

establishment or enlargement is feasible from an engineering and financial standpoint, subject to the consent of the County Commissioners of St. Mary's County.]

[(2) Whenever twenty-five property owners, residing in any locality in St. Mary's County, shall in writing petition the Commission to have said locality (the boundaries whereof shall be definitely stated in said petition) constituted as a new sanitary district or added to an existing sanitary district to which such locality is contiguous, 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, which shall then proceed to make or obtain such preliminary engineering survey. Upon any locality becoming a sanitary district or a part of an existing sanitary district, pursuant to the provisions of this section, the Commission shall repay from the first funds available for such purpose, including the issuance of bonds, any sums furnished by any of the petitioners to defray the cost of the preliminary engineering survey. Upon completion of the preliminary engineering survey, the Commission shall give notice by publication in one or more newspapers of general circulation in St. Mary's County once a week for three (3) successive weeks, which notice shall describe the proposed sanitary district or enlargement, together with the time and place of a hearing to be held, at which hearing a report shall be made as to the then estimated approximate cost of the facilities contemplated and the establishment of a sanitary district. Such report shall also include an estimate of the amount, if any, to be financed by the issuance of bonds pursuant to the authority of Section 161 of this subtitle. If the then estimated appropriate amount of bonds to be issued pursuant to Section 161 of this subtitle to pay the cost of the proposed facilities in the sanitary district (as proposed to be established or to be enlarged), together with the unamortized balance of the bonds issued to pay the cost of all facilities previously installed by the Commission in the sanitary district (as proposed to be established or to be enlarged), is estimated to exceed twenty-five per centum (25%) of the assessed property value as fixed for county taxation purposes in the sanitary district (as proposed to be established or to be enlarged), or if the project is not feasible from an engineering or financial standpoint or, in the judgment of the Commission, is not