

BOARD OF COUNTY COMMISSIONERS' MEETING

Wednesday, October 30, 1974

Present: Commissioner J. Wilmer Bowles, President
Commissioner George R. Aud
Edward V. Cox, Chief Clerk
H. D. McGlade, Comptroller
Cecelia B. Adams, Recording Secretary

The meeting convened at 9:45 A.M.

READING OF MINUTES

The minutes of October 23, 1974 were read and corrected.

APPROVAL OF MINUTES

Commissioner Aud made a motion to approve the minutes of October 8, 1974, seconded by Commissioner Bowles who signed same.

At this time, Commissioner J. S. Guy, Jr., entered the meeting.

VOUCHERS APPROVED

Commissioner Aud made a motion to approve vouchers #6478 to #6743 dated November 5, 1973 to November 30, 1973. Commissioner Guy seconded the motion. Commissioner Bowles made it unanimous.

THE BOARD OF COUNTY COMMISSIONERS ADJOURNED THEIR REGULAR MEETING AND MET IN EXECUTIVE SESSION

THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS RECONVENED AT 2:05 P.M.

OFFICE OF LAND USE AND DEVELOPMENT

After due consideration of the revised organization draft for the Office of Land Use and Development, it was moved by Commissioner Aud that the organization statement as drafted and presented, be accepted as the functional statement for this Office and substituted for the functional statement for the Office of Planning Director approved in December, 1973 and the F.Y. '75 operational organizational statements for the Office of the Zoning Administrator and revised Office of

Planning Director. Commissioner Guy seconded the motion and Commissioner Bowles made it unanimous.

Commissioner Aud made a motion that Mr. Richard Platt be appointed Director of the Office of Land Use and Development and he be directed to develop the new organization staffing statement incorporating existing staff employees of the two organizations. Commissioner Guy seconded the motion and Commissioner Bowles made it unanimous.

Commissioner Aud made a motion that effective this day at 11:55 A.M., Mr. Robert C. Willard be assigned to the Economic Development Commission. He shall be responsible directly to the President of the Board of County Commissioners. He will share office space at Leonard Hall with the Executive Secretary of the Commission on the Aging and the Executive Secretary of the Youth Commission. Commissioner Guy seconded the motion and Commissioner Bowles made it unanimous.

Commissioner Guy left for the remainder of the day.

TUGMAN DOUGLAS ESTATES
(Norris Road Housing Project)

Present: Joseph D. Weiner, County Attorney
Dr. J. Patrick Jarboe
Leroy Thompson
John Slade, III
Mrs. Theresa Cassagnol
Mrs. Mary DeLong Chase
Mrs. Rosalie Chase
Thomas P. Barnes

Mrs. Theresa Cassagnol stated that what the Commissioners had before them was the Tenants Association for the Tugman-Douglas Estates, known to many as the low income housing project on Norris Road. They were appearing before the Board of County Commissioners to ask for their support. Their group wanted to know what the Commissioners have done to help the local Housing Authority. Dr. Jarboe stated that he had been invited to this meeting by invitation from the Commissioners. He would attempt to answer her questions. He stated that the Commissioners' primary role in supporting the Housing Authority was the fact that the Commissioners had established the Housing Authority. He continued stating that the Commissioners had paid the attorneys fees and had appointed the members of the Housing Authority itself. The Commissioners also paid for advertising certain information

in preparation for establishing the project on Norris Road. The Commissioners had worked to update the Comprehensive Water and Sewer Plan to permit this development and had also given the project a variance as to the road policy "moratorium".

Commissioner Bowles added that the Commissioners had arranged a meeting with the State Offices and Housing and Urban Development when the project was in a "deadlock" and could not move. Commissioner Bowles continued stating that he had attended a meeting in Annapolis with Dr. Jarboe pertaining to the same subject.

Dr. Jarboe stated that the Housing Authority had not been given the funds they had requested in the budget. Commissioner Aud stated that originally when the Commissioners had appointed the Housing Authority it was intended to be self-sustaining. Commissioner Bowles stated that through his efforts funds had been provided for the salary of Mr. Donald Curtis. He continued stating that the Commissioners had allocated funds for them in the County Extension's budget and had learned later that the amount had not been used.

Commissioner Bowles stated the majority of his work has dealt with the poor and low income people of the County. He has served on Catholic Charities, Nursing Home Board, Department of Social Services Board and it was through his efforts that food stamps, Day Care Centers and the Department of Employment Security Office were established in the County. He was also involved with the Head Start program which deals with the very poor and needy children. He has also been president of the St. Mary's County United Givers' Fund. He stated that he has been very interested in the poor and what he had stated shows this.

Dr. Jarboe stated that the problem they have had and still have is that they are involved in a development probably with inadequate expertise to make sure it works right. He continued stating that the Housing Authority had asked for money to be used for a staff in order to do this properly but they had been turned down on the basis that the County did not have the authority to appropriate money.

Commissioner Bowles stated that the Housing Authority had not brought their problems and difficulties to the Commissioners' attention until they were already in trouble. Dr. Jarboe stated that the point is that they had asked for assistance in the form of money and they had been told that

the County did not have the authority so there did not seem to be any point in coming back and asking again. Commissioner Bowles added that the Commissioners are bound to go according to the legal opinion of their attorney.

Mrs. Cassagnol stated that she would like to know if the Commissioners might be able to assist them in regards to speed bumps, street lighting, etc.

Commissioner Bowles stated that any request they have and feel the Commissioners can help should be submitted to them and they will try to help in any way possible.

Dr. Jarboe stated that they are on the verge of final approval for the project. They are assuming that it will in fact be accepted.

Commissioner Bowles commended Dr. Jarboe and the members of the Housing Authority for the outstanding job they have done. Commissioner Aud agreed.

Commissioner Aud stated that the only thing the Commissioners have not done that they were asked to do is to appropriate money. He continued stating that when the County hires an attorney to represent them and he gives a legal opinion, they have to respect his ruling.

Mrs. Cassagnol stated that before the present Commissioners leave office, she will submit to them various proposals that are needed for the development.

Commissioner Bowles advised Mrs. Cassagnol that a copy of these requests should be forwarded to the Housing Authority.

Mrs. Cassagnol stated that the tenants association has been working very closely with the Housing Authority and they had wondered if in fact the Commissioners had been aware of the problems that have arisen.

Commissioner Bowles stated that the Commissioners have not been kept aware of all the problems. They have not been given any reports as to progress being made. Commissioner Bowles continued stating that the Housing Authority has tried to work as independently of the Commissioners as they could. These people serving on the Housing Authority are volunteers and it would be an unreasonable burden to ask for a monthly or quarterly report unless they had a staff.

Dr. Jarboe stated that the Housing Authority has placed families in 18 units in the Center Gardens Apartments. Housing and Urban Development granted them \$16,000.00 and these monies have been exhausted. It appears as though it will be some time before additional monies are received. Last month, the Housing Authority borrowed money from the Tri-County Community Action Committee, without interest for September's rent. Next month's payment is now due and the management of Center Gardens is becoming quite restless. At present, they have \$1,700.00 in the bank to be applied to the two month's rent. Dr. Jarboe continued stating that the Housing Authority had hoped that somehow the County could furnish them with an interest free loan until they obtained monies from HUD. Due to the delay in receiving these funds from HUD, as of Friday, they will be two months behind in the rent (\$5,923.00). If the \$1,700.00 remaining in the bank is applied to that amount there is a balance due of \$4,223.02. The Housing Authority requested that the County advance them this amount to pay the rent at Center Gardens to be reimbursed when they receive their money from HUD.

Commissioner Bowles stated that if the Commissioners have the legal authority to do so, the Housing Authority will be loaned the money. Commissioner Aud agreed. Mr. Joseph D. Weiner, County Attorney, will review the law governing same and report his findings to the Commissioners.

Dr. Jarboe stated that another point he wanted to make was that in the future it may become necessary to ask the County for a subsidy for the Tugman-Douglas project due to inflation. In round figures, everything they receive from HUD will go toward debt service and the amounts they receive from rent will be used for administration, utilities and maintenance.

Commissioner Aud left for the remainder of the day.

ST. MARY'S COUNTY AUDIT

Present: B. Harris Sterling, Director of Finance
John Little, David M. Gruber and Company
Robert Romeo, " " " " "
Joseph O'Dell, Budget Officer
H. D. McGlade, Comptroller

Mr. John Little of David Gruber and Company, presented the audit report for St. Mary's County for F.Y. '74 ending June 30, 1974.

The meeting recessed at 5:10 P.M.

BOARD OF COUNTY COMMISSIONERS' MEETING

Present: Commissioner J. Wilmer Bowles, President
Commissioner George R. Aud
Commissioner J. S. Guy, Jr.
Edward V. Cox, Chief Clerk
H. D. McGlade, Comptroller
Cecelia B. Adams, Recording Secretary

The meeting of October 30, 1974 reconvened at 10:20 A.M. on October 31, 1974.

APPROVAL OF MINUTES

The minutes of October 16, 1973 were presented. Commissioner Aud made a motion to approve same, seconded by Commissioner Bowles who signed same.

BAREFOOT ACRES

Mr. Edward Cox, Chief Clerk, presented a deed dated February 14, 1974 by and between Containerization, Inc. and the St. Mary's County Commissioners for Garrison Drive located in Barefoot Acres Subdivision located in the eighth election district of St. Mary's County. Upon the recommendation of Mr. John B. Norris, Jr., County Engineer, Commissioner Aud made a motion to accept Garrison Drive into the County Roads System. Commissioner Bowles seconded same.

EXCESS OF EXPENDITURES OVER ORIGINAL APPROPRIATION

The Commissioners reviewed the Director of Finance's recommendation that the Commissioners authorize and approve the transfer from the contingency fund and departments which did not exceed their approved budget amounts as necessary to offset deficits in the departmental budgets as shown below. These amounts are in agreement with summary exhibit "D" in the annual audit which reflects departmental expenditures related to their annual budget which shows departments over and under these approved amounts.

<u>Department/Function</u>	<u>Excess of Expenditures Over Original Appropriation</u>
Judicial	\$31,661
Election	11,707

CONTINUATION

<u>Department/Function</u>	<u>Excess of Expenditures Over Original Appropriation</u>
Planning Commission	3,006
General Government Buildings	45,669
Other General Government	1,876
Other Protection	8,249
Library	2,500
Agricultural Extension	3,456
Capital Outlays	216,044
Debt Service	73,820

Total	\$397,988

Commissioner Aud made a motion to approve the Director of Finance's recommendation. Commissioner Guy seconded the motion and Commissioner Bowles made it unanimous. The Commissioners signed same.

ROBERT C. WILLARD-REASSIGNMENT

Commissioner Bowles informed Mr. Robert C. Willard, Planning Director, that the Commissioners had consolidated the Planning and Zoning Offices into an Office which will be known as the Land Use and Development Office and they have appointed Mr. Richard Platt as director of that Office. Commissioner Bowles continued stating that the Commissioners feel because of Mr. Willard's interest he has shown and because of the needs of the Economic Development Commission, it would be appropriate and they have agreed to assign him to the Economic Development Commission to assist them. Mr. Willard's assignments will come from the President of the Board of County Commissioners. He will provide staff support for the Chairman of the Economic Development Commission and the Commission as a whole. Commissioner Bowles continued stating that Mr. Willard shall prepare progress reports to be given to the President of the Board of County Commissioners and the Chairman of the Economic Development Commission. His office space will be at Leonard Hall in the building presently being used by the Executive Secretary of the St. Mary's County Youth Commission. The secretary in this office would also act as Mr. Willard's secretary in reporting of his time, his whereabouts and taking his telephone messages, etc. Commissioner Bowles noted that it would be necessary for Mr. Willard to have

all leave approved by the President of the Board of County Commissioners. Inasmuch as the Economic Development Commission does not have a budget item for travel expenses, these expenses must also be approved by the County Commissioners. Commissioner Bowles stated that as of this date, Mr. Willard was requested to turn all materials over to the Land Use and Development Office so they could be processed without delay.

At this time, Mrs. Leila Rogers and Mrs. Kathy Kennedy, secretaries in the Planning Office, were called into the meeting. Commissioner Bowles informed them of the reassignment of Mr. Willard and instructed them that they would be working for Mr. Richard Platt, Director of the Land Use and Development Office.

LEXINGTON PARK SMALL AREA PLAN

A letter addressed to Mr. Angelos C. Demetriou and a forward were presented for the Commissioners' signatures. The forward was to be attached to and become a permanent part of the Lexington Park Small Area Plan. The forward stated that the County Commissioners, upon the recommendation from the Planning Commission, officially adopted the Lexington Park Small Area Plan as a concept plan for use in further planning efforts for the subject area. Commissioner Aud made a motion to sign same, Commissioner Guy seconded the motion and Commissioner Bowles made it unanimous. The Commissioners signed same.

CALLING OF CERTAIN BONDS

A letter was presented to the County Commissioners for their review and approval, addressed to Mr. Joseph M. Gough, Chairman of the Planning Commission. This letter was in reference to the bonds that were called for "Breezy Knolls" Subdivision-Curtis Brothers, Inc. and "Spring Valley" Subdivision-Riley Brothers. The letter cautioned the Planning Commission about approval of plans in the future for the above mentioned developers. Also, this raises serious question about future approval for development plans for all those who have not met their obligations in the past. Commissioner Guy made a motion to approve the letter, seconded by Commissioner Aud and Commissioner Bowles made it unanimous. The Commissioners signed same.

BILLS APPROVED

The following bills were approved for payment:

Lorenzi, Dodds and Gunnill for design plans on the reconstruction of Mechanicsville-Chaptico Road in the amount of \$3,304.00.

Regal Construction Company, Estimate #12, for the period of September 1 to 30, 1974, in the amount of \$61,891.79. The estimate was submitted by the Maryland State Highway Administration.

Commissioner Aud made a motion to approve the above-mentioned bills, seconded by Commissioner Guy and made unanimous by Commissioner Bowles.


BOARD OF ZONING APPEALS-PAYMENT

Mr. Dick Platt requested that payment of the members of the Board of Appeals and their attorney be paid in the amount of \$50.00 per attendance at scheduled meetings. Mr. Platt recommended that these members be paid as contractual services rather than the procedure for the Planning Commission members. Commissioner Aud made a motion to accept the recommendations of Mr. Platt, seconded by Commissioner Guy and made unanimous by Commissioner Bowles.

APPROVAL OF EQUIPMENT

Mr. Platt requested that the Commissioners approve an expenditure in the amount of \$1,360.19 to be used for the purchase of items required for conference/hearing meeting rooms. These items would be used by the Planning Commission, Board of Zoning Appeals, Plumbing Board and the Board of Building Appeals. Commissioner Aud made a motion to approve the request, seconded by Commissioner Guy and made unanimous by Commissioner Bowles. These monies would be taken from the contingency funds.

The meeting adjourned at 12:20 P.M.


J. Wilmer Bowles
President