

ST. MARY'S COUNTY
BOARD OF COUNTY COMMISSIONERS' MEETING
GOVERNMENTAL CENTER
Tuesday, July 27, 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
Donna Gebicke, Administrative Assistant (Recorder)
Kate Mauck, Senior Administrative Coordinator (Recorder)

The following minutes were recorded by Kate Mauck:

CALL TO ORDER

The meeting was called to order at 9:08 a.m.

APPROVAL OF CHECK REGISTER

Commissioner Raley moved, seconded by Commissioner Dement, to authorize the Commissioner President to sign the Check Register, with the exception of a bill for \$92.00 on page 10. Motion carried.

APPROVAL OF MINUTES

Commissioner Jarboe moved, seconded by Commissioner Dement, to approve the minutes of the Commissioners' meeting of Tuesday, July 20, 2004. Motion carried.

COMMENDATION: AMERICORPS*VISTA VOLUNTEERS

The Board of County Commissioners recognized AmeriCorps*VISTA volunteers Carol Nemeroff and Jeremy Siegel upon their completion of one year of service to the citizens of St. Mary's County.

HUMAN RESOURCES DEPARTMENT: EMPLOYEE SERVICE AWARDS

Present: Tara Klotz, Deputy Director, Human Resources
Dee Snyder, Benefits Coordinator

The following individuals were recognized by the Board of County Commissioners for Years in Service Awards to St. Mary's County Government:

Name	Years	Award	Job Title	Department
Eugene A. Hayden	11	10	Court Reporter	Circuit Court
Elizabeth A. Passarelli	14	10	Senior Legal Assistant	Circuit Court
Donna L. Sweeney	14	10	Senior Assignment Clerk	Circuit Court
Teresa L. Weeks	11	10	Senior Legal Assistant	Circuit Court

Margaret C. Elliott 14 10 Fiscal Specialist III DECD
Donna M. Owen 14 10 Housing Specialist DECD
Donna K. Sasscer 13 10 Manager-Agriculture DECD

Francis P. Arnold 10 10 Shop Foreman Recreation, Parks, & Com. Svs.
Kathy M. Bailey 14 10 Senior Admin.Cood. Recreation Parks, & Com. Svs.
Michael W. Beavan 14 10 Maintenance Foreman Recreation Parks, & Com. Svs.
Walter D. Biscoe 13 10 Coordinator Recreation Parks, & Com. Svs.
Joseph W. Bowles 12 10 Senior Groundskeeper Recreation Parks, & Com. Svs.
Cynthia A. Brown 14 10 Director (EI) Recreation Parks, & Com. Svs.
Robert E. Oliver 14 10 Groundskeeper Recreation Parks, & Com. Svs.
Phillip D. Rollins 12 10 Director (EI) Recreation Parks, & Com. Svs.
Joan M. Simmons 14 10 Fiscal Specialist III Recreation Parks, & Com. Svs.
Marie C. Urbanski 12 10 Fiscal Specialist III Recreation Parks, & Com. Svs.

Joseph B. Abell, Jr. 14 10 Equipment Operator III DPW&T and Building Services
Darren Y. Alvey 11 10 Road Foreman DPW&T and Building Services
Joseph D. Bean 14 10 Road Foreman DPW&T and Building Services
Francis L. Bowles 10 10 Equipment Operator I DPW&T and Building Services
Joseph S. Buckler 11 10 Equipment Operator III DPW&T and Building Services
Raymond G. Dilworth 10 10 Landfill Attendant DPW&T and Building Services
George A. Erichsen 11 10 Director (EII) DPW&T and Building Services
Jacqueline A. Fournier 12 10 Supervisor DPW&T and Building Services
Clifford E. Fuller 12 10 Maintenance Mechanic DPW&T and Building Services
Donald E. Goostree 14 10 Lead Maint. Mechanic DPW&T and Building Services
William H. Mattingly 14 10 Maintenance Worker DPW&T and Building Services
Anna E. McElfresh 14 10 Weighmaster DPW&T and Building Services
John C. Raley 12 10 Supervisor DPW&T and Building Services
Paul A. Reed, Jr. 13 10 Maintenance Worker DPW&T and Building Services
Ralph W. Ridgell 13 10 Maintenance Worker DPW&T and Building Services
Donald L. Russell 12 10 Landfill Attendant DPW&T and Building Services
James L. Saunders 13 10 Inspector III DPW&T and Building Services
Wiley E. Schuhart 12 10 Equipment Operator II DPW&T and Building Services
Allen M. Settle 12 10 Senior Engineer Tech. DPW&T and Building Services
George L. Spalding, Jr. 14 10 Equipment Operator II DPW&T and Building Services
Joseph L. Suite 11 10 Equipment Operator I DPW&T and Building Services
Robin T. VanKirk 14 10 Senior Office Specialist DPW&T and Building Services
Bruce A. Wade 11 10 Equipment Operator II DPW&T and Building Services
John W. Wise 13 10 Inspector I DPW&T and Building Services

John B. Raley, Jr. 13 10 Senior Com. Specialist ECC
Dennis L. Wolcott 10 10 Senior Com.. Specialist ECC

Carol H. Gallagher 14 10 Procurement Manager Finance

Deanna Snyder 14 10 Benefits Coordinator HR

Shirley T. Hayden 14 10 Senior Office Specialist LUGM
Barbara Vallandingham 13 10 Inspections Coordinator LUGM

Joan T. Courtney 14 10 House Manager/Evening Marcey House
Larry C. Harvey 14 10 Director Marcey House

William R. Cullins 14 10 Judge Orphan's Court

Mickey M. Bailey 14 10 Sergeant Sheriff's Office
William A. Baker 13 10 Corr. Officer III Sheriff's Office
Emilio Balmaceda 13 10 Corr. Officer I Sheriff's Office
Patricia L. Beall 11 10 Corr. Officer I Sheriff's Office
Theodore A. Belleavoine 14 10 Corporal Sheriff's Office
Terry L. Black 13 10 Sergeant Sheriff's Office
Timothy I. Butler 14 10 D.F.C Sheriff's Office
Katherine M. Dassing 14 10 D.F.C. Sheriff's Office
Gary B. Dicks 12 10 Crime Lab Technician Sheriff's Office
Cynthia R. Dyson 14 10 Administrative Cood. Sheriff's Office
Anthony T. Fenwick 12 10 Corr. Officer I Sheriff's Office
Selina M. Fenwick 12 10 Corr. Officer II Sheriff's Office
James F. A. Fowler 10 10 D.F.C. Sheriff's Office
Stephen C. Goddard 11 10 Corr. Officer I Sheriff's Office
Richard W. Gray 13 10 Corr. Officer III Sheriff's Office
Crystal A. Hayden 14 10 Senior Class. Specialist Sheriff's Office
William E. Hill 13 10 D.F.C. Sheriff's Office
Denise E. Hintze 13 10 Corr. Officer IV Sheriff's Office
Gerald B. Johnson 13 10 Sergeant Sheriff's Office
Robert W. Johnston 12 10 Systems Administrator Sheriff's Office
Philip Joseph 13 10 Corporal Sheriff's Office
Georgia L. Kaspar 14 10 Senior Admin.Coord. Sheriff's Office
Kathleen M. Kreps 13 10 Senior Class.Specialist Sheriff's Office
Patricia L. Litten 11 10 Fiscal Specialist III Sheriff's Office
Bernard A. Mayor 12 10 Corr. Officer III Sheriff's Office
Scott L. McLane 13 10 D.F.C. Sheriff's Office
Christopher S. Medved 12 10 Sergeant Sheriff's Office
Wayne A. Milam 14 10 D.F.C. Sheriff's Office
Louis W. Mileto 14 10 Corr. Officer I Sheriff's Office
Stephen E. Myers, Jr. 11 10 D.F.C. Sheriff's Office
Sarah J. Norris 13 10 Corr. Officer III Sheriff's Office
Carol J. Porter 11 10 Senior Class. Specialist Sheriff's Office
Laura M. Roberts 12 10 Senior Class. Specialist Sheriff's Office
Dung T. Ross 14 10 D.F.C. Sheriff's Office
Julian G. Schwab 14 10 D.F.C. Sheriff's Office
David Sewell 12 10 Corr. Officer I Sheriff's Office
John R. Shoemaker 14 10 Corporal Sheriff's Office
Mark A. Smith 11 10 D.F.C. Sheriff's Office
Kevin D. Somerville 14 10 D.F.C. Sheriff's Office
Eric D. Sweeney 12 10 Corporal Sheriff's Office
Diane M. Thompson 14 10 D.F.C. Sheriff's Office
Mary A. Thompson 14 10 Coordinator Sheriff's Office
John T. Ucekay 11 10 Corr. Officer I Sheriff's Office
Lawrence Vallandingham 14 10 D.F.C. Sheriff's Office
Edward A. Willenborg 13 10 Sergeant Sheriff's Office
Earl W. Young 11 10 D.F.C. Sheriff's Office
Harold D. Young 11 10 D.F.C. Sheriff's Office

Catherine A. Conlon 13 10 Community Svs. Coord. State's Attorney's Office
Terry D. Cutchember 14 10 Legal Assistant I State's Attorney's Office
Mary A. Henderson 12 10 Legal Assistant I State's Attorney's Office
Amanda E. Koenig 12 10 Legal Assistant II State's Attorney's Office
Brenda A. Mayor 14 10 Legal Assistant II State's Attorney's Office
Bonnie E. Robbins 14 10 Fiscal Specialist III State's Attorney's Office
James L. Tanavage 10 10 Asst. States Atty. II State's Attorney's Office

Joseph L. Bridgett 15 15 Groundskeeper Recreation, Parks, & Com. Svs.
David M. Oliver 15 15 Groundskeeper Recreation, Parks, & Com. Svs.

Gladys M. Duckett 15 15 Nursing Assistant DOA
Catherine C. Hill 15 15 Nursing Assistant DOA
Jennie S. Page 15 15 Deputy Director DOA

Thomas L. Biscoe 15 15 Maintenance Mechanic DPW&T and Building Services
Rose C. Clarke 15 15 Bus Driver DPW&T and Building Services
Phyllis A. Knott 15 15 Weighmaster DPW&T and Building Services

Delores M. Cannon 15 15 Permits Specialist I LUGM
Jane M. Robeson 15 15 Inspector II LUGM

Deborah L. Diedrich 15 15 Corr. Officer IV Sheriff's Office
Delores M. Gray 15 15 Corr. Officer I Sheriff's Office
Craig A. Guy 15 15 D.F.C. Sheriff's Office
Jeffrey L. Kreps 15 15 Corr. Officer II Sheriff's Office
Deborah L. Milam 15 15 Corporal Sheriff's Office
Jane M. Thompson 15 15 Corr. Officer I Sheriff's Office

Iva M. Cain 15 15 Legal Assistant II State's Attorney's Office

Lucy L. Hewitt 15 15 Accountant Treasurer's Office

Mary M. Langley 20 20 Senior Adm.Coordinator ECC

David D. Zylak 20 20 Sheriff Sheriff's Office

Arthur C. Shepherd 25 25 Manager Recreation, Parks, & Com. Svs.

John T. Rhodes, Jr. 30 30 Sergeant Sheriff's Office

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT: BRAC UPDATE

Present: John Savich, Director of Economic and Community Development
Todd Morgan, President, Navy Alliance

Mr. Morgan and Mr. Savich presented an update on the status of BRAC 2005. Mr. Morgan was welcomed as the new President of the Navy Alliance. Details regarding a meeting and briefing on Monday, July 26th of the Maryland Military Installation Strategic Planning Council in Hanover, Maryland were presented. Some of the following points were made:

- The goal is to come up with a priority list as to how the State can help Southern Maryland keep the Patuxent River Naval Air Station from being targeted for closure during BRAC;
- BRAC 2005 is still moving forward, with no change in the completion date at this point;
- BRAC timeline was outlined in detail;
- Recommendation was made to continue to reform the County's Seven Point Plan;
- Continue to work closely with the Patuxent Partnership and the Chamber of Commerce to get the message out about the base throughout the community;
- This BRAC will affect more facilities than all three previous BRACs combined;
- BRAC Commission will be composed of seven members – Navy Alliance is trying to stress working on a regional basis to try to help get a BRAC Commissioner nominated that would be regionally friendly – Mr. Warner, of Virginia, has the vote that could make this happen;

- Mr. Savich was directed to go to the community, as part of the Economic Development Council, to update the County's Seven Point Plan. He reported that a preliminary draft was presented as part of the documents on record for this meeting. The EDC will meet in August and will transmit another draft to the Board of County Commissioners at that time; and
- Five priorities from the Seven Point Plan were identified – Transportation, Housing, Education, Lexington Park Revitalization, and Balancing Growth and Quality of Life.

The following recommendations were made by the Board of County Commissioners:

- Under Education - work toward the development of the next generation of engineers – strong base of education within the County so that recruitment can occur within the community;
- Under Education – secondary science and technology education should become a priority for all of St. Mary's, not just the Board of County Commissioners. Pull together all players in the education field – the Board of Education, College of Southern Maryland, St. Mary's College, and the Higher Education Center – convene all educational resources for some brainstorming; and
- Under Transportation – look at, as a future long-term goal, bringing infrastructure and facilities together across the Potomac between for St. Mary's County, Virginia Beach, and Norfolk, with ferry service in order to enhance public safety as well as transportation needs.

COUNTY ADMINISTRATOR

1. Draft Agendas for August 3 and August 10, 2004

2. St. Mary's County Circuit Court

Present: Bill Tench, Court Administrator
Judge Marvin Kaminetz

Commissioner Dement moved, seconded by Commissioner Mattingly, to approve and authorize the Commissioner President to sign Budget Amendment for Law Library Grant in the amount of \$30,816. Motion carried.

3. St. Mary's County Public Schools

Present: Dan Carney, Chief Financial Officer
Brad Clements, Chief Administrative Officer
Dr. Fulton, Deputy Superintendent

a. Commissioner Raley moved, seconded by Commissioner Jarboe, to approve and sign the Board of Education FY2005 Operating and Capital Budget documents as presented, taking into account that both documents were approved by the Board of Education. Motion carried.

b. Commissioner Jarboe moved, seconded by Commissioner Raley, to approve and sign letter to Maryland State Department of Education and approve and authorize the Commissioner President to sign form for Submission of Excludable Non-Recurring Items for Maintenance of Effort. Motion carried.

4. Office on Aging

Present: Jennie Page, Deputy Director
Peggy Maio, Fiscal Supervisor

Commissioner Dement moved, seconded by Commissioner Mattingly, to approve and authorize the Commissioner President to sign Notification of Grant Award (State: \$171,025) and Budget Amendment (\$947). Motion carried.

5. Emergency Management

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

a. Commissioner Mattingly moved, seconded by Commissioner Jarboe, to approve and authorize the Commissioner President to sign Multi-Hazard Mitigation Planning Memorandum of Agreement and associated Budget Amendment (\$1,200). Motion carried.

b. Commissioner Mattingly moved, seconded by Commissioner Jarboe, to approve and authorize the Commissioner President to sign Budget Amendment for LG-Notify Emergency Alert System. Motion carried.

The following direction was given:

- Look at a comprehensive approach to include radio, television, and 911 to see how to fund the different aspects;
- Look carefully into spending needs re: hazardous materials and weapons of mass destruction;
- Determine whether the County will be reimbursed through the 911 Board;
- Ask incoming Director of Public Safety how this all fits into the \$385,000 coming in September;
- Look further into power generators for radio stations;
- Caller id – ensure calling system can override caller id display on telephones to state, “St. Mary’s County Emergency Notification”;
- Find out about overriding the call blocking feature that has been installed on some citizens telephones; and
- Mr. Forrest offered to create a marketing/public relations strategy that would educate as many citizens as possible on the program.

c. Commissioner Dement moved, seconded by Commissioner Mattingly, to approve and authorize the Commissioner President to sign State Homeland Security Equipment Grant Funding Memorandum of Agreement and associated Budget Amendment (\$16,011). Motion carried.

6. Finance Department

Present: Elaine Kramer

a. Commissioner Jarboe moved, seconded by Commissioner Raley, to approve and authorize the Commissioner President to sign Grant Agreement with Maryland Department of Agriculture for the purpose of allocating funds and providing a program for the control and eradication of designated weed species and related Budget Amendment. Motion carried.

b. Commissioner Dement moved, seconded by Commissioner Mattingly, to approve and sign Ordinance and approve and authorize the Commissioner President to sign Budget Amendments (\$601,241 and \$41,943) for FEMA Funding from Hurricane Isabel. Motion carried.

7. Real Property Manager

Present: Joyce Malone, Real Property Manager
Heidi Dudderer, Assistant County Attorney

Commissioner Jarboe moved, seconded by Commissioner Dement, to approve and authorize the Commissioner President to sign tenant's Estoppel letter for new owner of space leased by the Office of the Sheriff, Unit 8, St. Mary's Square Shopping Center. Motion carried.

COMMISSIONERS' TIME

Commissioner Mattingly

Reminded citizens that the Hollywood VFD will be ready to begin their annual carnival beginning July 29th, and running through the next two weekends. Encouraged the community to come out and support their local fire department.

Announced that he and his wife would be celebrating their wedding anniversary on July 29th.

Commissioner Jarboe

Announced that he was honored to attend a crab feast and birthday celebration this past weekend, which was an event sponsored by St. Mary's Today for their 16th anniversary. It was well attended, with our State Senator and all three delegates in attendance. Sal and Myra Raspa were recognized at this event, and Commissioner Jarboe was particularly proud of Delegate Wood's truthful and honest remarks. Gary Rue and his band played at the event, and did a good job.

Commissioner Raley

Expressed congratulations to his daughter, Katie, and her husband, Chris, upon the birth of their son, Zachary Thomas, who is doing quite well.

Commissioner Dement

Expressed congratulations to Jack and Margaret Aud for their 50th wedding anniversary – he was fortunate to present them with a proclamation honoring the event. George Aud, a former Commissioner, was at the event as well.

Commissioner McKay

Had the pleasure of receiving a plaque Friday night on behalf of the citizens and the Board of County Commissioners, from St. Mary's College for sponsoring the River Concert Series. Thanked the citizens of the County for their support of these events. Three or four thousand people attend each of the River Concert events, which provide a lot of culture for the County. Encouraged citizens who have not attended in the past to try it out next year.

Announced that Commissioner Jarboe played the guitar along with Gary Rue's band at the St. Mary's Today event last weekend, and he did a fine job.

Announced that a public hearing of Proposed Amendments to the Comprehensive Water and Sewer Plan would be taking place tonight at 6:30 p.m.

Commissioner Dement moved, seconded by Commissioner Raley, for the Board of County Commissioners to meet in Executive Session in order to discuss Property Acquisition/Disposition matters as provided for in Article 24, Sections 4-210(a)11 and also to discuss Litigation issue as provided for in Article 24, Sections 4-210(a)8. Motion carried.

The following minutes were recorded by Donna Gebicke:

EXECUTIVE SESSION

Property Acquisition/Disposition

Present: Commissioner Thomas F. McKay, President
Commissioner Daniel H. Raley
Commissioner Kenneth R. Dement
Commissioner Lawrence D. Jarboe
Commissioner Thomas A. Mattingly, Sr.
George Forrest, County Administrator
Heidi Dudderer, Assistant County Attorney
John Savich, Director, Economic and Community Development
Joyce Malone, Real Property Manager
Robin Finnacom, Lexington Park Plan
Donna Gebicke, Recorder

Authority: Article 24, Section 4-210(a)11

Time Held: 11:50 am – 12:38 p.m.

Action Taken: The Commissioners discussed a property acquisition/disposition matter.

Litigation

Present: Commissioner Thomas F. McKay, President
Commissioner Daniel H. Raley
Commissioner Kenneth R. Dement
Commissioner Thomas A. Mattingly, Sr.
George Forrest, County Administrator
Heidi Dudderer, Asst. County Attorney
Donna Gebicke, Recorder

Authority: Article 24, Section 4-210(a)8

Time Held: 12:39 p.m. – 1:12 p.m.

Action Taken: The Commissioners discussed a potential litigation matter.

The remaining minutes were recorded by Kate Mauck:

Commissioner Raley moved, seconded by Commissioner Dement, to direct staff to proceed as directed in Executive Session in regard to Property Acquisition. Commissioner Mattingly voted no. Motion carried 4-1.

PUBLIC HEARING: PROPOSED AMENDMENTS TO THE COMPREHENSIVE WATER AND SEWER PLAN

Present: Jeff Jackman, Senior Planner
Chad Holdsworth, Capital Facilities Planner
Denis Canavan, Director, Land Use and Growth Management

Steve King, Metropolitan Commission
Phil Shire, Planner IV

The Department of Land Use and Growth Management brought seven matters for public hearing to the Board of County Commissioners in order to receive public testimony regarding the St. Mary's County Comprehensive Water and Sewerage Plan. The review was conducted pursuant to Section 9-511 through 9-513 of the Environment Article of the Annotated Code of Maryland.

The public hearing was properly advertised on July 7 and July 14, 2004 in The Enterprise, and the Planning Commission public hearing was conducted on June 14, 2004. All amendments must be approved by the Maryland Department of the Environment prior to final implementation.

Commissioner President McKay opened the public hearing for public comment. Each of the following matters was opened for public comment and then closed after citizens completed their remarks.

1) CWSP #03-120-041, Wild Goose Crest Subdivision, amend service map III-9 to change from NPS (no planned service) to W-3D (water service in three to five years, developer financed). The subject property contains 37.81 acres described as Tax Map 9, Block 13 and Parcel 26, zoned Residential Low-Density District (RL), in the 5th Election District.

Also Present: William Higgs, Little Silences Rest, Inc. (Developer)

No citizens were present to speak. Commissioner President McKay closed public testimony.

2) CWSP #04-120-003, Twin Ponds, Section 2, amend service maps III-26 & IV-26 to change from W-6D and S-6D (water and sewerage service in six to ten years, developer financed) to W-3D and S-3D (water and sewerage service in three to five years, developer financed). The subject property contains 67.8 acres described as Tax Map 26, Block 18 and Parcel 95, zoned Residential Low-Density District (RL), in the 6th Election District.

Also Present: William Higgs, Little Silences Rest, Inc. (Developer)

Mr. Higgs reported that they are working closely with the Metropolitan Commission to try to provide one water system instead of two to supply the area. They are trying to join together with the water system at Broadrun. Discussion took place regarding the aquifer and it was stated that the aquifer from Section 1 should not be adversely affected. The following citizens spoke:

Ford Dean – Mechanicsville, Maryland – Represented the Dean Partnership – referred to Zoning Ordinance having designated Hollywood as an area to be developed as a town center. Stated that this project as well as Broad Creek would contribute toward the greater goal to get water to the correct intersection in Hollywood, if the Hollywood town center is be developed.

Bill Schaefer – Hollywood, Maryland – Homeowner at Twin Ponds 1 – Expressed concern that there is no guarantee that the aquifer issue will not affect the wells in Twin Ponds 1 – concerns that water would be coming from Twin Ponds 1, and also whether access to the water and sewer would be cutting through Twin Ponds 1.

Lou Parks – Hollywood, Maryland – Homeowner at Twin Ponds 1 – concerned about the lack of guarantee on the aquifer and the possibility that a failure of an upper aquifer might cause the problems to go downward and cause the lower aquifers to be in jeopardy. Also concerned that the 20 foot wide road with no road markings and higher population with greater traffic will cause problems due to more pedestrians on the street with no sidewalks, etc.

Barbara Snyder – Hollywood, Maryland – Homeowner at Twin Ponds 1 – Asked questions about the three to five year issue and when building would actually start. Mr. Holdsworth responded that building would not begin until the infrastructure was in place beforehand. Asked questions about wetlands, soil and flooding, long dry spells, and lighting on the property. Mr. Holdsworth responded that wetlands would be carefully reviewed during the development review process, storm drain systems will have to be put in place, aquifers are more affected by climate trends than by weather patterns, and that lighting is a State issue.

There were no other citizens present to speak. Commissioner President McKay closed public testimony.

3) CWSP #00-120-032, Wood & Stream Homes, amend service maps III-51 & IV-51 to change from W-6D and S-6D (water and sewerage service in six to ten years developer financed) to W-3D and S-3D (water and sewerage service in three to five years, developer financed). The subject property contains 41.82 acres described as Tax Map 51, Block 1 and Parcel 1, zoned Residential Low-Density District (RL), in the 8th Election District.

Also Present: Dan Igniowski, Professional Engineer, NG&O Engineering

This particular project is proposed to have a large amount of frontage on Chancellor's Run Road. The developer has planned to deed land over for the project.

Commissioners asked the developer to see if it would be possible to tie into the existing water main at Fox Chase or the other subdivision discussed. Pulling two projects together and working with the Metropolitan Commission on this would serve both projects well. Intentions to close a small gap in the water/sewer system was discussed.

There were no citizens present to speak. Commissioner President McKay closed public testimony.

4) CWSP #03-120-032, Stallman Subdivision, Section 6, amend service map IV-43 to change from S-6D (sewerage service in six to ten years, developer financed) to S-3D (sewerage service in three to five years, developer financed). The subject property contains 46.19 acres described as Tax Map 43, Block 19 and Parcel 120, zoned Residential Low-Density District (RL), in the 8th Election District.

Also Present: Pat Mudd, Day Tech Engineering

There were no citizens present to speak. Commissioner President McKay closed public testimony.

5) CWSP #03-120-031, Lighthouse Commons, Section 2, amend service map III-65 to change from W-6D (water service in six to ten years, developer financed) to W-3D (water service in three to five years, developer financed). The subject property contains 23.89 acres described as Tax Map 65, Block 11 and Parcels 255 & 278, zoned Residential Low-Density District (RL), in the 2nd Election District.

Also Present: Pat Mudd, Day Tech Engineering

Bill Bladden – Developer and homeowner in Tall Timbers – lives in this area, and stated that the area was not flooded during Hurricane Isabel.

There were no other citizens present to speak. Commissioner President McKay closed public testimony.

6) CWSP #04-132-003, South Plaza, amend service map III-65 to change from W-6D (water service in six to ten years, developer financed), to W-3D (water service in three to five years, developer financed). The subject property contains 11.0 acres described as Tax Map 34, Block 23 and Parcels 90, 96 & 661, zoned Community Commercial District (CC), in the 8th Election District.

Also Present: Pat Coggins, Faison (Developer)
Andrew Martin, Loederman Soltész Associates, Inc.

There were no citizens present to speak. Commissioner President McKay closed public testimony.

7) CWSP #04-120-001, St. George Peninsula, Lots 12-65, amend service maps III-61 & IV-61 to change from NPS (no planned service) to RW and RSS (Rural water and sewerage service; developer financed). The subject property contains 467.97 acres described as Tax Map 61, Block 23 and Parcels 77, 80 & 82, zoned Rural Preservation District (RPD), Resource Conservation Area (RCA), in the 2nd Election District.

Also Present: Patt Mudd, Day Tech Engineering
Mark Cohen, Attorney
Jeff Kozero, Partner

The proposed system is an on-site treatment system. No final design has been prepared at this time, and the design process would proceed after the hearing process is completed. Out of 65 lots in the entire parcel, six lots have individual well and septic systems, five are on a public system due to failing wells, and these it is proposed that these would be connected to the new system that would be designed for the new lots. The Planning Commission voted 5-1 in favor of this project.

Marc Cohen – Represented Developer of St. George Peninsula – stated that the two landowners of the property are both in support of the project. The project is entirely developer-invested and would cost the County nothing.

Mr. King reported that the treatment system and disposal must be maintained below the surface forever, and would have to be cleared by the Maryland Department of the Environment.

Jeff Kozero – Development Partner – Stated that developers have worked very closely with METCOM to produce whatever system is necessary. Spoke about a water/sewer system in Calvert which is similar. Stated that producer of the system is the best in the country.

John Boyd – Homeowner, Andover Estates – Has no problems with the development, and is glad the water/sewer system would be coming into that area. Expressed concern about the odor and how the system would affect the nearby open creek. Asked that one of the two additional sites be considered, and why all homeowners in that area cannot be put on the system. Concerned that all of Point Point will eventually end up on the system and the homeowners would end up paying for it anyway.

Mr. Holdsworth and Mr. Shire spoke to the rigidity of growth allocation within the critical area, and stated that growth allocation is a separate process, which is not covered at this public hearing. Mr. Kozero stated that he met with Mary Owens of the Critical Area Commission, and she gave some input regarding potential growth allocation in this area. In addition, it was pointed out that the system would not be located in the buffer area, which was established by Land Use and

Growth Management. Mr. Kozero also stated that the creek would not be affected. Mr. King stated that no houses or subdivisions have been added to the Piney Point system or affected by an amendment since 1986.

There were no other citizens present to speak. Commissioner President McKay closed public testimony.

Commissioner President McKay closed the public hearing. The matters will be open for written public comment for a period of ten days, and will then be placed on an upcoming agenda for final discussion/decision.

ADJOURNMENT

The meeting adjourned at 8:04 p.m.

Minutes Approved by the
Board of County Commissioners on _____

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