

Board of County Commissioners' MeetingTuesday, July 20, 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.) Admin. Asst. (Recording)

Meeting came to order at 9:30 A.M.

Minutes of the meeting of June 29, 1971 were read and approved.

Deputies as Plainsclothesmen

Present: Sheriff Lawrence Williams
 Joseph D. Weiner, States Attorney

Sheriff Williams and States Attorney Weiner appeared before the Commissioners with a request that two deputies be assigned to plainsclothes duty due to the number of drug cases in the County. St. Mary's County has more drug cases than any other County. Judge Parker was impressed with the testimony of two deputies, and felt they should be assigned to plainsclothes duty, on a temporary basis. Judge Parker suggested that he would be willing to appear before the County Commissioners to answer any questions regarding the drug problem.

Attorney Wigginton suggested that the Commissioners talk to Judge Sweeney with regard to hiring or appointing Constables to serve civil papers, since the Sheriff had stated that he was shorthanded and all his deputies were serving papers. Sheriff Williams was agreeable, though, to Judge Parker's suggestion and would have the two meet with proper Navy personnel. The Commissioners unanimously agreed to this assignment.

Housing Authority

Mr. Wigginton reported that all five members of the Housing Authority had been sworn in by the Clerk of the Court and presented the Commissioners with the Certificate of their oaths.

Development of Newtown Neck - Squires Island

Present: Mr. B. Calvin Burns, National Land and Water, Inc.
 Mr. Wesley T. Butler, National Land and Water, Inc.
 Oliver R. Guyther, Esquire
 Rick Thompson, Beacon ; Patty D. Muchow, WPTX
 Robin Guyther, Enterprise

Attorney Guyther, Messrs. Burns and Butler appeared before the County Commissioners with reference to development of the Newtown Neck property. Attorney Guyther acted as spokesman for the developers. He stated that they were men of experience in land development and wanted to present a new concept in development to the Commissioners. Each Commissioners was given a prepared booklet of the proposed development to be known as "Squire's Island". Mr. Guyther further stated that Mr. Burns is a Registered Engineer, Land Surveyor and General Contractor, licensed in many states including Maryland. He is President of "Lake of the Woods" project in Orange County, Virginia and Vice President of "Captains Cove", also in Virginia. They are developing "Ocean Pines" in Ocean City, Maryland and have tried to prove in their booklet that they can use the property and bring in revenue. It will be a seasonal, recreational area, with a marina and Yacht Club, eighteen-hole golf course with Club House for their members only, swimming pool, tennis courts, beaches and parks. There will be no tents, trailers or campers permitted.

Mr. Burns stated that all houses on the waterfront and facing on the golf course would have a minimum of 1,200 square feet, and houses on other roads would have a minimum of 1,000 square feet. Dwelling specifications would be reviewed by a Committee. There would be all public utilities except water and sewerage--the latter two to be owned by a private water and sewer utility company. They expect to have underground telephone and electricity; roads will be built to County specifications, but maintained by the developers. There will be a Guard House at the entrance--in fact, the development will be similar to "Ocean Pines" (See Page 4-A of booklet). Mr. Burns further stated that they propose to have their own guards on the gate, who will be deputized by the Sheriff, at their own expense, and who will be available to the County at their need. They will also have their own Fire House and Volunteer Fire Department, and provide their own recreation.

It is further stated by Mr. Burns that the project is designed and will be sold as a recreation-summer vacation and retirement community, thus there will be very little or no need for schools. They buyer must state whether he will use the property as his principle home. If so, then they will not sell it to him. Lot prices will be around \$8,000. The total value of the improved lots will be worth approximately \$21,000,000.00, with a tax yield of about \$350,000.00 to the County. (See Appendix F). As time goes on the tax yield will be more.

The Commissioners were interested in the Covenant in the sales contract and the sewerage treatment plant. Mr. Burns informed then that a prospective buyer could stated that it would not be his principle home at the time of the signing of the contract, yet later change. As for the sewerage treatment plant, they would comply with State and County Regulations and use the treated affluent to irrigate the golf course, and will also construct a tertiary treatment facility.treatment facility.

Mr. Wigginton inquired as to what would happen to the roads and the Fire Department if the developer should sell out. Mr. Burns explained that the members would form their own association and pay an Annual Membership Fee of \$80, which is a leinable matter. Most of the fee would go toward maintenance of the roads, as it does not include water and sewerage fees. The developers will have a group who will own the water and sewerage systems.

The developers would propose that any State or County road be abandoned, and the Guard House would come halfway up what is the County road. The church people would keep the church and the farm owners would keep about three (3) acres of land. Roads would be 70' wide. There would be 16 condiminiums to the acre. Lot sizes are 80'x115 and 60'x 105'. The golf course would use 140 acres.

Mr. Guy stated that they would have to look very seriously into the type of sewerage that will be installed in a development of this type.

Mr. Burns stated that what he really wanted to know, is whether the Commissioners wanted the project. Mr. W. McLean Bingley, Chief, Division of Water and Sewerage, State of Maryland, Department of Health & Mental Hygiene, informed them that they would have to see if their plans comply with the St. Mary's Comprehensive Water and Sewerage Plan. This is a W-5 and S-5 area and they wanted to know what the Commissioners had to say.

Mr. Oliver Guyther asked the Commissioners if they would consider the plans and give them an answer seasonably.

Bills Approved

Delahay's Pile Driving Service - Tall Timbers:			
July 12-16, 1971, 4 men & equip.	\$1,320.00		
Rental of Air Compressor	<u>145.00</u>		\$1,465.00
Mitchell Supply - Sliding Door Track, Jailors's Residence			27.00
Lorenzi, Dodds & Gunnill - Boundary Stake-out (McCleod Property)			989.00
David M. Gruber & Co.:			
1971 Tax Levy	\$7,450.00		
1971 Tax Billing - Direct Costs	898.53		
1st Qtr. Fiscal Year	2,250.00		\$10,598.53

Vouchers Approved: #39932-#39938; #002-#095

St. Mary's County Metropolitan Commission
Project No. PFL-MD-5

The County Commissioners unanimously approved the loan to the Metropolitan Commission in the amount of \$350,000 from the Department of Housing & Urban Development for improvements to the water system. The necessary Resolution was signed by Mr. Aud.

Solid Waste Meeting - Charles County

Mr. Aud attended the Solid Waste Meeting of the three Counties (Calvert, Charles and St. Mary's), held at the Courthouse in LaPlata on Wednesday, August 18, 1971 at 10:00 A.M. He presented each Commissioner with a letter, which he had brought back from this meeting.

Updating Comprehensive Water & Sewer Plan

A letter was read from Beavin & Company in which Mr. Benjamin E. Beavin stated he had completed the originally contemplated work on the above plan at a cost of \$2,214.13. He inquired as to whether the Commissioners wished a refund of the \$285.87 or should it be applied for other services to be rendered. The Commissioners unanimously voted to have the money refunded.

Joy Chapel Road Bid

The County Commissioners unanimously voted to award the bid for the resurfacing of Joy Chapel Road to A. H. Smith, Branchville, Maryland, who was the low bidder in the amount of \$8,996.40 at the bid opening on July 13, 1971.

Vacation for County Engineer

Mr. August H. Wagener submitted a memorandum to the Commissioners requesting Vacation Leave from August 16-20, 1971. This leave was granted.

Invitation to Visit NESTEF

Commander R. N. Winkel of the Naval Electronic Systems Test and Evaluation Facility, St. Inigoes, Maryland extended an invitation to the Commissioners to visit this facility in order to initiate dialogue between that Command and the elected local officials. Attorney Wigginton stated he would call Commander Winkel and make arrangement for the visit.

Inventory of Equipment in District Court

A letter was received from GSA with regard to the equipment in the present District Court set-up. An inventory had been taken, condition of equipment and price established. Mr. Paul R. Raley was requested by the Commissioners to make an inspection in accordance with the list submitted.

ROADS

Present: Mr. August H. Wagener
Mr. Lawrence Ressler

Mr. Ressler appeared before the Commissioners with reference to the condition of certain roads in Town Creek. There is a blind corner straight across Woodland Acres, just as one comes out from the bar. Bushes need to be cut down. Also no action has been taken on Town Creek Drive--ditches of the roads are getting worse. Along Route 235, near Horse Shoe Club, and just above Mr. Aud's home, water is still laying there. Along Town Creek Drive and Spruce Drive there is a problem. Even if once is driving slowly, the holes are so bad. The shrubbery needs to be cut along Seven Gables Road. Mr. Ressler feels prison labor could do this work.

Mr. Ressler also reported that Town Creek Council is putting up lights at Town Creek School for the shooting of basket ball.

They are also getting many complaints about the dog situation. The Commissioners stated that they would have the Dog Warden pick up the dogs. Mr. Ressler was given copies of a portion of the Dog Regulations and informed that more copies, if needed, could be secured in the Commissioners' Office. It was suggested that the Dog Regulations be published in the press.

Mr. Aud reported that minor repairs were needed on some roads due to the many pot holes.

Overtime or Compensatory Time for Mrs. Leila R. Rogers

Mr. Paul R. Raley again read the letter from Mr. August H. Wagener with reference to the overtime compensation for Mrs. Rogers. He was informed that this has been turned over to the Director of Finance for a study of her Job Description and recommendations be submitted to the Commissioners.

Sheriff Williams' Report - Chickens Killed By Dogs

Mr. Paul R. Raley read Sheriff Williams' Report on the nine (9) chicken and one (1) rooster, property of Mr. William Hanks, killed by dogs. The Commissioners unanimously voted that the complainant should be paid.

Annuity for J. Claude Johnson

Mr. B. Harris Sterling, Director of Finance reported to the County Commissioners that he had worked out the Annuity Payments due Mr. J. Claude Johnson as ordered by the Court, retroactive to January 1, 1968. They are as follows:

1968 - Nine (9) months -----	\$1,125.00
1969 - Nine (9) months -----	\$1,125.00
1970 - Full Payment-----	\$1,500.00
1971 - Seven (7) months-----	\$ 875.00
TOTAL AMOUNT DUE	\$4,625.00

Mr. Johnson had farm and rental income for the years 1968 and 1969, which reduced his monthly annuity payments for those years.

Mr. Wigginton was requested to review this and submit a ruling. If everything is in order, Mr. Sterling will send a check in this amount to Mr. Johnson.

Mr. Paul R. Raley - Probational Status

A letter is to be forwarded to Mr. B. Harris Sterling informing him that the County Commissioners have recommended that Mr. Paul R. Raley, Administrative Officer, be given permanent status in this new position, as he has successfully passed his probationary period.

Mrs. Mary Jane Alvey - Account Clerk D Position

The Commissioners recommended that Mrs. Alvey be promoted to the position of Account Clerk D in accordance with the specifications for that position and requested that a letter be sent to Mr. Tynes enclosing such specifications.

Shirely K. Hotel Swimming Pool

Mr. Guy inquired of Mr. Sterling if the Commissioners were paying the \$800.00 rent to the Shirley K. Hotel for the use of the swimming pool. Mr. Sterling informed the Commissioners that they were not using the pool this year, and were not paying the \$800.

Railroad Property

A complaint was received from Major Burdie with reference to the brush growing up around the railroad property and making inquiry as to whether it would be sprayed. No action was taken on this matter.

Federal Aviation Administration

Correspondence was received from the Federal Aviation Administration with reference to Title VI of the Civil Rights Act of 1964. An inquiry form was enclosed which provides for Conduct of Compliance. Mr. Paul R. Raley is to complete the form.

Bid Opening - St. Clements Park - St. Clements Shore

Present: Mr. John Baggett
Mr. Walter Wise

The only bid submitted for this work was by Mr. Walter Wise in the total amount of \$13,780.00. Included with his bid was Cashier's Check in the amount of \$300.00 representing 2% of the total bid. Following is the itemized bid:

A. Site preparation, clearing & grubbing & stake out (3.79 acres)	per acre	\$750.00	\$ 2,850.00
B. Genreal excavation & grading, stripping & stockpiling	C.Y.	.75	4,500.00
C. Placing stockpiled topsoil to 4" compacted depth	S.Y.	.075	1,500.00
D. Furnishing & placing topsoil to 4" compacted depth (fill in the "amount" of Item D only is bidder anticipates this item will be required on the site)	S. Y.	.45	
E. Seeding & mulching, Including soil preparation, fertilizing, etc. per acre		525.00	2,100.00
F. Baseball Backstop according to standard drawings	L. S.	Lump Sum	1,250.00
G. Baseball Diamond preparation according to standard drawings	L. S.	Lump Sum	500.00
H. Construction of access road and parking lot (8" gravel, 360 C. Y.)	C. Y.	3.00	<u>1,080.00</u>
	TOTAL COST		\$13,780.00

This bid does not include top soil. Mr. Baggett stated that the bid is in accordance with what he thought he would have to spend. He has sixty (60) days in which to award the contract. It will be necessary for the contractor to remove some trees in order to get to the site. The site is supposed to be staken out. Mr. Walter Wise stated that he definitely wanted someone from this office with him if he is to knock down any trees. Mr. Aud stated he would get Mr. Wigginton's approval on it. Mr. Baggett stated he has \$14,800 to spend on improvements.

Completion of Work at Tall Timbers

Present: Mr. August H. Wagener
Mr. Ronald C. Delahay, Sr.

Mr. Wagener and Mr. Delahay met with the County Commissioners with regard to a completion price for the work at Tall Timbers. The Commissioners had requested Mr. Wagener to secure a price from Mr. Delahay for this work. A price of \$4,850.00 was submitted to complete work on Lots 5, 5 and 6, 44, 45, 47, and 48.

Mr. Delahay recommended inspection every three (3) months, rather than every six (6) months. Mr. Guy requested that Mr. Delahay submit a price to do this to the Commissioners.

Erosion Problem at Tall Timbers
Mrs. Theresa M. Duncan

Attorney Wigginton reported that he had replied to Mrs. Duncan's letter and advised her that the County Engineer would look into the problem. He further stated that Mr. Delahay had done some filling in front of her property.

Appointment of Attorney for Planning & Zoning

Mr. Bowles reported that Planning and Zoning meets next Monday (July 26th) and they need an attorney. He recommended Joseph Ernest Bell, II. Mr. Aud recommended William Brahms. Mr. Guy was in accord with the appointment of Mr. Bell. Mr. Aud abstained from voting.

Appointment of Human Relations Commission Member

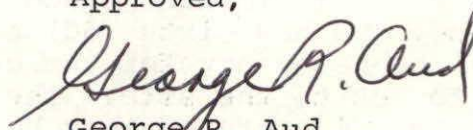
The County Commissioners nominated Mrs. Dorita Down to the Human Relations Commission and requested that a letter be sent to her with regard to her acceptance.

Appointment to Governor's Commission on Law Enforcement and the Administration of Justice - Region II

Mr. Aud requested that the office of Mr. Richard C. Wertz be notified by telephone of the appointment of Mr. Joseph Ralph Thomas, General Delivery, California, Maryland, to the Region II Planning Board.

The Meeting adjourned at 3:25 P.M.

Approved,



George R. Aud
President