

Board of County Commissioners' Meeting

Monday, October 18, 1971

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

The meeting was called to order at 10:05 A.M.

St. Inigoes Neck Subdivision - Request for Change in Comprehensive Water and Sewer Plan - Victor Reynolds

Present: Mr. Victor Reynolds, Mr. Walter Schroeder, Dr. Alan D. Houser, Mr. Walter Raum, Mr. Joseph Weiner, Mr. Dick Meyers and Mr. J. Frank Raley

Mr. Victor Reynolds, developer of the proposed St. Inigoes Neck Subdivision, appeared before the Commissioners to request the granting of a point of discharge for treated sewage at Sedge Point. Mr. Reynolds expressed his surprise when he had learned that this project had been disapproved. He wanted to have this opportunity to hear what the objections had been to this project. Mr. Reynolds stated that originally when the Commissioners had approved this change in the Comprehensive Water and Sewer Plan, he had contacted Mr. Raum of the Health Department and informed him that he wanted the Health Department officials to know that he and his associates would work very closely with them. Later Mr. Reynolds was informed that the Health Department had some reservations about the particular system he was proposing. The initial sewage system had a capacity for 200 persons or 50 acres. This would take care of up to 90% of the BOD and would then go to a holding pond. After the stabilization pond, the system would undergo a chlorination process. This particular system would cost an estimated \$50,000.00

Mr. Raum felt that there would be a possible chance of a runoff. Mr. Reynolds stated that if this system was installed and was found to be unsatisfactory by the Health Department, they would be willing to immediately install the final sewage plant that had been designed. Mr. Reynolds stated that they would be willing to begin construction on the final system proposed first, if the Health Department desired. Mr. Reynolds felt that this system was as extensive as he knew how to design. If anyone else could add something to his design, he would be willing to listen to their proposals. Mr. Reynolds felt that he had gone much farther than anyone else had ever done. This entire system they were proposing would cost approximately \$689,000.

Mr. Guy inquired as to whether this plant would treat the entire project and if there would be any further expansion

planned for. Mr. Reynolds answered that this facility would serve the entire project and he would be willing to redesign this unit to include Webster Field and some other 14 homes in that area. The Coast Guard Station, which is also nearby, and houses 26 persons could also be tied into this system.

Mr. Raum stated that since the two proposed units cost \$689,000, he wondered if the first unit planned was to have a 100,000 gallon capacity. Mr. Reynolds answered that they were considering a 60-80,000 gallon unit. They would add to this facility as the area developed. They would guarantee that ultimately there would be a 200,000 gallon capacity. He felt that in the beginning, it would be more practical to install a facility with a 60,000 gallon capacity.

Dr. Houser inquired as to what provisions had been made for the pollution factor particularly the shellfish in that area. Mr. Schroeder answered that he had written to the State Department of Fish and Wildlife Administration and had obtained production figures for the three oyster bars on the lower St. Mary's River. These areas are closest to the proposed development. The oysters planned in that area are about 3/4 mile from where they have proposed the point of discharge at Sedge Point. Sedge Point had 0 production, Chicken Cock had 292 bushels of oysters produced. There were plantings made by the State of Maryland in 1970 at Chicken Cock where 5,015 bushels of oysters were seeded. In 1971 Chicken Cock had 9,515 bushels of oysters seeded while Fort Point had 2,005 bushels.

Mr. Aud asked Mr. Raum if a point of discharge was established in a certain area, how much distance would be needed around this. Mr. Raum answered that it would have to be determined by the Health Department.

Mr. Aud informed Mr. Reynolds that it was up to the Commissioners to decide whether they wanted to go to a public hearing.

Mr. Bowles felt that it was important for the Commissioners to know the Department of Water Resources' and the Health Department's feelings prior to them making any decision.

Mr. Raum stated that Mr. Reynolds could go to these agencies and show them exactly where he is proposing this point of discharge and he would get their approval or disapproval.

Mr. Guy felt that the Commissioners needed to know what this would mean to the oyster bars and so forth. He felt that they needed to know that Mr. Reynolds' engineering staff was competent and capable of maintaining this system.

Mr. Reynolds stated that he had over nine miles of waterfront property and he hoped that it would develop into an exceptional marine area.

Mr. Reynolds stated that instead of having two-acre lot sizes, he had found that economically they would have to go to 1½ acre lot sizes. He went on to say that even before they start putting up houses, they plan to install 50 boat slips with facilities for boats to hook up to their sewage facilities. He also plans to install tennis courts, a swimming pool, a motel and a general store of some type. He felt that he would need some features that would attract people to the area.

Mr. Bowles inquired as to how many employment positions would be available through this development. Mr. Reynolds stated that this would take some research but that he would make this figure available to the Commissioners. Mr. Bowles inquired as to the assessable base from this development. Mr. Reynolds stated that he estimates a total of \$30 million dollars from the land and the buildings. He would provide the Commissioners with a breakdown on these figures also.

At this time, Mr. J. Frank Raley entered the meeting and Mr. Aud briefed him on what had transpired.

Mr. Raum stated that if the 8,000 feet of shore erosion control is installed as planned, he would not be surprised to see these waters perforated to such a degree that the oyster production would greatly increase. The cost of this shore erosion control is estimated at \$339,000.

Dr. Houser stated that no matter how much treatment you can give sewage, there must also be a buffer zone around the point of discharge since there would be the possibility of the system failing.

Mr. Aud informed Mr. Reynolds that after talking this over with Dr. Houser and the other Commissioners they had decided to meet with Mr. Bingley of the State Health Department to obtain some further information. They will be in contact with him at a later date.

Mr. Guy requested Mr. Reynolds to send a letter of confirmation to the Commissioners on this new request.

At this time, Mr. Reynolds and Mr. Schroeder left the meeting.

Mr. Raley stated that with the County's population and their financial standing, he thought that the Commissioners should consider this proposal from all sides. He stated that the subdivision regulations they are currently operating under were quite out-of-date and needed revisions. He felt that the proposed sewage plant should be evaluated by professionals. He stated that some enforcement would have to be made to see that what is required is carried out. He felt that the County must consider the employment opportunities, the housing needs, etc.

Mr. Raum stated that the State Health Department people had informed him that they had sent all the information on this proposed subdivision to the Department of Water Resources for their evaluation.

Vouchers Signed

Commissioner Aud signed vouchers number 431 to 671.

Bills Approved

John A. Donaho and Associates, in the amount of \$5,000.00, for the initial payment for consulting services on management and personnel studies due pursuant to agreement of October 5, 1971.

James A. Bean, in the amount of \$166.88, for expenses for meals for Election Board members, Registrars and Clerk at the Statewide meeting on September 24, 25 and 26, 1971.

James A. Bean, in the amount of \$37.08, Patricia A. Raley, in the amount of \$34.80, Diana M. Moore, in the amount of \$33.60 and Willard Broms, in the amount of \$31.20, all reimbursement for mileage for the attendance at the State-wide meeting on September 24, 25, and 26, 1971.

Mrs. Viola M. Gardner, Administrative Assistant Recording this segment of Commissioners' Meeting.

Employees - Janitors

Mr. Gibson, the newly-hired janitor, called late Tuesday afternoon, October 12, 1971 to report that he could no longer work at the Courthouse. The work was too heavy for him as he had had a hernia operation and could not do such strenuous work. He stated that he had worked three (3) days.

This matter was brought to the attention of the Commissioners on Monday, October 18, 1971 at their regular meeting. It was necessary to have Mr. Gatton return from vacation in order that the Courthouse could be covered. Mr. Aud suggested that Mr. Gatton use the prisoner from the jail who had been charged with forgery, and who he felt would be trustworthy to work in the Courthouse, and pay him \$1.60 an hour. This action was agreeable to Mr. Bowles and Mr. Guy. It was explained to the Commissioners by Mrs. Gardner that a Mr. Alan Fenwick had been sent by Mrs. Salisbury, from the Employment Service on October 13, 1971 and was hired, but worked just one evening and did not return.

The use of a Janitorial Service was also discussed, but it was noted that cleaning the Courthouse was included in the salary paid Mr. Gatton and if this Service was used, it would cut Mr. Gatton's salary.

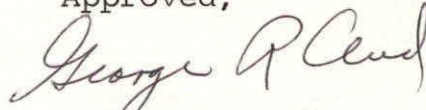
We would continue to try to get a satisfactory employee

from the Employment Service. It was explained to the Commissioners that good employees could not be secured at \$1.60 an hour, which was the wage they were paying. They were in agreement and stated that if an employee proved himself, they would be willing to increase the hourly rate.

Mrs. Gardner was requested to inform Judge Dodge and Mr. Miedzinski that their services would terminate on Wednesday.

The meeting was adjourned at 12:30 P.M.

Approved,

A handwritten signature in cursive script that reads "George R. Aud".

George R. Aud
President