

ST. MARY'S COUNTY
BOARD OF COUNTY COMMISSIONERS' MEETING

GOVERNMENTAL CENTER

Tuesday, October 28, 2003

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)

CALL TO ORDER

The meeting was called to order at 9:14 a.m.

APPROVAL OF CHECK REGISTER

Commissioner Raley moved, seconded by Commissioner Dement, to authorize Commissioner McKay to sign the Check Register with the exception of the first item on page 60, payment to Fairfield Inn, until purpose is clarified. Motion carried.

APPROVAL OF MINUTES

Commissioner Jarboe moved, seconded by Commissioner Dement, to approve the minutes of the Commissioner's meeting of Tuesday, October 21, 2003, as presented. Motion carried.

PROCLAMATIONS

The Commissioners presented proclamations to Elinor Mattingly and Joseph A. Saunders in honor of their retirement from service to St. Mary's County.

COUNTY ADMINISTRATOR

1. Draft Agenda: November 4, 2003 (there will be no meeting on Nov. 11)

Commissioner Mattingly asked staff to respond to the letter from Ridge Volunteer Fire Department regarding a \$5,000 match for a grant they have applied for.

2. Following extensive discussion, **Commissioner Raley moved, seconded by Commissioner Mattingly, to direct staff to do the necessary paperwork to take the proposal to Public Hearing. Motion carried 3-2. Commissioners McKay and Jarboe voted no.**

Commissioner President McKay stated that fees continue to grow - - from 2001-02, there was a 35% increase in fees. Rising expenses need to be controlled. This issue could be revisited during the budget cycle to clarify that there is a need to increase the tax. The County Attorney recommended that Mr. Cooper, Emergency Communications Director work with the Finance Director to define the level of funding allowed and where it would be applied and make this information available to the Commissioners.

3. **Commissioner Jarboe moved, seconded by Commissioner Dement, to approve and authorize Commissioner President to sign the Grant Agreement with Maryland Aviation Administration to complete Environmental Assessment and to sign transmittal letter to MAA. Motion carried.**

Commissioner Mattingly moved, seconded by Commissioner Raley, to sign Resolution and authorize Commissioner President to sign Deed accepting Avenmar Drive and Avenmar Court into the County's Highway Maintenance System, and sign Resolution approving erection of stop signs and posting of 25 mph speed limits on Avenmar Drive and Avenmar Court. Motion carried.

4. **Commissioner Dement moved, seconded by Commissioner Jarboe, to authorize**

Commissioner President to sign a Budget Amendment to provide for immediate funding of the Great Mills Pool road repairs (\$20,600). Motion carried.

LEAGUE OF WOMEN VOTERS OF ST. MARY'S COUNTY

Present: Rosina Maiers, President, St. Mary's County Chapter

Jane Aldridge, Affordable Housing Study Member

Grace Horton, Affordable Housing Study Member

William Knoeller, Chair, Affordable Housing Study

Ms. Maiers provided an overview of the mission and activities of the League of Women Voters. Mr. Knoeller presented the findings and recommendations of the Affordable Housing Study.

Major housing challenges include:

- Population of St. Mary's County is growing, the amount of land is not. The cost of land is a principal limiting factor in building both rental and ownership housing, along with land restrictions.
- Current development trends in the County are not affordable for a significant portion of the population.

- Current rental housing is inadequate in quantity and quality.

The Committee reached consensus on the following potential solutions at its May 2003 meeting:

1. Create a Housing Trust Fund from fees, taxes, and contributions to be used to construct low income/affordable housing.
2. Establish a community Land Trust of donated or purchased land to encourage builders to construct low income/affordable housing.
3. Examine the concept of monetary incentives for developers who build low income/affordable housing or include a percentage of such housing in new developments.

Mr. Knoeller indicated that there is a great amount of community support for this issue and urged the Commissioners to take whatever action possible to help increase the supply of affordable housing.

The Commissioners agreed that the lack of affordable housing is a critical issue and Commissioner President McKay suggested that it should be addressed regionally as well. Commissioner Jarboe asked that the League let the Southern Maryland Delegation know that they support the concept of waiving or deferring impact fees as an incentive for developers to build affordable housing.

SENIOR HOUSING GROUP

Present: Dr. Arthur Standing

Rev. John Ball

Dr. Standing presented the Southern St. Mary's Regional Senior Housing Project's (RSHP) concerns regarding the lack of affordable assisted living facilities in St. Mary's County. Reverend Ball related his experiences ministering to residents of the southern part of the county. Many older citizens have had to leave the County to have their needs met, which often results in isolation and depression.

The RSHP's goal is to begin development of some small to mid-size assisted living centers that would allow senior residents to remain close to their families and community support. The RSHP requested the County's help and support, including staff's assistance to identify County land that might be available for donation or lease.

MUSEUM BOARD

Present: Phil Rollins, Director, Recreation and Parks Department

Lydia Wood, Acting Museum Director

Members of the Museum Board of Trustees

Based upon input received from the Commissioners on the draft Museum Master Plan presented on August 5, the Museum Board presented a scaled-back proposal summarized as follows:

- Return focus to Piney Point Lighthouse Museum and Park
- Discontinue Potomac River Maritime Museum concept at this site

- Relocate the Lighthouse Museum to the two-story Steuart building after renovations.
- Museum building renovations to be scaled back and overseen by County Building Services
- Eliminate new museum building on the Potomac River from the plan.

Phase I would include:

1. Move Lundeberg boat collection to Steuart property – estimated cost \$10,000
2. Construct a small shelter for "Early Times" dory boat – estimated cost \$10,000
3. Renovate metal building \$45,000
4. Expand metal building \$50,000

TOTAL \$115,000

5. Request was made to use the \$75,000 currently appropriated for A&E work for museum building to address the boat collection issue. An additional \$40,000 will be needed to complete this phase of the project, which is possible through grants or Friends of the Museum support, and other sources.

Phase II – Renovate office building to relocate Lighthouse Museum and Gift Shop (FY04-06)

Phase III – Improvements to boat workshop building – costs and funding sources to be determined

Phase IV – Reuse of former Museum Building (Coast Guard garage) and Chief Petty Officer's Quarters – costs and funding sources to be determined

Mr. Greg Callaway was thanked for temporarily housing exhibits and gift shop items from the Piney Point Lighthouse Museum at Callaway's A&W Mobil.

The Commissioners concurred with the plan to begin implementing Phase I immediately to ensure that the Lundeberg boat collection remains in St. Mary's County. The Museum Board will revise the Draft Master Plan document previously presented and return to the Board for adoption.

COMMISSIONERS TIME

Commissioner Dement

- Attended Chamber of Commerce's Business After Hours event at Blair's. This is a great opportunity to recognize different businesses in the County.
- Chamber's Tourism Packaging Seminar was a great success.
- Participated in Ribbon Cuttings for new *Curves* exercise facility for women and the new Hospice office.
- Thanks to all who invited me to join them at their fundraisers and banquets.
- Congratulations to Michael Sirk on his retirement from the Board of Elections

Commissioner Mattingly

- Attended Ribbon Cuttings for *Curves* and new Hospice office. Appreciate Hospice for the wonderful work they do.

- Attended Southern Maryland Works meeting
- Met with Laschelle Miller, Town Administrator, and Gregg Welker to talk about safety improvements on Rt. 5 corridor.

Commissioner Jarboe

- Thanks to the Chamber for their excellent session on tourism
- Request staff respond to Paul Colonna's request for Fire Rescue Station in Chaptico

Commissioner Raley

- Congratulations to Hospice on their new facility. This is a wonderful organization that deserves a lot of credit for what they do.
- Thanks to Commissioners McKay and Dement and all those who participated in the St. Mary's Caring Desert Auction fundraising event.

Commissioner President McKay

- Attended the Business and Professional Women National Business Women's Week Dinner and celebration of their 75th anniversary. Congratulations to those individuals and organizations receiving awards this year.
- The Maryland State Controller's Office will be sending out revised FY04 withholding tables to correct the mistake in the guides sent out previously.
- Thanks to State Highway Department for agreeing to do the Rt. 235 paving in the evenings
- BOCC and Office of the Sheriff encourage residents to have a safe Halloween.
- Welcome to new Assistant County Attorney Heidi Dudderer.
- The Critical Area Commissioner will hold a Public Hearing October 29 at 6:30 p.m. at the Leonardtown Hall for the purpose of hearing from the public on the Leonardtown Wharf Project.
- The BOCC will hold a public meeting on November 4 at 6:30 p.m. to receive public input on the FY04 Legislative proposals.

REORGANIZATION

The County Administrator, George Forrest, revisited the Reorganization Plan presented previously to the Board and requested guidance to move forward. He reiterated that the proposed plan will not eliminate services currently being provided, but should streamline activities, foster additional cooperation among departments, and assist in the management of activities County-wide. The Commissioners reviewed the functional areas previously proposed by Mr. Forrest. The consensus was that DECD should be separated out from the Planning and Zoning cluster and Office on Aging should be separated out of the Community Enhancement group. Further discussion is needed on the placement of remaining functions under Community Enhancement group. The eight clusters were identified as: Recreation and Parks, EMA/ECC, Office on Aging, Finance, IT, Public Works, Land Use and Growth Management and DECD. Mr. Forrest proposed that the next step should be for the Board to identify the staff who would head up the clusters. This group will then meet with Mr. Forrest to prepare an in-depth functional alignment for presentation to the Board.

Commissioner President McKay asked that the County Attorney and Public Information Officer be separate service providers to the Board. Mr. Forrest asked that a separate position or additional title be created for a current director who is trained to fill in as County Administrator in his absence.

AUTHORIZATION TO PAY BILL

Commissioner Raley moved, seconded by Commissioner Jarboe, to authorize payment to Fairfield Inn (page 60 of this week’s check register) for rooms for out of county interviewers serving on the Office of the Sheriff’s Promotional Oral Review Board.

LEXINGTON PARK DEVELOPMENT PLAN

Present: Denis Canavan, Director, LUGM

Jeff Jackman, Senior Planner

Chad Holdsworth, Planner

Clive Graham, Consultant, Environmental Resources Management, Inc.

Jeff Jackman provided background on the history of the project and overall process. Mr. Graham presented a progress report on the Lexington Park Development District Plan that included data collected and analyzed to date and draft concept maps illustrating development options.

Discussion topics included how the development district boundaries were defined and should they be revised, not taking away rights that have been awarded previously, and the need to keep the other Development District in mind.

Denis Canavan, LUGM Director, stated that the goal should be to make the Lexington Park Development District suitable and desirable for development and to have a plan that targets development. The County will need to determine its build-out capability under current zoning.

It was agreed that the Department of Land Use and Growth Management will proceed to hold a second community workshop on November 17 to present this information to the public, bring the plan back to the Planning Commissioner and then to the Board later this spring.

Minutes Approved by the

Board of County Commissioners on _____

Donna Gebicke, Administrative Assistant

to the Board of County Commissioners