested that the Commissioners consent to the Metropolitan Commission negotiating with the major interests to see what they can get them to consent doing. Mr. Aud instructed Adm. Clark to see them and then come back to the Commissioners with a report. There was unanimous agreement among the Commissioners for this to be done.

#### Roads and Drainage at Piney Point

Present: Attorney James A. Kenny  
 Attorney Clarke Raley  
 Mr. August H. Wagener

Mr. Kennard Nagel  
 Mr. M. A. Davis  
 Mr. Arthur Puchetti

This group, together with their attorneys appeared before the Commissioners with reference to their property and the problem they are having regarding proper drainage. They had talked with the State Roads Commission and feel that the water could be diverted to State Route 498, or into the ditch of the property owned by Steuart Petroleum Co., rather than on their property. So far the State Roads Commission has done nothing. Mr. Wagner state that he

talked with Mr. Douglas Bond but was informed that he would have to take it up with Mr. Tate. He talked with Mr. Tate, who stated he would look into it and have a survey made.

Mr. Nagle informed the Commissioners that the Power Plant at Morgantown has a quantity of large pipes that they would like to dispose of. If the Commissioners would secure these pipes and dig a new ditch, he felt this would alleviate this condition.

Mr. Douglas Bond was called into the meeting at this time and informed to contact Mr. Mattingly to see that had been done about securing the easements, and Mr. Wagener is to inquire from Mr. Tate about the survey. The Commissioners will meet again with them during the week of June 21st. Mr. Raymond Lozer, Right-of-Way Agent is to attend this meeting.

#### Solid Waste Planning

Present: Mr. August H. Wagener  
Mr. Jacob Golany

Mr. Jacob Golany of the Roy F. Weston Firm, Environmental Scientists and Engineers of West Chester, Pa., requested to meet with the County Commissioners and discuss with them their solid waste planning project. Their principal Consultant, Mr. R. W. Eldredge, P. E., had accompanied him, but had to leave due to a previous commitment.

Mr. Golany stated that there are 20-30 people in the company specializing in environmental planning. They have completed projects for the City of Baltimore, Md., many Pennsylvania Counties and West Virginia Counties. They are experienced in sanitary landfills and landfill development. He also stated that when a landfill is designed you should find sources of revenue from the landfill. They have done solid waste planning for the States of New York, Ohio, Kentucky, Indiana, Pennsylvania and Delaware, and are being considered by various Counties in Maryland. Material on the qualifications and experience of the firm were left with the County Commissioners.

#### Emergency Operations Center - Clerks' Salaries

Present: Mr. Otis Wood, Director  
Mr. Norman A. Pilkerton, Jr.  
Mr. Thomas L. Oliver  
Mr. Rholand Hayden  
Mr. Perry Hayden

Mr. Otis Wood, Director of the Emergency Operations Center, together with several of the Communications Clerks, appeared before the County Commissioners with reference to the disparity in salaries as compared with Calvert and Charles Counties. In the ensuing discussion it developed that the Clerks in St. Mary's County had always been paid less than those in Charles County, yet they handle all radio communications coming through the Control Center.

The Commissioners were of the opinion that it was unfair for these Clerks to be paid less, and unanimously agreed that their wage scale should be raise to the level of Charles and Calvert Counties beginning with the next pay period.

Bills Approved

Delahay's Pile Driving Service - Tall Timbers:		
May 17-21, 1971 (Five Men & Equipment)	\$780.00	
Rental of Air Compressor	<u>145.00</u>	\$ 925.00
Lorenzi, Dodds & Gunnill:		
St. Clement's Park		362.00
Mrs. Louise Stone - Secretarial Services to		
Tax Study Committee, April 13, 1971		10.00
Loker & Wigginton - Services Rendered		1,040.34
Vouchers #39501 through #39590 signed by Mr. Aud		

Community Water & Sewerage System - St. Inigoes Neck  
Frank H. Seyer and Victor R. Reynolds

Present: Attorney Joseph D. Weiner  
Mr. Robert Moore, J. R. McCrone, Jr. Representative

Mr. Weiner appeared before the Commissioners on behalf of Messrs. Seyer and Reynolds with regard to their request to have a tract of land at St. Inigoes Neck rezoned from S-5 and W-5. Plats were presented to each Commissioner roughly outlining the ultimate development of this subdivision, together with a zerox copy of the original letter from Messrs. Seyer and Reynolds, which could not be located.

After reviewing the Plats, Commissioner Aud informed Mr. Weiner and Mr. Moore that the Commissioners would have to some kind of Master Plan in order to know just how and what they plan to develop. Mr. Moore stated that there was an Aerial Plan; that there would be nothing smaller than two acre lots in the entire area and that there would be a marina site of fifty acres. None of this was shown on the Plats, and Mr. Moore was unable to indicate what

type of buildings would be placed on the two acre lots. Inquiry was made by the Commissioners as to whether all this had been presented to Planning and Zoning. Mr. Weiner replied he was told that it had to start with the Board of Commissioners. Mr. Moore stated that in talking with Mr. Reynolds, he was informed that they are most anxious to comply with all zoning requirements. Mr. Wigginton reminded them that they must take into consideration that they are going to have 500 units and some thought must be given to schools. They should contact the Board of Education. The Commissioners informed them that after their Master Plan was developed, they should appear again with reference to the change, then there would be something upon which to base their request.

St. Mary's Association for Retarded Children

Present: Mr. B. Harris Sterling, Director of Finance

Mr. Sterling appeared before the Commissioners to inform them that Dr. Houser had recommended a Supplemental Budget in the amount of \$7,356. The County Commissioners' share of this will be 29.8%. The Commissioners unanimously agreed that the \$7,356 Supplemental Budget be submitted to the State.

District of Columbia Paper Co.

Present: Mr. B. Harris Sterling, Director of Finance

Mr. B. Harris Sterling reported to the Commissioners the purchase of 244.96 acres of land at \$200.00 per acre from the District of Columbia Paper Co. The total purchase price was \$48,992.00. This is to be paid out of the \$250,000 borrowed from FHA of which \$16,000 has already been advanced in order to make this purchase.

National Association of Counties Conference

Mr. Aud informed Mr. Sterling that the three (3) Commissioners would be attending the Conference from June 7-11 in New York State and would need to have reservations made and also \$800.00 to cover the expenses.

Pay Raises

Mr. Sterling reminded the Commissioners of the pending pay raises and the impact they would have on the budget in January, 1972.

Press Conference

Present: Dick Meyers - WKIK  
Jack Kershaw - Enterprise  
Sally Dunn - Beacon  
Patty Duke - WPTX

Roads

Present: Mr. August H. Wagener  
Mr. J. Dennis Raley, Jr.  
Mr. Douglas Bond

White Point Subdivision

Mr. Bowles inquired of Mr. Wagner as to how he planned to eliminate the water in this subdivision. Mr. Wagener stated they would have to make a survey. Mr. Aud instructed Mr. Wagener and Mr. Bond to make a survey and if easements were needed to get them.

Project at Stringers

Mr. Aud stated the pipes have helped to remedy the condition, but the ditch is not deep enough - water is still laying there.

Bayview and Beach Roads - Colton Point

The Commissioners unanimously decided to have Mr. Douglas Bond do something to eliminated the speeding on these two roads.

St. Clement Shore

Mr. Bowles reported that it is still flooded at St. Clement Shore and that the water isn't running in either direction.

Red Hill Road

It was reported by Mr. Bowles that work is being done on this road and most of the pot holes are gone.

Mattingly Road

Mr. Bowles reported that Mr. Mattingly says this road is not getting very good care. Mr. Bond will look into this.

Morganza-Laural Grove Road

Mr. Bowles reported that the portion of this road

from Route 235 to the wooded section should be surface treated.

Compton Road

Mr. Bond reported that he cannot service stripe this road until the summer.

Moll-Dyers Road

Mr. Bowles reported that this road should be surface treated from Route 5 for 300'.

Old Willows Road

Access from Old Willows Road to New Willows Road will be done according to the sketch submitted by Mr. Wagener.

Tippett Road

This road is being taken into the system and the Commissioners unanimously voted to maintain it.

By The Mill Road

Mr. Paul R. Raley turned over four (4) sets of Plats for this road to Mr. Douglas Bond.

Landfill Equipment

The Commissioners unanimously voted to award the contract for the purchase of the Wheel Type Loader and Scraper to Alban Tractor Co., Inc., the low bidder.

Bid Opening - Paddy Wagon

Present: Sheriff Lawrence Williams

McKay Implement & Truck Co., Inc., the only one to submit a bid in the amount of \$3,566. It was decided to hold this before awarding bid to see if it meets the specifications.

Newtown Property

Present: Father Noonan  
Mr. John Baggett, Director of Parks & Recreation

Mr. John Baggett, Director of Parks & Recreation appeared with Noonan to request the Commissioners to purchase this property for development into a recreational area as the Comprehensive Park and Reaction Plan calls for.



It would consist of three (3) golf courses with Pro Shop and Snack Bar, Locker Room, etc. The park would only be used primarily during the summer. A portion of the area could be used for camp sites. There would be a holding tank and deposits from it would be taken away every four (4) days.

Father Noonan has a developer who is interested in the property and wants to know if the County is interested. The Commissioners are interested in knowing what other recreational activities the land would lend itself to. Mr. Baggett informed them that there would be Basket Ball Courts, Soft Ball Diamonds, etc., but not very much for winter use. Mr. Guy suggested that it could be used for outdoor dramas as the Drama Group had been looking for a site, and also for a festival park. Also this site lends itself to encouraging tourism.

Mr. Aud was interested in knowing how much the property would cost. Mr. Baggett stated that this would depend upon how much the County wants to set aside over a five-year period. There is one-half million dollars coming to the County and \$75,000 from BOR. They have not applied to HUD on this. They are eligible for HUD money, and if HUD picked up the project, they would have no more coming. If the Federal Government could be tied into this, there would be no problem, as the County would provide 25% of the cost, and the Federal Government would come up with the rest. This would be over a period of ten years. There is also farm income that would provide the basis for maintenance.

Mr. Wigginton was of the opinion that they needed to know what the property was worth. Father Noonan stated that he was committed to the present developer, and he needed to know how much interest the County had in the property. He thought it was worth \$2,000 an acre - that was the appraisal value. There was over 850 acres, but this did not include the Manor House nor the church property. The farm income at present is estimated at \$10,000. They have changed over in their manner of farm operation, and he did not have the exact figures with him.

Mr. Bowles was desirous of knowing if the County would have to pay 6% on the money. Father Noonan felt that if this was going to run over a period of years, it would be hard to say that they would not have to pay 6%. Mr. Baggett informed them that there was another type of loan under FHA, which was lower, but he did not know whether this would be available to them.

In further discussion Father Noonan again stated that he was desirous of knowing how much interest the County had

in the property and the time it would take to develop it. Mr. Baggett said they could file an application with HUD, which is a matter of 60 to 90 days, and give Father Noonan a letter of intent and then secure an appraisal of the property. It was agreed that Father Noonan would give the County Commissioners a letter granting their agents permission to go on the property to investigate and giving them the right to purchase the property subject to agreement on price.

Mr. J. D. Raley, Jr.

Mr. Junior Raley was informed that the contract had been awarded to the Alban Tractor Co., for the Wheel Type Loader and Self-Loading Scraper.

Mr. J. D. Raley, Jr. reported that Mr. Leroy Harris will be working at the Ridge Dump. His hours will be 1-7 P.M. Sunday, Off Monday, 12-7 P.M. Wednesday, Thursday, Friday and Saturday.

Mr. Raley suggested that Messrs. Wise, Burroughs and Thompson be notified that they will have to take their hard crabs to the Oakville Dump. He also suggested that an article be placed in the paper in the paper that dead animals are not to be taken to the dump. The farmers must bury them on their own land.

Mr. J. D. Raley, Jr. reported that Mr. Wallace Downs decided not to work as per scheduled. His hours had been shortened in order not to interfere with his Social Security. Mr. Charles Wise is the other person working on reduced hours. Most of the employees working at the landfills are retired persons. Applicants have been received from a Mr. Raymond Woodburn and a Mr. Hill.

Mr. Aud stated that Mr. Curtis had given a little trouble at St. Andrews Church Road Dump and a letter had been sent to him. He also stated that he had received requests that the dump at Sandgates be opened at 8:00 A.M. and closed at 6:00 P.M. It is not open on Sundays. Applications are on file for positions at the dump from Mr. Chris Wise, a retired Fireman and Mr. John E. Aldeman, of Friendship School Road, who is 70 years of age, and would like to work two days a week. Mr. Guy reminded Mr. Raley to watch age limits of persons applying for positions, as men 70 years of age are subject to heart attacks. He also stated that he was requested to install a well at the landfill to hose down the trucks, but this could not be done due to possible pollution. It was reported that at the Oakville landfill, trucks are slow in dumping due to scavengers. Mr. Raley was instructed to have the trucks to dump immediately and move out.

Mr. J. D. Raley was informed that the Compton Dump would close as of June 30, 1971. Mr. Raley stated he would get the sign to put up to that effect.

Mr. Paul R. Raley informed the Commissioners that he had talked with Mrs. Courtney and she is asking \$600 a year. He was instructed to renew the lease at that figure for year.

Watershed Site #1

Present: Mr. John Hall  
 Mr. David Bowen, Asst. State Admin. Soil Conv. Service  
 Mr. Robert E. Wigginton, County Attorney

Mr. Bowen stated that there was some interest shown in trying to put approximately \$100,000 in Site #1, but some of it would be for phases of land acquisition. He was informed by Mr. Aud that there was no problem about Site #1 as the money had been approved by FHA. That the trouble was with Site #2, consisting of 2,200 acres. It was the outline of the site, and the method of approach to the land owners. Mr. Bowen stated there is a requirement now that agencies cannot acquire their own land. It is all done by General Services, and Forest and Parks can no longer do it.

Mr. Aud informed him that a meeting had been set up for Site #2. The people were promised that there would be a meeting and it must be held.

There was quite a discussion on the acquisition of land for the watershed, especially with reference to the manner in which the State had gone about attempting to purchase watershed property and recreational property at the same time. Due to this, the prices being asked by the sellers were unreasonable.

Mr. Bowen stated that a question had come up in the Office of the General Counsel as to whether the County Commissioners had the authority to acquire land for Site #1 and turn it over to the State. They didn't think the County did.

Mr. Wigginton stated that as long as it was going to be used for public purposes they could. Mr. Bowen stated that the General Counsel had rendered his legal opinion and he is looking for another opinion which could change what he has written, otherwise the County would have to find another solution. Mr. Aud informed him that any land they give to the Board of Education that is not used, reverts back to the County. Mr. Guy quoted from the section of the Maryland Public Law, Article 19, Section 145, which gave them power to sell and dispose of Parks and Recation

property. Mr. Bowen suggested that the best thing would be for them to come up with justification within the law, if not, then slightly rearrange it. Mr. Wigginton was instructed to look into this and send a copy to the General Counsel and FHA.

St. Mary's County Development Center for the Mentally Retarded, Inc.

Present: Mr. Raymond Czarra, President  
 Cdr. A. Wayne Riggs, CHC, USN  
 Mrs. Irene A. Dixon  
 Mrs. Marion D. Sterling  
 Mrs. Helene Hautzenroder, Director  
 Mrs. Jean Brylawski

This group appeared before the Commissioners with reference to leasing a piece of property for 99 years, consisting of not less than 20 acres for constructing a place for their future needs. The property should be centrally located and not in an industrial or heavy traffic complex. There are twenty-four (24) children involved in the County and seven (7) on a waiting list. Also an additional thirty-seven (37) children who are in institutions, who could be better cared for in a Day Care type program. The group felt that after they made projections on the needs of the children and families, they needed to tap State and Federal funds. They need a piece of property that will be adequate for future needs.

Mr. Aud inquired about the piece of property that Mr. Greenwell wanted to donate and was informed that this property has now been set aside for a hospital. It is now the property of Forest and Parks. Mr. Aud informed the group that they did have some property on the site of the Technical Center, but had just approved its use for a High School.

Mr. Bowles inquired as to whether the Fair Grounds Committee made use of all the Easterly end of the property they had leased from the County. Mr. Czarra inquired as to whether his group should ask the Fair Association about it, but Mr. Bowles was of the opinion that the Commissioners should pursue it for them.

Mrs. Dixon inquired as to where the new school for Special Education would be located. Mr. Aud stated that he did not know, but they would be presenting their schedule very soon. It would be somewhere in the Third or Sixth District, as it would be centrally located. He thought perhaps they could use this vacated facility.

Mr. Guy inquired as to whether they had spoken to the Health Department to see if funds were available for building two (2) facilities. If new facilities were built it might be possible for them to use this, Cmd. Riggs said there still would not be enough space.

Mrs. Sterling informed them that Rosewood was already closed.

Mr. Aud informed the group of the approval of their Supplemental Budget for \$7,356. Mr. Czarra thanked the Commissioners for their time.

St. Mary's County Department of Social Services  
Appointments to Board

The following persons were named as nominees to fill vacancies which occur on July 1, 1971 on the Board of the Department of Social Services:

Mr. Fred Wood - Teach, St. Mary's Technical Center  
Mr. Vincent Biscoe - Eligible for full appointment  
Mr. Purnell Frederick - Employee of Board of Education,  
Banneker Middle School

A letter is to be sent to Mr. Joseph D. Carter with these names.

Forest View Court - Trappe Road, 1st District

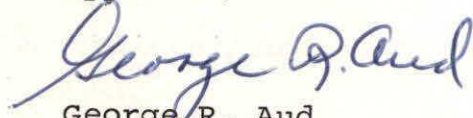
Mr. Paul R. Raley submitted the plans for this trailer court to be approved by the Commissioners. This trailer court was planned and approved by the Health Department and Planning and Zoning prior to the resolution of the County Commissioners pertaining to Community Sewer and Water Systems. Any plans submitted after the date of the Resolution will have to comply. It was moved by Mr. Aud and seconded by Mr. Guy that the plans be approved subject to their signing the Resolution to comply. The motion was carried. Mr. Wigginton is to send a letter to Mr. John Owens requesting him to comply.

Malinda Barnes Trailer Court - Route 235, Dameron

The application for this trailer court was made back in September and there is a question as to whether she has changed her mind. Planning and Zoning will have to go over this. Mr. Wigginton is to send a letter to Mrs. Barnes with reference to complying with the Resolution pertaining to Community Sewer and Water Systems.

Meeting adjourned at 5:25 P.M.

Approved,

A handwritten signature in blue ink that reads "George R. Aud". The signature is written in a cursive style with a large initial "G".

George R. Aud  
President