

February 6, 1968

Present: Mr. F. Elliott Burch  
Mr. George R. Aud

Absent: Mr. J. Wilmer Bowles out of town.

Meeting convened at 10:30 a.m.

#### Jailor's Leave

The commissioners agreed that Mr. W. Gatton should be paid for the five days leave carried over from last year, as he does not take any time off, thus saving the county the expense of hiring a substitute jailor.

#### Sheriff's Training Program

The commissioners approved acquisition of the IACP Sight/Sound Projector and lesson plans for the sheriff's department. The projector and a year's supply of lessons and related materials is available for \$512.00, with \$252.00 of this being financed by a Federal Grant from the Office of Law Enforcement Assistance, and \$260.00 to be paid by the county.

#### Roads

Mr. Bond and Mr. Pantaleo. Mr. Pantaleo reported meeting with Mr. B. Norris and Mr. T. Bennett regarding right of way on the St. Andrews Church Road. Mr. Bennett signed, but Mr. Norris wants to put in writing what he wants the county to do for him regarding fencing and a cattle bridge. There are several other people who have not signed and this will have to be resolved.

Mr. Pantaleo reported that the road in the Essex South Subdivision, 8th District, is no longer up to specifications as the heavy construction equipment has torn up the road. Mr. W. Chapman has stated to Mr. Pantaleo that this will be repaired in the spring. Mr. Bond asked if the commissioners want to take this road over in its present condition, and hold the bond. After further discussion, Mr. Bond and Mr. Pantaleo agreed that the road is not in condition to put into the county system now, and the commissioners agreed to table any action on the matter.

Mr. Bond stated that there is a discrepancy in the length of the Shangri-La - Essex Drive on the deed and the plat, and this will have to be reconciled. He will figure actual distances, and the letter requesting that this road be placed in the county system will have to be rewritten.

Mr. Aud requested that Mr. Bond investigate pipe that needs attention on the road going back into the Forrests Heights Subdivision, behind

Carver Heights, and the latter said he will take care of this.

Concerning the streets in Carver Heights, both Mr. Bond and Mr. Pantaleo reported that nothing has been done on them at all, as was requested in a letter sent by Mr. Pantaleo to Mr. Weiner and Mr. Blair.

The commissioners instructed Mr. Pantaleo to request the SRC to place "no parking" signs on the right side of Route 5, going south, fronting the Park Hall Tavern, at the intersection of Willows Road. Patrons parking in this area are creating a hazard with cars partially in the road.

The commissioners agreed that Mr. Pantaleo should request that the speed limit on the northbound lane of Route 5, going through New Market, be increased to 55 mph. It is now 40 mph, and as all of the development fronts on the southbound lane, the higher speed limit might be justified.

The commissioners agreed that 50 "children at play" signs should be ordered by Mr. Paul Raley for posting on county roads as needed.

Mr. Bond left the meeting.

Mr. Pantaleo reported on fire tower road in the Great Mills area. He is recommending that Mr. J. Hills be required to furnish a legal description of the 40' right of way and also plats, so that the deed can be prepared. Mr. Pantaleo said he can show Mr. Hills how the road should be laid out. He also stated that a guide line deed can be obtained from the state for a portion of the road that is not where Mr. Hills wants it to be located. Mr. Pantaleo will write to the state regarding the matter, outlining the proposed plans for the road, and request a guide line deed for that portion owned by the state.

Mr. Pantaleo reported that estimates will have to be made for the Blacksmith Road (running off St. Andrews Church Road) and the Dent Farm Road, by Mr. D. Raley, Jr., and he has written to Mr. A. Tate requesting that this be done.

#### Beander Trailer

Mr. Pantaleo asked for permission to contact Mr. Valley Greenwell and request that the Rhodes Trailer Company be asked to remove the trailer placed on this property for Miss Beander, as there is no water and sewage to service it. Permission granted, and Mr. Pantaleo will stop by there on the way home this evening and discuss the matter with Mr. Greenwell.

(The commissioners and Mr. Pantaleo left the meeting to visit the latter's office to review possible partitioning of same to provide him with a private office. The commissioners agreed that he should make a rough sketches of what might be done and present this to them next week.)

Colony Development Company

Mr. James R. Murphy, project manager, Mr. F. Latham, McCrone, Inc., and Mr. Pantaleo. Mr. Latham opened by stating that this company is planning a resort home and recreational area in their development in the 6th District, as they anticipate a slow, steady growth here. They hope to begin with a given area of some 150-200 sites that can be developed and treated at a plant, and the water will be pumped to a golf course in another area. The initial plant would be sized to take care of the effluent of the overall area, and as the area grows, they will increase the size of the plant. They will have a small lagoon and a polishing pond at the original location. They will also have a holding pond, as this is now required. The ponds have been reviewed by Dr. C. Wren, of Johns Hopkins, and he states that by using a bubbling process in the ponds, there will be no trouble with them at all, and he is interested in seeing how this works.

Mr. Latham said that some of the effluent will be used on a sod farm and none of it will be put into the river. They will also have other crops that can be so irrigated. Mr. Murphy mentioned that this procedure will insure the area remaining in a green state.

Mr. Latham said they will not have any great amount of sewage for two or three years, and will go to this first phase for the initial 75-150 homes. If they get any year-round residents, then they will have to use the plant and a lagoon. They are in the process of sizing the whole sanitary district to see what they will require.

Average lot size is 8,000 square feet, and Mr. Pantaleo said this is allowed if there is water and sewage available. Mr. Murphy mentioned types of architecture to be used, stating plans will have to be approved by the Architects Review Board, and there will be a minimum square footage in the homes to be built.

Mr. Latham said they have asked Planning and Zoning for an exception to the setback required for the homes, as there are so many hills in the area, and adhering to the required setback would put the houses down behind some of the hills. The exception has not been granted to date. He also mentioned that it is impossible to get a percolation test in this area, and that there will be no soil borings made. Both men agreed that they would work with the county engineer so far as drainage and erosion are concerned, and they will control the water until it gets into an acceptable ditch or drainage system to carry it off.

On the marina, Mr. Murphy has a permit to dredge Cat Creek, and this has been approved by the Corps of Army Engineers. There are 119 slips there now, and will take up to 350 boats, taking in the existing property that can and will be developed. Development of the marina is tied in with the overall development, but they do not expect this to be a money-making operation.

Mr. Latham pointed out that the administration area indicated on the

plat is the choice of the school board in the event that the area develops to the point that a school would be needed. There are approximately 11 plus acres, and Dr. King and Mr. Dodson picked the site.

Mr. Murphy presented photos of the Chesapeake Club in Calvert County, stating that the same type facility is planned for this county, but the architectural design will be different.

Mr. Latham said he could not find any record of the county owning any property in this area, and what they are asking is that the county approve a sanitary district here.

#### Low Cost Housing

Gen. H. Peabody; Dr. L. Berube; Mr. W. Groome, local FHA; Mr. T. M. Potter, Assistant County Supervisor, FHA; Mr. S. Merwyn Alan, Real Estate Loan Office, FHA, Washington, D. C.; Mr. Lawrence E. Suydam, Chief Real Estate Loan Officer, FHA, Trenton, N. J.; Mr. Pantaleo.

Mr. Groome stated that the gentlemen present might be able to answer some of the questions concerning low cost housing as there is a need for it in the county. He stated that one of the main problems is finding available land, and he took Mr. Alan and Mr. Suydam on a tour of the county in this respect.

Mr. Alan said they have two loan programs: one to be made to the non-profit corporation, and they can give some help in getting such a group organized, or they can loan to individuals on a profit motivated basis. The latter would allow dealing with moderate income groups of rentals as opposed to the low income group. Nationally, they are probably making more loans to individuals, for one or two duplexes, and these people come back later for another loan for additions. It is easier to work with the smaller loan, and Mr. Alan said they are happy to provide another loan when the need is shown. They will lend 100% of the cost, including the land, but if they do this, the rentals will have to be higher. It must amortize itself out, and the more they loan, the more must be charged. They will require that, through membership fees, donations, etc., that the county will have to get the operating capital until the project is functional. They cannot loan for insurance, taxes, some equipment, and some furnishings, and the county must provide this, but it is a minimum amount. The loan can be amortized over 50 years at 3%, but the group must be a broadly based community group, with a minimum of 25 members. Membership fee might be \$10, and people should not come into the group with the idea of getting anything back. Loans to individuals are for 40 years at 5-3/4%.

Mr. Alan said that units must be developed for independent living, with kitchens, bathrooms, etc., and can be apartments, single homes, duplexes, etc., and if senior citizens are involved, they do not want two story buildings. For the senior citizens, the project must be within walking distance of community services, such as stores, etc.,

but should be residential in character. They consider 6 to 7 blocks as within walking distance.

Mr. Alan said there are no regulations on the amount of density in a location. They are willing to provide more funds later than are needed immediately to begin a project. The county could rent only to senior citizens and low income non-senior citizens. The profit motivated loan can allow rental to senior citizens irrespective of their income. Mr. Suydam mentioned that if the facility is built and there are not enough applicants, it can be rented on a month to month basis until such time as it can be filled with the required type of occupants.

Mr. Alan said there is money available now, and the organization should be formed on a community basis and not on a countywide basis. Articles and bylaws will have to be adopted and they have a standard guide to be used, so it is fairly simple and inexpensive to get incorporated. They have sample forms and guides, such as leases, rules and regulations, developing a budget, etc., free blueprints, but if the project is in excess of \$50,000, they require architects. They have plans for single houses, apartments, or duplexes, and this is modest housing with no frills. Mr. Aud asked about using the Gibraltar homes in this respect, and Mr. Alan said these cannot compete with the buildings constructed by local contractors so far as quality is concerned. He feels that if the conventional construction is followed, this is best, and stated that they cannot finance trailers.

Mr. Alan said that after the organization is formed, if their plans are used, this can move fairly rapidly. If the loan is small, they do not even review it at the regional office. If it is \$50,000, it is reviewed, and if more than 10 units are planned, they will require a study of the need. If it is less than 10, they will accept this. One of the rules of thumb that can be followed, is that if 4 units are to be built, 8 perspective applicants should be obtained. If this is done, there is assurance of all units being occupied. They never like the county to build to meet actual need, but urge starting small and growing into it.

Mr. Burch said that the commissioners are concerned with something that is safe, comfortable, etc., and will improve living conditions for some of the people in the county. He asked about upkeep, and Mr. Alan said they require maintenance of a certain type account book, and a certain reserve which will take care of maintenance of the project. They require that 1% of the value be set aside each year until a 10% reserve is accumulated, and this may be invested in interest-bearing accounts. The loans can be used for the conversion of old buildings, but they try to keep away from this.

Mr. Alan said they do not feel that these projects should be designed entirely for welfare people, but rather that a percentage can be used for such occupants. He also stated that the organization can use their own attorney, and that there is no personal liability on the part of the corporation.

When repairs are needed, money can be provided to hire a caretaker. On the smaller units, there is usually one occupant who is handy, and is assigned the responsibility for mowing lawns, shoveling snow, etc., and in effect, the other occupants are paying this person for such service. The management is left to the corporation, and if helpers are needed, wages can be included in the budget. The corporation will also have to go through the process of getting exempted from income taxes.

Mr. Alan said there is nothing available in the way of a rental-purchase plan. They do have a Cooperative Housing Loan, whereby occupants must be members, and they gain equity, but donot own the unit outright. They own shares in the corporation that owns the building. Mr

Mr. Groome stated that if a person needs help in updating a house, and cannot get a loan, FHA has money for this. However, the house must be structurally sound in the first place, and justify the improvements to be made.

Mr. Allan mentioned that approval of the loan will be based on the rentals that will be charged.

Meeting adjourned at 6:05 p.m.

Approved, \_\_\_\_\_

*F. Elliott Burch*

F. Elliott Burch, President