

BOARD OF COUNTY COMMISSIONERS MEETINGTuesday, May 9, 1972

Present: George R. Aud, President  
 J. Wilmer Bowles, Commissioner  
 J. S. Guy, Jr., Commissioner  
 Robert E. Wigginton, Attorney  
 Paul R. Raley, Administrative Officer  
 Viola M. Gardner (Mrs.) Admin. Asst. (Recording)  
 Jack Kershaw, The Enterprise  
 Christie Selph, The St. Mary's Beacon

The meeting came to order at 10:10 A. M.

Certificate of Appreciation - Dr. Alan D. Houser

The County Commissioners signed a Certificate of Appreciation for the many years of service Dr. Houser rendered the County as Deputy Health Officer.

Appointment of Deputy Health Officer for St. Mary's County

Dr. Alan D. Houser, retiring Deputy Health Officer of St. Mary's County Health Department, appeared before the County Commissioners to request an appointment for Dr. William Marek of Baltimore, on June 6, 1972 at 10:00 A. M. with reference to employing him.

Dr. Houser also discussed with the Commissioners the letter from Mr. W. McLean Bingley, Chief, Division of Water and Sewerage, State Department of Health, regarding the review of the St. Mary's County Comprehensive Water and Sewerage Plan. It was suggested by Mr. Bingley the areas that should be included in future reviews. In order for the County Commissioners to comply, it would be necessary for Mr. Benjamin Beavin to review the Plan in its entirety. Dr. Houser stated that the Health Department could amend their budget to pick up some portion of the cost for hiring Mr. Beavin.

Review of Correspondence

A letter dated May 4, 1972 from Walter E. Raum, Chief of Environmental Hygiene, St. Mary's County, was discussed. He informed the County Commissioners of a sanitary survey recently completed of the Bretan Bay Watershed, which disclosed a number of dwellings located at the Junction of Route 5 and St. Andrews Church Road, and some other properties along a gravel road known as "Blacksmith Road," where sewerage systems are inadequate.



Also, there are sewerage failures on the Camp Calvert Road. At the present time some of this sewerage is in the State Road ditches and is finding its way to Breton Bay,

Included in this discussion was a letter received from Mr. Bingley, Chief, Division of Water and Sewerage with reference to the Commissioners' letter of April 17, 1972 informing the Department of Health and Mental Hygiene, Environmental Health Administration, that there would be no change in the Comprehensive Water and Sewer Plans for St. Mary's County.

The County Commissioners tabled this matter until such time as a conference could be held with Commissioners of Leonardtown regarding extension of sewer lines.

A bill in the amount of \$30,749.49 from John A. Donaho Associates was presented to the Commissioners for consideration. The Commissioners requested that the bill be given to Mr. Harris Terling, Director of Finance, for review of contract.

A letter from Mr. John Little, CPA for the David A. Gruber and Company was presented to the Commissioners, in which he requested a resolution from the County Commissioners be sent to the Board of Education. The Commissioners requested that the letter be returned to be re-written with more detailed information.

A communication from Mr. Earl L. Griswold, who is preparing the color film of St. Mary's County in which he requested to meet with the County Commissioners the weekend of May 12-14, 1972 to review the work print of the film. The Commissioners stated they could meet on Saturday, May 13, 1972 at 10:00 A. M.

There was also a communication from Dr. J. Patrick Jarboe in which he requested that the St. Mary's Home for the Elderly, Inc. be exempted from paying local taxes.

Attorney Wigginton informed the County Commissioners that Dr. Jarboe had complied with the Statute, but the law provides for an agreement. The County Commissioners requested that Attorney Wigginton look into this prior to their granting his request, and if everything is in order, they will agree to the request.

#### Bills Approved

Lorenzi, Dodds & Gunnill - St. Mary's River Watershed, Project #1, 2nd and 8th Districts Realignment of Take Line for Soil Conser- vation Service on Wm Bean & Norris property	\$ 186.00
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David M. Gruber & Co. - Partial Billing

Re: 1972-73 Budget Study

10,000.00

Vouchers #1967-#2060 were approved and signed by Cmsr. George R. Aud.

Sheriff Lawrence Williams - Jail

Sheriff Lawrence Williams requested to meet with the County Commissioners with reference to operation of the jail. He was informed that the Commissioners had not received any word from the Attorney General regarding the bill that had been passed with reference to the Sheriff operating the jail and having the power to appropriate public funds.

Sheriff Williams requested the use of the residence, which is now occupied by Mr. and Mrs. Willie Gatton, for use as office space. If the request was granted, it would enable him to have four (4) very good offices. One girl would work in the house and the other in the office downstairs in the Courthouse. Sheriff Williams also suggested deputizing the men who were hired under the Emergency Employment Act, thus utilizing all the Deputies on a "Round the Clock" basis in the jail.

The Sheriff was asked by the Commissioners how this arrangement would affect Mr. Gatton, to which he stated Mr. Gatton would have his regular shift the same as the Deputies. Also this arrangement would eliminate having Mrs. Gatton cook for prisoners, as he would arrange catering service. He will have to check with restaurants regarding the cost of this last item as Mrs. Gatton allows \$2.00 per day per prisoner. He informed the County Commissioners that Baltimore allows \$3.00 per day per prisoner. Both Baltimore and Hagerstown do their own cooking; all others have catering service.

The County Commissioners suggested that Sheriff Williams have all details to them in order that the change could be effective July 1, 1972. Any alterations necessary for maintenance of offices in the house could be made by Mr. Joseph Jones, the Maintenance Man.

Tax Exemption for St. Mary's Home for the Elderly, Inc.

Present: Dr. J. Patrick Jarboe  
Mr. F. Elliott Burch

Dr. Jarboe and Mr. Burch requested to meet with the County Commissioners with reference to securing the letter for exemption of taxes, which must be presented to HUD in order for them to secure their loan.

Mr. Aud informed Dr. Jarboe that the Commissioners were in agreement for the tax exemption for the Home for the Elderly, Inc., but



wanted to know who would be admitted. Would the Home take care of persons who cannot afford to pay?

Dr. Jarboe stated that the Home is basically for low income persons. Their Board of Directors has asked for 20% to be subsidized for low income people. There is a limit of \$6,200 per individual and \$6,200 per couple. If someone makes \$10,000 per year, they must pay the market value for the unit. HUD will only allow 20% of the units for low income people and 60% for low to middle income. HUD will subsidize the interest. They take up the slack between 1-½% to 6%. "Fannie Mae" will take care of the long time (40 years) loan. This money will have to be paid back to HUD. Their basic reason is to help the poor people. Dr. Jarboe said it would be necessary for them to have a letter from the County Commissioners showing an abatement of taxes. Attorney Wigginton agreed to write the required letter.

#### Flood Insurance Program

Present: Mr. August Wagener, County Engineer  
 Mr. John B. Norris, Asst. County Engineer  
 Mr. Jenkins, Waring Associates

Mr. Jenkins requested to appear before the County Commissioners with reference to National Flood Insurance Program. He stated that in December Dr. Rose came in and also wrote to the Commissioners about Flood Insurance. He further stated that an application must be submitted to HUD for residents to get flood insurance. It does not cost the County anything, nor the residents unless they take out the insurance. He produced brochures and gave an explanation of them to the Commissioners. The most insurance one can get is \$17,500.00 on an emergency basis. Ocean City at one time was the only city that could get flood insurance.

Mr. Jenkins warned that if the County was not opened for flood insurance, and there was a flood at Great Mills or St. George's Island, the federal government would refuse them because the program that could have been instituted was turned down, and if there is a flood and 35 houses are ruined because of it, they would ask why the County did not have flood insurance.

Mr. Guy inquired as to whether the Federal Government would come in and pay anything over \$17,500. Mr. Jenkins informed him that if the program is established, the government would have contractors come in and determine the flood areas and tell the County what improvements would have to be made. The County would have to pay for the improvement. The kit he has ordered will have guidelines and brochures.



Mr. Bowles inquired if after the Federal Government made recommendations for improvements and the County did not comply, would the people still be eligible for flood insurance, to which Mr. Jenkins replied in the negative. Mr. Bowles then stated that some determination would have to be made as to what properties would be eligible also the cost of improvements required.

The Commissioners requested Mr. Paul R. Raley to look into this before they gave their consent.

Mr. Jenkins stated that the program will not be handled by Waring Associates. It can be done by any independent agency.

#### Roads

Present: Mr. August Wagener, County Engineer  
Mr. John B. Norris, Asst. County Engineer  
Mr. J. Dennis Raley, Jr., State Roads Admin.

#### Horse Landing Road

Mr. J. Dennis Raley, Jr. called attention to the bridge at Horse Landing Road. He requested permission to get the water off the property of Leonard Copsey.

#### Delabrook Road

This road has been taken care of. A portion of it was surface treated.

#### Graves Road

Mr. Raley stated he would only take of the first part of this road. Mr. Bowles was concerned about the school buses travelling this road and sliding over into the ditch. Mr. Raley informed him that he would take of the road in such a manner as to prevent this occurring. He would have Mr. Douglas Bonds to assist him.

Mr. Raley also reported that St. Andrews Landfill and St. Clements Park are about finished. St. Clements Park will be ready about the 15th of August. He reported that the bushes on Peggs Lane have been cut. The weather is affecting construction work, but not the surface treatment work.

Mr. B. Harris Sterling was requested to come into the meeting. The Commissioners instructed him to place \$10,000 in the bank in order for the work to be continued.



Mr. Aud inquired if any money could be advanced on the oiling schedule for this year. Mr. Raley requested \$60,000 now in order to continue with this year's program. He would like this money within the next six or seven days. Mr. Sterling stated that the money would be made available.

Mr. Raley also asked the Commissioners to request Mr. Buddy Thompson not to do any dumping at the Clements Landfill on Saturday. There are a lot of out-of-town people coming into the Landfill on the weekends. Mr. Guy stated that Mr. Thompson was supposed to submit a list of days he would be using the landfill.

Mr. Raley reported on the incident at the Clements Landfill on ~~last~~ Saturday evening. He stated that the operator sent the attendant out to lock the gate. Mr. Ammon Ripple of Bushwood came into the Landfill at this time and was locked inside. Instead of Mr. Ripple requesting the operator to unlock the gate in order for him to leave he put his truck up against the gate and broke the lock and ripped the gate. He would like a letter sent out to Mr. Ripple informing him of the repairs to the gate in the amount of \$44.00, and bill him for this amount. The Commissioners requested Attorney Wigginton to send the letter.

Mr. Raley recommended black topping the Airport Road and the parking area rather than surface treating them. The parking area is 60' x 60' and the roadway is 22' x 381'.

Mr. Guy inquired as to whether this conforms to the overall plan of the Airport use. He was told that it conforms with the present plans for the Airport, and will give additional room for parking. Mr. Bowles inquired if the land use plan had been completed for the Airport. Mr. Wagener informed them that it would be completed in approximately six months; that Mr. Norris contacted Berger Associates. Mr. Norris stated that the Airport Committee would meet next week and perhaps something definite would be known then.

Correspondence was read from Mr. Wagener regarding Dobry (Darby) Road. Mr. Guy reported that a petition was being circulated to give the County the right of way in order to have the road widened. Mr. J. Dennis Raley, Jr. stated that Mr. Dick Arnold could give them the history of this road.

Mr. Milton Stroud of Town Creek inquired about Overcup Rd. Mr. Wigginton informed him that the roads were never built by the developer and it was the policy not to take over any roads that did not comply with the specifications. The County is in the



process of looking into this. Mrs. Sharon owns the roadbed and the deed the County Commissioners now have is worthless because the road does not comply.

Mr. Bowles asked the length of the road and how many houses were on it. He was informed that there are five (5) houses.

Mr. Stroud stated that he would like to buy the road and fix it up. He was not interested in Holly Court. He felt that someone has to take of the road and he possibly could get the other owners to purchase the pipe. Mr. Aud informed him that it was the County's policy to put the pipe in for them. Attorney Wigginton stated that he would be willing to write a letter to Mrs. Sharon for him.

#### Johnson Road

Mr. Norris' letter regarding Johnson Road was read. He feels there is not much that can be done, but part of the crest of the hill can be cut down. The Commissioners agreed to do something about it.

#### Morgan Road

Mr. Norris, Asst. County Engineer, reported that Mr. John Hall of Soil Conservation Service, obtained information from Mr. and Mrs. Islip. The County accepted the road in November of 1969 and installed a culvert in 1970. The parties involved will give the County a drainage right of way.

The Commissioners requested Mr. J. Dennis Raley, Jr. to have "Children at Play" signs erected in the Mr. Pleasant Subdivision in the 7th District.

#### Housing Code for St. Mary's County

Present: Dr. J. Patrick Jarboe, Chairman  
 Michael Glaser, Housing Task Force  
 John W. Williams, Housing Task Force  
 Mary Salisbury, Dept. of Social Services

Mr. John W. Williams acting as spokesman for the group requested that the County contact the Building Official and Code Administration for setting up a Building Code for St. Mary's County. Better known as BOCA, it was founded in 1915 and is a non-profit organization. He further stated that Senate Bill 560 authorizes the Department of Economic and Community Development to issue a model Building Code for the State of Maryland. Also Senate Bill 559 is the Industrialized Building and Mobile Homes Act. A copy of the Building Code may be



obtained from the Department of Economic and Community Development and they will also send a training group to the County to explain what BOCA is involved with and will assist in setting up a Building Code for the County. The Housing Authority must build by Code, and this would assist them. Mr. Williams also stated that many Counties in Maryland do have the BOCA Code. Eleven out of twenty three do not have any Code.

Dr. Jarboe informed them that Charles County had two Building Inspectors and one Plumbing Inspector. Anyone could be trained to do this and it would not have to be a registered person in that field. He also said some people think it will cost the County something, but this is untrue since the individual will pay the fee for the inspection and it would not necessarily raise the building costs.

#### Queentree Development

Present: Mr. Burton Reiner  
Mr. Boyd Needle  
James Kenney, Esq.

Attorney Kenney was spokesman for the group and stated that they had come with statistics and facts as to why the Commissioners should do something. They were not asking for any commitment. He stated that the one industry that all liked was recreation. They wish to use part of their land for recreation and this will not deter from the beauty of the land. The developers have a new proposal for a recreation area on the property instead of a housing project.

Mr. Reiner stated that they came prepared to talk about a modular plan today. They understood that their sister counties and the counties of Metropolitan D. C. have gotten to a point where there is no sound sewer operation. Prince William County has had the same problem that the County Commissioners talked about and they have gone from \$2.75 tax rate to \$5.00 due to services required by new citizens coming into the County.

They have about 1,000 acres, plus or minus, rustic, with a lot of charm, and are thinking of a small community such as a "Country Camper" for hunting, fishing and boating, with a man-made lake, large swimming pool with about 20-40 rustic houses spotted in an area with a Social Hall or Meeting Hall which possibly would have a location on a bluff overlooking the Patuxent River. There would be approximately 20-50 mobile trailer pads to hook up to and a few riding trails through the area, something that would not destroy the natural beauty of the area. The lake would have a natural drainage



area and not have any affect on the flow of water in the Patuxent River. There would be a small boat ramp for inboard-outboard boats and a small pier going out into the river for fishing and boating. At this stage they have thought it out fully, but this is the thought they have for utilizing this piece of land. They would use septic tanks, since there would not be a large population. Some areas did not perc, but others have. The spacing of these houses at different locations throughout the area would have enough land to operate. Every member would have use of the entire area. It would be an Association, Cooperative or Condominium.

Mr. Bowles inquired about holding tanks for the pads. Mr. Reiner stated that these would be campers and if they had to be emptied, they would have something like "Johnnys-On-The-Spot", and if necessary, a tertiary treatment plant would be added.

Mr. Aud stated that this area is already polluted and they are very concerned about it. Mr. Bowles also stated that they understood from the Health Department that they would not approve an irrigation type of system. Attorney Kenney informed the Commissioners that the developers' present plans have been approved by the State Health Department.

Mr. Bowles stated that if the land did not accept a septic system, how would it accept an irrigation type system, to which Mr. Reiner stated that the surplus was to be put into a man-made lake and periodically taken out.

Attorney Kenney again stated that Mr. McKewen has been over the plans and approved them.

Mr. Guy inquired about the operation of a marina and how many boats there would be, also if they would have yachts tied up at the dock. Mr. Reiner stated that there would not be anything like that. They never planned having a marina or Yacht Club.

Mr. Bowles further inquired as to what would prevent them from establishing a marina at a future date should their plans change. Mr. Reiner replied he was sure they would have to get permission from the County Commissioners. He admitted that in the future their plans could change, but they had always considered a tie-up for small boats and not a marina.

Replying to the query as to the number of members they would have, Mr. Reiner stated that with 40 houses and 50 campers there would only be 90 persons. Mr. Guy stated that he was inclined to believe that they would need more houses or more campers. Mr. Reiner replied that they were thinking of memberships in the range of \$3,000 for about 1,000 members. Mr. Aud stated if they were not able to get them at \$3,000 then they would come back and want



a larger number at a smaller membership fee.

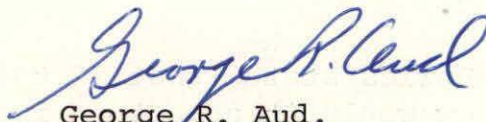
Mr. Reiner replied that they would have liked to develop as originally planned, but it was impossible to predict any sales for that type of development. They understood that any funds they spent now were on their own.

Mr. Aud informed them that they were looking for some kind of industry that would give employment to the people in the County.

Mr. Kenney stated that he was assuming that the proposal is the type that would have some merits and would have a better utilization of the land than a housing development.

Mr. Guy replied that he was more excited about this than the other project, and Mr. Aud stated that this proposal is much better than the first one, and thanked the gentlemen for coming and presenting their proposal.

The meeting adjourned at 6:00 P. M.

  
George R. Aud,  
President