

204B. *The members of said Commission shall be a body corporate, by the name of the "Charles County Metropolitan Commission" (referred to elsewhere in this Act as "the Commission"), with the right to use a common seal, to sue and be sued, and to do any and all other corporate acts for the purpose of carrying out the provisions of this sub-title. Whenever it shall be deemed necessary by said Commission to take or acquire any land, structure or buildings, or any stream bed, waterway, water rights, or watershed, either in fee or as an easement, within or outside of Charles County, for the construction, extension or maintenance of any water main, sewer or appurtenance thereof, or any sewage treatment plant, reservoir, water treatment plant, storage tank or pumping station or for the execution by the Commission of any other power or function vested in it by this Act, said Commission may purchase the same from the owners, or failing to agree with the owner or owners thereof, may condemn the same by proceedings in the Circuit Court for the county in which said land, structures or buildings, stream bed, waterway, water rights or watershed is located, as are provided for condemnation of land by public service corporations in the Public General Laws of Maryland, now or hereafter in effect, and said Commission may likewise condemn the interest of any tenant, lessee or other person having any right or interest in said land, structures or buildings, stream bed, waterway, water rights or watershed. At any time after ten days after the return and recordation of the verdict or award in said proceedings, the Commission may enter and take possession of the property so condemned, upon first paying to the Clerk of the Court the amount of said award and all costs taxed to that date, notwithstanding any appeal or further proceedings upon part of the defendant. At the time of said payment, however, the Commission shall give its corporate undertaking to abide by and fulfill any judgment in such appeal or further proceedings.*

204C. *Whenever twenty-five property owners, residing in any locality in Charles County, shall in writing, signed with their respective names and addresses, petition the Commission to have said locality, (the boundaries whereof shall be definitely stated in said petition), constituted as a new sanitary district, the Commission, if it approves, shall cause to be made a preliminary engineering survey of the project to determine the feasibility and probable cost of providing such area with utilities, whether water, sewer or otherwise. If the Commission disapproves of the project or is unable or unwilling to undertake or obtain such preliminary engineering survey, it shall so inform the petitioners by mail giving to each of said petitioners an estimate of the cost of making or obtaining such a preliminary engineering survey and no further action shall be taken on said project unless and until the persons signing the petition therefor cause the estimated cost of such preliminary engineering survey to be paid to the Commission, who shall then proceed to make or obtain such preliminary engineering survey. As soon as the data from such preliminary engineering survey is available, the Commission shall call a meeting of the owners of property in said district and at said meeting inform them of the results of the preliminary engineering survey, the probable costs, etc. If on a vote, a majority of the owners of property in the area present at said meeting approve of the area becoming a sanitary district, then the Commission shall call another meeting of the owners of property in said area; such second meeting*