



Commissioners of Leonardtown

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LASCHELLE E. MCKAY
Town Administrator

DANIEL W. BURRIS
Mayor

Town Council Meeting Minutes February 8, 2021

On-site and Virtual Meeting Meeting recorded on YouTube – Town of Leonardtown Channel

Attendees: Daniel W. Burris, Mayor
J. Maguire Mattingly IV, Vice President
Tyler Alt, Council Member
Nick Colvin, Council Member
Christy Hollander, Council Member
Mary Maday Slade, Council Member

Also, in attendance were: Laschelle McKay, Town Administrator; Rebecca Sothoron, Treasurer; Jada Stuckert, Planning; Teri Dimsey, Executive Secretary; Kristi Nelson, Deputy; Will Moorehead, JustTech; Gerri L'Heureux; SOF; Glen Mattingly, Resident; Joe Kurlay, The Rex; Ellen Lewis, LBA. A complete list of attendees is on file at the Town Hall. Viewers on Town of Leonardtown YouTube Channel.

Vice President Mattingly began the meeting in the Mayor's absence until he arrived.

Councilmember Colvin provided the invocation and Ms. Dimsey led the Pledge of Allegiance.

Approval of Minutes

Councilmember Mattingly entertained a motion to approve the minutes of January 11, 2021.

Councilmember Colvin moved to approve the minutes of January 11, 2021 as presented; seconded by Councilmember Slade, no further discussion, motion passed.

Treasurers Report – Rebecca Sothoron

Ms. Sothoron reported that there were no cash transfers to or from the LGIP. We are 59% through the budget year. In January new construction property taxes were billed. There were 35 accounts added to the tax roll for improvements made since July 1, 2020 which was an additional \$7,000. The next quarterly income tax is expected at the end of February and we will have a better idea at the March Council meeting how we are doing with this revenue source. We are awaiting the opening of the hotel as they have begun bookings available June 1st and the revenue line item will be zero for FY21. We have responded to twenty fiscal notes from the State legislator which we do through the course of the session.

Mayor Burris joined the Council meeting as he was detained.

Planning & Zoning Report – Jada Stuckert

Ms. Stuckert reported that the Planning and Zoning Commission last met December 21, 2020. The next meeting is scheduled for Tuesday, February 16, 2021 due to the observance of President’s Day.

There is one case to be heard on the agenda for Olde Town Pub Architectural Review and Approval.

Police Report – Kristi Nelson

Deputy Nelson submitted a written report for Council’s review and was in attendance but had nothing to add to her report.

Town Administrator’s Report – Laschelle McKay

Ms. McKay noted that we do have two public hearings today. The first one will be held at 4:15 p.m. but we will move on with other items until that time.

Brudergarten Liquor License Letter of Support for Extension of Premises

Brudergarten has a Class D (Tavern) license currently. They would like to extend that license into the back area of Shepherds Old Field Market for overflow seating after the Market is closed at 7 pm. They are requesting a letter of support to the Liquor Board.

Councilmember Slade remarked she loves shopping at SOF and inquired how the shops were doing?

Ms. L’Heureux responded they continue to do well and have a special Galentine shopping event coming up and plan many more events for the new year.

Councilmember Mattingly moved to approve a liquor license letter of support for Brudergarten to extend into the SOF Market after 7 pm daily for overflow seating; seconded by Councilmember Colvin, no further questions, motion passed unanimously.

Discussion of Lenhart Traffic Consulting, Inc recommendations for downtown traffic improvements

As an emergency procurement the Council approved by email the utilization of Lenhart Traffic Consultants to look at a number of proposed traffic safety enhancements being proposed around town square. The consultant reviewed the sites on 1/4/21 and provided a report.

1. **One-way traffic at Park Ave. and Washington Street** by Sweetbay Restaurant- Traffic would be able to travel east on Park Ave only from Sweetbay to the alley next to the hotel. The consultant confirmed the signage plan provided by town staff.
2. **Add a stop sign on Fenwick East** by BOA and in the center of the two squares and then remove stop sign on Washington St and make Washington the thru street. This mirrors the incoming Washington St side and reduces confusion for unfamiliar drivers. And is another option for future additional crosswalk to get to the lower square.

- 3. Add crosswalk and bump-outs** between Social Coffeehouse and Quality Street Kitchen as planned in LTown Alley project. Recommends raised crosswalk to help slow traffic on Fenwick. States that "regarding the 12-foot lanes at Social Coffeehouse, the bulk of construction was based on this width as it was a federal requirement to receive funding when SHA did the project. Many local and urban jurisdictions have moved forward with narrower lanes including 10 feet in width. I would contend that many more dense and urban areas have balanced competing needs (such as emergency equipment) with 11-foot or 10-foot lanes." Add an additional 25 mph sign on Fenwick St travelling west from Ryken. Photos of raised cross walks are shown attached.

Councilmember Mattingly confirmed that the raised bump-out would only be slightly raised and not as big as a regular speed bump.

Councilmember Slade appreciated that the Town hired a consultant to look at these improvements as some of the areas are of a safety concern and this new traffic pattern will address those concerns.

The entire Council gave consensus to proceed with the proposed enhancements.

Mayor Burris entertained a motion to close the regular meeting and open the public hearing on Resolution 2-20 Annexation of 4 Parcels containing 37.6845 acres +/-

Councilmember Mattingly moved to close the regular meeting and open the public hearing; seconded by Councilmember Slade, motion passed.

Mayor Burris asked Ms. McKay to provide a brief overview.

Ms. McKay noted that this meeting is being live streamed and we will take calls at 301-475-9791 and answer any questions that may appear on-line.

Representatives are here from the St. Mary's Nursing Home to make a short presentation on the project and to answer any questions or concerns Council may want to be addressed.

Ms. McKay stated that this resolution was reintroduced January 11, 2021. A public hearing was advertised in the County Times for four consecutive weeks beginning January 14, 2021. The properties were posted and certified mailings were sent to adjacent property owners. Prior to introduction of the resolution an amendment to the Leonardtown Comprehensive Plan was adopted 8/31/20 by Ordinance No. 200. An updated version of that section is attached. Copies of the proposed annexation documents were sent to Maryland Dept of Planning, St. Mary's County Commissioners and Tri County Council for review 30 days in advance of the hearing. A letter of agreement from St. Mary's Board of County Commissioners to the I-O zoning for the St. Mary's Assisted Living Facility, LLC properties and C-O Zoning for the Valli property was required and has been received. If approved today the resolution would become effective in 45 days.

Ms. McKay highlighted the areas that are affected with a site plan map.

Mr. Bill Hasson, Hasson Resources as development manager and adviser to the St. Mary's Nursing Center, provided an overview of the project and site plan.

Mayor Burris opened the discussion up to the public and asked for any questions or comments.

Mr. James Simcsak, 42151 Blacksmith Shop Road, Leonardtown, inquired if there would be overhead lighting behind the building as his personal property is located behind the building and where the dumpster would be located.

Mr. Hasson responded that there will only be minimum lighting and most of that will be directional down lighting. The dumpster will be located on the west side of the building set back into a wide turn out service lane.

Mr. Richard Simcsak, 23565 Gross Dr. California, remarked that there are pockets of places where items have been dumped there over the years.

Mr. Hasson noted that environmental studies on the property were completed and are clean with the exception of some asbestos in the old homes. We are aware of the dumping grounds and once we get into the actual site planning and construction, we will be looking at those areas to confirm if there are any environmental hazards and such that may need to be removed and cleaned up.

Ms. McKay stated that we will be going through a public hearing process for the site plan as the project progresses forward.

Mayor Burris asked Ms. McKay if the Town had received any comments from the public and she responded no, also there are no comments from the live stream and no calls have been received.

Mayor Burris entertained a motion to close the public hearing and open the regular meeting.

Councilmember Mattingly moved to close the public hearing and open the regular meeting; seconded by Councilmember Slade, motion passed.

Ms. McKay stated that Council has the Annexation Resolution 2-20 and the Annexation Agreement which is part of the motion to authorize the Mayor to sign and there is a 45-day waiting period. At 4:30 p.m. today, we will hold the public hearing for the zoning of the property to update our Zoning map.

Also, for the record, the EDUs only apply to Phase I for this one building which is 16 EDUs. Additional EDUs will be addressed during Phase II.

Mr. Hasson noted that at such time Phase II is developed, it will most likely be built on the west of the main building closer to the Route 5 side.

Councilmember Hollander asked if any changes had been made from the last presentation.

Ms. McKay stated No, there have been no changes.

Councilmember Alt moved to approve Resolution 2-20 Annexation of 4 parcels of land containing 37.6845 acres +/-, known as Parcel A and B of St. Mary's Assisted Living Facility, LLC properties, Valli Investments Property and State Highway Administration of the Dept of Transportation property. Additionally, I move to authorize Mayor Burris to sign the associated annexation agreement; seconded by Councilmember Colvin, no further discussion, motion passed unanimously.

Mayor Burriss entertained a motion to close the regular meeting and open the public hearing for Ordinance No. 201- Leonardtown Comprehensive Zoning Map Update

Councilmember Slade moved to close the regular meeting and open the public hearing on Ordinance No. 201 – Leonardtown Comprehensive Zoning Map Update; seconded by Councilmember Alt; motion passed.

Mayor Burriss asked Ms. McKay to provide a summary.

Ms. McKay reported that as part of the process following the St. Mary's Nursing Center annexation the Town needs to do a comprehensive review of the zoning map, as well as, officially assign the zoning designation for the newly annexed properties as I-O and C-O. This public hearing was advertised in the County Times on January 14, 2021. No comments have been received to date and no mistakes or changes are being proposed in addition to the newly annexed properties. A new zoning map has been prepared by the MD Dept of Planning in support of this effort. The last Zoning map revisions were in 2017. The County and State have both looked at and agreed to the applied zoning.

Mayor Burriss opened the meeting up to the public for comment.

Mayor Burriss asked Ms. McKay if we had received any comments or questions?

Ms. McKay stated that no comments or questions were received.

Hearing no questions from the public, Mayor Burriss entertained a motion to close the public meeting and open the regular meeting.

Councilmember Mattingly moved to close the public hearing and open the regular meeting; seconded by Councilmember Slade, motion passed.

Councilmember Colvin moved to approve Ordinance No. 201 Leonardtown Comprehensive Zoning Map; seconded by Councilmember Slade, no further discussion, motion passed unanimously.

Mayor Burriss moved on to the next order of business.

Discussion of Proposed Liquor License Fee Waiver

The St. Mary's County Alcohol Beverage Board is considering waiving fees for alcohol licenses for this year due to Covid. They feel this power was granted as part of the Governors Covid response. A spreadsheet showing the impact to Leonardtown would be \$17,622.50 if all licensed establishments fees are waived is attached. Delegate Morgan is also proposing a bill to waive restaurants and bars fees only. Discussion and/or consensus for support of either or both actions is requested.

The County did write a letter of support.

Councilmember Slade noted that this a great way to help the small businesses and would like to see the County go a step further and do something about the personal property taxes to help the businesses.

Council gave consensus of support of both actions.

Award Contract for Phase 2 of Leonardtown Wharf Slips/Pier

Ms. McKay reported that the original bid packet in May 2019 included Phase 2 as a contingent piece of the original project. We did not have enough funding at the time and only awarded Phase 1 to SE Davis Construction. Since then a second Waterway Improvement grant in the amount of \$175,000 has been received for Phase 2. I requested DNR waive the bid requirements as it would be very costly and we only received two bids originally. SE Davis has submitted an updated price to complete phase 2 of \$100,350. This includes a second mobilization cost of \$10,800 and \$1,500 for the solar lighting that was not included in the first bid. This brings their base bid to \$86,850 from the original \$82,654 in May 2019. This is easily understandable as parts have continued to rise. The budget prepared for the WWI grant was \$100,000 for this portion of the \$175,000 grant. The engineering alone to re-prepare the bid documents and oversee the bidding would be more than the \$4,200 difference. We received the approval from DNR to waive the bid process of which you received a copy.

Councilmember Mattingly moved to award the contract for Phase 2 of the Leonardtown Wharf Slips and Pier to SE Davis Construction in the amount of \$100,350 based on the original bids in May of 2019; seconded by Councilmember Alt, no further discussion, motion passed unanimously.

Ms. McKay remarked that the State of the Town has been scheduled, virtually, for Friday, March 12, 2021 to begin at 8:00 a.m. Please mark your calendars as it is always a very informative meeting.

Also, we submitted for reimbursement for the first façade grant and we have all but one project that has been completed, which is the Pub but they are moving forward presently. We did receive a check for \$45,000 of the \$50,000 that we were originally granted. All the awards have gone out for the second façade grant.

Mayor's Report – Mayor Burris

Mayor Burris reported that we have in attendance today, Mrs. Ellen Lewis, President of Leonardtown Business Association (LBA) and Mr. Joe Kurley, of the Rex and an active LBA member. The LBA approached him to be included in the Town Council meetings to provide an update on their activities and become more involved with the Town meetings and goings on.

Mr. Kurley remarked that he feels this is a great way for the businesses to become more immersed in the Town's development and activities and to engage more businesses to join the LBA as they see the combined benefits.

Ms. Lewis agreed and stated how important it is for LBA to communicate with the businesses and the Town for a more connected relationship.

Events – Tyler Alt

Councilmember Alt reported that the Town has partnered with a number of local businesses and organizations for upcoming virtual programming including: North End Gallery for the upcoming virtual version of their annual Invitational to air on Saturday, March 6th at 1:00 p.m.

Additionally, the North End Gallery Learn & Share Series that was announced in last month's report will premiere on Monday, February 22nd at 11:00 a.m.

Spice Studio is the latest fitness studio to offer online virtual classes through Leonardtown's Learn & Share Series. Spice joins root, SUP & Fitness and Evolve Yoga in the platform. Additional new and continuing classes being offered in the Leonardtown Learn & Share Platform include Southern Maryland Vegan, Cooking with Jen, Wayback Wednesday's, The Crazy for Ewe Knitting Podcast and Knitting classes.

The St. Mary's County Historic Society will host the dedication and unveiling of the Moll Dyer Rock. This Historic artifact, that has been housed at the Old Jail Museum for almost 50 years, will be moved to Tudor Hall where it will be encased in a protective casing. The unveiling ceremony will be live streamed on Friday, February 26th at 1:00 PM.

Upcoming Virtual Programming: Join us on Saturday, February 13th (Valentine's Day Weekend!) for the premiere of Leonardtown Arts & Entertainment, a new virtual show that features exciting performances and spotlights on local artists and performers. The show kicks off with a Virtual Pre-Valentine's Day Concert with Southern Maryland Recording Artist, Phillip Michael Parsons! The concert, filmed at the Olde Town Pub in Leonardtown, features Phillip performing popular Country and Rock favorites along with some of his original hit songs.

Discovering Leonardtown returns with a Valentine's Day Special: Discover All There is to Love in Leonardtown this Valentine's Day Weekend. Hosts Andrew Ponti and Lauren Zimmerman will highlight great activities and specials being offered throughout Leonardtown. Tune in on Friday, February 12th at 11:00 AM.

The annual Earth Day event will be held virtually on Sunday, April 18th at 4:30 PM. Plans are to include as much of the annual programming as possible including the beloved Reptile World Show and Birds of Prey Exhibit, Waterman and Nature Tours as well as a variety of demos from a wide range of topics including exercise, cooking, gardening and art.

Ms. McKay remarked that Ms. Blackstone updated the statistics of the FB pages and the virtual programming. She has been learning how to edit the videos and do quite a lot of technical programming herself. We have been hearing from the businesses that they are getting traffic from the virtual programs and there has been a significant increase to the VisitLeonardtownMD website, funded by the LBA. There have been 2,093 visits to this website since it launched in April. The Town's YouTube page had 6,547 views since April and the FB page received the largest views generated from the live music shows such as the Robbie and Donovan Show. Some had about 1,000 views and some up to 12,000 views. In October and November during the Veterans Day program we saw a huge amount of traffic on our virtual programming. It is not live but it is doing working to showcase the artists, help the businesses and maintain interest during this pandemic and shutdowns.

Community Development and Planning – Nick Colvin
Councilmember Colvin, no report at this time.

Utilities – Christy Hollander
Councilmember Hollander, no report at this time.

SMMA Update – Jay Mattingly

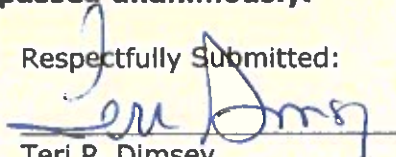
Councilmember Mattingly reported that the MML Directors meeting for January was cancelled and was unable to attend the virtual legislative meeting in February. Thank you to Ms. Lewis and Mr. Kurley for attending today’s meeting along with Mr. Coogan to help build on the Town’s and LBA’s relationship and agreed that communication is so important.

Business Development – Mary Maday Slade


Councilmember Slade reported that she had a long meeting earlier with Wynn Briscoe, Small Business Development Center. If you are a small business, please reach out to her, she has a lot of knowledge of what is available to small businesses. A lot of the grant money last year went unused because they were not aware of the availability of any of these programs. Sign up with your email and make contact to get notified. I attended the LBA marketing meeting last week and they are hoping to bring individual businesses into the Town Council meetings so that they can provide Council with a brief demo or shout out about their business and give out samples to learn more about them. Lastly, waiting to shop at SOF Market and use a gift certificate to shop local.

Councilmember Mattingly moved to adjourn the meeting at 4:50 p.m.; seconded by Councilmember Slade, motion passed unanimously.

Respectfully Submitted:


Teri P. Dimsey

Approved:

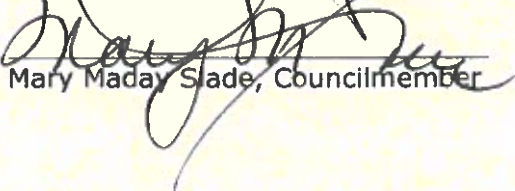

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