

December 16, 1969

Present: F. Elliott Burch, President
J. Wilmer Bowles, Commissioner
George R. Aud, Commissioner

Paul R. Raley, Administrative Assistant
Recording: Helen M. Bailey (Mrs.), Secretary

The meeting convened at 8:50 a.m.

The minutes of the previous meeting which was held on December 9, 1969, were read and approved.

Invoices Approved

Payment of \$2,315.66 to Smeallie, Orrick and Janka, Architects on the Piney Point Elementary School.

Payment of \$3,269.05 on the Dynard Elementary School Project - Loffler Construction, Inc., receiving \$1,500.00, and Johannes and Murry and Associates as Architects receiving \$1,769.05.

Payment of \$23,380.74 to Belinky and Schick, Architects on the Margaret Brent Middle School Project.

Payment of \$26.00 to Frank A. Combs Insurance Agency for States Attorney's Bond with Fidelity and Deposit, Policy No. 8053614.

Payment of \$392.10 to the Generator Power Equipment, Inc., 5345 - 46th Avenue, Hyattsville, Maryland, 20781, for service on seven auxiliary generators for the Office of Civil Defense, half of which is to be matched with Federal Funds.

Payment of \$75.00 in attorney's fees to Marvin S. Kaminetz, appointed by the Circuit Court, to represent Thomas C. Ford.

Payment of \$1,278.00 to Rader and Associates for engineering services during November, 1969, in connection with the design of New Airport, St. Mary's County, Maryland. (This payment was approved by Messrs. Burch and Aud).

Vouchers Approved

Voucher Numbers 36098 through 36169 were approved and signed off by Mr. F. Elliott Burch, President.

Salary Increase

The Commissioners unanimously voted to grant Mr. Roy Carter, Court Reporter, an annual increase in salary of \$1,000.00, such increase to become effective on January 1, 1970.

Leave of Absence - (Mrs.) Barbara G. Dotson

The Commissioners unanimously approved a maternity leave of absence for Mrs. Dotson, effective on January 2, 1970.

Scholarship Award

A scholarship award for three years at \$300.00 per year was unanimously voted for Michael Allan Meads, DOB 7-31-50, of Bay Forrest Road, Lexington Park, Maryland, to attend St. Mary's College.

Policy on Trailer Parks as it pertains to the Comprehensive Water and Sewerage Plan and the Department of Health and the Planning and Zoning Commission

It was suggested by Mr. Burch that the Commissioners agree on a policy with regard to applications for Trailer Parks and set up procedures compatible with the requirements of the Comprehensive Water and Sewerage Plan, the Planning and Zoning Commission, and the Department of Health. The suggestion met with unanimous approval and it was agreed that Mr. Wagener, the County Engineer, would be instructed to adhere strictly to the Comprehensive Water and Sewerage Plan. Mr. Burch suggested, and it was agreed, that Dr. Houser and Mr. Raum of the Health Department, appear before the Commissioners to brief them on the policies and problems of the Health Department concerning approvals of Trailer Park installations, Sub-Divisions, and the like. Mr. Burch reaffirmed the interim policy position which the Commissioners agreed to take (pending acceptance of the Comprehensive Water and Sewerage Plan): That the County Commissioners would not entertain any proposals pertaining to housing without the prior screening, approval, or recommendations from the Planning and Zoning Commission and the Department of Health.

Mokry Mobile Home (Trailer)Park

Messrs. Joseph P. Mokry and F. M. Latham, Jr. (of J. R. McCrone, Jr., Inc.) outlined in detail a plan for developing a mobile home park in the northwest section of St. Mary's County. This park would be designed to accommodate 120 units. The point of issue is that the Department of Health, by letter dated December 8, 1969, "could not agree to the installation of a sewage treatment facility discharging to a surface stream nor in our judgment could we agree to any attempt to put 30,000 gallons per day of treated sewage underground." The Department of Health suggested that Mr. Mokry take the question before the Board of County Commissioners "so that we may be assured that when the Board adopts the Comprehensive Plan it would permit the construction of the facility you propose for this mobile home park. Otherwise we cannot ignore the County Plan and approve a surface discharge because it would be contrary to the wishes of the governing body of St. Mary's County. We shall await further word from you before taking any action in connection with the request to allow the discharge of treated sewage to Oaks Run."

The Commissioners and Mr. David Williams, Attorney, discussed the plat plan in detail. Discussion revealed that Mr. Mokry is not planning on allowing pets, will install a central water system, will install recreational facilities (probably including a swimming pool), plot lots of 4,000 sq. feet, and will require self-maintenance for each unit. In the event of violation of tenants'

maintenance contracts, and expiration of four days written notice of corrective measures to be taken as regards proper maintenance, Mr. Mokry will cause remedial action and bill tenants for the cost of performing appropriate maintenance services.

Mr. Williams summed up by saying that what Messrs. Mokry and Latham were requesting was for the Commissioners to agree they will approve the park if either a sewage discharge point at Oaks Run, or an irrigation system were approved. Messrs. Mokry and Latham agreed that such is the request. It was left that the Commissioners would take the matter under advisement and inform Messrs. Mokry and Latham of their findings - (pending resolution with the Health Department and the Planning and Zoning Commission).

Review of the Comprehensive Water and Sewerage Plan

Mr. John C. Little of David M. Gruber and Company, Certified Public Accountants, reported on his preliminary review of the Comprehensive Water and Sewerage Plan. Mr. Little felt that it would be wise to apprise the Commissioners of a few factors he had noted prior to their meeting with the Metropolitan Commission, the County Engineer, Beavin Company, Gruber and Company, and the Commissioners' attorney on Thursday evening, December 18, 1969.

Section 14 - FINANCING: Overall, there may be a basic conflict with what the Metropolitan Commission is planning.

Section 14B: "The annual income from all sources must equal the debt service on borrowed funds plus cost of maintenance and operation." The basic sewerage and/or water charges, the front foot benefit charge, connection charges and service charges might create some problem for the Metropolitan Commission. The language contained in this section could possibly "tie their hands" when setting rates and charges, as outlined.

Section 14D: "Thirty-year bond issues are recommended. The first year's interest should be payable out of bond issues. Payments of principal should not begin until the fourth year." Mr. Little feels that it would take more than a year to get the plan into operation and you could create problems for the Metropolitan Commission by requiring them to meet an interest payment other than out of bond issues.

Sections 14F and G: "Special Charges should be made to those who utilize more than a reasonable share of the sewage collection and treatment facilities..." and "An acceptable alternate in many cases is for the developer to construct water and sewerage systems at their own expense and to deed them to the Metropolitan Commission for operation and collection of appropriate charges." Feel we should ask the Metropolitan Commission to take these types of things into consideration when setting their rates.

SEW 5.1 (large volume): Feels that the Commissioners should have the right of condemnation to eliminate the possibility at some future time of having the plan held up while awaiting negotiations to go through the courts for acquisitions. The Commissioners should be able to go forward with the plan while the court settles a matter and without holding up construction.

Section 1W: "To recommend that the Metropolitan Commission be advanced a REVOLVING FUND.....": Mr. Little feels that a Revolving Fund should be established

for the Metropolitan Commission so that funds would be available to them on an emergency basis or that they have "borrowing powers".

It was left that Mr. David Williams, Attorney for the County Commissioners, would have a session with Messrs. Beavin and Gruber prior to the final meeting on the plan on Thursday evening, December 18, and an attempt would be made to clarify and eliminate any legal difficulties which could be foreseen.

MARCH OF DIMES - A Proclamation - No. 69-19

A Proclamation, No. 69-19, proclaiming January 1970 as MARCH OF DIMES MONTH, was signed by the Commissioners before the St. Mary's County Poster Child, Miss Janet Russell. Mr. F. Elliott Burch taped the Proclamation for radio broadcast, and copies of the Proclamation were given to the local newspapers for publication.

Mr. William Leon Etzler, State Planner, assigned to the Tri-County Council

The Commissioners brought Mr. Etzler up-to-date on the status of negotiations for the railroad purchase.

Proposed Mobile Home Regulations (submitted by the Planning and Zoning Commission on December 2, 1969). The Commissioners and Mr. Etzler reviewed the proposed Mobile Home Regulations in detail, giving careful attention to the needs of the citizens who now dwell in trailers on individually-owned lots, on farms, construction projects, or who rent or own in established trailer parks. The interests and responsibilities of other county agencies in this regard were taken into consideration; i.e., the Assessor's Office, the Department of Health, the Board of Education, Planning and Zoning Commission, and the Metropolitan Commission.

It was suggested and agreed that the Commissioners should advertise a public hearing on the adoption of the Mobile Home Zoning Regulations. Mr. Burch suggested, and it was agreed, that the foregoing action should not be taken until after the next regular meeting of the Planning and Zoning Commission and until we have received an expression of approval from them.

Low-Income Housing Sub-Division Plan (SATAV)

Mr. Robert Miscavage, Director of the "Family Movement to Independence" of the Southern Maryland Community Action Program, Mr. Joseph Carter of the Department of Social Services, and Mrs. Mary Salisbury of the Department of Social Services (Employment Security).

Mr. Miscavage briefed the Commissioners on a plan of housing development which is underway in St. Mary's County and which is called the SATAV Corporation. (SATAV being derived from the original name of the corporation which was St. Teresa's Venture"). SATAV is an organization and movement of low-income families comprised at the present time of 28 families, all residents of St. Mary's County. SATAV is negotiating to purchase a tract of land comprised of 172 acres (for less than \$300 per acre) on Route 247 in Oakville. SATAV is developing a low-cost housing project of approximately 40 individual units. The families who will live in the houses will contribute the labor needed to build the houses. A loan for the land will be made by the Missouri Synod of the Lutheran Church. A loan for the

materials for building the homes will be made by the Farmers Home Administration to the SATAV Corporation. It is anticipated that the loans will be amortized over a 50-year period, that the monthly payment per home will be \$40.35, and that the cost per unit will be approximately \$8,000. The actual worth of the homes is placed at about \$18,000. Assistance has been sought from the Office of Economic Opportunity to provide the necessary On-Job-Training supervision needed to develop the members of low-income families into skilled construction specialists. A project manager will provide the necessary coordination of the total project and insure that skills are acquired by the family members who participate in the construction of the homes. The Maryland Housing Corporation has developed the home which is being considered for construction (pre-fabricated). The St. Mary's County Technical Center will reinforce and refine the training which will be offered by the Maryland Housing Corporation, under the auspices of the Office of Economic Opportunity.

The Commissioners expressed an interest in being informed of the progress and refinement of this program, since at the present time there is a great deal of work to be accomplished before the plan can be considered complete, or can be accepted as such.

Sheltered Workshop for the Handicapped

Messrs. Paul Ludwig and Robert Dixon, with the Retarded Children's Association, outlined in detail their plan for developing a Sheltered Workshop for the Handicapped. Essentially, they are interested in acquiring a five-acre site of land in the vicinity of the Technical Center which is owned by the county; the hiring of a Director for the facility; and rental of space for a temporary trial facility, using the Knights of Columbus Hall in Leonardtown, which is available for this purpose.

Mr. Williams summed up by saying that he felt special legislation would be required unless the activity were operated under the aegis of the Department of Health and/or the Board of Education and that he recommended consultation and investigation with our Delegates in an attempt to acquaint them with the proposition and to lay the necessary foundation and support for special legislation.

Mr. Ludwig said that he would like to have the item considered for inclusion in the 1970-71 budget (especially the item covering appointment of a Director at a salary of \$10,000 per year).

Approved,

F. Elliott Burch

F. Elliott Burch, President