

Board of County Commissioners' Meeting

Tuesday, June 15, 1971

Present: George R. Aud, President  
J. Wilmer Bowles, Commissioner  
J. S. Guy, Jr., Commissioner  
Robert E. Wigginton, County Attorney  
Cecelia B. Adams, (Mrs.) Recording Secretary

Also attending the meeting were: Miss Susan Dunn from the Beacon, Mr. Chauncey Karstens, Mr. Dick Myers from Radio Station WKIK and Mrs. Patty Duke from Radio Station WPTX.

The meeting came to order at 10:10 A.M.

Mrs. Bernice Sherman, Re: Donation of Land

Mrs. Bernice Sherman, a resident of the Seventh District, appeared before the Commissioners regarding the possible organization of a senior citizens club in Abell, Maryland. Mrs. Sherman explained that she owned approximately 66 acres of land in the Seventh District and would be willing to donate an appropriate amount of this land to the County in memory of her family, the Clark's, for the purpose of building a structure in which senior citizens might find a source of recreation. Mrs. Sherman stated that she understood that if she donated this land to the County, the County would then erect the building and clear this land.

Mrs. Sherman presented a letter she had received from the National Council of Senior Citizens, Inc., stating that this proposed club may affiliate with the National Council by obtaining a charter and paying dues.

Mr. Aud thanked Mrs. Sherman for her offer and informed her that the Commissioners would look into the feasibility of such a venture and would be in contact with her at a later date.

Mr. Aud requested that this matter be turned over to Mr. John Baggett, Director of Recreation and Parks, so that he might view the site in question and submit his recommendations to the Commissioners.

Letter from Mrs. Paula Hoffman, Re: Tall Timbers

The Commissioners reviewed a letter from Mrs. Paula Hoffman, regarding the ecological problem at Tall Timbers. Mrs. Hoffman explained that junk cars and other abandoned hardware have been strewn along the shoreline at Tall Timbers in an effort to serve as a bulkhead. Mrs. Hoffman

felt that this created a definite health hazard and requested that the Commissioners assist her in any way possible to see that this area be cleared.

The Commissioners requested that this letter be referred to Mr. August Wagener, County Engineer, so that he might perform an on the site inspection and later report back to the Commissioners his findings.

#### Human Relations Commission

The Commissioners reviewed a letter from Mrs. Helen Somerville, Secretary of Human Relations Commission, regarding the expiration on July 1, 1971 of terms of office for the four present members. The Commissioners requested the secretary to find out what the attendance records were for the present members to determine whether they would be interested in reappointment.

There was concern over the fact that all four terms of office expire on the same dates. The secretary was requested to make a notation in the proposed legislation file so that this law might be amended next year.

#### Governor's Commission on Law Enforcement

Commissioner Aud reported that Dr. John Mills had requested that nominations to the Region II Planning Board for the Governor's Commission on Law Enforcement and the Administration of Justice, be made within the next few days. The Region II consists of Charles, Calvert and St. Mary's Counties. After Mr. Aud had spoken with Mr. James Simpson, President of the Charles County Commissioners and Mr. Bernard Fowler, President of the Calvert County Commissioners, it was recommended that a name of one attorney from the St. Mary's County Bar Association be submitted. Mr. Joseph Lee Somerville, Deputy Sheriff, was suggested as another possible candidate.

#### Admiral Clarke, Re: Additional Funds for Metropolitan Commission

Admiral Thurston Clarke appeared before the Commissioners regarding additional funds needed to upgrade the existing water system at Lexington Park. Admiral Clarke stated that the Metropolitan Commission had first gone into the water business by purchasing the Patuxent Water Company as is. It was then necessary to upgrade the system to an acceptable water system and they have since been quoted a price of \$625,000 by their engineer. Admiral Clarke stated that when their rate structure was computed, they had not taken into account debt service. The Department of Housing and Urban Development has agreed to grant the Metropolitan Commission \$350,000 to do this upgrading work, however, their accountants say that if they go ahead with the \$350,000 to do

this work, they will still have to reapply for additional funds. The Engineers have advised the Metropolitan Commission to apply for the entire \$625,000 needed. Admiral Clarke asked the Commissioners if they concurred with his recommendation.

He explained that when they try to market this loan (on public market as required by the government), they will attempt to do this for less than 6% interest.

Mr. Bowles inquired as to whether the Metropolitan Commission anticipated any problem getting HUD to approve the entire \$635,000. Admiral Clarke stated that they could foresee none. He felt that it would take about five years to complete this project.

Mr. Aud stated that this loan would be guaranteed by the eighth election district property owners. If the Metropolitan Commission could not carry this amount, then the eighth election district property owners would have to pay it from within their taxes.

Mr. Guy inquired as to what amount of money per hundred would be involved should the eighth district have to carry the burden. Admiral Clarke stated that the figures were not available.

Commissioner Guy stated that the figures should be made available so that the Commissioners could see what the residents would be capable of paying and the County could be prepared to pay a certain amount.

Mr. Robert Wigginton, County Attorney, inquired as to what affect the pending court case of the Metropolitan Commission versus Harry Waller might have on this loan. Admiral Clarke answered that he felt this money was quite safe since this was out of the franchise area.

Admiral Clarke stated that the Metropolitan Commission has until August 1, 1971 to apply for this grant offer. HUD requires that they make acceptance of the \$350,000 to go bond market.

Mr. Wigginton suggested that Admiral Clarke contact Mr. Edward Clarke, Bond Counsel, to advise him of this pending case and to request his recommendations.

Commissioner Aud informed Admiral Clarke that the Board looked favorable upon the request for the entire amount of money but they would like to have answers to some of the questions posed prior to their final decision.

Housing Authority for St. Mary's County

Commissioner Aud made a motion that a Housing Authority be adopted for St. Mary's County, Commissioner Guy seconded the motion. The motion was unanimously passed. Commissioner Aud stated that the members to be appointed would be chosen July 5, 1971. The County Attorney will prepare the necessary resolution for this adoption. A press release to this affect will be issued to the radio stations and the local papers.

ROADS MEETING

Present: Mr. August Wagener, County Engineer and Douglas Bond, SRC

Tract of Land Bordering East Key Way

The Leonardtown Commissioners have requested that the Commissioners deed over to them a small tract of land bordering East Key Way and lying between the Library and Courthouse Drive. At this time, all attending the meeting went out to view this site.

After returning to the office, Commissioner Aud stated that it was the Commissioners' feeling that due to the increased parking problem, the restoration of Tudor Hall and the possible need for relocating East Key Way Street, the County will be using the old roadbed as part of their parking lot.

Sandgates, 30 M.P.H. Sign

Mr. Aud requested Mr. Douglas Bond erect a 30 M.P.H. speed limit sign approximately 200 feet north of the Sea Breeze Restruant at Sandgates. Mr. Paul Raley was requested to draw up a resolution concerning the same. Mr. Bond will also install a sign on the opposite side of the road stating there is a "Speed Zone End".

Saratoga and Midway Drive Stop Sign

Mr. Aud requested that a stop sign be erected on Saratoga and Midway Drive in the Patuxent Park Subdivision. Mr. Bond will see this is done.

St. Clements's Shores

Mr. Bowles reported to Mr. Bond that in the St. Clements Shores Subdivision, the streets are breaking up and the ditches are in need of cleaning immediatelu. Mr. Bond will take care of this as soon as possible.

Joy Chapel Road

Mr. Chauncey Karstens reported that on the Joy Chapel Road on the right coming in, they are in need of a culvert. The ground remains soft long after it has rained. Mr. Bond will meet with Mr. Karstens tomorrow to inspect this site.

Adkins Road

Mr. Aud reported that Adkins Road leading to Langley Trailer Park at Great Mills is full of holes and in need of patching.

Town Creek Manor-Overcup Drive and Holly Court

Mr. Paul Raley, Administrative Officer, presented a plat of Town Creek Manor showing Holly Court and Overcup Drive. Mr. Raley stated that some time ago, this subdivision was developed by Mr. John Capps, now deceased. The Commissioners have since been requested to accept these roads into the County Roads System. A bond was never submitted for these roads and there is no one legally responsible. Mr. Raley reported that all taxes have been paid and the County has been given a deed granting a 40 foot right-of-way for both streets.

Commissioner Aud requested Mr. Bond to go to see the people on each side of these streets to inform them of the proposal submitted to the County and to find out if they are in agreement with having these streets taken into the County Roads System.

Resolution-Requirements for Accepting County Roads

Commissioner Bowles stated that he felt that the County should draw up a resolution requiring persons to furnish funds for the construction of roads within their development. He went on to say that road name signs should be furnished prior to having a road accepted in the County Roads System, and when bonds are furnished by a developer they should not be allowed to expire. Mr. Bowles felt that there should be a cancellation of any approved plat when a developer does not fulfill these requirements. It was his opinion that this resolution should include the specifications for County roads, regarding width, composition, etc. and instead of surface treatment it should be requested to have a road blacktopped.

Mr. Bowles made a motion that this resolution be drawn up and signed by the Commissioners. Commissioner Aud seconded the motion.

Proclamation-St. Mary's County Night

The Commissioners signed a proclamation designating June 24, 1971 as St. Mary's County Night to be read at the R.F.K. Stadium that evening when the Washington Senators and the Baltimore Orioles are scheduled to play for a cancer fund benefit.

This proclamation called upon all citizens to show their appreciation to both the Baltimore Orioles and the Washington Senators for making this event possible and wished them a most successful year.

Robert Miedzinski, Re: Railroad Crossings  
Trailer Park Fees

Mr. Robert Miedzinski inquired as to whether some improvements could be made on the railroad crossings. Mr. Miedzinski has a transfer business and he stated that these crossings were very hard on his trucks. Mr. Aud stated that the County was very anxious to get rid of these crossings which were a danger to Countians. He explained that the County Engineer was getting ready to advertise for bids for the removal of this track.

Mr. Miedzinski was also concerned with the trailer park license fees that were currently being charged. Under the present rate the fees for trailer park licenses are: 2 to 50 trailers \$100.00, from 51 to 100 \$200.00 and 101 and over \$200.00 plus \$5.00 for every additional trailer over this amount.

Mr. Miedzinski felt that this schedule should be re-scheduled since it was unfair to the small park owner who had ten trailers and was required to pay the same fee as a trailer park owner with 50 trailers.

Letter from J. Dennis Raley, Jr., Re: Compton Disposal Area

The Commissioners reviewed a letter from Mr. J. Dennis Raley, Jr., recommending that the Compton Disposal Area be kept open for an additional three months instead of closing on July 1, as previously scheduled. Mr. J. Dennis Raley, Jr. felt that it would last that long for household users, and would give the County more time to prepare the Maddox site.

Commissioner Aud requested Mr. Paul Raley, Administrative Officer, to contact the owners of the Disposal Area, to see if they would be willing to conform with this request.

Mr. Paul Raley reported to the Commissioners that he had contacted the owners, Mr. Leo P. Klear and Mr. George

R. Taylor, who agreed to renew this contract for an additional three months for household users only.

St. Inigoes Neck Subdivision-Request for Change in Comp. Water and Sew. Plan

Present: Mr. Dick Myers, Radio Station WKIK, Mr. Jack Kershaw, the Enterprise, Mr. Chauncey Karstens, Miss Susan Dunn, The Beacon, Mr. Robert Moore and Mr. F. M. Latham from J. R. McCrone, Inc., Mr. Don Peregoy, Mr. Walt Schroeder and Mr. Joseph Weiner.

Mr. Weiner explained that he was representing his clients Mr. Frank Seyer and Mr. Victor Reynolds, who were unable to attend this meeting. They were requesting the Commissioners to change the County's Comprehensive Water and Sewerage Plan to allow the development of a community water and sewerage system to be located on a tract comprising a total of 920 acres and being in a portion of a tract of land know as St. Inigoes Neck, lying between Smith's Creek and the St. Mary's River.

The secretary read a letter from Messrs. Seyer and Reynolds stating that they consented to the requirements of the St. Mary's County Resolution entitled "Community Sewer and Water Systems". They agreed to abide strictly by this resolution.

The secretary also read a letter from Mr. Dane Bauer, Sanitarian, from the State Dept. of Environmental Health Services. Mr. Bauer explained that he had reviewed the application for point of discharge submitted by Mr. Seyer and Reynolds. He went on to say that for any project which is not included in the Comprehensive Plan, a letter of amendment to permit sewers in the area is necessary before his office can approve the application.

Mr. Latham explained that Messrs. Reynolds and Seyer have 920 acres in the first election district. They wish to develop 50 acres of the tract into a commercial marine area, 74 acres into a multiple family residential district and the remaining portion into two acres residential sites.

At this time, a preliminary plat showing a total of 420 lots in the proposed subdivision was displayed. Mr. Robert Moore stated that the Navy Installation at Webster Field has stated that they have no objection to this proposal.

Mr. Peregoy stated that they have received a letter from the area Commander connected with Webster Field and another from the Commander who is in charge of the entire district, in which both letters state no objection to this proposal.

Commissioner Aud inquired as to what prices would be charged for these lots. Mr. Moore stated that a two acre inland lot would cost about \$13,000 while a waterfront lot would be about doubled.

Commissioner Bowles stated that under the newly formed policy regarding the State's building new schools, the County is obliged to purchase all school sites by whatever means available. This is the reason the Commissioners and the Planning and Zoning Commission have been asking developers to provide school sites within their subdivisions.

Mr. Peregoy inquired as to how much land would be needed for a possible school site, to which Mr. Aud answered approximately 15 acres.

Mr. Latham inquired if this plat goes to Planning and Zoning Commission if they in fact would not take care of their school site and recreational site. Mr. Bowles answered that if these areas were shown on the plat prior to being submitted to Planning and Zoning, they would not be delayed.

Mr. Peregoy pointed out certain areas on the plat that were already designated as recreational sites. He went on to say that he felt that the developers would be willing to donate an appropriate amount of land for this school site if necessary.

Commissioner Guy stated that if they could meet the requirements of the County's policy regarding water and sewerage, he thought that the Commissioners should allow them to pursue things through the Health Department.

Commissioner Guy requested that the Commissioners receive a letter in writing to the effect that the developers would be willing to donate an appropriate amount of land for a necessary school site.

Mr. Aud informed the gentlemen that the Commissioners would make a final review of their plans as submitted and within the next few days would write to the Health Department and Messrs. Reynolds and Seyer regarding their decision.

Mr. Siner, Re: Proposed St George's Park

Present: Mr. Siner, Mr. John Baggett and Mr. James Henderson

Mr. Siner, a resident of St. George's Island, originally had submitted a petition opposing the proposed park as planned by the Recreation and Parks Department. Mr. Siner informed the Commissioners that since he had submitted this petition, he has learned additional facts and wishes to withdraw his petition. Mr. Siner explained that he understood that this park would lodge campers overnight, but had now been advised otherwise.



Mr. Baggett explained that if the park is developed, Recreation and Parks plans to place a lifeguard and a manager there.

Mr. Siner stated that they were concerned with the industrial encroachment in this area. He inquired as to whether this park would have any value in keeping barges and such out of the area. Mr. Baggett answered that they would not be able to come in and interfere with swimming and the park land itself. He stated that if they had no land facilities, he did not think this particular part of the river was of any value to them.

Mr. Bowles stated that the County would have no control past the high water mark.

Commissioner Aud suggested that Mr. Baggett make copies of exactly what Recreation and Parks intends to do and make these copies available to the residents in the area.

#### Tudor Hall Restoration

Present: Mr. Orin Bullock, Dr. Robert King, Jr., Mrs. Polly Barber, Admiral Clarke and Mrs. Hill.

Mrs. Hill stated that the Library Board has \$195,450 to spend on the library. \$10,130 had been spent on the roof and another \$17,200 is obligated toward architectural fees. The lowest bid for the Tudor Hall Restoration was submitted by Loffler Construction Company in the amount of \$217,840. After the alternates amounting to \$14,424 were deducted from this amount the Library Board found that they short approximately \$35,396. This figure was not exact due to the fact that they may have more in the way of architect's fee which is 10% of the cost of construction. HUD would not cover the shortage with an additional loan.

Mrs. Hill went on to say that after much discussion, the Library Board felt that they should throw out the bids and readvertise on the basis of the money that they have.

This would mean that they would take out everything that was possible to alleviate and they would readvertise with new specifications and drawings.

Mrs. Polly Barber stated that Housing and Urban Development would accept a new application anytime after July 1. She went on to say that they could begin on the altered specifications with the money that they already have and go back to HUD to ask them to complete essentially what they had left out. This would mean a Phase III of the

Tudor Hall Restoration. If they took the present contract and amend the specifications to be in accord with the amount of money and then reapplied for additional money, it would suggest that the County would pay the entire \$35,000.

Mr. Bowles stated that the Commissioners would want in writing from the Architect, exactly what would be taken out. He stated that he was in favor of their suggested route, subject to the Commissioners receiving that information.

Mr. Aud requested Mr. Wigginton, County Attorney, to write to Loffler Construction Company informing them of the rejection of bids and the readvertisement of bids scheduled to take place.

Mr. Bullock stated that HUD had suggested that the County submit a new application. If it was done in that way, the County would pay about half the cost.

#### Dr. Robert King, Jr., Re: Proposed School Site

Dr. Robert King, Jr., remained from the last meeting at the request of the Commissioners.

Commissioner Aud informed Dr. King of the proposal submitted by Messrs. Reynolds and Seyer. They asked if Dr. King could foresee the need for a school in this particular area based on the future development of this community.

Dr. King stated that he would have to discuss this with representatives from the Board of Education prior to making any estimation.

The Commissioners requested that Dr. King give them an answer by Thursday as to whether it would be feasible to have a school in this particular site and if so how much land would be needed.

#### St. Mary's County Electrical Board

Commissioner Aud announced that Mr. L. O. Ryce had accepted appointment as secretary for the Board of Electrical Examiners and Supervisors of St. Mary's County in replacement of Mr. J. P. Connelly.

#### Bills Approved

David M. Gruber and Company, in the amount of \$7,500, for partial billing of updating and running Assessment Rolls.

Lorenzi, Dodds and Gunnill, in the amount of \$200, for restaking lots 12, 13, 15, and 15 Block E, in St. Mary's Beach Subdivision.

Delahay's Pile Driving, in the amount of \$925 for work during the week of May 31 to June 4, 1971 at Tall Timbers.

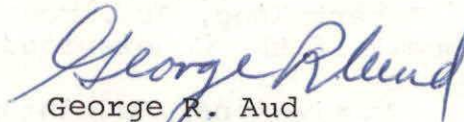
Barton Aschman Proposal

The Commissioners reviewed a proposal submitted by Barton-Aschman Associates, Inc., for selected revisions and additions to the St. Mary's County Proposed Zoning Ordinance, in the amount of \$4,300.

Mr. Aud made a motion that the Commissioners approve this proposal in the amount of \$4,300 pending receipt of a letter from this firm stating when the County could expect the work to be done. Mr. Guy seconded the motion.

The meeting adjourned at 5:10 P. M.

Approved,



George R. Aud  
President