

BOARD OF COUNTY COMMISSIONERS' MEETING

Tuesday, November 1, 1983

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

(Commissioner Ford L. Dean was not present due to illness.)

The meeting was called to order at 11:30 a.m.

APPROVAL OF MINUTES

Commissioner Arnold moved, seconded by Commissioner Sayre, to approve the minutes of the Commissioners' meeting of Tuesday, October 25, 1983. Motion unanimously carried.

APPROVAL OF BILLS

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

PROCLAMATION NO. 83-82
NATIONAL DIABETES MONTH - NOVEMBER

Present: Helen Brown

The Commissioners presented the referenced Proclamation designating November as Diabetes Month in St. Mary's County.

PROCLAMATION NO. 83-76
YOUTH APPRECIATION WEEK

Present: Johnny Wood
Don House
Denny Raley
James Raley
Donny Guy

The Commissioners presented the referenced Proclamation designating the week of November 13-19, 1983 as Youth Appreciation Week in St. Mary's County.

PROCLAMATION NO 83-83
GREAT AMERICAN SMOKEOUT DAY

Present: Mike Dugan

The Commissioners presented the referenced Proclamation designating Thursday, November 17, 1983 as the Great American Smokeout Day in St. Mary's County.

PUBLIC ANNOUNCEMENT - (DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT)
RENTAL APARTMENT PROJECT

Present: Joseph Mitchell, Director, Department of Economic & Community
Development
Richard Boales, Oxford Development Corporation
David Tufaro, Oxford Development Corporation

Mr. Mitchell advised that the purpose of this meeting is to have the representatives of Oxford Development Corporation make a public announcement relative to their proposal for a 300-unit rental apartment project located in the area of Cedar Cove property south of the Naval Air Station.

Mr. Boales explained that their firm has identified St. Mary's County as an excellent location for the development of their project to be known as "Spyglass." The acute shortage of housing in the County was recognized and Oxford Development has an option to purchase and develop the site for rentals. Tax exempt financing, Industrial Revenue Bonds, will be sought, which requires that 20% of the rentals be maintained for moderate income.

By way of a visual presentation, Mr. Boales and Mr. Tufaro described the location, structure and amenities of the proposed development and indicated that a site plan will be submitted to the Office of Planning & Zoning. Construction should begin in April of 1984 with the first units being available by October 1984.

In closing Mr. Mitchell stated that this project is an indication of economic development efforts in the County and that this development will fulfill a much needed demand in the community.

UPDATE ON CLEAN-UP EFFORTS
RT. 238 - CHAPTICO

Present: Frank Gerred, Director, Office of Planning & Zoning
Jim Weber, Chief, Permits & Inspections, Office of P&Z

The County Administrator advised that the State Health Department in cooperation with the Office of Planning & Zoning has been involved in a clean-up project of hazardous waste property located on Rt. 238 off of Route 234 in Chaptico.

Mr. Gerred apprised the Commissioners of what has taken place to date, stating that Health Department officials had been to the site and indicated that a storage tank on the property appeared to contain toxic substances and would report back with an analysis. Last week it was learned that the contents were of a toxic nature, and on Saturday, October 29, State Health Department, and Coast Guard workers pumped the tanks and advised that the tank would be removed off the property. Federal emergency funds were used for the immediate removal; however, the State will make attempts to identify the property owner, who would be responsible for the costs of the removal.

The Commissioners expressed their appreciation to the Office of Planning & Zoning for acting promptly on this matter.

OFFICE OF COUNTY ADMINISTRATOR ITEMS

Present: Edward V. Cox, County Administrator

1) REQUISITION NO. 20
ST. MARY'S HOSPITAL PROJECT

The County Administrator presented Requisition No. 20 dated November 1, 1983 in the amount of \$185,864.90 for costs incurred for the new hospital project to date. Commissioner Arnold moved, seconded by Commissioner Millison to approve and sign said Requisition No. 20. Motion unanimously carried.

2) MENTAL HEALTH ALCOHOLISM, DRUG ABUSE ADVISORY COUNCIL

The County Administrator explained that during the reorganization process of the reference council, Rev. Eamon Dignan's name was inadvertently omitted from the reappointment list. Therefore, it is in order for the Commissioners to make this appointment.

Commissioner Aud moved, seconded by Commissioner Arnold to appoint Rev. Eamon Dignan to the Mental Health, Alcoholism, Drug Abuse Advisory Council for a term to expire June 30, 1985. Motion unanimously carried.

3) PROPOSED LEASE FOR ASSESSMENT AND TAXATION OFFICE AT COURTHOUSE

The County Administrator presented a proposed Supplemental Lease Agreement for the Department of Assessment and Taxation Office at the Courthouse at the monthly rent of \$1,341.67; said lease to be effective until December 31, 1984.

Commissioner Millison moved, seconded by Commissioner Sayre, to accept and authorize Commissioner President Aud to sign said Lease. Motion unanimously carried.

4) OFFICE OF ECONOMIC & COMMUNITY DEVELOPMENT
APPOINTMENT OF CLERK STENOGRAPHER

The County Administrator presented a memorandum dated October 31, 1983 from the Personnel Officer recommended the selection of Mary M. Langley for the position of Clerk Stenographer, G-6, effective November 7, 1983.

Commissioner Millison moved, seconded by Commissioner Aud to accept the Personnel Officer's recommendation. Motion unanimously carried.

5) ZONING AMENDMENT RESOLUTION NO. Z-83-14
THOMAS J. WOODBURN
ZONE # 83-0492

(Requesting rezoning from R-1, Rural Residential, to C-2, Commercial. The property contains .909 acres and is the site of Route 235 Auto Body Shop on the east side of MD Route 235 in Hollywood, approximately 3,000 feet north of Md Route 4, on Tax Map 34, Block 9, Parcel 290 Eighth Election District.)

The County Administrator presented the referenced Zoning Amendment Resolution for the Commissioners' review and approval.

Commissioner Millison moved, seconded by Commissioner Aud to approve and sign Zoning Amendment Resolution No. Z83-14, reclassifying the property from R-1 to C1, subject to the condition that it not be used as a grocery store. Motion unanimously carried. Said Resolution is to be signed by the Applicant and indicate his acceptance of the conditions.

OFFICE OF COUNTY ADMINISTRATOR ITEMS (Continued)

6) ZONING AMENDMENT RESOLUTION NO. Z83-15
HOWARD P. LEELAND - ZONE #83-0161

(Requesting rezoning from R-1, Rural Residential, to C-2, Commercial. The property contains approximately 1.0 acres and is located on Md Route 235, Oraville, Fifth Election District, Tax Map, 13, Block 12, Parcel 132.)

The County Administrator presented the referenced Zoning Amendment Resolution which had been approved previously on October 4 and subsequently amended.

Commissioner Millison moved, seconded by Commissioner Arnold to approve and amend Zoning Amendment Resolution No. Z83-15 reclassifying the property from R-1 to C-2, subject to the condition that it shall not be used as a tavern or alcoholic beverage store, either on or off sale; auto repair garage; automobile sales or service; junkyard or mobile home sales or service. Motion unanimously approved. Said Resolution was signed by the applicant indicating his acceptance of the conditions.

COUNTY ENGINEER ITEMS

Present: John B. Norris, County Engineer

1) ST. CLEMENTS ISLAND INTERPRETIVE CENTER
PROJECT NO. SM 84-4-1
BID TALLY SHEET

Mr. Norris presented the bid tally sheet for the referenced project and advised that the lowest bidder was Mattingly Construction, Inc. in the amount of \$201,960 (with deducts). Mr. Norris stated that the grant was in the amount of \$200,000 and additional fund would be needed for site work and other miscellaneous items. Therefore, Mr. Norris recommended that the Commissioners award the bid to Mattingly Construction, and further to authorize Commissioner President Aud to sign a Change Order reducing the amount of the contract to allow for the additional items so that it would come within the grant amount.

Commissioner Millison moved, seconded by Commissioner Arnold, to accept the recommendations of the County Engineer. Motion unanimously carried.

2) ACCEPTANCE OF DEEDS
a) HELEN FARMETTES
b) PAW PAW HOLLOW

The County Engineer presented the following Deeds for the Commissioners' review and acceptance:

a) Deed by and between Israel Z. Swarey and the Board of County Commissioner of St. Mary's County accepting Foley Mattingly Road, Deborah Court and Jacqueline Street in Helen Farmettes Subdivision into the County's Highway Maintenance System.

b) Deed by and between Cherry Cove Land Development Company, Inc. and the Board of County Commissioners of St. Mary's County accepting Paw Paw Hollow Lane and Breton Woods Court in Paw Paw Hollow Subdivision into the County's Highway Maintenance Subdivision.

Commissioner Millison moved, seconded by Commissioner Aud, to accept said Deeds as set forth above. Motion unanimously carried.

OFFICE OF COUNTY ENGINEER ITEMS (Continued)

3) ROAD RESOLUTIONS
R-83-19 - R-83-25

Mr. Norris presented the referenced Road Resolutions for review and approval by the Commissioners:

a) R83-19 - PAW PAW HOLLOW (SPEED LIMITS)

Posting Paw Paw Hollow Lane and Breton Woods Court at 25 miles per hour.

b) R83-20 - PAW PAW HOLLOW (STOP STREETS)

Designating the following streets in Paw Paw Hollow Subdivision as stop streets:

Paw Paw Hollow Lanes as it intersects with Bull Road.
Breton Woods Court as it intersects with Paw Paw Hollow Lane.

c) R-83-21 - HELEN FARMETTES SUBDIVISION (SPEED LIMITS)

Posting Foley Mattingly Road, Deborah Court and Jacqueline Street as 25 miles per hour.

d) R-83-22 - HELEN FARMETTES SUBDIVISION (STOP STREETS)

Designating the following streets in Helen Farmettes as Stop Streets:
Foley Mattingly Road, as it intersects with Old Route 5
Deborah Court as it intersects with Jacqueline Street
Jacqueline Street as it intersects with Foley Mattingly Road.

e) R-83-23 - HELEN ESTATES SUBDIVISION (SPEED LIMITS)

Posting the following streets at 25 miles per hour:
Forest Hall Drive and St. Thomas Drive.

f) R-83-24 HELEN ESTATES SUBDIVISION (STOP STREETS)

Designating Forest Hall Road as a Stop Streets.

g) R-83-25 - RENAMING BEACH ROAD

Renaming Beach Road to Point Breeze Road., (Seventh Election District) from its intersection with Md. Route 242 for approximately 1350 feet.

Commissioner Millison moved, seconded by Commissioner Sayre to approve and authorize Commissioner President Aud to sign said Road Resolutions. Motion unanimously carried.

EXECUTIVE SESSION

Present: John Norris, County Engineer
Jay McGrath, Engineering Technician
John Weiner, Attorney
Edward V. Cox, County Administrator

(Commissioner Millison did not participate because of possible conflict of interest. He left the meeting at 2:15 p.m.)

Commissioner Arnold moved, seconded by Commissioner Sayre to meet in Executive Session in order to discuss a matter of potential litigation. The Session was held from 2:15 p.m. to 2:40 p.m.

ST. GEORGE CREEK DREDGING PROJECT
EASEMENT AGREEMENT - SPOILS SITE

Present: John Norris, County Engineer

Mr. Norris presented an Easement Agreement by and between Arthur A. and Dorothy Buchetti and the Board of County Commissioners of St. Mary's County, Maryland for the spoils site for the St. George Creek Dredging project.

Commissioner Arnold moved, seconded by Commissioner Sayre to authorize Commissioner President Aud to sign said Agreement. Motion carried.

OFFICE OF PLANNING & ZONING
MICROFILM EQUIPMENT

Present: Frank Gerred, Director, Office of Planning & Zoning

The County Administrator advised that for approximately 90 days the Office of Planning & Zoning has been leasing equipment for the purpose of reducing files to microfilm. Funds are not budgeted to purchase this equipment; therefore, an extension of the lease for the equipment for another 30-45 days is requested. This item will be included in the Supplemental Appropriation which will be before the Commissioners at a later date.

Commissioner Arnold moved, seconded by Commissioner Sayre to authorize the extension of the lease on the microfilm equipment for the Office of Planning & Zoning. Motion unanimously carried.

ADJOURNMENT

The meeting adjourned at 3:00 p.m.

Approved:


George R. Aud, President