

**ST. MARY'S COUNTY  
BOARD OF COUNTY COMMISSIONERS' MEETING  
AUGUST 13, 1996**

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John J. Kachmar, County Administrator  
Judith A. Spalding, Recorder

**CALL TO ORDER**

The meeting was called to order at 1:05 p.m.

**APPROVAL OF MINUTES/APPROVAL OF BILLS**

Commissioner Eagan moved, seconded by Commissioner Chesser, to approve the minutes of Tuesday, August 6, 1996, the Special Meeting on Solid Waste of August 8, 1996, and the Solid Waste Public Hearing Minutes of July 23, 1996; and further to authorize Commissioner Thompson to sign the Check Register. Motion carried.

**ADDITIONS/DELETIONS TO AGENDA**

Commissioner Brugman moved, seconded by Commissioner Eagan, to add Executive Sessions on Personnel (Department of Planning and Zoning) and Personnel/Potential Litigation to the Agenda. Motion carried.

**CONSENT AGENDA**

The Consent Agenda included the following documents:

1. **Correspondence**
  - a. To businesses and organizations thanking them for generous contributions in support of Fire/Rescue Appreciation Day.
  - b. To Steve Garchik, The Evans Company, which has taken over ownership of WPTX/WMDM, welcoming him to St. Mary's County.

2. **Budget Amendment No. 97-4  
Department of Public Works**

Justification: To provide additional funds for Bridge Replacement (\$544).

**Commissioner Brugman moved, seconded by Commissioner Eagan, to approve the Consent Agenda as presented. Motion carried.**

**COUNTY ADMINISTRATOR ITEMS**

Present: John J. Kachmar, County Administrator

- 1) **Metropolitan Commission - Loan Documents  
Maryland Department of Housing and Community Development**

Also Present: Larry Petty, Director, MetComm  
Joe Mitchell, Attorney, MetComm

On behalf of the Metropolitan Commission, Mr. Kachmar presented documents as a follow up to the Loan Application from Maryland Department of Housing and Community Development and approved by the Commissioners on March 12, 1996 by Resolution No. 96-11. The loan is in the amount of \$827,342, and will be used to provide sewer service to the residents of Wicomico Shores.

**Commissioner Chesser moved, seconded by Commissioner Eagan, to approve and authorize Commissioner Thompson to sign the loan documents as presented, pending review by the County Attorney. Motion carried.**

**2) Donation of Vehicle  
Alliance for Alcohol Drug Abuse Prevention**

The County Administrator presented a memorandum from the Public Information Officer advising that a 1979 Lincoln Town Car had been donated to the Alliance for Alcohol Drug Abuse Prevention and concurrence is needed from the Commissioners for the Alliance to accept the vehicle. The Alliance will auction off the car and use the proceeds for Alliance programs.

**The Commissioners gave their concurrence for the Alliance to accept the donated Lincoln Town Car as requested.**

**DEPARTMENT OF PUBLIC WORKS**

Present: George Erichsen, Deputy Director, DPW

**1) Mallard Court  
Special Taxing District**

Mr. Erichsen presented documentation relative to the proposed establishment of a special taxing district for road improvements to Mallard Court Mallard Creek Subdivision, from Drayden Road to the end of the cul-de-sac, approximately 1,260 linear feet, and requested concurrence from the Commissioners to proceed with a public hearing. The lots included in the proposed taxing district are Lots 1, 2, 3, 4, 5, 6, 7 and 8, and the annual assessment is estimated to be \$427.35 per lot.

The Commissioners gave their concurrence to proceed with a public hearing on September 3, 1996 on the establishment of a special taxing district for Mallard Court.

**WICOMICO SHORES SPECIAL TAXING DISTRICT  
SECTIONS II AND III**

Present: George Erichsen, Deputy Director  
Larry Petty, Director, MetComm

The referenced individuals appeared before the Commissioners to explain the Wicomico Shores project which consists of two issues:

- \* The Department of Public Works has scheduled a public informational meeting on August 29 to discuss the proposed establishment of a special taxing district for road improvements. (Total Assessment: \$4,603,775; 486 property owners; \$473.64 per year per owner.
- \* Metropolitan Commissioner will conduct a public hearing at the August 29 meeting to present the water/sewer project and costs to the residents and that Mr. Petty would be contacting Wicomico, Inc. to verify its commitment for the number of additional EDU's required by Wicomico, Inc. for future development.

After discussion the Commissioners gave concurrence to go forward with the public informational meeting on August 29.

**PROGRAM OPEN SPACE  
CONSOLIDATED GRANT APPLICATION AND PROJECT AGREEMENT**

Present: Phil Rollins, Director, Recreation and Parks

Mr. Rollins appeared before the Commissioners to present a Consolidated Grant Application stating that previously POS grant applications were submitted individually to the Commissioners for review and approval. However, a change in the POS legislation allows for a consolidated application. The projects on the POS Application are as follows: Myrtle Point Park; Piney Point Public Landing; Wicomico Shores Public Landing; Wicomico Shores Golf Course; Fifth District Park; Planning Grant; Leonardtown Recreation Center; Piney Point Lighthouse; and Willows Road Park.

In response to an inquiry from the Commissioners Mr. Rollins pointed out that submission of the application did not commit the County to funding the projects.

**After discussion of each of the projects, Commissioner Chesser moved, seconded by Commissioner Eagan, to approve submission of the Consolidated Program Open Space Grant Application. Motion carried four to one with Commissioner Jarboe voting against stating that the profits from the Wicomico Golf Course should be used for the project rather than using POS funds.**

**STANDARDIZED REAL ESTATE DOCUMENTS**

Present: Doug Durkin, County Attorney  
Linda Wright, Legal Assistant, County Attorney's Office

County Attorney Durkin and Ms. Wright appeared before the Commissioners to present Standardized Real Estate Documents prepared by the Department of Law in cooperation with other county departments. Mr. Durkin stated the Commissioners had discussed with him the establishment of goals for the County Attorney's Office which included the improvement of real estate transaction procedures for County Government. The documents, which will assist all departments in real estate sales and acquisition, included appropriate check lists, standard deed forms, easement agreements, partial releases, and public hearing notice form.

During his presentation Mr. Durkin advised that the standardized documents will be distributed to all appropriate county departments for use.

In conclusion the Commissioners agreed to distribute an Information Release regarding the development and use of the standardized real estate documents.

**EXECUTIVE SESSIONS**

**Commissioner Jarboe moved, seconded by Commissioner Chesser, to meet in Executive Session to discuss a matter of Property Acquisition, as provided for in Article 24, Section 4-210(a)11. Motion carried.**

**Property Acquisition (Charles County Community College)**

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John J. Kachmar, Jr., County Administrator  
Doug Durkin, County Attorney  
Judith A. Spalding, Recorder

Authority: Article 24, Section 4-210(a)11

Time Held: 2:12 p.m. - 2:15 p.m.

Action Taken: As a follow up to last week's executive session the Commissioners signed correspondence relative to property acquisition.

**Property Acquisition (Abell's Wharf)**

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John J. Kachmar, Jr., County Administrator  
Doug Durkin, County Attorney  
Phil Rollins, Director, Recreation and Parks  
Judith A. Spalding, Recorder

Authority: Article 24, Section 4-210(a)11

Time Held: 2:15 p.m. - 2:45 p.m.

Action Taken: The County Attorney reviewed the referenced matter and received direction from the board as to how to proceed.

**Commissioner Eagan moved, seconded by Commissioner Chesser, to direct the County Attorney to proceed as discussed in Executive Session regarding Abell's Wharf. Motion carried.**

**VILLAGES OF LEONARDTOWN  
ROAD ORDINANCE**

Present: Larry Day, Applicant  
George Erichsen, Deputy Director, DPW  
Doug Durkin, County Attorney  
Jon Grimm, Director, DPZ

Mr. Day appeared before the Commissioners to request a interpretation of the Road Ordinance concerning cluster development with 35 units on a private road. He stated that the Villages will have 35 units or less of single family homes; however the Department of Public Works has indicated that the project does not meet the criteria of the Road Ordinance and would require a public road in the development project. DPW has interpreted the Ordinance to allow up to 35 *multifamily* units on a private drive no longer than 300 feet and that The Villages did not meet all of the cluster requirements.

Discussion ensued as to whether this was a matter for the Commissioners' consideration, and the County Attorney advised that appeals of the Zoning Ordinance go before the Board of Appeals; appeals of the Road Ordinance go before the Board of County Commissioners. There was further question whether this was actually an appeal of the Road Ordinance or a request for an interpretation. County Attorney Durkin advised that the Commissioners were authorized to entertain an appeal of the Director of Public Works' decision relative to 6.11 (Cluster Subdivision Road) of the Road Ordinance under Section 12 (Appeal) of the Road Ordinance.

Areas of discussion included whether an amendment to the Road Ordinance was required; whether overturning DPW's decision would be for this subdivision only or a blanket decision for other projects; other projects that have followed the requirements of the Road Ordinance relative to cluster development of 35 units or less; and the correlation of the Zoning Ordinance and the Road Ordinance regarding cluster development.

In that the Director of Public Works, Dan Ichniowski was on vacation, the Commissioners agreed to defer further discussion until next week upon his return.

**PUBLIC HEARINGS  
COMPREHENSIVE WATER AND SEWER PLAN AMENDMENTS**

Present: Jon Grimm, Director, Planning and Zoning

The Commissioners conducted a public hearing on the following Comprehensive Water and Sewer Amendments; said hearing being advertised in The Enterprise on July 24 and July 31, 1996:

**CWSP 96-0625 - Rodney Thompson**

To change service area category from W-6 and S-6 to W-3D and S-3D, for Parcel 337 of Tax Map 34 in the Hollywood area of the Sixth Election District.

- \* Planning Commission recommended approval of the application
- \* No comments from the audience.

**CWSP 95-2590 - Bruce Knolls Subdivision**

To change the service area category from NPS to RW for 70.3 acres described as Parcel 71 of Grid 12 of Tax Map 12. Bounded on the north by Mechanicsville Road, this property is located between Country Lakes and Mechanicsville in the Fourth Election District.

- \* Planning Commission recommended approval
- \* No comments from the audience.

**CWSP - 96-0068 - Rue Woods Subdivision**

Also Present: John Marum

To change service area from W-6 and S-6 to W-3D and S-3D for parcel 212 and 268 of Tax Map 43 in the California area of the Eighth Election District.

- \* Planning Commission recommended approval

Mr. Marum, who lives on Rue Purchase Road stated he and his neighbors were not enthusiastic about the proposed subdivision and raised questions concerning the development regarding: water/sewer line location; number of people per household; connection to Pine Hill Run WWTP (upgrade, deallocation of capacity for abandoned projects, formula for calculating flow); what appurtenances the developer will be providing at his own expense; that there is no design criteria for the type of pipe to be used, road cuts; whether there will be lift stations, who will maintain the facilities; and whether the facilities will be suitable for other people at a later date. Mr. Grimm advised that he has received updated information from MetComm and will respond to Mr. Marum's questions.

The public hearing was closed; the record will remain open for ten days for written comment.

**EXECUTIVE SESSIONS**

**Commissioner Jarboe moved, seconded by Commissioner Chesser, to meet in Executive Session to discuss a matter of Personnel/Potential Litigation, as provided for in Article 24, Section 4-210(a)1 and 8. Motion carried.**

Commissioner Jarboe moved, seconded by Commissioner Chessser, to meet in Executive Session to discuss a matter of Personnel (Planning and Zoning), as provided for in Article 24, Section 4-210(a)1. Motion carried.

Commissioner Chessser moved, seconded by Commissioner Eagan, to meet in Executive Session to discuss a matter of Personnel (Boards, Committees, Commissions), as provided in Article 24, Section 4-210(a)1. Motion carried 3-1-1 with Commissioner Jarboe voting against and Commissioner Brugman abstaining.

Commissioner Eagan moved, seconded by Commissioner Chessser, to meet in Executive Session to discuss a matter of Litigation, as provided for in Article 24, Section 4-210(a)8. Motion carried.

**Personnel (Department of Planning and Zoning)**

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chessser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John J. Kachmar Jr., County Administrator  
Jon Grimm, Director, Planning and Zoning  
Doug Durkin, County Attorney  
Judith A. Spalding, Recorder

Authority: Article 24, Section 4-210(a)1

Time Held: 4:01 p.m. - 4:28 p.m.

Action Taken: The Commissioners discussed an issue of personnel and gave direction to Director of Planning and Zoning Grimm.

**Personnel/Potential Litigation**

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chessser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John J. Kachmar, Jr., County Administrator  
Doug Durkin, County Attorney  
George Foster, Personnel Officer  
Evelyn Wood, Assistant Personnel Officer  
Judith A. Spalding, Recorder

Authority: Article 24, Section 4-210(a)1 and 8

Time Held: 4:32 p.m. - 5:35 p.m.

Action Taken: The Commissioners discussed the referenced issue agreed to continue discussion next week.

**Personnel (Boards, Committees, Commissions)**

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chessser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John J. Kachmar, Jr., County Administrator  
Judith A. Spalding, Recorder

Authority: Article 24, Section 4-210(a)1

Time Held: 5:35 p.m. - 5:55 p.m.

Action Taken: The Commissioners discussed membership on a particular board and gave direction to the County Administrator.

**Litigation**

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John J. Kachmar, Jr., County Administrator  
Doug Durkin, County Attorney  
Judith A. Spalding, Recorder

Authority: Article 24, Section 4-210(a)8

Time Held: 5:55 p.m. - 6:02 p.m.

Action Taken: The County Attorney briefed the Commissioners on a matter of litigation and the Commissioners gave concurrence to sign a confidential letter.

**Personnel (Health Benefits for New Employees)**

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John J. Kachmar Jr., County Administrator  
Judith A. Spalding, Recorder

Authority: Article 24, Section 4-210(a)1

Time Held: 6:02 p.m. - 6:10 p.m.

Action Taken: The Commissioners discussed the County Administrator's proposal and agreed to take action in open session.

**FOLLOW UP TO EXECUTIVE SESSIONS (MOTIONS)**

Prior to the work session on the Lexington Park Master Plan, the Commissioners made the following motions as a follow up to executive sessions:

**Commissioner Eagan moved, seconded by Commissioner Chesser, to direct the County's defense attorney to proceed with litigation as discussed in Executive Session on Litigation. Motion carried.**

**Commissioner Eagan moved, seconded by Commissioner Chesser, to proceed as discussed regarding boards/committees, commissions. Motion carried.**

**Commissioner Eagan moved, seconded by Commissioner Chesser, to direct staff to proceed with the change in health benefits for new employees as discussed in executive session. Motion carried.**

**LEXINGTON PARK MASTER PLAN DISCUSSION**

(Attached)

**ADJOURNMENT**

The meeting adjourned at 8:30 p.m.

**Minutes Approved by Board of  
County Commissioners on 8/20/96**

*Judith A. Spalding*  
**Recording Secretary**

**MINUTES OF BOARD OF COUNTY COMMISSIONERS WORK SESSION  
LEXINGTON PARK-TULAGI PLACE MASTER PLAN  
LEXINGTON PARK ELEMENTARY SCHOOL  
Tuesday, August 13, 1996**

All County Commissioners were present as was County Administrator John Kachmar. DPZ staff present were Jon Grimm, Director; and Peggy Childs, Recording Secretary. Several members of the Lexington Park Planning Task Force and Martin Fairclough, Director of Economic Development, were also present.

Commissioner Thompson opened the work session at 6:35 p.m. Prior to discussion, Val Johnson suggested recommended safety rails along the sidewalks on Great Mills Road all the way to Route 5 but particularly along St. Mary's Square and the Community College, where people are inclined to speed.

Discussion began on page 51 of the Draft Master Plan, regarding:

**THE TOWN CENTER**

**2. Parking Guidelines**

On-Street Parking. **Commissioners' consensus: Yes.**

Allow and credit on-street parking toward new development or development approved under the revised Ordinance.

Off-Street Parking. **Yes, but promote rather than require.**

Take parking out of view and provide it behind buildings; bring buildings to the fore to provide for pedestrian access and provide more of a downtown feel. Existing uses or transfers of ownership would not be affected unless they were redeveloped, and landscaping would be added between the parking and the road for properties such as O'Brien Realty and Jay's Barber Shop.

Mr. O'Brien pointed out the Coral Place area where they had torn down the old movie theater to provide parking for the redeveloped office building and said anyone who redevelops will have to provide parking; parking behind the buildings is consistent with the overall concept of the urban street settings.

Commissioner Brugman urged incentives rather than requirements to avoid overburdening the businessman financially. Commissioner Chesser stressed the flexibility of materials available for fencing/buffering.

Parking Lots: **Develop alternatives, not regulations.**

Make more attractive by landscaping, curbing, and other elements to define the areas and tie into a town center orientation.

Commissioner Brugman stated parking lots must be convenient for the customer as well as attractive. He was opposed to requiring these standards, noting St. Mary's Square, which was hurt when businesses tried to make their stores more attractive but businesses moved northward anyway.

This prompted a lengthy discussion. Commissioner Thompson asked if it is realistic to expect things to change if we don't establish firm guidelines? Commissioner Jarboe asked for a prototype - what other incorporated town in the State of Maryland has renovated this way?

Frank Gerred, former Director of Planning & Zoning, offered the town of Prince Frederick. Elfreda Mathis responded that you might not be able to find a prototype because this is unique; it is a vision truly created by the people. A 100-member task force divided into groups to write this plan with the consultant, with a lot of focus on



landscaping and making you feel good when you come into Lexington Park. She added we are talking about billions of dollars coming into the County, and this is the focal point for the community.

Mr. O'Brien said we will have to provide some economic incentives for businesses to move back to this part of the County; he would like to see the residential communities continue to slide away to allow for businesses to expand, and this Plan provides a framework for that.

Commissioner Chesser referenced the Towson revitalization, but Mr. Megby stated AICUZ controls what happens here. Commissioner Thompson noted that parts of Lexington Park are not impacted by AICUZ and there are economic incentives for building there; e.g., the Department of Housing & Community Development will provide tax credits to companies which make donations to revitalization projects in designated revitalization areas. Lexington Park has been designated a revitalization area, but, until we have a Plan, we are not eligible for this funding. Mr. Grimm stated he and Mr. Fairclough are looking into funding partnerships but they will not be available to us without a Plan; there are recommendations in the Plan regarding economic actions that could be taken to foster partnerships in this area with the private sector. The focus of the Plan is on a return of business to the downtown area.

Alonzo Gaskins, a member of the Task Force, said that builders will only do what they have to do, so we must develop some standards; he doesn't think incentives will work - there will be no consistency in Lexington Park and it will look just like it looks now.

Mr. O'Brien pointed out we are trying to re-create something that has already been done; the question is do we tear everything down and try to go to a modern suburb or do we try to infill with what is already there? The other question is what do we do between Route 4 and Leonardtown-Hollywood Road over the next few years?

Mr. Kachmar offered a strategy used by other communities in other areas, called "tax-increment financing." Under this strategy, the developer would be required to build to standard but the tax capacity is stretched over a long-term period and the annual taxes are "locked." The County would float a bond and the "locked" taxes used to pay the debt service on the bond. Taxes from new growth would pay for the infrastructure and, over the years the value of the building increases, and the additional anticipated value used to obtain a larger issuance of bond dollars, to take care of all of the public access areas. The taxpayer doesn't pay any more taxes, and there are improvements being made. However, this could only be done in certain areas, or zones, and requires special legislation.

Mr. Grimm responded that the Plan calls for the establishment of a Redevelopment Authority and a Revolving Loan Fund - the same kind of philosophy, but the technique is a little different. However, we need to look at as many techniques as we can so our tool kit is the optimum we can have. The choices the property owners have downtown need to be broader than the choices somewhere else.

Mr. Johnson stated he hopes the goal of the citizens in writing the Plan is not overlooked in the end.

### **3. Building Guidelines**

Building Location: **Yes.**

Buildings should be moved closer to the street to create a coherent street edge.

Building Architecture: **Yes; establish architectural theme but ask Task Force for further recommendations.**

Architecture of new buildings or renovations should reflect Lexington Park's post-1940s history. Roofs should be flat or pitched (not mansard), extensive glass should connect interiors to exterior landscapes, horizontal siding and fenestration, and exposed framework. Should this relate to commercial or only residential development?

Commissioners Thompson and Chesser supported the glass exterior theme to open up the buildings and change the character of a structure, but Commissioner Eagan was concerned about restricting builders from constructing another kind of look; e.g. Williamsburg. Mr. Grimm responded that it is possible to have a Williamsburg theme, if that's what the community wants. Mr. O'Brien and Mr. Watts stated they think the intent is to establish standards for a theme to compliment the Naval Base and what is already here, rather than to dictate an architectural style.

Commissioner Eagan's concern was the impact to existing buildings. Mr. Grimm replied that that is why we have to have an overall package with some economic/financing incentives, such as the tax-increment strategy outlined by Mr. Kachmar and increased intensity (FAR).

Frank Gerred stated that something has to happen to bring commercial businesses back to Lexington Park; there needs to be a lot more office space right outside of the Base, and one of the things that is deterring that from happening is AICUZ. This Plan allows maybe half of what the Navy said we can do and he thinks that's something that needs to be addressed; e.g., Lexington Manor could be developed into an awful lot of office space. That would bring people back downtown, bring some retail back downtown and make the place work. The County needs to look at what it is willing to do as a partner with private enterprise to bring Lexington Park back to life. It needs to look at making the intensity allowed in the AICUZ work for the County, for the Navy, and for the people who own the land. Part of getting the answers is focusing on the bigger picture and then going back to decide on the details like the architectural theme, he said - that's the kind of thing that makes the community come together.

Commissioner Chesser asked what integration of residential there will be within the business community and whether we are going to use percentages? Mr. Grimm replied the Plan calls for a mix of uses and said he would look into the figures and report back to the Commissioners.

#### 4. **Open Space Guidelines**

Encourage the use of open space for parks and greenways in and around the Town Center. **Yes.**

Use open space to establish defined spaces for public activity and connection between places.

Because AICUZ restricts development of the downtown area, the citizens and consultant suggest moving the town center farther out, with a town circle and community facilities just outside the AICUZ.

Don Megby noted the importance of moving things out of the AICUZ to allow more intense development, stating that seems to be one of the key issues of the Plan.

Commissioner Jarboe stated he agrees with the concept of a swimming pool one day; he thinks that's a necessity in Lexington Park.

**THE COMMERCIAL CORRIDOR**  
**Streetscape Recommendations**

- A. Plant continuous rows of trees along Three Notch Road from the North Gate to the Great Mills Road intersection and along Great Mills Road to the FDR Boulevard intersection to create a special community identity for the Town Center. **Yes, with suitable species, dependent on cost.**

Considerations were long-term costs of maintenance of the trees, streetsweepers, etc., expressed by Commissioner Jarboe. Commissioner Chesser advised that there are certain strains of trees developed just for this purpose.

Commissioner Eagan asked about costs, and said maybe we need to see what we can afford to do before we make these decisions. Mr. Grimm responded the idea of getting consensus on supporting the recommendation is so we know what to move forward on to develop the costs, so we can put together a Capital Program, a financing option, and alternatives. The Appendices include actions that would be incumbent upon the County, upon private landowners, and Federal/State government to implement the Plan and things like the Willows Road Park, including land acquisition, may cost \$1M over 7 years. He distributed a supplement to Table 7 entitled, "Preliminary Cost Estimates for Proposed Capital Improvements" for discussion at a subsequent work session (copy attached).

Commissioner Eagan asked which the people would want more - trees along the roads or a new Library? Mr. Grimm replied that endorsing the expansion and continued presence of the Library in Lexington Park is fully supported by the Plan and he doesn't think there is any contradiction between the two. He added there are letters from citizens recognizing that the Plan is not going to happen overnight and asking for the Commissioners' endorsement so we can move toward the long-term Plan.

Charles Young, a member of the Library Board of Trustees, asked for the Commissioners support of the Library expansion, stating if this meeting had been held in the Library it would be hard to not see the need. His second point was that there are already trees and shrubs dying in the areas planted around Tulagi Place and we need to maintain what is there. Commissioner Eagan responded that DPW says the State is still responsible, under the contract.

The work session was adjourned at 8:30 p.m. to allow the Commissioners to prepare for the MACO Conference in Ocean City, which begins tomorrow. At the next meeting, AICUZ will be discussed. Staff will arrange a meeting date and advise the Commissioners and interested parties.