

**ST. MARY'S COUNTY  
BOARD OF COUNTY COMMISSIONERS' MEETING  
GOVERNMENTAL CENTER  
Tuesday, June 8, 2004**

**Present:** Commissioner President Thomas F. McKay  
Commissioner Kenneth R. Dement  
Commissioner Lawrence D. Jarboe  
Commissioner Thomas A. Mattingly, Sr.  
Commissioner Daniel H. Raley  
George G. Forrest, County Administrator  
Kate Mauck, Senior Administrative Coordinator (Recorder)

**CALL TO ORDER**

The meeting was called to order at 9:07 a.m.

**APPROVAL OF CHECK REGISTER**

**Commissioner Raley moved, seconded by Commissioner Mattingly, to authorize the Commissioner President to sign the Check Register. Motion carried.**

**APPROVAL OF MINUTES**

**Commissioner Jarboe moved, seconded by Commissioner Dement, to approve the minutes of the Commissioners' meeting of Tuesday, June 1, 2004, as corrected. Motion carried.**

**COMMENDATIONS**

The following commendations were presented by the Board of County Commissioners:

- Mrs. Paula Williar, St. Mary's County Public Schools Teacher of the Year
- Mr. James Shewbridge, Volunteer EMA Radiological Officer

**PROCLAMATIONS FOR ST. MARY'S NURSING CENTER**

The following proclamations were presented by the Board of County Commissioners:

- National Volunteer Week – April 18-24, 2004
- National Nurses' Week – May 2-8, 2004
- National Nursing Home Week – May 9-15, 2004
- National Nursing Assistants' Week – June 13-19, 2004

**WELCOME AND SWEARING IN OF SUMMER ASSOCIATE VISTAS**

The Board of County Commissioners welcomed and witnessed the swearing in, by Commissioner President McKay, of the Summer Associate VISTAs. The VISTAs will be engaged in the Summer of Safety, Arts, Reading, and Resiliency Program.

## **COUNTY ADMINISTRATOR**

1. Draft Agenda for June 22, 2004
2. **County Attorney**

Present: John Norris, III

a. **Commissioner Dement moved, seconded by Commissioner Raley, to approve and authorize the Commissioner President to sign the First Amended Security Agreement with Ridge Volunteer Fire Department; the Release of Lien the Commissioners hold currently on the Long Trailer; and the documents necessary to place a lien on the Load Trailer purchased by the Ridge Volunteer Fire Department to replace the Long Trailer. Motion carried.**

b. **Commissioner Raley moved, seconded by Commissioner Mattingly, to approve a settlement agreement with Verizon to accept \$39,312.50 regarding disputed charges for 911 fees. Motion carried.**

3. **Emergency Management Agency**

Present: Stanley Williams, Jr., Deputy Director  
Timothy Bennett, Emergency Planner)

**Commissioner Jarboe moved, seconded by Commissioner Dement, to approve and authorize the Commissioner President to sign Budget Amendment to decrease the revenues and expenses for the State Homeland Security Equipment Grant (Regional), US0424. Motion carried.**

4. **Recreation, Parks, and Community Services, Real Property Manager, St. Mary's County Public Schools**

Present: Phil Rollins, Director  
Arthur Shepherd, Recreation Division Manager  
Joyce Malone, Real Property Manager  
Brad Clements, Chief Administrative Officer, St. Mary's County Public Schools  
Denis Canavan, Director, Land Use and Growth Management  
John Norris, III, County Attorney

*Commissioners directed that the Department of Land Use and Growth Development ensure that the old Carver Elementary School facility does not become entrenched over time, so that it does not come into violation of the AICUZ.*

*Mr. Forrest agreed to aggressively reestablish contact with the Boy's and Girl's Clubs and also Catholic Charities in order to establish their building use needs and then to bring those needs back to the Board of County Commissioners.*

**Commissioner Dement moved, seconded by Commissioner Raley, to approve and authorize the Commissioner President to sign Letter of Understanding for temporary use of the former George Washington Carver Elementary School. Motion carried.**

**5. Recreation, Parks, and Community Services**

Present: Phil Rollins, Director  
Cynthia Brown, Community Services Manager

- a. **Commissioner Jarboe moved, seconded by Commissioner Dement, to approve and authorize the Commissioner President to sign Grant Agreement Contract and related Budget Amendment with the St. Mary's County Arts council to receive \$1,794 in FY04 funds for the Summer of Safety, Arts, and Reading Program. Motion carried.**
- b. **Commissioner Jarboe moved, seconded by Commissioner Raley, to approve and authorize the Commissioner President to sign Grant Agreement Contract and related Budget Amendment with the St. Mary's County Arts Council to receive \$1,706 in FY05 funds for the Summer of Safety, Arts and Reading Program. Motion carried.**

**6. Land Use and Growth Management**

Present: Denis Canavan, Director

- a. **Commissioner Jarboe moved, seconded by Commissioner Dement, to approve and authorize the Commissioner President to sign Budget Amendment (\$5,000) for the Chesapeake Bay Critical Area Grant – Project #MD 0427. Motion carried.**
- b. **Commissioner Dement moved, seconded by Commissioner Mattingly, to approve and authorize the Commissioner President to sign Budget Amendment (\$1,000) to increase Fuel Account due to climbing increase in fuel costs for County Vehicles for Inspectors. Motion carried.**

Also Present: Elaine Kramer, Finance Director

- c. **Commissioner Jarboe moved, seconded by Commissioner Dement, to approve and authorize the Commissioner President to sign Budget Amendment toward the Unallocated Grant Reserve Revenue, Unallocated Grant Reserve Expense, and BOCC Emergency Appropriations Reserve due to lack of grant projects. Motion carried.**

*Regarding the Breton Bay Watershed – Mr. Canavan stated that he would check to see if funds were allocated for this next year. He would also prepare a memo on any projects in the Breton Bay Watershed as a status report to the Commissioners.*

## **7. Department of Public Works and Transportation**

Present: George Erichsen, Director

- a. Public Works Agreement for Greenbrier Subdivision, Section 5. *Located in the 8th Election District with an expiration date of April 1, 2005. A letter of credit has been provided by the Maryland Bank & Trust Company in the amount of \$743,100. The roads included in this agreement are: Freedom Drive (1,280'), Green Leaf Road (672'), Green Leaf Court (589'), Powhatan Court (237') and Brookstone Court (311').*
- b. Public Works Agreement for Greenbrier Subdivision, Section 6. *Located in the 8th Election District with an expiration date of April 1, 2005. A letter of credit has been provided by the Maryland Bank & Trust Company in the amount of \$245,400. The roads included in this agreement are: Willow Wood Drive (861') and Woodland Court (228').*

**Commissioner Dement moved, seconded by Commissioner Raley, to approve and authorize the Commissioner President to sign Public Works Agreements a and b for Greenbrier Subdivision, Sections 5 and 6. Motion carried.**

## **DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT: BRAC UPDATE**

Present: John Savich, Director, Department of Economic and Community Development

Karen Everett, Manager, Business Development

John B. Norris, III, County Attorney

Mr. Savich provided a monthly update on the Base Realignment and Closure (BRAC) activity and a review of the Consolidated Priorities List to support the Navy, as well as the Seven-Point Plan.

The following action items were determined:

- *The Public Information Office was directed to develop new strategies on how to get additional/new membership for the Transportation Task Force.*
- *The County received a letter having to do with the State Highway's response to our letter requesting them to put in additional access to the Navy Museum. The State reported that they would not be doing anything toward that end. Commissioner Raley agreed to put together a meeting with the director of the Navy Museum, Admiral Gus Eggert, and will also determine who else should meet with them regarding an expired Memorandum of Understanding as well as access to the Museum.*
- *The Department of Economic and Community Development was tasked to take the Seven-Point Plan back to several community organizations. If additions or changes are recommended, these should be brought back to the Commissioners during the next BRAC update.*

## **COMMISSIONERS' TIME**

### Commissioner Dement

Expressed congratulations to the Queen family for their 50<sup>th</sup> Family Reunion, where he presented a proclamation. The family had a very large turnout for the event.

Reported that all the Commissioners attended the Three Notch Trail Groundbreaking Ceremony last week.

Reported that he and Mr. Raley presented a proclamation last Sunday to John J. and Dorothy Cullison in honor of their 50<sup>th</sup> wedding anniversary.

### Commissioner Mattingly

Expressed congratulations to all the graduating classes this year, and stated that Commissioners had been busy visiting all the graduation ceremonies that had been held throughout the week. Stated that it was encouraging to see how many students have applied to, and been accepted by, colleges all over the country. A significant amount of scholarship money has been obtained by many students from St. Mary's County, and many students will be attending CSM.

### Commissioner Jarboe

Offered congratulations on behalf of all the Commissioners to Commissioner Dement for his induction into the Great Mills High School Hall of Fame.

Reported that while other Commissioners attended the Ridge Memorial Day Celebration, he attended the Charlotte Hall Memorial Day Celebration. Delegate Owens, on his last day to be a delegate, attended the event as well. He is now the Secretary for Veteran's Affairs, and Governor Ehrlich could not have picked a finer individual, who is well respected by all parties. Commissioner Jarboe expressed congratulations to Secretary Owens, and expressed thanks to the Governor for his selection.

### Commissioner Raley

Expressed congratulations to the graduating classes of students from the four high schools in the County, as well as to their families, who deserve a lot of credit.

Also expressed congratulations to John J. and Dorothy Cullison in honor of their 50<sup>th</sup> wedding anniversary. Stated that they are both wonderful, hard-working, good people.

Expressed congratulations to staff and others involved for the excellent presentation to Nancy Kopp, Maryland State Treasurer, who appeared to come away with a better understanding of the projects and area, and it was time well spent.

Reported that he rode over to Nicolet Park to see the water-spraying facility that was being installed. Commended Phil Rollins for having his staff perform the work themselves in order to install the mat for the facility, which was no easy task. The work was very intricate, and would save the County time as well as money.

Reported that the annual Flag Day Celebration would occur on the Governmental Center lawn on Monday, June 14<sup>th</sup>. Stated that he has attended several of these events, and it is a wonderful ceremony.

### Commissioner President McKay

Followed up on the Flag Day Celebration, stating that it would begin at 6:00 p.m. with the actual ceremony beginning at 6:40 p.m. A demonstration by the Special Forces Green Beret Parachute Team from Fort Bragg will be featured, and there will be a pause in the ceremony in order to recite the Pledge of Allegiance. Refreshments will be served by the Seventh District Optimist's Club, and all citizens are invited to come out and attend the ceremony.

Reported that this past weekend, Guy Distributing Company, as in many past years in St. Mary's County, hosted the Annual Budweiser Men's Softball Tournament, with funds going to the ARC of Southern Maryland. A tremendous amount of money is raised for this event, which will continue into next weekend. Expressed gratitude to the Guy Distributing Company and to the many volunteers who have helped as well.

Reported that he was told the Leonardtown Lions had a huge crowd at the Governmental Center for the Crab Festival last weekend.

Stated that the nation is mourning the loss of a great President, Ronald Reagan, and that it was undecided at this point whether County Government would be closing on Friday. Mr. Forrest reported that the County was awaiting word on what action the State and other county governments would be taking. Commissioner McKay stated that the Commissioners may have some type of ceremony at the Governmental Center on Friday.

Reminded the public of the open public forum that would be held this evening at 6:30 p.m., followed by a presentation and public meeting on the Tri-County Community Action Committee Status Report on the Hunting Creek Affordable Housing Project.

*Commissioner President McKay reported that he would be away for the evening public forum, and asked Commissioner Vice President Jarboe to preside over the remainder of the meeting.*

### **MONTHLY PUBLIC FORUM – 6:30 p.m.**

Commissioner Jarboe opened the monthly public forum for public comment, with the following individuals speaking:

Trudy Kemp, 29602 Dogwood Circle, Mechanicsville – Represented St. Mary’s Football and Cheerleading and the Southern Maryland Alliance and Youth Sports – expressed concern about the field at Dorsey Park. Stated that on Saturday, the field, saturated from rain, was torn up due to the Department of Recreation, Parks, and Community Services allowing it to be played upon. Turned over a copy of a memo from Arthur Shepherd dated October 6, 2000, which outlined rules for the closing of fields due to heavy rain or snow. Asked the Commissioners to ensure that the memo was enforced for all sports.

Charles Hurry, 23856 Colton’s Point Road, Clements – Expressed frustration because of the damaged field at Dorsey Park and presented photographs of the field for the record. Stated that he looked into having the field repaired, and that it was irreparable without having to place new sod on the field. Also stated that the department jumps on the bandwagon and does not ask all the County’s citizens for input on how fields should be laid out. *Commissioner Jarboe stated that the information would be passed on to the Director of Recreation, Parks, and Community Services, and that a letter of response would be sent out.*

Minnie Russell, 16477 Dunbar Lane, Ridge – Asked the County to look into the changing colors on rooftops over the past several years, stating that it could be a health concern to citizens. In addition, her husband says every time it rains, the skimmer in the swimming pool is full due to tar. *Denis Canavan was asked to look into this citizen’s concerns.*

Gilbert Neru, 46704 Robert Leon Drive, Brooks Run Development, Willow Wood Subdivision – Outlined problems with developer, Mr. Brooks. Commissioners had directed Mr. Brooks in the past to take care of standing water/running water across the road problems. He did so, but a drain was built in the incorrect place, and also is six inches higher than the curb. *Commissioners asked Mr. Forrest to have George Erichsen look into this and ensure it is brought up to standard prior to coming back to the County.*

Commissioner Jarboe closed the regular monthly public forum.

### **TRI-COUNTY COMMUNITY ACTION COMMITTEE STATUS REPORT ON HUNTING CREEK AFFORDABLE HOUSING PROJECT AND REQUEST FOR PUBLIC INPUT**

Present: Dana Jones, President, Southern Maryland Tri-County Community Action

Committee, Inc. (SMTCCAC)  
Debra Jones, Director of Community Development, SMTCCAC

Mr. Jones provided an overview of the Hunting Creek Planned Unit Development (PUD) proposed community. The location of the property is in Lexington Park, along Willows Road just east of Maryland Route 5 (Point Lookout Road). It is located within the County's development district, and its size is 20.1 acres. The development would serve as replacement housing for Lexington Manor apartments, which will be demolished over the next two years. The following information was presented:

- Zoning – PUD – allows up to five units per acre;
- Proposed use – mixed-income affordable community of up to 100 units – 70 rental apartments and 30 duplex or triplex homes;
- Residents to be served – single family homes and rentals;
- Development costs – single-family - \$163,000 per unit and rental - \$154,000 per unit
- Funding;
- Utilities;
- Amenities;
- Ownership and management;
- Proposed design;
- Public services and employment; and
- Community support.

The current status of the project showed that the Phase I environmental report and preliminary market research have been completed. Preliminary concepts have been completed and engineering studies have commenced. Applications for funding have been submitted to Maryland DHCD for planning funds and to MDE for funds to extend water and sewer to the site. An additional application for pre-development funding has been initiated.

The following next steps were presented:

- CDBG planning grant awards anticipated in June 2004. Notice of additional pre-development funding award anticipated September to October 2004;
- Concept plan submitted to Land Use and Growth Management approximately November 2004 with approval about January 2005;
- Engineering design and approval of record plat (plus or minus ten months) complete approximately November 2005;
- Commence site and single-family unit construction summer to fall 2006 (occupancy beginning summer 2007); and
- Commence multi-family construction early 2007 (occupancy beginning late summer 2007).

Building designs were displayed, illustrating rental properties, homeownership properties, and a community center. Information regarding mixed-use communities and

the advantages of integrating rental and homeownership properties within the same development were discussed in detail. Mr. Jones stated that at least one person employed to oversee the property would also live on site. If this concept is successful, then members of the maintenance crew may also reside on site.

Surveillance of the property was discussed as it relates to market strategy. Surveillance would be provided on an ongoing basis to keep the neighborhood healthy. A zero-tolerance policy would be in place, and the individual named on the lease agreement is the responsible party.

Commissioner Jarboe opened the meeting for public comment, and the following individual spoke:

Gilbert Neru, 46704 Robert Leon Drive, Brooks Run Development, Willow Wood Subdivision – Indicated that the development is a good idea for our area, but showed concerned about the 100 units being 70 rental/30 homeownership and felt those numbers should be switched. Expressed concern about water and sewer service going into the property and whether others in the surrounding areas would then lose water and sewer service because of it. Also expressed concern about the two-lane road and suggested it could turn out like Chancellor’s Run, if a road problem is not taken care of now.

Mr. Jones responded that the objective of the community is to provide replacement housing for Lexington Manor, and that is the reason for the 70 rental/30 homeownership design of the property. In addition, it was reported that a full traffic study for adequate public facilities would be completed prior to approval of the project. Mr. Jones stated that a qualified team would be brought in for a complete market study and analysis.

As there were no other citizens wishing to speak regarding this topic, Commissioner Jarboe closed the public meeting.

**ADJOURNMENT**

The meeting adjourned at 7:22 p.m.

Minutes Approved by the  
Board of County Commissioners on \_\_\_\_\_

\_\_\_\_\_  
Kate Mauck, Senior Administrative Coordinator  
to the Board of County Commissioners