

**ST. MARY'S COUNTY  
BOARD OF COUNTY COMMISSIONERS' MEETING  
Governmental Center  
Tuesday, October 9, 2001**

**Present:** Commissioner President Julie B. Randall  
Commissioner Joseph F. Anderson  
Commissioner Shelby P. Guazzo  
Commissioner Thomas A. Mattingly, Sr.  
Commissioner Daniel H. Raley  
Alfred A. Lacer, County Administrator  
Judith A. Spalding, Administrative Assistant to BOCC (Recorder)  
Kate Mauck, Administrative Assistant (Recorder)

**NEW LEXINGTON PARK LIBRARY**

The Commissioners attended the groundbreaking ceremony for the new Lexington Park Library.

**CALL TO ORDER**

The meeting was called to order at 10:55 a.m.

**ADDITIONS/DELETIONS TO AGENDA**

**Commissioner Raley moved, seconded by Commissioner Anderson, to accept the agenda as amended (to change executive session authority from litigation to property acquisition; to delete Item 4(b) from the County Administrator's list). Motion carried.**

**APPROVAL OF CHECK REGISTER**

**Commissioner Anderson moved, seconded by Commissioner Guazzo, to authorize Commissioner President Randall to sign the Check Register. Motion carried.**

**As a follow up to last week's meeting Commissioner Raley reported that he received the information he requested and therefore moved, seconded by Commissioner Anderson to approve the release of the \$1,080 payment for work at Nicolet Park. Motion carried.**

*In addition Commissioner Raley indicated that he was not prepared to release payment in the amount of \$2,000 for the Greater Washington Initiative, stating that the subject had been discussed prior to the new Director of DECD, John Savich, coming on board with the County. Commissioner Raley suggested that the matter be discussed during County Administrator next week. The Commissioners gave concurrence to this suggestion.*

**APPROVAL OF MINUTES**

**Commissioner Raley moved, seconded by Commissioner Anderson, to approve the minutes of the Commissioners' Zoning Work Session of Thursday, September 27, 2001, as presented. Motion carried.**

**Commissioner Guazzo moved, seconded by Commissioner Raley, to approve the minutes of the Commissioners' meeting of Tuesday, October 2, 2001, as corrected. Motion carried.**

**Commissioner Raley moved, seconded by Commissioner Anderson, to approve the minutes of the October 4, 2001 Work Session. Motion carried.**

## COUNTY ADMINISTRATOR

Present: Alfred A. Lacer, County Administrator

1. Draft Agendas – October 16 and 23, 2001

(During discussion of the draft agendas, Commissioner Mattingly requested that the Board receive a briefing from the cable companies regarding the discontinuance of internet service in the County and to provide information regarding its other services.)

2. Supplemental Appropriations

Present: Elaine Kramer, Director of Finance

- a. Department of Public Works & Transportation (State: \$255,976)
- b. Marcey House (State: \$35,206)
- c. Office on Aging (State and Federal: \$16,632)
- d. Sheriff's Department (State: \$18,887)
- e. Sheriff's Department (Federal Forfeited Funds: \$47,191)

**Commissioner Anderson moved, seconded by Commissioner Guazzo, to approve and sign the Supplemental Appropriation Ordinances. Motion carried with Commissioner Raley agreeing to approve Supplemental Appropriations a, b, c, and e and abstained on Supplemental Appropriation d for the Sheriff's Office.**

3. Department of Recreation and Parks

Present: Phil Rollins, Director

- a. Piney Point Lighthouse Keepers' Quarters Lease Agreement

*(The Commissioners discussed the possibility of delegating to the County Administrator the authority to approve the lighthouse keepers' quarters lease agreements in the future.)*

**Commissioner Guazzo moved, seconded by Commissioner Anderson, to approve and authorize Commissioner Randall to sign the Lease Agreement. Motion carried.**

- b. Gymnastic Center Lease Agreement

*(During discussion the Commissioners expressed concerns about it being a 15-year lease because it would "tie the county's hands" for that period of time and not allow other options.)*

In conclusion the Commissioners directed Mr. Rollins to readdress the length of the lease with landlord; and Commissioner Randall requested that because of the amount of dollars expended, that Mr. Rollins develop a five-year Gymnastics Master Plan.

4. Legal Department

- a. Hughesville By-pass project Right-of-Entry (along railroad right-of-way)

**Commissioner Mattingly moved, seconded by Commissioner Anderson, to approve and authorize Commissioner Randall to sign the Right-of-Entry Agreement as presented. Motion carried.**

## PUBLIC HEARING

### SUPPLEMENTAL APPROPRIATION – OFFICE ON AGING

Present: Elaine Kramer, Director of Finance  
Gene Carter, Director, OOA

The Board of County Commissioners conducted a public hearing to consider a supplemental appropriation in the amount of \$19,333 in Federal funds and \$48,902 in State funds for the purpose of providing supplemental funds to implement a consumer-

directed care model to improve the responsiveness, efficiency and quality of care for people with dementia and their families.

Hearing no comments, the public hearing was closed, and will be placed back on the agenda following the ten-day waiting period for action.

#### **PROCLAMATION – FIRE PREVENTION WEEK**

The Commissioners presented a Proclamation designating the week of October 7 through 13 as National Fire Prevention Week.

#### **COUNTY COMMISSIONERS' TIME**

##### **Fifth District Informational Meeting**

Commissioner Guazzo reminded the public about the Fifth District Information Meeting scheduled for October 17 from 6:30 – 8:30 p.m. at Lettie Marshall Dent Elementary School.

##### **Lexington Manor Task Force Meeting**

Commissioner Guazzo reported that she attended the Lexington Manor Task Force meeting last Wednesday and pointed out that this task force was established to assist residents with relocation information and any public assistance with federal/state programs. Residents are encouraged to participate in the process for their betterment. She pointed out that the Commissioners attended the groundbreaking ceremony for the new Lexington Park Library and that this and other projects demonstrates the Commissioners' commitment to the economic stability of the County. She stated that Lexington Manor needs to be brought into compliance with the zoning regulations of the County.

##### **Ridge Transfer Station**

Commissioner Raley advised that he requested Mr. Lacer to follow up on the Ridge Transfer station negotiations in the Property Manager who had been working on the project has left county government.

##### **Blessing of the Fleet**

Commissioner Raley expressed great appreciation to the group of volunteers at St. Clements Island for all their efforts in organizing the Blessing of the Fleet.

Commissioner Anderson echoed Commissioner Raley's remarks about the Blessing of the Fleet and stated that this group exemplifies community pride.

Commissioner Mattingly also expressed congratulations to the Seventh District Optimist Club for their work on the Blessing of the Fleet.

Commissioner Randall joined in with the other Commissioners in expressing congratulations to the Seventh District Optimist for the Blessing of the Fleet. She also personally thanked her company, Veridian Engineering for being the first corporate sponsor of the Blessing of the Fleet. She said that she was proud of Veridian and its community involvement and particularly thanked Bob Woody and Brent Bennet.

### **Lexington Park Library Groundbreaking**

Commissioner Raley referenced the library groundbreaking ceremony held this morning and thanked his fellow Commissioners for their commitment to the new library.

Commissioner Anderson stated that the groundbreaking ceremony was a tremendous event and that it symbolizes what the Commissioners have been interested in promoting in the County, and that is education, recreation and revitalization of the Lexington Park area.

### **Lexington Park Plan Update**

Commissioner Anderson requested a status report on the update of the Lexington Park Master Plan pointing out that funds had been allocated in the current budget for an update.

### **Redistricting Committee**

Commissioner Anderson expressed appreciation to the Redistricting Board for all its work. He said that the final meeting was held last Wednesday, October 3.

### **La Familia**

Commissioner Anderson referred to correspondence from Ramon Veras requesting \$1500 to help offset expenses associated with the *La Familia* program. The Commissioners agreed to provide the funding and requested the Director of Finance to prepare the appropriate Budget Amendment.

The Commissioners further suggested that the representatives of this program and the *Soap Box Derby* be provided a budget package so that these requests can be considered in the budget process for future years.

### **Fire Prevention Week**

Commissioner Mattingly reported that Fire Prevention Week activities included a *Fallen Firemen's Memorial Service* and that there were several individuals from Maryland that participated in the event. He stated that President Bush spoke at the event.

### **Agricultural Tobacco Settlement Subcommittee**

Commissioner Mattingly expressed appreciation to Commissioner Raley for his role in getting the funds released for the Tobacco Buyout Program.

Commissioner Raley reported that there was concern that there may not have been a quorum at the meeting regarding the decision to allocate the buyout funds by per poundage raised. He stated that he agreed to attend the meeting rather than the zoning ordinance work session, and as a result and with the support of Delegate Wood, Donna Sasscer, Janet Cooke, and Mr. Raley from the Seventh District, St. Mary's County will receive in excess of \$400,000 for agricultural preservation funding.

### **Reminders of Upcoming Events**

Commissioner Mattingly reminded the Commissioners about the Tri-County Council retreat scheduled for Saturday, October 13 in Hughesville and the Fourth Annual Farm Life Festival at the Parlett Farm in Charlotte Hall.

### **County's Emergency And Crisis Readiness**

Commissioner Randall advised that in light of recent events, she has been approached by a number of people regarding the county's readiness and crisis preparedness in the event of an emergency. She requested the County Administrator to coordinate setting up two or three community briefings throughout the County with appropriate agencies (including EMA, fire/ rescue departments, health department, etc.) and the Navy to provide information on the county's emergency preparedness. She indicated that it was important to get this information to the schools and children.

Commissioner Mattingly stated that he has spoken to Capt. Hovatter about this and he is interested in doing this as well.

### **Health and Wellness Program**

Commissioner Randall reported that she has been approached by a number of citizens requesting a Health and Wellness Program through the Department of Recreation and Parks. She requested that the Recreation and Parks Board and staff look into the possibility of offering such a program through R&P activities for the summer. The program should be similar to what is offered in the school system. The requests are coming from two different populations—senior citizens and those graduating high school and are remaining in the area.

Commissioner Mattingly advised that the community college has programs that may be open for this type of activity.

### **Birthday Wishes**

The Commissioners acknowledged their Administrative Assistant's birthday with a birthday cake.

*Kate Mauck recorded the following meeting minutes:*

### **GREAT MILLS PROPERTY MASTER PLAN**

Present: Robin Finnacom, Director, Lexington Park Plan  
Phil Rollins, Director, Recreation and Parks  
Charles Klein, Whitney, Bailey, Cox & Magnani  
Sam Crozier, Crozier Associates

Ms. Finnacom presented the Board of County Commissioners with recommendations from the fourteen-member Planning Committee regarding a Master Plan for the property along Great Mills Road owned by St. Mary's County. The physical characteristics of the property were discussed in detail, as were the factors influencing the recommendations of the group.

Mr. Crozier provided detailed information regarding the layout of the recommended plan, which included the following:

- Recreation center;
- Bath house and pool (perhaps with bubble);
- Future indoor aquatic center;
- Parking lots to serve pool and aquatic center areas;
- Athletic fields,
- Stormwater management facility to be a nature study area in combination with Great Mills High School;
- Maintaining numerous trees already on the property;
- Commercial properties along the front of the property to share a parking lot with the County in the rear of the buildings, away from the main road;
- Pavilion and special events area;

- Picnic areas;
- Possible after-school activity building near Great Mills Road;
- Basketball and horseshoe areas;
- "Boundless" playground similar to Lancaster Park at Willows Road;
- Discussed safety concerns;
- Walking path links and bicycle paths;
- Approximately 10 acres near the middle of the site to remain undeveloped in order to accommodate future needs of the County; and
- Discussed need to keep options open as expansion of Great Mills High School may become a consideration in the future.

The Board of County Commissioners expressed their delight with the Master Plan and their appreciation for the work involved to bring this excellent plan together. Commendations were presented to all members of the Planning Committee for their hard work on the Great Mills Road Master Plan. *Commissioner Randall directed that staff look at the property as a whole campus or community with a family approach and to include the missing element of provisions for middle school aged children, to include after-school and summer activities.*

## **ZONING ORDINANCE WORK SESSION**

### **Communication Towers and Ordinance**

Present: Jon Grimm, Director, Planning and Zoning  
Ian Frost, President, EE Consulting  
John B. Norris III, Deputy County Attorney

Mr. Frost provided a wireless communications overview to the Board of County Commissioners. Mr. Grimm referred to Mr. Frost's comment #115 in the Zoning Ordinance Comment Book that was assimilated during the open record period, which recently ended. The following major topics were presented and/or discussed:

- Service types;
- Industry/public safety needs;
- Terms;
- Key design/site considerations;
- Policy revisions to consider; and
- Technical revisions to consider.

Mr. Frost responded to numerous questions from the Board of County Commissioners regarding provisions that may need to be included in the Communications Towers portion of the Zoning Ordinance. The following guidance was given:

- *It was determined that preserving the look of RPD and preservation areas is necessary, so towers that are needed in these areas must have additional buffers or setbacks;*
- *Established 3:1 setbacks along scenic roads;*
- *Staff was requested to double check fall zones;*
- *Redlined recommendations from Mr. Frost were acceptable, coupled with additional policy and technical decisions as discussed;*
- *Contact information is to be clearly displayed on the fence surrounding the compound in which a tower is located;*
- *Clearly define definitions in Section 1.d.;*
- *Mr. Grimm, Mr. Norris and Mr. Frost were asked to work together to strengthen statement (perhaps to become 3.b.4.) to help allocate funding for 911 Emergency Communications costs; and*
- *Mr. Grimm was authorized to go forward with the Communications Towers Ordinance as a separate item, and not to wait for the completion of the entire Zoning Ordinance. He was directed to move forward by taking the Ordinance to Public Hearing.*

### Home Occupations

Mr. Grimm outlined recommendations submitted in his October 5, 2001 memorandum to the Board of County Commissioners regarding Home Occupations. He stated that there is no redraft available on Chapter 51 as yet, and that it is a work in progress. The following guidance was given:

- *Page 51-46 – signage – have the language stay the same way that it is written in today's current requirements;*
- *Come back later with recommendations for parking;*
- *Under accessory standards, add to paragraph (4): "Any new parking shall be visually screened from view of a public road or adjacent residence";*
- *Page 51.46 (2) – Mr. Grimm and Mr. Norris to work on correct language to limit the square footage outside or inside the house to 200 square feet in the one zone and 500 square feet in the other zone. Language should make limitations very clear. This language should come back to the Commissioners as part of the rewrite.*

### Private Piers

Discussion ensued regarding the limitation of no more than four slips at a private pier coupled with the placement of a boat ramp at the pier, which would then cost the owner one of the four slips. State guidelines/policies/laws were discussed in detail. The following guidance was given:

- *Rewrite Section #2 on page 3 of 4 in the October 5<sup>th</sup> memo after looking into alternatives available;*
- *Mr. Grimm to locate "25-foot from the boundary line" item that was in a previous document and bring it back to the Commissioners as part of the rewrite.*

### **OFFICE OF COMMUNITY SERVICES**

Present: Cynthia Brown, Director of Community Services  
Florene Applefeld, Director, Maryland You Are Beautiful Program

Ms. Brown and Ms. Applefeld introduced the nominees for the Maryland's Most Beautiful People contest. This year, twenty-three people in St. Mary's County were nominated by citizens in the County. An event will be held at St. John's College in Annapolis on November 14<sup>th</sup> at 7:00 p.m., to honor the individuals selected from each County in the State of Maryland. The following nominees were presented with certificates and invitations to the event:

Patricia Ball; Gwen Bankins; Jan Barnes; Jeanette Bryant; Marian Dabler; Susan Smith Edwards; Mary Goddard; Joseph Gough; George A. Guy; Heather Harless; Angela Hill; Emily Nicole Howe; John Kennedy; Robert Kopel; Sue Long; Laura Martin; Rob Martin; Wally Meager; Donald Moore; John K. Parlett, Sr. and Kitty Parlett; Carol Samuel; Robert Stammerjohn; Patricia May Veitch

It was announced that the person selected to be the St. Mary's County representative as one of "Maryland's Most Beautiful People" was Ms. Emily Nicole Howe. Ms. Howe was presented with a commendation as well as a gift certificate to a local restaurant. Ms. Howe was congratulated by all, and this was followed up with a reception in honor of all the nominees.

**EXECUTIVE SESSION**

Because of time constraints (the Board was scheduled to attend the *Community Shows its Pride* at the Harry Lundeberg School of Seamanship) the Commissioners deferred the executive session until next week.

**ADJOURNMENT**

The meeting adjourned at

Minutes Approved by the  
Board of County Commissioners on 10/16/01

Judith A. Spalding  
Judith A. Spalding, Administrative Assistant  
to the Board of County Commissioners