



# Commissioners of Leonardtown

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DANIEL W. BURRIS  
Mayor

LASCHELLE E. MCKAY  
Town Administrator

## Commissioners of Leonardtown Town Council Meeting Minutes July 14, 2014

Attendees: Daniel W. Burris, Mayor  
Leslie Roberts, Vice President  
Thomas M. Combs, Councilmember  
Hayden T. Hammett, Councilmember  
J. Maguire Mattingly IV, Councilmember  
Roger L. Mattingly, Councilmember

Also in attendance were: Teri Dimsey, Secretary; Laschelle McKay, Town Administrator; Rebecca Sothoron, Treasurer; DeAnn Adler, Town Planner; Maria Fleming, Events Coordinator; Pat Cheseldine, Foxwell Resident; Julia Mattingly, Foxwell Resident; Mike Mummaugh, Paragon Properties, Debbie Mummaugh, The Saba Group, Farhad Saba, The Saba Group; Gloria Truyes, Foxwell Condo; Mike Hutson, Resident; Douglas Isleib, Resident; Candy Farren, Resident; Joyce Farrell, Foxwell Condo; Connie Serboud, Foxwell Condo; Chris Meyers, Foxwell Condo; Ann Duke, Foxwell Condo; Branden Farthing, Academy Hills Resident; Robin Finnacom, St. Mary's County Government Economic and Development; Joe Orlando, Owner and Dick Myers, The BayNet. A complete list of attendees is on file at the Leonardtown Town Hall.

Mayor Burris requested an Invocation and Ms. Dimsey to lead the Pledge of Allegiance.

Mayor Burris moved on to the first order of business.

### Approval of Minutes

Meeting minutes for the June 16, 2014 Town Council meeting were presented for approval.

**Mayor Burris entertained a motion to accept the minutes as presented.**

**Councilmember Roger Mattingly moved to approve the June 16, 2014 minutes as presented; seconded by Councilmember Hammett; motion passed unanimously.**

### **Treasurer's Report** – Rebecca Sothoron

Ms. Sothoron reported that \$100,000 was transferred to the checking account. Several recent transfers have been to fund the grant for Cedar Lane which we oversee. The financial report for June was labeled as a draft as it is before the final year-end audit adjustments. This changes as we go through the next several months.

There will be some revenue items that will be under budget and the public utility tax is significantly under budget. That is comprised of Verizon and SMECO and other various small accounts that are charged public utility taxes. The SMECO account was appealed by SMECO and they just finalized it at the end of June and their assessment was reduced by over 5 million dollars. We have placed a call to their office to ask why and are waiting a reply. There may be an adjustment and there may not be an adjustment.

The second item is in regard to income tax, the County is projecting a 2.9% deficient and on our side it is about \$12,800. We still will get another distribution in August that relates to FY14 and will not know the final number until then.

Building Permits are under budget but this is mainly due to the refund that was requested by the County when they pulled their building permit for the Detention Center.

Water service charges are about 1% short and we did a comparison from last June to this June and it appears that people are changing their water habits as the average household use has decreased significantly.

The trash contractor transition has been operating smoothly and Affordable Refuse has responded immediately to any issues that occurred.

Mayor Burris asked Ms. Sothoron to explain how much the trash rates will be decreased.

Ms. Sothoron remarked that it is approximately 23% but the customers will not see this reflected until the October 1 invoice as the Town bills in arrears.

Auditors are coming in this month for preliminary audit work and the property tax billing should be calculated and mailed before the August meeting.

### **Planning & Zoning Report** – DeAnn Adler

Ms. Adler reported that at last month's Planning and Zoning meeting there was one item on the agenda:

**Case # 42-14 – The Hamptons at Leonardtown – Tax Map 40, Block 6, Parcel 254 – Recommendation for Concept Approval to the Town Council and a recommendation to the Board of Appeals for a density bonus.**

We will be discussing this project at the public hearing at 4:15 today.

The next Planning and Zoning meeting will be held on Monday, July 21, 2014. Right now we have no items on the agenda, but the Old Line Bank may be coming in with plans for a new bank project to be built on the property behind the Dash-In on Newtowne Neck Road.

### **Police Report**

Mayor Burris reported that Deputy Smolarsky is unable to attend today's meeting but provided Council with a written report.

### **Town Administrator Report** – Laschelle McKay

Ms. McKay reported that the T&T Street Sweeping contract is up for renewal. The contract was bid in 2010 and the contract was awarded to T&T Sweeping for \$2,210 per month. In 2012 additional streets were added in Leonard's Grant in the amount of \$375 per month. The original contract was for three years with two one-year extensions available. Approval was given last year for a one-year extension and we now have a one one-year extension available. This would extend the contract through August 2015. There has not been a rate increase since the original bid in 2010 and they are asking for a 1% increase to cover fuel costs. This would not be applied to the leaf collection services that are only done in the fall. The total contract will now be \$2,611.91 per month. T&T Sweeping have always been very responsive and good to work with.

**Councilmember Roberts moved to approve the one-year extension along with the 1% increase for fuel costs for T&T Sweeping; seconded by Councilmember Hammett; no further discussion, motion passed unanimously.**

Ms. McKay reported that as we have some on-going outstanding projects with State Highway and it was extremely helpful recently to talk with a live representative to obtain updated information. In regards to the deed to Washington St. and Fenwick St. which has been in the works since 2010 they have completed the legal description and they will be placing it on the Board of Public Works agenda on September 18.

The Route 245 sidewalk project is to rehab the sidewalks that are existing from Route 5 to Mattingly Street and to add a sidewalk on the other side of the road. We had asked State Highway to consider extending from Mattingly Street all the way out to Leonard's Grant Parkway. They are working on that and have 30% complete design drawings to Mattingly Street and hope to have final design done by fall and advertised by the end of the year.

**Mayor Burris asked for a consensus for Ms. McKay to inform the SHA that the Town wants to move forward with the second phase of the sidewalk extension along with Phase 1.**

**Mayor Burris entertained a motion to close the regular meeting and open the Public Hearing on Case # 42-14 - The Hamptons at Leonardtown –Map 40 PCL 254 – Request for Concept Approval**

**Councilmember Roberts moved to close the regular meeting and open the Public Hearing; seconded by Councilmember Combs, motion passed unanimously.**

Mayor Burris asked Ms. McKay to provide an overview of Case #42-14.

Ms. McKay provided a summary of Case #42-14:

**Case # 42-14 – The Hamptons at Leonardtown – Tax Map 40, Block 6, Parcel 254 – Request for Concept Approval**

Applicant: The Saba Group, LLC  
Engineer: Mehaffey & Assoc., P.C.  
Surveyor: LSR, Inc.  
Site Area: 12.54 ac.  
Zoned: R-MF

The proposed project is located on the property adjacent to Foxwell Condominiums, between Route 5 to the north, Foxwell Condos to the south, and the church cemetery to the west. This property was recently rezoned from PUD to Residential-Multi-Family. The applicant is presenting two scenarios. One is *without* the density bonus and one is *with* a density bonus (allowed by special exception if certain criteria are met) that the applicant will request from the Leonardtown Board of Appeals at a future hearing. The plan we are addressing today is without the density bonus and includes two 3 story buildings with a total of 119 rental apartments, mostly two bedroom and some 3 bedroom units. The buildings will have elevators to encourage rental by seniors and an on-site apartment manager. Elevations and floor plans are enclosed in your packets.

Per our Ordinance the density bonus plan will be the same two building footprints, but with 4 stories in each instead of 3 and 71 apartments in each, for a total of 142 units.

Two entrances to the project are proposed, one would be off of Route 5 where a curb cut already exists, across from the Academy Hills entrance. A second access point off of Fenwick Street is also proposed. This access will necessitate cutting across property owned by the Foxwell Condominium Homeowners Association. The details of that cut-thru are still to be worked out.

Regarding the plan with the density bonus, the plan will need approval from the Board of Appeals. To achieve a higher density the applicant is using our recently adopted Ordinance #160, Chapter 155-17, regarding special exception uses for a density bonus. This density bonus allows an increase in the density from 10 multi-family dwellings per acre to 12 edu's per acre and/or from 3 stories to four stories in height, provided the developer meets the following requirements:

In addition the project has complied with Chapter 155-23 of the General Criteria section of Ordinance 160 which states that projects of 50 or more units must provide recreational space for use by its residents.

The Council forwarded the plan on to the Planning Commission at last month's meeting after determining that the project met both the infill and economic development criteria of Ordinance #132 for future EDU allocations. The Planning and Zoning Commission then heard the case on June 23, 2014 and sent a favorable recommendation for the Concept Approval to the Town Council as well as a favorable recommendation for the density bonus to the Board of Appeals.

Ms. McKay reported that Mr. Saba will give a brief presentation on the proposed project and then we will take public comments. We received three email comments and copies were provided to Council. At the end of the hearing we will close the Public Hearing and the Town Council will re-open their regular meeting for discussion and action.

Mr. Saba introduced himself and presented an overview of the proposed project. He explained that there will be two main buildings along with a clubhouse and swimming pool. It also includes a Tot Lot and a nature trail. The buildings will be upscale and be comprised of brick and siding and the majority of apartments will be one to two bedrooms. The apartment will have management staff on site and will be market rate. \

Ms. Pat Cheseldine introduced herself as a resident at the Foxwell Condominiums and currently President of the Homeowners Association. On July 2, 2014, there was a meeting held with the condo owners with Mr. Saba presenting the proposed project. After the presentation the condo owners held a meeting to discuss the presentation. We had 17 owners present out of a total of 32. Some owners do not want this at all; however, we do recognize that the developer has the right to build after the needed permits are obtained. Regarding the proposed road through our property from Route 5 to Fenwick St. We have not received a formal written request. A written request needs to be made to include: exactly where the road is to be located on the property, how much land is needed for the road and how much land and trees would be destroyed to build the road. There is major concern over the close proximity of the road to building one to use our property to have access to Leonardtown and to get some of the traffic off of Route 5. There is also concern over the community center being 160 feet from the back of our building one when it appears that other areas such as the top area could be exchanged. Statements made by Mr. Saba at our meeting that there would be little parking at the Community Center makes one think then there will be parking on the side of the needed road as they would not have sufficient parking. If the developer could somehow curve the road away from the Foxwell Condos it might be a better sell to the owners. Only after we receive a formal request can we go forward with more discussion. It should be noted that any planning committee of Leonardtown or Leonardtown Council should not be voting on a concept plan with the road as a definite. As an owner of one of the Foxwell Condos I am not in favor of the complex. There are too many developments already in the works without bringing any more draw to the Leonardtown area.

Ms. Julia Mattingly introduced herself as a property owner at Foxwell Condominiums. She thanked the Town Council for providing an opportunity to express their concerns about the concept plan for the Hamptons at Leonardtown. I understand the consideration of this complex because it is smart growth for the Town. I won't pretend to know what that means but I can't see how this would be smart growth to add more people to an area that is already in constant growth. The Town already has other projects underway which includes Leonard's Grant, Clark's Rest and the potential growth at the Penny's location. These will increase the number of Leonardtown residents and now you want to approve this apartment complex to add more people to Leonardtown and what about the Tudor Hall project. What happens when they develop that? In our previous meeting it was also mentioned that one of the reasons for this building is the type of complex because many people have approached the Town saying there are no upscale apartments in Leonardtown for rent. I would like to know how many people feel this way. Was a

survey taken or was this just word of mouth? It was also mentioned that this complex is being done because the Town needs people to have walking access to the downtown. I also question what the residents of these apartments would be walking to. To be quite frank, downtown Leonardtown has little to nothing to offer. After six o'clock most nights, as they say, the sidewalks of Leonardtown roll up and the Town is dead. We have a few restaurants that are nice, but not something that the average person would go to on a regular basis. You have florists, but not much shopping. There are hair salons, mostly offices, doctors and dentists. Let's face it, what are the people going to walk to in downtown Leonardtown? There are a few special events like Earth Day, Beach Party, Christmas on the Square and summer music concerts. On First Friday's there are a few people but nothing that comes close to adding lots of people. I feel there are so many things the Town could be more involved in to encourage residents to come into downtown instead of trying to get an apartment complex built. The waterfront wharf has sat empty for so long it is a shame. There is an RFP out for a restaurant or something of that type but I don't believe that is the answer. It would be a shame to cover up that beautiful waterfront. If you want people, add stuff for people of all ages. There is kayaking. What about paddleboats and boat tours on Breton Bay. What about the building that sits down there empty? Why is that not open to sell stuff promoting the Town such as t-shirts or mugs? I understand you may be limited on food sales but why not sell ice cream. There are several buildings in Leonardtown that remain empty, the old PNC building for example. I know you may not have control over that but again just an example of an empty building. Just a few more questions, the complex does not seem to have sufficient parking spaces for 142 units on the site plan. What about additional parking for those tenants who own more than one car and those who will use the community center? Are there parking spaces to accommodate all cars? Is the proposed Tot Lot just grass and trees or does it have equipment on it and, if so, what are you proposing to add? What is the proposed size of the pool? Do you propose to have lifeguards? As you can see, I am deeply opposed to this apartment complex, not only because the proposal has a request to use the Foxwell Condo Association's land to add a road that would exit on Fenwick Street but I do not consider this smart growth for any present or future residents of Leonardtown. Not only would it add more people but it would increase the traffic getting out on Route 5. This traffic will impact many people trying to get to work, to school, and to Leonardtown. The intersection at Route 5 and Fenwick is dangerous now and you want to add more to this mix. I am also thinking about the concern in a few years as has happened to several rental properties in Leonardtown. They will become run down and unkempt. I know that the builder has said that this will not happen but before long out of sight out of mind as we have seen with blighted properties throughout St. Mary's County. Thank you very much for your time.

Ms. Ann Duke stated that she had just moved into the third floor of Foxwell Condos and they do not have an elevator and this projected complex would provide competition as they do include an elevator.

Mr. Brandan Farthing noted that he lives in Academy Hills and has emailed his concerns, one of which is density. These are big apartments and are bigger than a hotel so it appears the complex looks like it would have two large hotels on it. When you think about Leonardtown which has about 3,000 people and you will easily add 10% more people to the Town with these two buildings. It is a weird shaped lot next to a major highway and a main street intersection. Both of those already fail as intersections as is it. I know that Leonardtown is proud they are a zoning

district of which there are only two in the County. In this case these apartments are so very big. I drove past the Elan Apartments in California which have 36 unit buildings with garages and is a much more spread out plan. I am not sure if this land requires the buildings to be this big or what but frankly if you build these then in ten year you will think they look terrible. If you go to the examples of the Towns that are considered model in Maryland, such as the Town of Berlin, you do not see hotel size apartment buildings. While I respect the right to develop it, I think this concept is something that is a bit far-fetched. Taking into consideration that the future Penny's site will house 100 apartments and when you say market rate right now there is nothing like this in Leonardtown and you will put in 250 apartment down, you don't even know the market rate. Maybe a staggered approach is best. Build one building, see how it goes and then build the next one. In terms of the traffic, both intersections are failing. From Fenwick Street it is extremely difficult to make a left onto Route 5, if not impossible. Academy Hills requires over a ten minute wait at rush hour to get out of the development and that is just with traffic left and right but with a development across the street it will be even more difficult. I hear a lot of hopes and dreams of what may be but none of it is concrete. I saw that the builder has the right to the entrance off of Route 5 but is there a contingency plan if they do not get approval from Foxwell Condo Association? I have heard that there will be a stringent State Highway review, but as we all know, the State Highway has a reputation of approving only the minimum. My concern is that the Town needs to step back and really review. If we are building all these apartments we have to consider the market and avoid having an over abundance of apartments in the Town.

Ms. Robin Finnacom remarked that she lives in California and noted that there were two things that impressed her about this project. One is that it creates housing choice in Leonardtown and convenience is important for any successful downtown and a project like this only adds to the possibilities. This is the County's second development district so we want them to be successful. This is a classic chicken and egg scenario – do the businesses come first or the houses come first? If the houses come first they drive the retail and drive the demand for more things to incur. Leonardtown has come so far and done so well in building up the vibrancy of the downtown and something like this will add to it considerably. The second thing that impresses me about this is even though it is an apartment complex it is an apartment complex in the right location. When we hear what young professionals and new families are looking for quality houses choices but the future trend is to save money and enjoy life by not purchasing a large home on a large lot. This is an apartment complex that provides affordable housing in a walkable community. This is a successful dynamic and if the Town holds the builder accountable to maintaining the complex and the architectural standards and this could be a great addition to Leonardtown.

Mr. Joe Orlando, owner of Fenwick Street Used Books and Music and also Vice President of the Leonardtown Business Association spoke out noting that as a business owner, I can understand that there might be concerns for residents of Leonardtown but as a business owner we need to understand that the only thing that makes the downtown successful are the businesses. When the by-pass came through, downtown Leonardtown experienced a real downfall. We have been going through a resurgence and every year it is better than before. I see this project as a real positive. The largest demographic that is coming out right now are college educated people between the ages of 26 and 32 and where do these folks want to live? They want to live in a downtown environment where they can walk to businesses. It is very interesting in that our county tourism does a great job of bringing people to this area. A lot of people do not realize

what a gem they have in downtown Leonardtown. There is much to do in downtown Leonardtown, not just restaurants. I have many people come into my shop not realizing the shop has been there for eleven years. We need to support businesses and we need to have places for people to live.

Ms. Candy Farren remarked that she lives on Johnson Lane right off of Fenwick St. very close to the proposed complex and has a very big concern about the two to three bedrooms apartments. This means there will be more children and she has children in elementary, middle and high school all of which are over capacity. We will have a new elementary school but this will only bring more children into an already overcrowded school system. A small apartment complex seems more reasonable than to have so many apartments in such a large complex.

Mr. Norman Norris, a resident who lives on Hollywood Road, expressed his concern that traffic along Route 5 is already stressed and another 100 plus cars will cause a huge gridlock. Let us get the roads first before we bring in another 200 cars.

**Mayor Burris thanked everyone for their comments and entertained a motion to close the public hearing and re-open the regular meeting.**

**Councilmember Roberts moved to close the public hearing and re-open the regular meeting; seconded by Councilmember Combs, motion passed unanimously.**

Mayor Burris opened the regular meeting and stated that the State Highway is very key to this project and before anything is approved by the Town it has to go through the Maryland Department of the Environment, Critical Areas, State Highway Administration and Public Works. Studies need to be done and once everything is collected and reviewed then a final decision will be made.

Mayor Burris said he hoped that the Foxwell HOA would meet with the SABA Group to come up with a satisfactory solution as we feel this is key to the safety of this project. If Foxwell allows them to connect to Fenwick St. the entrance from Route 5 could be made into a right in/right out only which would alleviate a lot of the traffic problems on Route 5.

Mr. Farthing remarked that the Fenwick St. intersection at Route 5 is extremely difficult to make a left turn onto Route 5.

A resident inquired about the wooded area behind Foxwell Condos that has signage indicating it is an environmentally protected area.

Mayor Burris responded that yes, it is a forested, environmentally protected area but the SABA Group would have to replace that section that would be lost. The developer will reforest a like area.

Ms. McKay stated that the area is an easement that the developer for Foxwell replaced when he cleared the property during building. We have asked Critical Areas if they just take a portion for



building the road would they have to replant and put another easement someplace else on the property and they felt it was a good possibility.

Mr. Saba remarked that the trees we cleared would be replaced but we also agreed during my previous presentation to the HOA that we would plant additional trees in the areas that are already forested to make a buffer.

Councilmember Combs noted that when the developer can finally determine where the road will be the buffer may have to be planted further up on their property because of the elevation.

Mayor Burris stated that this road is contingent upon the HOAs agreement and will be included in the motion that the concept plan does not guarantee that road.

Mr. Farthing suggested that there was mention of condemning the property to acquire the land.

Mayor Burris stated that that is not so. It is by law a possibility but this Board is not going to move forward with that. If the road does not go through the only entrance and exit would be on Route 5.

Mr. Farthing asked if they could limit the amount of density allowed and that there must be a better, more attractive way to fit in with the Town's look than two hotel size buildings.

Mayor Burris remarked that several years ago there was a proposal to put in a number of townhomes on this site and that was never approved. This is a much cleaner site and is smart growth as it is going up rather than spreading out with a smaller footprint and more green space.

Councilmember Hammett noted that it is the zoning of the property that determines the amount of density that is allowed. The review of the plans by the required agencies will determine the density as it moves through the process. The agencies will dictate the improvements or standards that are required. Our role is to approve the density that is proposed based on the zoning ordinance that is allowed by right.

Mr. Farthing stated that he is not against development and the Foxwell Condos are an excellent example of what is perfect for the Town because its residents are committed to the Town long-term who are going to contribute and be part of the Town and it is a nice size for the area as it fits comfortably and does not look oversized for the area.

Mr. Orlando remarked that many young people ask him why there are not available apartments to live in in Leonardtown. Many of them cannot afford to buy a single family home or condo.

Mayor Burris remarked that this will be good for young professionals and the older generation and the fact that the complex will include elevators is a plus.

Councilmember Roger Mattingly remarked that he had a comment to make. Mr. Saba, I want you to know that you are allowed to do whatever you want to do with your land as long as it meets the zoning requirements and EDUs are available and the proper permits are obtained. I

know the Planning Commission has some concerns with the Fenwick Street entrance and that the land needed to be crossed belongs to Foxwell Condo owners. There was also a statement made by you that the worst case scenario could be that the Town could condemn the property to get the access. I can assure you that this Council is not going to let that happen. You and the Town Council met with the Foxwell Condo owners on July 2 and seventeen of the thirty-two owners were present and followed up with concerns and questions. You explained the concept plan to the Foxwell Condo owners and how it will impact the people. Remarks by the Foxwell Condo owners were a great concern to me. They stated that they were worried about the woods view they now have and would not have and were worried about the very quiet environment they have and worried about the traffic and the noise from the pool, negative property values, trees coming down, lights, parking issues, not enough distance from the back of Building One to the proposed road. Foxwell is not interested in the use of the pool, they do not want to sell the land and with that many apartments are we inviting crime? How about the people at Cedar Lane Apartments? This traffic will make it impossible for them to get out of their road as well as ours. There are a lot of negatives here. I have listened to everybody here today talk, the Foxwell owners talk and I see out of all these people here that there are three in favor. Why not a walk way instead of a road? Why not move the road? Let's flag the line so we can see how close the road will be located to Foxwell. Just say no to the use of the land. Nothing has been offered to Foxwell that they are interested in at this time. These are comments I have heard from Foxwell owners today and last week and emails from Academy Hills. One owner called me concerned about the traffic and the emails from Academy Hills HOA are very concerned about the traffic. Everything I have heard from the people has been negative with the exception of two people. I know the road is important to the Town and I have taken into consideration all the comments I have heard and I want everyone to know that I am here for the people of the Town. They are the most important people to me and someone needs to listen to what they have to say.

Mr. Saba stated that he was being pressed during the meeting with the Foxwell HOA and indicated that in the worst worst worst case the Town would have to take the road only noting the legal process but this is not something he suggested or wants the Town to do only that it is part of the legal process.

Mayor Burris thanked Mr. Roger Mattingly and Mr. Saba for their comments.

Ms. McKay stated that the next step is to discuss the concept approval and Council then can approve, approve with conditions, deny or delay the decision. Following concept approval it will then go to the Board of Appeals for the special exception, there will be another public hearing and another process and other criteria that will have to be met for the four stories. Today is just approval for the three stories and 119 units, if that is what you choose to do and then it will go through the engineering and design and review process. It will then go back to Planning and Zoning and once all that is complete then back to Town Council for final approval.

Mayor Burris remarked that if they move forward with this today then right after he is requesting a motion to allow him to send a letter to Foxwell HOA to ask that they move forward with negotiations with the Saba Group regarding their property.

Mayor Burris moved to entertain a motion on Case #42-14.

**Councilmember Hammett moved to approve the concept plan for Case #42-14 as submitted for the base density that is allowed by right for 119 units and the three stories requested as allowed. I would also send a favorable recommendation to the Board of Appeals that they approve the four stories in the density as it is everything that our architectural guidelines have asked for. It condenses the units so as to conserve open space and to preserve green space. Also the proposed road off of Fenwick Street is not part of the project unless they come to an agreement and this is to be negotiated with Foxwell HOA; Councilmember Roberts seconded, no further discussion.**

**Four members voted yea, Councilmember Roger Mattingly opposed; motion passed.**

**Mayor’s Report**

Mayor Burris reported that he would like to appoint Bob Wentworth to the Board of Appeals to replace Mr. Marcus Poetz who is moving out of the state.

**Council Members gave consensus on the appointment.**

**Events** – Roger Mattingly

- Kudos to the Leonardtown Church of the Nazarene and Bluegrass Gospel Express for a wonderful Sunday afternoon concert at the Wharf. Nearly 300 people came from around the area, including the Northern Neck of VA, to hear old time favorites.
- NEWLY ADDED - A string quartet from the Chesapeake Orchestra will be on location in the Square, this coming Saturday, July 19 at 6:30 p.m.
- Flip Flop “First Friday” is being planned for August 1st featuring Miles from Clever back on the Square by popular demand starting at 6:00 PM.
- Currently coordinating Leonardtown’s “Beach Party on the Square” event to be held on Saturday, August 2<sup>nd</sup>, from 4 PM – 9 PM. The *25<sup>th</sup> Hour Band* and Running of the Balls are returning, as well as Mermaid Alexis and the Historic Buy Boats. A strolling juggler has also been booked, as well as a water slide and pirate ship bounce house.

**Upcoming Events of Interest/Meeting Reminders:**

<u>Date</u>	<u>Time</u>	<u>Event</u>
Tuesdays, July 15 & 22	6:45 PM	Twilight Series @ CSM - Leonardtown
Wednesday, July 16	6:00 PM	Sequestration Impact Seminar Hosted by The St. Mary’s County Economic Development Commission (EDC) in Building 2 of the Southern Maryland Higher Education Center 44219 Airport Road in California

**Upcoming Events of Interest/Meeting Reminders:**

<u>Date</u>	<u>Time</u>	<u>Event</u>
Fri. and Sat. July 18, 19, 25, 26		7:00 PM Summerstock Presentation of <i>Grease</i> @ Great Mills High School
Sat. Matinees July 19, 26	1:00 PM	Tickets required
Sun. July 20, 27	3:00 PM	
Saturday, July 19	7:30 AM	Sunrise Yoga @ the Wharf
Saturday, July 19	6:30 PM	Chesapeake Orchestra String Quartet on Location on the Square
Wednesday, July 23	5:30 PM	Chamber Business After Hours @ St. Mary's County DED
Saturday, July 26	6 PM	Downtown Tunes rocks with <i>HydraFX</i>
Friday, August 1	5 - 8 PM	Flip Flop "First Friday" Celebration to kick-off Beach Party on the Square
Saturday, August 2	4 - 9 PM	Beach Party on the Square
Tuesday, August 5	TBD	National Night Out Celebration @ Leonard's Freehold
Thursday, August 7, Friday, August 8, & Saturday, August 9	3 - 10:25 PM 1:10 - 10:15 PM 10:50 AM - 9:35 PM	"Lil" Margaret's Bluegrass & Old Time Music Festival @ Goddard Farm
Friday, August 8	8:30 AM	LBA Meeting @ TBD

**Community Development and Strategic Planning** - Hayden Hammett

Councilmember Hammett reported that Leonard's Grant had some curb and guttering repairs done and Clark's Rest is doing their water pressure and sewer testing. At Duke Elementary School the water and sewer has been approved and the roadway has been restored resulting from erosion due to recent storms. We finished up the retaining wall along Park Avenue. The bathrooms at the Port of Leonardtown have been completed and are in use.

**ENR Upgrade** – Tom Combs

Councilmember Combs reported that we are close to bid. We received the construction permit from MDE and should be out to bid in the next month.

**SMMA Update** – Leslie Roberts

Councilmember Roberts reported that the municipalities, MACO and State officials will be meeting on July 30 on Economic Development strategies. Mayor Burris is planning on attending. Leonardtown will host the SMMA meeting on September 3. The Fall Conference will be held in Annapolis. She noted that Councilmember Jay Mattingly graduated from the Academy of Excellence in Local Government and was asked to join MML’s Communications Committee.

**Safety and Emergency Preparedness** – Jay Mattingly

Councilmember Mattingly reported that the Park Avenue retaining wall and has received a lot of positive feedback.

**Mayor Burris reminded everyone that he will be available for discussion after the close of the meeting and entertained a motion to adjourn the regular meeting.**

**Councilmember Roger Mattingly moved to adjourn the regular meeting at 5:25 p.m.; seconded by Councilmember Hammett, no further discussion, motion passed unanimously.**

Respectfully Submitted:

\_\_\_\_\_  
Teri P. Dimsey

**Approved:**

\_\_\_\_\_  
Daniel W. Burris, Mayor

\_\_\_\_\_  
Leslie E. Roberts, Vice President

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Thomas M. Combs, Councilmember

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Hayden T. Hammett, Councilmember

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J. Maguire Mattingly IV, Councilmember

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Roger L. Mattingly, Councilmember