



# Commissioners of Leonardtown

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LASCHELLE E. McKAY  
Town Administrator

DANIEL W. BURRIS  
Mayor

## **Town Council Meeting Minutes April 12, 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; Beth Sandberg, Office Manager; Kristi Nelson, Deputy; Will Moorehead, JustTech; Roger Mattingly, Resident; Joe Kurley, The Rex; Mike/Debbie Mummaugh, Paragon Properties; Ellen Lewis, LBA; Tyler Radez, Business Owner; Girl Cub Scouts Pack 1203; A complete list of attendees is on file at the Town Hall. Viewers on Town of Leonardtown YouTube Channel.

Mayor Burris announced that we have some special guests in the audience today, the Girl Cub Scouts Pack 1203 and welcomed them. He asked them to lead the Pledge of Allegiance. The Pack will stay after the meeting to meet with the Mayor to discuss current topics.

Councilmember Colvin provided the invocation and Pack 1203 led the Pledge of Allegiance.

### **Approval of Minutes**

Councilmember Mattingly entertained a motion to approve the minutes of March 8, 2021.

**Councilmember Mattingly moved to approve the minutes of March 8, 2021 as presented; seconded by Councilmember Slade, no further discussion, motion passed.**

### **Treasurers Report – Rebecca Sothoron**

Ms. Sothoron reported that during the month of March, \$100,000 was transferred to the Operating Account. We are 75% through the budget year. We have received a certain amount of the HUR remittance and it does look like we may not reach the budget amount. We do expect to see an income tax surplus and this may be able to cover certain revenue deficits. It may be enough to cover some of the unanticipated overages in the expenditure accounts. In the sewer department, we had some unexpected expenditures and the budgeted contingency amount will not cover that but, we do have surplus in the water department and will wait until June to decide if a budget amendment is needed.

We expect to receive some funding from the American Rescue Plan and recommend that this be spent on a one-time capital expenditure but, we do not yet know what the amount will be and there is no guidance if this will be subject to single audit. It is something that is required when you receive over a certain amount of dollars in a fiscal year directly from the Federal Government and it requires extended audit procedures which will cost more for the audit.

The draft budget will be distributed to Council at the next meeting and the budget workshop is scheduled for May 18<sup>th</sup>.

**Planning & Zoning Report – Laschelle McKay**

Ms. McKay reported that last month there was just one item on the agenda.

**Architectural review for Olde Town Pub: Received approval**

There is one item on the agenda for the April 19, 2021 meeting:

**Boundary Line Adjustment Plat: Property we are purchasing on Van Wert Lane**

**Police Report – Kristi Nelson**

Deputy Nelson submitted a written report for Council's review. She announced that the new traffic pattern will begin on Wednesday and a sign board has been up and running with the message to be cautious.

**Town Administrator's Report – Laschelle McKay**

**Introduce Ordinance No. 206 Streets and Sidewalks- Chapter 128** - This ordinance is being introduced today and is scheduled for a public hearing next month. This will help put a process in place for any requested structures on public sidewalks.

**Ordinance No. 207- Sale of Surplus Real Property/Acquisition of Real Property**

Ms. McKay provided a brief summary and then proceeded with an overview of the boundaries and land transfers on the site map.

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

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

**4:15 Public Hearing Ordinance No. 207- Sale of Surplus Real Property/Acquisition of Real Property**

On March 8, 2021 a public hearing was held to begin the process of land transfers between the town and the private owner of the Tudor Hall Farm. The properties that are being transferred from the town to the owner were declared surplus property by that ordinance. This is the second public hearing in the process that will, if approved, move the process forward for the sale and purchase of equal land swaps totaling 39.100 acres +/- . Following this public hearing the entire package goes to the State to be reviewed by Dept. of Natural Resources and several other agencies for approval.

This public hearing was advertised in the County Times and on the town website. No comments have been received to date.

There is a significant history to the Tudor Hall Project and an overview of that historical timeline is attached for further review. Significant occurrences include the town obtaining ownership of 239 acres in January 2000 through Program Open Space. The deed restricts those acres to outdoor public recreation and open space and requires a like valued land to be provided to remove that restriction. As a conceptual plan is developing it is obvious that the original parcel lines (drawn because of the golf course layout) needs to be modified to maximize the long-term planning and development goals of the town and THF. A proposed property parcel map is attached to demonstrate the proposed changes.

We did hire Torti Gallas, a large planning firm, to review this plan before we move forward to make sure there was not anything we were missing and that we would be able to accomplish our downtown plan and waterfront plan and were not hurting anything publicly by these land transfers.

**Mayor Burris opened the floor to the public for any comments.**

**Hearing none, Mayor Burris entertained a motion to close the public hearing and open the regular meeting.**

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

Ms. McKay stated that Ordinance 207 was introduced last month and as we held a public hearing today, Council is able to take action today, unless there are any further questions.

Once this is completed today, we will send a finalized packet on to the State for their approval. The State may take a few months to complete their approval.

**Councilmember Colvin moved to approve Ordinance No. 207 Sale of Surplus Property/Acquisition of Real Property- each containing 39.100 acres, more or less, for the Tudor Hall Farm development; Councilmember Alt seconded, no further discussion, motion passed unanimously.**

**Mayor's Report** – Mayor Burris

Mayor Burris asked the girls of Pack 1203 if they had any questions to ask Council. They replied no, not at this time, as they will be meeting with the Mayor directly after the meeting.

Mayor Burris asked Ellen Lewis, President, LBA for an update on LBA.

Mrs. Lewis stated that, today, one the LBA members is here in attendance to bring awareness to the Town's service-oriented businesses.

Ms. Maggie Johnson, of Berkshire Hathaway with the McNelis Group Properties, came forward and introduced herself. She explained that about a year ago that her office made her the LBA ambassador and during that time she has seen so many exciting changes take place and is so excited to be a part of this transformation. She hopes the Council will keep providing their support of the LBA and its future.

### **Outdoor seating using parking space**

Ms. McKay stated that we have had a request from several restaurants to open the outdoor seating back up for the summer season utilizing the parking spaces. Even though the Governor has relaxed the guidelines, the restaurants are still maintaining social distance procedures and accommodating only 50% inside. We have found that our community has come to expect outdoor seating and have quite enjoyed it. We need to work on providing guidelines for uniformity to keep outdoor seating. We would like to request that businesses be able to open up outdoor seating as soon as possible and we are looking into other types of more attractive barriers but, in the meantime, we can provide information on using the orange barricades.

Councilmember Slade inquired if people were objecting to not having those parking spaces.

Mr. Kurley remarked, no. We found that people seemed to enjoy walking to the restaurants and walking around Town, even if they parked a bit further away. We were quite busy with patrons, more so than usual during the season.

Ms. McKay stated that it seems that people have been coming into Leonardtown and welcome walking around Town and finding a restaurant to sit at outside and just enjoy the day.

Mayor Burris did note that a few businesses were concerned about the availability of some frontage parking but we are willing to work with them and the restaurants on this issue.

### **Events – Tyler Alt**

The Town of Leonardtown will be partnering with Visit St. Mary's on future marketing campaigns to highlight Leonardtown's local businesses and tourist attractions and experiences. Plans for the campaigns include media releases, print, online and social media ads, features in upcoming virtual programming and more.

There has been an increase in requests to use the Leonardtown Wharf and Port of Leonardtown Winery Park for weddings and private events. Businesses and Organizers are also actively requesting the use of the park. The Wharf has been booked for the return of Coastal Arts Market, Sunrise Yoga at the Wharf and root, SUP & Fitness SUP classes. SPICE Studios and Zumba and Tai Chi Fitness Around Town have all expressed interest in returning to the outdoor areas as well for weekly group fitness classes.

The Town of Leonardtown and North End Gallery have partnered to present a series of informative and dynamic art classes for the Leonardtown Learn & Share online platform. The North End Gallery Learn & Share Series, funded in part by the St. Mary's County Arts Council, will offer FREE art classes taught by gallery members. Example classes include oil painting, watercolor, pastels, pottery, mosaics and more. Learn tips and techniques from talented North End Gallery Artists. The series premieres with a comprehensive oil painting class with Polly Lange, a talented artist with over 15 years-experience and gallery member since 2014. The schedule and classes can be viewed beginning on Monday April 5th at 11:00 a.m. at [www.VisitLeonardtownMD.com/NorthEndGallery](http://www.VisitLeonardtownMD.com/NorthEndGallery)

### **Event Information:**

The Earth Day Virtual Celebration 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. Tune in on April 18th at 4:30 pm at [www.VisitLeonardtownMD.com/EarthDay](http://www.VisitLeonardtownMD.com/EarthDay) or the Town of Leonardtown FB page.

**Community Development and Planning** – Nick Colvin

Councilmember Colvin stated that we had 23 permits and 18 U&Os last month. A special shout out to Ben Hance, Sierra Club, who planted numerous trees and plantings at Port of Leonardtown and Leonardtown Wharf.

**Utilities** – Christy Hollander

Councilmember Hollander reported that work projects have been moving along smoothly thanks to the staff and all their hard work. Please make sure everyone is careful and cautious driving along Route 5 as they continue to make progress to complete that project sometime in the upcoming fall.

**SMMA Update** – Jay Mattingly

Councilmember Mattingly reported that the MML Board of Directors meeting/ retreat is scheduled to be held April 24<sup>th</sup> in Kent Island, both in-person and virtual. He will be attending virtually. This week is National Public Safety Telecommunicators Week and Animal Control Appreciation Week. If you see a 911 dispatcher/Animal Control worker, please be sure to thank them as well. Excited to continue providing outdoor seating throughout Town.

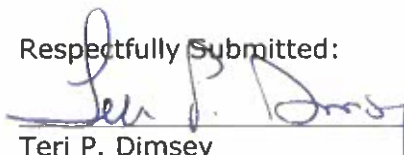
**Business Development** – Mary Maday Slade

Councilmember Slade reported that Leonardtown is so beautiful in the spring and I just love living here. She too, is looking forward to enjoying the outdoor seating.

Councilmember Slade asked the girl cub scouts if they knew who Moll Dyer is? They need to visit the new location of her rock at the Historic Tudor Hall. Her home is located close by and ever since the Moll Dyer rock was relocated to Tudor Hall her garage door has been opening and closing on its own. She thinks that Moll Dyer may be making her presence known and asked the girls, if you go over to visit her, please tell Moll Dyer to stop.

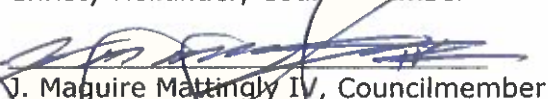
**Councilmember Mattingly moved to adjourn the meeting at 4:36 p.m.; seconded by Councilmember Slade, motion passed unanimously.**

Respectfully Submitted:



Teri P. Dimsey

Approved:

  
Daniel W. Burris, Mayor  
Tyler Alt, Councilmember  
Nick Colvin, Councilmember  
Christy Hollander, Councilmember  
J. Maguire Mattingly IV, Councilmember  
Mary Maday Slade, Councilmember