

SPECIAL MEETING OF THE COUNTY COMMISSIONERSThursday, April 26, 1973ST. MARY'S LEASED HOUSING CORP.

Present: Commissioner J. Wilmer Bowles, President  
 Commissioner J. S. Guy, Jr.  
 Joseph D. Weiner, County Attorney  
 John Norris, Asst. County Engineer  
 Leonard Cryer, County Inspector  
 Ernest Bell, Attorney for Planning Commission  
 Clarke Raley, representing - F. M. O'Neal, Inc.  
 Walter Wise  
 St. Mary's County Leased  
 Housing Corp.

Mr. Weiner stated that Mr. James Dobry and Mr. David Williams, Attorney, came to his Office yesterday afternoon. Mr. Dobry had informed him that he was going to go before the Grand Jury because there was a lot of wrongdoing concerning construction at the site of the St. Mary's Leased Housing Corp. Mr. Weiner said he had told him that was the place to go.

Mr. Weiner said when the case first started the County Commissioners were not a party to it. The Commissioners were not compelled to represent the Housing Authority. Now, the Commissioners have become a party to the second suit. Mr. Dobry had told Mr. Weiner that the property was owned by the St. Mary's Leased Housing Corp. Trailers should sell for \$14,000 a piece and they are selling them to the Housing Authority for \$25,000. Mr. Weiner told Mr. Dobry that if they were building without a building permit, we would make every effort to stop them.

Clarke Raley said St. Mary's Leased Housing Corp. has a contract to deliver the homes to the site and they will be stored on the site. A building permit will be on hand shortly. Mr. Raley said he had met with the Metropolitan Commission yesterday and they approved the water system which is the condition precedent to Walter Raum of the Health Department giving his approval. They also have Soil Conservation approval. They now need Fire Marshall approval and approval from John Norris, Asst. County Engineer, for road profiles. Admiral Clark of the Metropolitan Commission suggested spray irrigation be used, but Walter Raum said the Health Department would not approve this.

Commissioner Guy stated that Housing Authorities, no matter where it is located, have all run into these problems. Commissioner Guy asked if the modular homes had gotten the BOCA Code approval, and Clarke Raley said definitely they had.

Mr. Weiner said Mr. Dobry had asked if the County would grant a permit to which Mr. Weiner said he did not know.

Mr. Weiner stated when a building permit is issued, it should say subject to the suit.



Commissioner Guy asked at what point in time is a building permit required and Mr. Cryer said "when construction is to start - when the footings are to be put in."

Ernest Bell stated if Planning Commission is asked to deny this project, they did not have the authority as such. Planning Commission has said they are not going to require the usual procedure of a linen plat. The Housing Authority had met the Planning Commission's approval to go ahead. Before any building permits can be issued they would have to be in compliance with Regulations as would anyone else who puts in more than two units. The following approvals must be obtained: Metropolitan Commission, Fire Marshall, Health Department, Soil Conservation and road layout according to specifications. When this is done, compliance is met. We are requiring approval from the same agencies as would be done with any subdivision.

Commissioner Bowles asked how "construction" should be defined.

Mr. Norris said excavation of footings. This was agreed to by Ernest Bell, Joseph Weiner and Clarke Raley.

Mr. Cryer stated when he was on the project site Tuesday, no footings were dug.

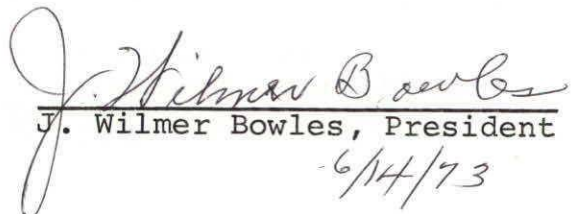
Clarke Raley said it was their position that they are going to fully and completely satisfy every existing Regulation. With that in hand, they are saying to the various agencies they want their approval. If that particular agency "plays around with it because of political pressure we are going ahead and welcome a court test." Nobody has the right to delay because they do not like low-cost housing. There is not going to be any substantial building. If approval is not obtained from all agencies, Mr. Raley said he would tell his client to continue with the project. Mr. Cryer can issue a violation notice, get a warrant and Mr. Weiner can ask for an injunction.

Mr. Cryer said if the footings are started, he would issue a violation notice and then get a warrant. After discussing this, Mr. Raley said he would comply and see that construction stops.

Commissioner Guy told Mr. Raley that if he should run into agency problems, to let him know.

---

Mr. Cryer informed the Commissioners this afternoon that he inspected the project at 11:30 a.m. today. No one was on the project, no excavation or any type of work was being done. The digging machine had been removed. Two full housing units and one half unit are stored on the side of the project.

  
 J. Wilmer Bowles, President  
 6/14/73