

BOARD OF COUNTY COMMISSIONERS' MEETING

Tuesday, June 8, 1982

Present: Commissioner George R. Aud, President
Commissioner Larry Millison, Vice-President
Commissioner Richard D. Arnold
Commissioner Ford L. Dean
Commissioner David F. Sayre
Edward V. Cox, County Administrator
Judith A. Mullins, Recording Secretary

The meeting was called to order at 9:10 a.m.

APPROVAL OF VOUCHERS

Commissioner Millison moved, seconded by Commissioner Arnold, to approve payment of the bills as submitted by the Director of Finance. Motion unanimously carried.

APPROVAL OF MINUTES

Commissioner Dean moved, seconded by Commissioner Arnold, to approve the minutes of the Commissioners' meeting of May 25, 1981 as corrected. Motion unanimously carried.

Commissioner Dean moved, seconded by Commissioner Arnold, to approve the minutes of the special meeting of the Board of County Commissioners on Wednesday, June 2, 1982 as submitted. Motion unanimously carried.

BUDGET AMENDMENT NO. 82-53

The County Administrator presented the referenced Budget Amendment recommended for approval by the Budget Officer as follows:

Increase

Acct. No. 1791-41110 (Salaries-General) by \$350
Acct. No. 1791-42110 (Equipment) by \$2,500

Decrease

Acct. No. 2091-60010 (Agricultural Land Acquisition) by \$2,850.

Commissioner Arnold moved, seconded by Commissioner Dean, to approve and authorize Commissioner President Aud to sign Budget Amendment No. 82-53 as set forth above. Motion unanimously carried.

REQUEST FOR LEAVE OF ABSENCE
OFFICE ON AGING EMPLOYEE

The County Administrator advised the Commissioners that Mrs. McGaharn, Senior Services Coordinator, has submitted a request that an employee in the Office on Aging, Judy Schotanus, be allowed a leave of absence beginning May 26, 1982 through September 30, 1982 for Maternity Leave.

Commissioner Dean moved, seconded by Commissioner Sayre, to approve this request. Motion unanimously carried.

OFFICE OF CIVIL DEFENSE
DEPUTY DIRECTOR POSITION

By memorandum dated June 4, 1982, the Personnel Officer recommended the selection of E. Ellen Hewitt to the position of Deputy Director, Civil Defense, Grade 12, on a one-year contract, effective June 14, 1982.

Commissioner Arnold moved, seconded by Commissioner Sayre, to accept the Personnel Officer's recommendation as set forth above. Motion unanimously carried.

ST. MARY'S PRESS (McGREGOR-WERNER)
MARYLAND INDUSTRIAL LAND ACT LOAN (MILA)

The County Administrator advised that the Economic Development Coordinator, County Attorney, and representatives of McGregor-Werner, met to bring the St. Mary's Press project to the initial stage of construction, and it was their recommendation that Charles Palmer of McGregor Werner be assigned to act as the County's agent in the construction contract. Correspondence has been received by the State advising that processing of the loan has been completed and all that is required is the issuance of documents.

During discussion, the Commissioners raised several concerns including liability, jeopardy of losing MILA loan, and other assurances and indicated that until such concerns were satisfied that the County should not proceed.

ADVANCED LIFE SUPPORT PROGRAM

Present: Tom Oliver, Director, Office of Civil Defense
Ellen Hewitt

The referenced individuals appeared before the Commissioners to present an updated report on the Advanced Life Support Program specifying the items that are to be obtained for the EMS Program and requested authority to expend previously committed funds in the amount of \$6,300 which is the County's share of the 50% match to the State EMS Grant for the purchase of an emergency medical vehicle and one mobile radio unit. Bell Motor Company was the lowest bidder for the emergency vehicle in the amount of \$9,989 and General Electric was the lowest bidder for the radio unit in the amount of \$1,357.

Mr. Oliver indicated that total amount of the grant, \$12,600, is to be forwarded to the State and that \$6,300 will be returned to the County.

Commissioner Dean moved, seconded by Commissioner Sayre, to approve the expenditure of funds as requested. Motion was unanimously carried.

ACQUISITION OF MARYLAND SURPLUS BOAT IN NORFOLK

Present: John B. Norris, Jr., County Engineer

With respect to acquisition of the Maryland Surplus boat to be used by the St. Clements Island Potomac Museum, Mr. Norris requested authorization to allow equipment from his department (tractor trailer and another vehicle with a flashing light) to go to Norfolk to pick it up.

Commissioner Arnold moved, seconded by Commissioner Sayre, to grant this authorization. Motion unanimously carried.

PROJECT NO. 82-7-2
PICK-UP TRUCK

Present: John B. Norris, Jr., County Engineer

Mr. Norris presented the bid tally sheet for the referenced project and recommended awarding the bid to Fenwick Ford, the lowest bidder, in the amount of \$5,180.

Commissioner Dean moved, seconded by Commissioner Sayre, to accept this recommendation.

SURVEYING SERVICES PROPOSAL
ST. ANDREWS LANDFILL

Present: John B. Norris, Jr., County Engineer

Mr. Norris advised that proposals were solicited for the referenced project and recommended that the contract be awarded to Lorenzi, Dodds and Gunnill in the amount of \$1,925.

The Commissioners gave their concurrence to accept Mr. Norris' recommendation.

WILLOW RUN SUBDIVISION
RECREATIONAL AREA

Present: John B. Norris, Jr., County Engineer

Mr. Norris advised that HUD has requested that there be a recreational area at the Willow Run Subdivision and therefore he submitted a proposal dated April 26, 1982 from D. H. Steffens Company for the following work:

(Funding to be provided by HUD)

1. Topographic Survey of approximately 50 acres - \$2,660;
2. Preliminary Plan - \$1,450;
3. Property (Lease) Plats - \$630;
4. Complete construction plans and specifications - \$3,650.

Commissioner Sayre moved, seconded by Commissioner Dean, to accept the referenced proposal. Motion unanimously carried.

MARYLAND DEPARTMENT OF TRANSPORTATION
EXPRESSIONS OF INTEREST IN HIGHWAY SAFETY PROJECTS

Present: John B. Norris, Jr., County Engineer

Mr. Norris presented three Highway Safety Project Expression of Interest forms from the Maryland Department of Transportation for the following projects:

1. Lexington Park Transportation Master Plan;
2. Elimination of Highway Flooding Hazards;
3. Design and standards manual for construction of county roads and drainage facilities.

Commissioner Dean moved, seconded by Commissioner Sayre, to forward the referenced Expressions of Interest forms to the Maryland Dept. of Transportation. Motion unanimously carried.

PROJECT NO. SM 82-1-13
SURFACE TREATMENT PROJECT AGREEMENT

Present: John B. Norris, Jr., County Engineer

Mr. Norris presented the Agreement by and between St. Mary's County and Dean Construction Company for the Surface Treatment Seal Coat and Related Items within St. Mary's County in the approximate sum of \$292,500.

Commissioner Arnold moved, seconded by Commissioner Sayre, to approve and authorize Commissioner President Aud to sign said Agreement. Motion carried, with Commissioner Dean abstaining.

GREENVIEW VILLAGE
SECTION TWO

Present: John B. Norris, Jr., County Engineer

Mr. Norris referred to correspondence dated December 14, 1981 from D. H. Steffens Company advising corrective work to be done on Military Road and a portion of Church Drive in Greenview Village prior to them being taken into the County Maintenance System. Mr. Norris stated that the list of work items were acceptable to him and requested the Board's concurrence. The Commissioners gave their concurrence.

PROJECT NO. SM 82-1-12
SLURRY SEAL PROJECT AGREEMENT

Present: John B. Norris, Jr., County Engineer

Mr. Norris presented an Agreement by and between St. Mary's County Commissioners and Slurry Pavers, Inc. in the amount of \$53,550 for slurry seal coat and related items within St. Mary's County.

The Commissioners gave their concurrence.

McINTOSH ROAD RECONSTRUCTION

Present: John B. Norris, Jr., County Engineer

Mr. Norris presented Conditions of Property Transfers for the following property owners: William R. Barnes; Ralph S. Bailey and D. H. Steffens; Arthurette Brown; Lucille Bush; Vincent and Irene Swales; Lillian L. Milburn; Charles J. Davis, et ux; Oliver R. Guyther; John B. Fox; St. Matthews Pentecostal Church of Christ; Charles F. Davis and Eleanor Anne Davis.

Further, Mr. Norris presented the following Deed and Right of Entry Agreements:

1. Deed dated May 5, 1982 by and between William R. Barnes and Board of County Commissioners;
2. Deed dated May 13, 1982 by and between Oliver Guyther and Board of County Commissioners;
3. Deed dated May 14, 1982 by and between Charles J. and Mary C. Davis;
4. Deed dated May 14 by and between Lillian Milburn and Board of County Commissioners;
5. Deed dated May 14, 1982 by and between Vincent M. Swales and Irene H. Swales and Board of County Commissioners;
6. Deed dated May 14, 1982 by and between Lucille Bush and Board of County Commissioners;
7. Deed dated May 14, 1982 by and between Arthurette Bowman and Board of County Commissioners;
8. Deed dated May 17, 1982 by and between David D. West and Board of County Commissioners;
9. Deed dated May 17, 1982 by and between Charles F. and Eleanor Anne Davis and Board of County Commissioners;

McINTOSH ROAD RECONSTRUCTION (Cont'd.)

10. Deed dated May 19, 1982 by and between St. Matthews Pentecostal Church of Christ and Board of County Commissioners;
11. Deed dated May 29, 1982 by and between John B. Fox and Board of County Commissioners;
12. Deed dated May 28, 1982 by and between Ralph S. Bailey and Board of County Commissioners;
13. Deed dated June 2, 1982 by and between Armin R. C. Bruce, Herman Oscar Augustine Bruce, Jerome Herbert Ruthven Bruce, Shirma Bruce, Ann Marie Antoinette Bruce, and Jude Bruce.

Commissioner Dean moved, seconded by Commissioner Sayre, to acknowledge the Condition of Property Transfers and to authorize Commissioner President Aud to sign the thirteen referenced Deed and Right of Entry Agreements which conditionally grants the County right of way on McIntosh Road during reconstruction. Motion unanimously carried.

TALL TIMBERS
EROSION PROBLEMS

Present: John B. Norris, Jr., County Engineer

Mr. Norris advised the Commissioners that he has received a request from the Tall Timbers Citizens Association suggesting that the County request the Army Corps of Engineers to perform a study to determine the corrective work needed relative to the erosion problem in the Tall Timbers area. Mr. Norris stated that he would prepare the correspondence to the Army Corps of Engineers. The Commissioners gave their concurrence.

MECHANICSVILLE POND

Present: John B. Norris, Jr., County Engineer

As a follow-up to previous discussion as to the use or disposition of the County-owned Mechanicsville Pond, the Commissioners agreed to arrange a meeting with adjacent property owners and representatives of the Mechanicsville Fire Department. The purpose of the meeting will be to discuss alternative ways of providing water storage for the Fire Department's needs.

FREEDOM LANDING

Present: Mary Ann Newcomer
Doris Mason

Ms. Newcomer advised that the purpose of this meeting was to explain the Freedom Landing Program which is a newly established non-profit program to provide the services of a psychosocial rehabilitation program to adults with mental illness. The program is completely funded by the Department of Health and Mental Hygiene. Ms. Newcomer stated that the program is designed to assist with the transition from a mental hospital to being a productive citizen in the community. Assistance is provided in training for housing, social security benefits, food stamps and finding jobs.

In closing, the Commissioners expressed their appreciation and their support of the Program.

100-DAY SICK LEAVE CLUB

Present: Joseph P. (Skippy) Jones

The Commissioners presented an Award to Mr. Jones for accumulating 100 days of sick leave during his employment with the County.

PROGRAM OPEN SPACE GRANT APPLICATIONS

- (1) LAUREL GROVE DEVELOPMENT NO. 2
- (2) HOLLYWOOD PARK DEVELOPMENT NO. 2

Present: John V. Baggett, Director, Recreation and Parks

Mr. Baggett presented the two referenced grant applications to be submitted to the State.

Commissioner Dean moved, seconded by Commissioner Arnold, to approve and authorize Commissioner President Aud to sign said grant applications. Motion unanimously carried.

BIDS ON TRASH COLLECTION AT PUBLIC WHARVES

Present: John Baggett, Director, Recreation and Parks

Mr. Baggett presented the bid tally sheet for the referenced project and recommended awarding the bid to Buddy's Disposal Service as follows:

Piney Point	\$55.00 per month
Smith Creek	\$25.00 per month
Chaptico Wharf	\$28.00 per month
Bushwood Wharf	\$28.00 per month
Colton Point Wharf	\$28.00 per month
River Springs	\$28.00 per month
White Neck Creek	\$28.00 per month
Forest Landing	\$30.00 per month

(Total annual cost \$2444.00 - County's share \$944.00)

Commissioner Arnold moved, seconded by Commissioner Dean, to accept Mr. Baggett's recommendation as set forth above. Motion unanimously carried.

BIDS ON PLACING AND SERVICING OF PORTABLE TOILETS AT PUBLIC WHARVES

Present: John Baggett, Director, Recreation and Parks

Mr. Baggett presented the bid tally sheet for the referenced project and recommended awarding the contract to Banagan's Toilet Service as follows:

Blessing of the Fleet	\$ 770.00
Piney Point, Smith Creek, Bushwood Wharf and Forest Landing	\$5000.00

Commissioner Arnold moved, seconded by Commissioners Sayre, to accept Mr. Baggett's recommendation as set forth above. Motion unanimously carried.

PUBLIC HEARING
MARYLAND ROCK INDUSTRIES, INC.
MARYLAND INDUSTRIAL REVENUE BONDS

Present: Edward V. Cox, County Administrator
Warren Rich, Attorney for Maryland Rock

The Commissioners conducted a Public Hearing on the proposed Ordinance which would authorize St. Mary's County to participate in the Maryland Industrial Revenue Bond Program in an amount not to exceed \$6,000,000 for use by Maryland Rock Industries, Inc.

Warren Rich appeared before the Commissioners and further explained the purpose of the proposed Ordinance.

A copy of the Ordinance is on file in the Commissioners' Office.

PROCLAMATION NO. 82-29
CHILD ABUSE PREVENTION WEEK

Present: Deborah Hobbs, Roberta Aaron, Edith Ashley,
Theresa Beacham, Dr. Harry Murphy, Bernice Taylor

The Commissioners presented the referenced Proclamation declaring the week of June 6-12, 1982 as Child Abuse Prevention Week in St. Mary's County.

PUBLIC HEARING
LEXINGTON PARK POLICY PLAN - SPEC #82-0200

The Public Hearing was opened by Commissioner President Aud. Commissioner Millison excused himself from participation for reason of possible conflict of interest. Other Commissioner members present included: Frank Gerred, Robin Guyther and Anita Meridith of the Office of Planning and Zoning.

Other members present in the audience included: R. S. Magnus, Mary O. Callaway, Gordon Malkie, J. Frank Raley, Jr., Jeff Murray, Eloise N. Pickereil.

Mr. Gerred, Director of the Office of Planning and Zoning, read the public hearing notice aloud, as it appeared in the published issue of the Wednesday, May 19, 1982 Enterprise newspaper, offering legal advertisement of this public hearing.

Mr. Gerred advised that all adjoining planning jurisdictions (counties and towns adjoining St. Mary's County) had been notified per Article 66B, advising of the proposed change/amendment to the Comprehensive Plan.

The Chairman of the Bay Interceptor Sewer Committee and Planning Commission member, Mr. J. Frank Raley, Jr., recalled that a prior preliminary meeting had been held with the County Commissioners, wherein a briefing was given regarding the Lexington Park Plan. He reflected that the proposal (series of policies) was a comprehensive approach.

Mr. Raley offered an overview of the purposes and details behind each of the proffered policies. He recalled that the Committee was originally appointed by the County Commissioners as a result of an application for rezoning to use the new sewer line that was being constructed to St. Mary's City. The question raised at that point, was whether there was going to be

LEXINGTON PARK POLICY PLAN (Cont'd.)

adequate capacity to allow hook-ups and at the same time, serve St. Mary's College and St. Mary's City Commission, for whom the line was originally constructed. The first phase of the Committee's work involved determining the capacity of the sewage plant which resulted in the finding that said capacity was inadequate when considering pending applications and looking toward future growth. All involved County agencies organized, put together a plan and submitted an application for grant monies to enlarge the plant. Those grant monies have been appropriated to provide for the capacity which will serve the existing needs and encourage future growth. During the Committee's examination process, it was discovered that growth was occurring in the Lexington Park area at a greater acceleration than originally anticipated.

The next phase of the Committee's work turned to the area of continued development of Lexington Park, P.N.A.S., St. Mary's City and Webster's Field. The Committee's goal was to recommend to the County's forefathers, a comprehensive plan, covering many facets of growth and organization, e.g. transportation, housing, recreation, economic development and the environment. The plan, as written and provided to all of the Commissioners, contains a series of recommendations which have a coherent purpose. Parts of the plan deal with policy, some recommendations outline the need for future study and yet other policies outline different approaches when making those development studies.

Mr. Raley stressed that these studies should not increase the County's costs, but should offer maximum development potential, wherein the resources would be utilized to the most efficient manner and afford the County the kind of infrastructure and investment that would cause development to occur which would create jobs and more balanced tax structure and increase income for the citizenry.

Mr. Raley offered that the Committee's recommended policies to County Government were: That the construction and development of services be concentrated in the Lexington Park area to serve the P.N.A.S., St. Mary's City Commission, St. Mary's College and Webster's Field. The basis for this recommended policy was that the infrastructure was basically in place, from a financial standpoint, it would be less costly to provide same in this area, both in terms of County's costs and affordability to the residents of this area.

In reviewing the second recommended policy, Mr. Raley reflected that the best return, by far, for economic development that produces jobs, would be the expansion and support of the existing development units that are already in place, i.e., Patuxent, St. Mary's City, St. Mary's College and Webster's Field. Mr. Raley felt that this recommendation was probably the most important element of the County's strategy for development. He emphasized that the return from future development through taxes and jobs was contingent upon whether the County, in cooperation with all governmental units, made available the services which would allow for said expansion to occur. If growth is to occur, those services of roads, schools, sewage facilities, recreation, water, etc. must be provided.

The policy plan also recommends that the area south of the Base remain rural. Some of the reasons for this restriction were given as capacity of the sewer line (limiting factor), current water table level, condition of the soils in this area and costs involved to provide new services. Residential development in Lexington Park is recommended to remain concentrated to the north.

Another major concept/recommendation was given that "the major highways should be kept open, as it relates to those areas approaching, particularly, into the St. Mary's City area." It was felt that the approaches to the historical area should be protected and kept under control and thus avoid "spot zoning."

LEXINGTON PARK POLICY PLAN (Cont'd.)

Mr. Raley stressed that while the plan incorporated many specific recommendations, there was still need for further analysis and study of transportation patterns. This would include feeder roads, major highways, hike trails and sidewalks. Further study was indicated to determine potable water supply (understanding that the County Commissioners have included funds \$24,000 in their budget to undertake a joint study for a test well to the Potomac Sands Aquafer and other monies have been appropriated by the State.)

Also recommended was a Regulation Review relative to the regulations for home construction. This would consider, for instance, alternative group zoning categories, which could offer a reduced housing cost to the residents of the County.

The plan also recommends that a Flood Management/Water Run-Off Control Program be instituted and that a commercial area study for the St. Mary's City area be considered and the possibility of provision for additional sewage service to the Webster's Field area. Mr. Raley offered that after "identifying precisely some costs indentification what that area needs, then the Committee report recommends the use of the computer, used in conjunction with a Capital Improvement Budget Program. This is a major tool that provides for targeted decision making, using expenditures, based on need and return. In short, it is using County's fiscal policy because growth and development that provides you the highest return and when you understand and identify that issue, you can see what your costs are going to be and what your return is going to be and if we are attempting here to develop our County and to do it in the most economical, efficient way, this kind of information is very important and allows you to evaluate whether you're getting a balanced tax program, whether you are getting additional jobs, whether you are getting additional piggy-back taxes. It allows you to see the money that you've put into it, what it will bring back....it's again the theme that runs through these concepts we're talking about hard economic decisions that will mean something to people's taxes and means something as to whether they have jobs or not."

Mr. Raley reflected that there was an additional possibility of return based on the realization that there were some fundamental changes taking place throughout the country, i.e., economy changover from an industrial base to an informational base. This, again, brought home the fact that development of the subject material (proposed policies) could be used in conjunction with computer use.

Each of the eleven (11) proposals were reviewed in detail, with staff providing large detailed site maps in conjunction with those applicable policies.

POLICY #1

Mr. Raley offered that what was being proposed under this policy statement was that development be concentrated in the Lexington Park area, due to the fact that the services could be provided at a level which would be economically complimentary to both the County and in resulting costs to the individuals (growth through efficiency).

Mr. Raley stated that the interest rates had made radical changes "in what's happening in America today. Sprawl development is no longer feasible economically, and when the interest rates went up, it reversed the long-term development patterns that had been taking place in this County, almost overnight, to a concentration in the Lexington Park area." Mr. Gerred advised that

LEXINGTON PARK POLICY PLAN (Cont'd.)

in terms of issued permits, in the last few years, the trend resulted in the fact that more than half of all permits issued in the entire County were for the Lexington Park area and immediate vicinity. While scattered development is occurring throughout the County, the fact remains that most of the issued permits are for this Lexington Park Plan area. Mr. Raley added that the trends occurring nationwide, due primarily to high interest rates, energy costs, etc. was toward higher density development (apartments, condominiums) and less single family-detached homes.

POLICY #2

"THE IMPROVEMENT OF EXISTING TRANSPORTATION NETWORKS FOR BOTH AUTO AND PEDESTRIAN TRAFFIC IS RECOMMENDED FOR HIGH PRIORITY BY THE COUNTY"

Mr. Raley offered that Lexington Park was "a vehicle town." He noted that at present it was "very difficult to even get across the street." No provisions had been made for pedestrian crossing or integration of communities. Hopefully, this policy would "reverse that trend" in order that the communities might harmonize and "function together."

POLICY #3

"TRANSPORTATION ROUTES IN AND AROUND LEXINGTON PARK SHOULD BE IMPROVED. ROAD NETWORKS TO SERVE MAJOR TRAFFIC GENERATORS ARE RECOMMENDED."

POLICY #4

"THE DEVELOPMENT OF RECREATIONAL AREAS AND PUBLIC ACCESS TO THE WATERFRONT IS ENCOURAGED. PROVISIONS FOR OPEN SPACE AND PARKS SHOULD BE COORDINATED BETWEEN THE STATE AND COUNTY."

Mr. Gerred, aided by large aerial maps, gave a presentation of the heavily residential populated areas in Lexington Park and also noted general locations of existing and proposed connector and feeder routes. The policies provided recommendations for improvement and development for various transportation routes, e.g. enhancement of St. Andrews Church Road, improvement of Chancellor's Run Road to a local collector standards and to improve accessibility of Rt. 5. Another consideration was that a circular connector road be constructed around the St. Mary's River Watershed Park. Other alternatives provided, for instance, a route which would enable travel from Rt. 235 onto Webster Field and back into St. Mary's City and the college. (Trapp Road extended and Evergreen Boulevard). By-pass routes around St. Mary's City were discussed and the Committee's final recommendation was that tourist traffic approaching St. Mary's City from Rt. 5, be routed across Rt. 489 at Park Hall to Rt. 235. This approach would relieve some of the traffic to St. Mary's City and would offer protection to the historical area.

Mr. Raley noted with respect to Policy #4, recreation was a vital and important service, especially in a heavily concentrated area. The Committee felt that a serious analysis should be made for a proper type of recreation relative to the water. No specific area was targeted.

POLICY #5

"THE HISTORICAL ENVIRONMENT OF ST. MARY'S CITY AND THE EDUCATIONAL CONTEXT OF ST. MARY'S COLLEGE SHOULD BE PROTECTED FROM INTRUSIVE COMMERCIALIZATION."

LEXINGTON PARK POLICY PLAN (Cont'd.)

In discussion of Policy #5, Mr. Raley related that the Committee, in short, had felt that this proposed policy of the County was "extraordinarily important" as the historical environment of St. Mary's City and the education context of St. Mary's College were both situated in priceless, scenic environments. Mr. Raley stressed that the scenic approaches to St. Mary's City, both by river and by land, should be preserved in their present state to retain the current beauty, be consonant with the historical importance of the city and to ensure environmental enhancement for future generations.

POLICY #6

"THE PROVISION OF SUFFICIENT HOUSING WITHIN A RANGE OF SOCIO-ECONOMIC CRITERIA IS RECOMMENDED TO RETAIN THE VIABILITY OF LEXINGTON PARK."

Mr. Raley felt that this policy would recognize the fact that affordable housing was needed to insure continued growth and would encourage the expansion of housing opportunities. Mr. Raley felt that through proper planning, County Government could provide affordable housing through regulatory changes and adoption of the proposed policies which would provide infrastructure at a lower cost, thus realizing lower housing costs.

POLICY #7

"PROGRAMS TO DIVERSIFY THE EMPLOYMENT BASE IN THIS AREA SHOULD BE IMPLEMENTED BY THE COUNTY, USING AVAILABLE GOVERNMENT INCENTIVES. IT IS RECOMMENDED THAT THE COUNTY'S PRIMARY ECONOMIC DEVELOPMENT EFFORTS TO EXPAND EMPLOYMENT OPPORTUNITIES BE DIRECTED TOWARD THE DEVELOPMENT OF SUPPORT SERVICES FOR THE EXISTING MILITARY, CONTRACTORS AND STATE GOVERNMENT UNITS AT AN ADEQUATE HIGH QUALITY LEVEL."

Mr. Raley reiterated that the general essence of this strategic concept was that "there is no other development that we know, that can take place in this County, that can have the return of the County adopting this, as a policy, that will give you the return both in taxes or will give you the return in making this a very financial stable place and a very high quality environment."

POLICY #8

"THE ADEQUACY OF POTABLE WATER RESOURCES IS AN IDENTIFIED CONCERN IN LEXINGTON PARK, AND AQUIFER STUDIES SHOULD BE IMMEDIATELY IMPLEMENTED."

POLICY #9

"THE PRESERVATION OF THE COMMUNITY OF HERMANVILLE SHOULD BE ESTABLISHED WITHIN A GROWTH POLICY FOR LEXINGTON PARK."

POLICY #10

"THE DEVELOPMENT OF A FLOOD MANAGEMENT PROGRAM AT COMPREHENSIVE LEVEL IS RECOMMENDED AS HIGH PRIORITY."

POLICY #11

"THE COUNTY SHOULD IMPLEMENT THE EXPANDED CAPITAL IMPROVEMENT PROGRAM FOR THE NEXT FIVE TO TEN YEARS TO ASSURE COMPATIBILITY WITH THE POLICIES ADOPTED BY THE COUNTY."

Mr. Raley noted that it was a fact that when providing a service in a certain area, such provision of services would tend to encourage growth in that area. In Policy #11, the Committee was attempting to encourage that growth with the maximum return and yet provide those services at the lowest possible costs. One of the ways used to determine those factors, would be the use of Capital Improvement Budgeting through the use and assistance of computers. These computer studies offer tremendous capabilities and provide projection of costs and the returns involved.

LEXINGTON PARK POLICY PLAN (Cont'd.)

In closing, Mr. Raley offered that these policies were derived by the Committee after lengthy study, analysis and discussion. The policies are all geared toward guidance of the growth and development and are recommended as the means to encourage development. These policies are offered as concepts only and were those recognized by the Committee as "priorities." Mr. Raley stressed that the Committee realized that many other details were missing and could only be gained through further comprehensive study for those specifics of transportation, commercial areas, sewage for Webster Field, recreation, water supply, regulation review and flood management.

Mr. Raley, in summation, stressed, "What we are saying and what we think from our studies, admittedly, not in all the depth that's needed . . . is that you are going to get your investment back for the best interest of all the people in this County, manyfold, if you look at this as a great opportunity for economic development."

Commissioner Aud asked whether anyone present wished to speak in favor of the proposal.

Mr. R. S. Magnus asked why Hermanville was singled out of all the communities in this particular area, and designated to be "left as is." Mr. Raley explained that the Pine Hill Run Sewer was originally developed to serve the college and the St. Mary's City area. He reiterated the history and reasoning for the formation of the Committee (receipt of application requesting to be hooked-on to the system and Committee's entrusted responsibility to review and determine whether or not the approval of other hook-ups would affect the capacity of the sewer or the line). Hermanville is located south of the subject area. All information and analysis by the Committee resulted in their finding that development should be concentrated to the north. Again, since the Hermanville area is to the south, it was felt that this rural neighborhood should remain as is, i.e., a rural, undeveloped area. Provision of the infrastructure to support residential growth in the Hermanville area would be very costly. The third factor was given that there are some AICUZ problems associated in the Hermanville area which provided additional justification for the Committee's recommendation regarding this particular community of Hermanville.

Commissioner Aud questioned whether anyone wished to speak in opposition. There was no response.

There being no further testimony, the hearing was closed.

OFFICE ON AGING - GRANTS

Present: Billye McGaharn, Senior Services Coordinator
David Hammett, Chairman, Commission on Aging
Commission on Aging members
Joseph P. O'Dell, Director, Budget and Data Services

As a follow-up to previous discussions regarding various grants in the Office on Aging (Area Agency Plans for FY 81-82 and FY 82-83, Gateway Project, and the RSVP Grant), Commissioner Aud explained that the purpose of this meeting was to clarify certain points of the Commission on Aging Programs.

By way of a chart presentation and a handout, Mr. O'Dell explained the budgetary sequence of the Office on Aging including the following:

Proposed Plan/Office on Aging
Recommended Authority/County Commissioners
Revised Plan/Office on Aging
Approved Authority/County Commissioners

Included in the discussion was a copy of a memorandum from Mr. O'Dell to Mrs. McGaharn dated May 14 setting forth recommendations relative to the Office on Aging Grants.

After discussion, Commissioner Dean moved, seconded by Commissioner Arnold, to approve the Revised Area Agency Plan for FY 81-82, Project Gateway and the Modification to the RSVP Grant in accordance with the points as set forth in the May 14, 1982 memorandum from Mr. O'Dell and further to authorize Commissioner President Aud to sign the appropriate grant applications. With respect to the Area Agency Plan for FY 82-83, the individually funded items are to be in keeping with the "proposed column" as set forth in the handout distributed by Mr. O'Dell. Motion unanimously carried.

HOSPITAL BOND SALE

The Commissioners reviewed correspondence dated June 7, 1982 from Alex Brown & Sons, bond counsel for the hospital bond sale proposing that said bonds be sold with a discount of 1 $\frac{1}{2}$ %.

Commissioner Dean moved, seconded by Commissioner Sayre, to accept this recommendation. Motion unanimously carried.

PRISON LABOR

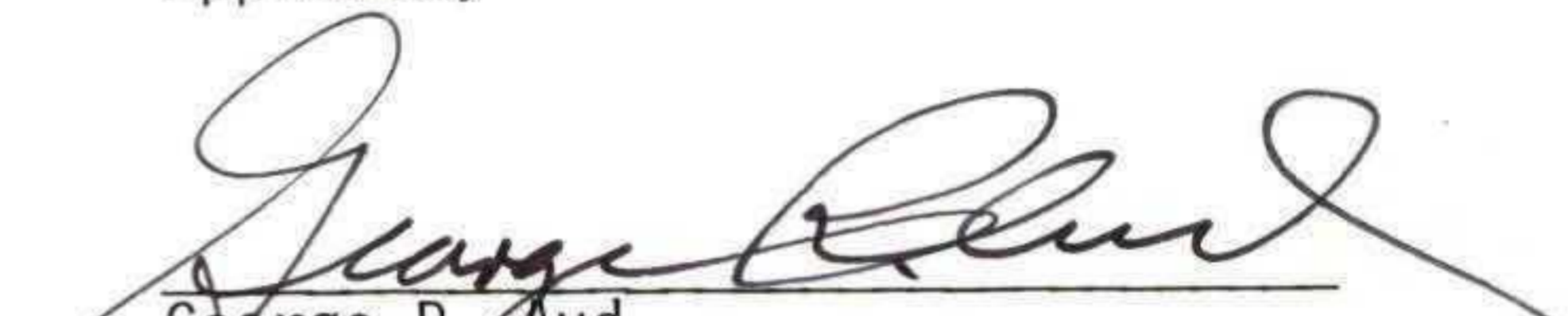
Commissioners Dean and Arnold discussed with the Board a plan by Ann Arundel County whereby prison labor is used for certain types of jobs and questioned whether this plan would be feasible for St. Mary's County. It was agreed that a representative from Ann Arundel County be invited to discuss this program with the Commissioners.

WATERSHED PROJECT - SITE NO. 2

Commissioner Dean recommended that in light of the fact that the Environmental Protection Agency and the Fish and Wildlife Services have raised objectives to the referenced project that correspondence be forwarded to the Army Corps of Engineers expressing the County's support of the project. The Commissioners agreed to table further discussion on this matter until next week's meeting.

The meeting adjourned at 4:10 p.m.

Approved,


George R. Aud
President

