

BOARD OF COUNTY COMMISSIONERS' MEETINGTuesday, November 27, 1973

Present: Commissioner J. Wilmer Bowles, President
Commissioner George R. Aud
Commissioner J. S. Guy, Jr.
H. D. McGlade, Director of Administration
Judith A. Mullins, Recording Secretary

The meeting came to order at 9:00 a.m.

READING OF MINUTES

The minutes of November 20, 1973 were read and corrected.

VOUCHERS APPROVED

Commissioner Guy made a motion to approve Vouchers No. 6209 through 6477, dated October 2, 1973 through October 31, 1973, seconded by Commissioner Aud and made unanimous by Commissioner Bowles.

(Judy Mullins left the meeting at this time and Cecelia Adams recorded the minutes of the meeting.)

STATE'S ATTORNEY-REQUEST FOR FUNDS

In an effort to further the narcotics investigations in St. Mary's County, the State's Attorney, Mr. John D. Bailey, Jr., requested \$1,000.00 of the \$2,000.00 that is budgeted to the State's Attorney's Office for special criminal investigation funds for the fiscal year 1973-74.

Commissioner Guy moved that the Commissioners forward to the State's Attorney, Mr. John D. Bailey, Jr., the amount of \$1,000.00 as requested, seconded by Commissioner Aud and made unanimous by Commissioner Bowles.

BUDGET ESTIMATE - DEPARTMENT OF NATURAL RESOURCES

Present: John Baggett, Director, Recreation and Parks

John Baggett stated that he wanted to get the Commissioners' thoughts on the budget estimate he had prepared for the Department of Natural Resources, pertaining to acquisition and development programs for 1974-75.

Mr. McGlade requested Mr. Baggett to prepare a memorandum to the Commissioners stating the constraints that his department faces vis-a-vis development. Mr. Baggett agreed to do this.

Mr. Baggett commented on development in general and remarked that it would be of significant importance if a high school was built where he could put recreational facilities.

Commissioner Bowles requested Mr. Baggett to include an item in this budget report, stating that it was his intent to proceed with acquisition and development in the Leonardtown, Hollywood and Ridge areas also.

Mr. Baggett stated that he would have to submit project applications to commit \$100,000.00 of Bureau of Outdoor Recreation Funds prior to December 31. He requested approval from the Commissioners to immediately purchase land located in back of the Lexington Park Elementary School and also a site in the Seventh District area yet to be chosen. The total acquisition cost for the two projects will be very close to committing the \$100,000.00.

Commissioner Bowles requested that Mr. Baggett contact the recreation councils located in the Hollywood area, Ridge and Leonardtown, stating that he was interested in acquiring sites to develop recreational facilities, and asking them if they would provide him with input as to potential locations, price, etc., so he might arrange with them a meeting for objective purposes, so acquisition could be accomplished.

Mr. Baggett recommended that the Commissioners approve the list of budget estimate for acquisition and development of Recreation and Parks. Commissioner Guy made a motion to approve the list subject to Mr. Baggett adding items pertaining to acquisition in the following designated areas: Hollywood, Ridge and Leonardtown. Commissioner Aud seconded the motion and Commissioner Bowles made it unanimous.

CHAPTICO WHARF - PROJECT APPROVAL

Present: John Baggett, Recreation and Parks

Mr. Baggett presented a project proposal - development for Chaptico Wharf for the following: (1) To construct a jetty to prevent sand from building up in the boat launching ramp, (2) To construct riprap, or some type of protection to prevent tide and current from undermining the boat launching ramp, (3) To construct tiebacks to prevent the buckling of the seawall, (4) To install a fence between the parking lot and the adjacent private property, (5) To install concrete wheel stops along the edge of the parking lot to prevent grass damage, (6) To repair the existing wharf (mostly replace worn or rotten boards).

The State money requested was \$25,000.00. Commissioner Guy moved that the application be approved. Commissioner Aud seconded the motion and Commissioner Bowles signed same making it unanimous.

FOREST LANDING - PROJECT APPROVAL

Mr. Baggett presented a project proposal - development for Forest Landing to install a parking lot and boat turn-around area for 15 automobiles and trailers, install picnic area, and install catwalk adjacent to the existing boat launching ramp to assist with the launching of boats. This will be done on 2+ acres of land.

The State money requested was \$25,000.00. Commissioner Guy moved that the application be approved. Commissioner Aud seconded the motion and Commissioner Bowles signed same making it unanimous.

PINEY POINT WATER COMPANY
OPTION TO PURCHASE

Mr. McGlade inquired as to whether the Commissioners were in favor of him expediting the resolution passed by the Metropolitan Commission at their meeting on November 8, 1973, regarding its option to purchase the Piney Point Water Company, Inc.

Commissioner Bowles stated that the Commissioners had requested that the Metropolitan Commission verify that they had the franchise and easements for the water and sewage lines and right-of-way on the property where the lines are existing.

This request was made of Mr. Mike Marlay and Mr. John Pleisse, Attorney, and to date the Commissioners have had no response.

GREENHORNE & O'MARA, INC. - RAILROAD RIGHT-OF-WAY STUDY

Present: J. Michael Warring, Director, Business Development
John Norris, County Engineer

Mr. Warring made a presentation of Greenhorne & O'Mara's proposal of the railroad right-of-way study. Their first priority would be to study the realignment of the railroad in the Laurel Grove to Hillville section. Their approach would be a twofold process in which they would prepare preliminary alignment studies and then proceed with an additional contract which would call for the preparation of the many right-of-way plats which would be required to secure the revised right-of-way. Greenhorne & O'Mara's written proposal did not include costs for this study; however, Mr. Warring stated he estimated the cost to be approximately \$13,000.

A copy of Greenhorne & O'Mara's proposal is on file in the County Commissioners' Office.

(Judy Mullins returned to the meeting and resumed taking minutes.)

BID OPENING - HYDRAULIC EXCAVATOR

Present: John Norris, County Engineer
Jack Dyson (Chesapeake Supply and Equipment Corp.)

John Norris stated specifications for the hydraulic excavator were picked up by Chesapeake Supply and Equipment Corporation and John C. Louis Company, Inc. Chesapeake Supply and Equipment Corporation submitted the only bid in the amount of \$46,775 with 60 days for delivery. There is \$38,000 allotted in the budget for an excavator. John Norris is to review the bid and make recommendations to the Commissioners.

BILLS APPROVED

The Commissioners approved the following bills:

Enterprise dated November 21, 1973 for advertisement of purchase of hydraulic excavator - \$22.00;

Salaries for crisis aides at Walden Counseling Center for pay periods from September 8, 1973 to October 28, 1973 - \$1,332.77;

J. Carroll Morgan in the amount of \$528.30 (representing the 10% withheld of the total bill as per minutes of July 3, 1973).

SECURITY LIGHT - TALL TIMBERS

Present: John Norris

Commissioner Aud made a motion to have a security light installed at the Tall Timbers entrance on Route 249 and Tall Timbers Road. Commissioner Guy seconded the motion and Commissioner Bowles made it unanimous. John Norris was directed to take care of this.

HEAVY EQUIPMENT OPERATOR II

Present: John Norris

John Norris recommended that Curtis Goddard be hired for the position of Heavy Equipment Operator II for the landfills, effective November 28, 1973, Grade 6 Base - \$6173 annual salary. Commissioner Guy made a motion to accept Mr. Norris' recommendation, seconded by Commissioner Aud and made unanimous by Commissioner Bowles.

WALKERS - TOWN CREEK ELEMENTARY SCHOOL

Present: Dr. Robert King, Jr., Superintendent of Schools
 Mr. Will Hines, Board of Education
 Mr. Stanley Schrader, Board of Education

Dr. King presented a copy of a letter from Maryland Department of Transportation to Morris Rannels, State Coordinator of Safety and Transportation, Department of Education concerning the review made by the State Highway Administration of the road system in Town Creek to determine action that could be taken to provide safe walking for school children living less than one mile from Town Creek Elementary School. Dr. King stated he did not wish to publicize the letter until the Commissioners had a chance to review it. Dr. King said he interpreted the letter to state that initial steps should be taken to insure safewalking conditions, after which time consideration should be given to long-range plans. The Commissioners stated they had no objection to the letter being released publicly.

Mr. McGlade is to review all correspondence on this subject with Dr. King, Mr. Hines and Mr. Schrader and report to the Commissioners before a decision can be made concerning what action should be taken.

TRI-COUNTY GROUP HOME

Present: Dr. Robert Friedman
 Harper Dean
 Chris Dean
 Doris Bracken
 Albertine Lancaster

Dr. Friedman presented members of the Tri-County Group Home Board and introduced Mr. and Mrs. Harper Dean, co-directors and teaching parents for the Home. Mr. Dean explained the progress of the Home and invited the Commissioners to visit them.

ELMS PROPERTY - DEPARTMENT OF NATURAL RESOURCES

Present: Lee Zeni, Director Power Plant Siting Program
 Ken Perkins, Administrator of Land Acquisition Program

Mr. Zeni stated that the Department of Natural Resources has received permission from the Board of Public Works to enter into condemnation proceedings on the Elms property, consisting of 975 acres, located in the First Election District, between the Chesapeake Bay and State Route 235 and between Wise Marsh and Biscoe Pond. The Department of Natural Resources is interested in purchasing this property for a future power plant site. The property is represented by Ted Longbard and

is owned by a syndicate. Robert Comstock is Trustee of the property. PEPCO has filed an application for a nuclear power plant site at Douglas Point and they must have an alternative site, one of which is Carroll Pond, which is adjacent to the Elms property. Mr. Zeni said the law requires them to acquire a site by July 1, 1974. After the property is purchased by the Department of Natural Resources, it can be purchased by PEPCO or Baltimore Gas and Electric. There will be three appraisals; one by the State, one by the utility company, and an independent appraisal. Mr. Zeni said his Department did not want to proceed to acquire this property until approval was received from the local government.

Commissioner Guy made a motion that the County Commissioners of St. Mary's County hereby certify to the State of Maryland and to the citizens of St. Mary's County that they support and encourage the power plant siting program of the State of Maryland in the comprehensive evaluation of the proposed Elms property power plant; and that the County Commissioners of St. Mary's County request the Power Plant Siting Program of the State of Maryland to periodically arrange to inform the people of St. Mary's County as to the progress and results of its program and evaluation; and to locate on this property a power plant at the earliest possible date pending suitability of the location. Commissioner Aud seconded the motion and Commissioner Bowles made it unanimous.

Mr. Perkins stated that if the plant is not developed until 1976 or after, there can be an interim use of the property, and if any profit is derived on this use, it would be divided between the County and the State (Environmental Trust Fund).

Mr. Zeni said it would be possible to locate a sewage treatment plant at this site. Only 200 acres would be used for the construction of the plant and 400 acres would be needed surrounding the plant. He said that the power plant would realize \$8,000,000 to \$10,000,000 in taxes the first year; however, while the land is in possession of the State, there will be no taxes received. Mr. Zeni referred to legislation introduced last year that would give a rebate in taxes to Counties where land was taken, but this bill was not passed. He felt there would be a chance this year for this particular legislation.

Mr. McGlade is to prepare a Resolution from St. Mary's County to be submitted to the Department of Natural Resources.

WILLOW WOODS

Present: Bill Ennis
Jesse Teacher

Mr. Ennis came before the Commissioners to request a variance to the December 26, 1972 Road Directive, in order to construct 143 garden-type units; 13 buildings, 11 units each building. Willow Woods is located 1/2 mile beyond Center Gardens on Willows Road. Mr. Ennis said he did not think the concept plan for this project was submitted to the Planning Commission prior to the Directive. He said he has worked out a public works agreement with the Metropolitan Commission. Mr. Ennis said he felt Willows Road was in good condition. Commissioner Aud stated there was a small portion of the road that may be too narrow.

The Commissioners will discuss the situation with John Norris, County Engineer, to determine traffic count that would be added to the road and the condition of the road to serve the added traffic and what improvements would be needed.

RAILROAD RIGHT-OF-WAY STUDY - BARTON-ASCHMAN ASSOCIATES

Present: Anthony Wiles, Vice President
Harvey R. Joyner, Vice President (Registered Engineer)
Jim Bates, Registered Civil Engineer

Mr. Wiles presented a proposal for planning and engineering services for St. Mary's County. This proposal was submitted due to the recent and projected development activities in the County. Senior personnel from Barton-Aschman would be assigned to St. Mary's County to serve in an advisory capacity to the regular County staff. They will attend a specified number of meetings of the County Commissioners, Planning Commission and meet on a regular basis with the County Engineer, County Planner, County Administrator and others. They will provide specialized advice to the County Commissioners and administrative officers; provide training and guidelines in technical matters and administrative procedures and aid in development coordination. In addition, the consultant would be available to perform engineering design services and assist in the review of major projects. Barton-Aschman proposed that a maximum of \$15,000 be budgeted for the retainer agreement through July 1, 1974.

In addition, Mr. Wiles made a presentation of Barton-Aschman's proposal for the study of the future maintenance and use of the railroad right-of-way. Barton-Aschman proposes to approach the project in stages with the initial stage being a preliminary feasibility study of the possible future uses of the right-of-way. They estimated that the cost of this assignment would be a maximum of \$6,000.

A copy of both proposals is on file in the County Commissioners' Office.

The meeting recessed at 5:15 p.m.

Friday, November 30, 1973

Present: Commissioner J. Wilmer Bowles, President
 Commissioner George R. Aud
 H. D. McGlade, Director of Administration
 Judith A. Mullins, Recording Secretary

(Commissioner Guy was not present.)

The meeting reconvened at 2:30 p.m.

HEALTH DEPARTMENT BUILDING - LEXINGTON PARK (ELECTRICAL WORK)

Present: John Norris, County Engineer

John Norris stated he solicited proposals by mail for the wiring and lighting of the Mental Health Unit at Lexington Park from the following: Leonard Harding, Allied Enterprises, Thomas B. Clarke, Bernard J. Drury, John S. Lynch, L. O. Ryce and Edward Schindler. Leonard Harding submitted the only bid in the amount of \$1,930. Mr. Norris recommended awarding the bid to Mr. Harding in the amount of \$1,930 for the wiring and lighting at the Lexington Park Health Department building. Commissioner Aud made a motion to accept this recommendation, seconded by Commissioner Bowles.

ST. ANDREWS CHURCH ROAD - EXTRA WORK AUTHORIZATION

Present: John Norris, County Engineer

John Norris recommended extra work authorization in the amount of \$750 for coal patch for potholes for maintaining traffic on St. Andrews Church Road during construction (50 tons at \$15 per ton). Commissioner Aud made a motion to accept Mr. Norris' recommendation, seconded by Commissioner Bowles.

FIRST ESTIMATE - ST. ANDREWS CHURCH ROAD

John Norris submitted Estimate No. 1 - Project No. SM 599-1-518 - Regal Construction Company, Inc. The amount is \$46,462 less retainer of 10%. The amount due Regal Construction for the month of October is \$41,815.80; 50% of this would come from state aid funds. Commissioner Aud made a motion that Regal Construction be paid \$41,815.80, seconded by Commissioner Bowles.

SCOTCH POINT SUBDIVISION - LAND DEVELOPMENT ASSOCIATES

Present: John Norris, County Engineer

John Norris stated that Land Development Associates is requesting a 60-day extension on their road construction

agreement. Mr. Norris said he contacted them prior to the expiration of the agreement (October 31, 1973) and made them aware of the unacceptable materials being used in the construction of the road. The County Engineer's Office was promised that immediate action would be taken to correct the problem; however, to date, there have been no results. Mr. Norris is to grant them an additional ten working days from the date of receipt of a registered letter, in which time they are to correct the problems and complete the project totally with only minor exceptions; ie, drainage area, which cannot be accomplished at this time due to the weather. If there is non-compliance by the developer, the County would call the bond and perform the work themselves or through a contract.

GOLDEN BEACH ROAD - CONSTRUCTION AGREEMENT
(Ben Burroughs and Elliot Burch, Jr.)

Present: John Norris, County Engineer

John Norris said the Construction Agreement needs approval by the County Commissioners and the length of the construction be extended to include the streambed. The County would furnish the pipe for the stream since we are extending the length of the project. \$750 would be the cost of the pipe and inwalls. Patuxent Knolls Partnership is requesting a private entrance on the newly constructed road and to use a portion of the old road bed as an interior subdivision to service a maximum of three lots.

John Norris is to obtain from Patuxent Knolls Partnership a letter of intent for the 50 foot right-of-way of the remainder of Golden Beach Road, inspection fee of \$1,000 and a construction bond, after which time the Agreement will be executed.

PART-TIME TRUCK DRIVER (LANDFILLS)

Present: John Norris, County Engineer

John Norris recommended hiring a man part time for the landfills to drive a truck hauling gravel, at an annual salary rate of \$5715 - Grade 5 Base. Commissioners Aud and Bowles accepted Mr. Norris' recommendation.

ROAD DIRECTIVE

Present: John Norris

John Norris made a preliminary presentation of a new road directive to supersede the December 26, 1972 Road Directive. He will present a more formal policy at the December 11 meeting of the County Commissioners.

The meeting adjourned at 4:00 p.m.

J. Wilmer Bowles 1-15-74
 J. Wilmer Bowles
 President