



Commissioners of Leonardtown

22670 Washington Street
P. O. Box 1, Leonardtown, Maryland 20650

301-475-9791 • FAX 301-475-5350
leonardtown.somd.com

DANIEL W. BURRIS
Mayor

LASCHELLE E. MCKAY
Town Administrator

Town Council Meeting Minutes December 13, 2021

**Live streamed video of the meeting can be found 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; Jada Stuckert, Planning; Teri Dimsey, Executive Secretary; Beth Sandberg, Office Manager; Joe Kurley, The Rex/LBA, Roger Mattingly, Resident; Jack Seagrove, Resident; Ken Held, Slice House; Melissa Altilio, Owner/Noli's. A complete list of attendees is on file at the Town Hall.

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

Mayor Burris entertained a motion to approve the minutes.

Approval of Minutes

Mayor Burris entertained a motion to approve the minutes of November 8, 2021 as presented.

Councilmember Mattingly moved to approve the minutes of November 8, 2021 as presented; seconded by Councilmember Alt, motion passed unanimously.

Treasurers Report – Rebecca Sothoron

During the month of November, no transfers were needed to or from the checking account. Some transfers are programmed to happen in December that will move funds to the general LGIP account to cover expenses that are incurring for the treatment plant and for the water tower some of which will be partially funded by the impact fees. We are beginning to set up an annual transfer for the expenses that incur in each fiscal year so that we can begin moving towards being able to do really good estimates about the funding that we will have left and what we will have to supplement.

We are 42% through the budget. We did receive a November income tax distribution that effectively is the first quarterly distribution for FY22 and is 14.8% higher than the same quarter last year.

The accounts payable report shows multiple tax refunds issued over the last few months for Veteran's exemptions. This is a program that is administered by the State, for Veterans who qualify, based on their disability status, they are exempt from State, County and Local tax. As of today, we have 38 property accounts in Leonardtown that have qualified for this Veterans exemption.

The tax sale process begins in November, final notices have been sent. It is triple what we normally send. Hopefully, we will receive payments soon and those that are unpaid will be forwarded to the county treasurer and that tax sale happens in March.

FY23 Budget Calendar Discussion and Approval

A copy of the Budget Calendar has been presented for review and discussion. There is a Council election in May and historically we try to adopt the budget before the election. If Council agrees with this calendar, and approves today, it will allow us to distribute it to all staff and will give them about two months to work on their budget requests. Budget requests will be due on February 11th which gives us a period of time to develop a draft budget for review during the first work session on March 22nd. By April 1st we will have the draft budget ready for public review and then schedule the public hearing at the April Council meeting.

Council approved the FY23 Budget Calendar.

Planning & Zoning Report – Jada Stuckert

The Planning and Zoning Commission last met on September 20, 2021 with one item on the agenda for the Wendy's Remodel which has been completed and Wendy's has re-opened.

The next meeting will be Monday, December 20, 2021 with four items on the agenda:

- Case No. 70-16 Dogwood Development – Lot 1, Map 32, Parcel 0402 – Part of Academy Hills PUD - Request for favorable recommendation to Town Council for Concept Plan Approval.
- Case No. 43-21 Assisted Living and Memory Care – 42156 Saint Andrews Church Rd. Request for Concept Plan review and approval of a new 31,995 sq. ft. building.
- Case No. 43-21 Assisted Living and Memory Care – 42156 Saint Andrews Church Rd. Request for favorable recommendation to Board of Appeals for Special Exception Use.
- Case No. 83-21 Dairy Queen – 22875 Washington Street Request for Concept Plan review and approval of a new 2,662 sq. ft. building.

Police Report – Rachael Roszell

Corporal Roszell is unable to attend today's meeting but she did provide Council with a written report.

Town Administrators Report – Laschelle McKay

Award Town Street Striping Contract

The street striping contract was publicly bid and a bid opening was held December 3, 2021. Only one bid was received and staff recommendation is to award the contract to Beltway Striping and Traffic Control. The contract is for a 2-year period with 2 one-year options available for extension.

The original contract was with W and W Striping and had extensions remaining however, they decided they no longer wanted to be bound to the contract as pricing had increased significantly and they were losing money. There has been a mobilization fee added to the

contract and several increases in the new bid from the original bid two years ago as expected due to paint shortage and labor shortage.

Councilmember Hollander asked that if we want to look at pricing next year, we can decide whether or not to renew?

Ms. McKay responded that it is a two-year contract and at that time we can decide to look again at pricing and/or go forward with a one-year extension.

Councilmember Colvin moved to award the street striping contract to Beltway Striping and Traffic Control for a period of two years with an option for 2 additional 1-year extensions; seconded by Councilmember Mattingly, no further discussion, motion passed unanimously.

Liquor License Letter of Support for Noli's, LLC

Noli's Italian Restaurant is opening at the Maryland Antique Center, which is under new ownership by George Hall. They are requesting a Class B restaurant liquor license at 26005 Point Lookout Road. They will also have outdoor seating on a new patio located out in front of the building. The license will be in the name of Melissa Altilio.

Mayor Burris inquired if they had an opening date?

Ms. Altilio remarked they hope to open in mid-January.

Councilmember Mattingly moved to approve a liquor license letter of support for a class B restaurant license for Noli's, LLC to be located at 26005 Point Lookout Road. The license would incorporate indoor and outdoor seating; seconded by Councilmember Slade, no further discussion, motion passed unanimously.

Report from Visit St. Mary's and Fish the Bay Charters Cruises at Leonardtown Wharf in 2021

Capt. Phil Langley of Fish the Bay Charters and Barbara Sopato from Visit St. Mary's are in attendance to give you a report on the 2021 season of cruises at Leonardtown Wharf and to discuss possibilities for the upcoming season.

Ms. Sopato, Executive Director, Visit St. Mary's introduced herself and Captain Phil Langley. She explained that Visit St. Mary's helped to start the sunset/afternoon cruises in partnership with Capt. Langley as an experiment but then realized how quickly the cruises became so popular. Capt. Langley worked the cruises into his already existing charter fishing schedule and the cruises were held one in the afternoon and one at sunset. Between late May and October 31st from Leonardtown Wharf to the waters just beyond St. Clements Island, a total of 42 cruises (29 at sunset and 13 in the afternoon) were held with a total of 677 passengers. The feedback from the passengers has been overwhelming and they in turn invited family, friends and many guests from out of town.

Ms. Sopato expressed that they are here today seeking the Town's permission to continue the Saturday and Sunday cruises for the season of May through October of 2022. Learning from the past year, they are planning to hold a two-hour sunset cruise on Saturday and a three-hour cruise on Sunday. We are also committed to offering cross promotional opportunities to the local businesses in Leonardtown.

We would also like to obtain permission to post some signage with QR Codes to facilitate ease of purchasing tickets and other important information regarding the cruises.

Mayor Burriss stated that the Town is adding 90-feet to the end of the pier and this should help with docking.

Captain Langley noted that this will be extremely helpful as it can be difficult to back up the boat to the dock so the extra pier will be safer for the customers getting on and off the boat. Also, it would be helpful to have more lighting as the lights off the pier pilings is not bright enough to see when docking in the dark. All of our passengers thoroughly enjoyed the cruises.

Councilmember Mattingly remarked that this has been a great approach and experience to begin the cruises and glad that it is working so wonderfully and look forward to continuing the cruises in the new season.

Councilmember Alt felt that there might be a conflict with another similar business wanting to do the same how would this be addressed? He is in support of continuing and putting up signage.

Ms. McKay responded that this would be something Council would discuss on how to handle but it would depend on what they would be offering as we would not want the same type of business operating and may suggest they do something different. We should also do something similar as we did with the seaplane and write up an official operating agreement.

Captain Langley remarked that he would also be interested in working/joining the LBA.

Slice House Additional Overflow Seating at 41565 Park Avenue

Ms. McKay reported that there is no action needed today but Mr. Ken Held, Owner, Slice House, wanted to come forward to explain and show Council what he is planning and his specific requests for this project.

Mr. Held noted that he has begun a 3,000 square foot mixed use space venue to go up next to the Slice House on the property that he purchased from Bell Motor last year. This venue is proposed to be 1,000 sq. ft of outdoor patio seating, which is currently approved and 2,000 sq. ft of heated/air-conditioned space with garage doors on either side. The space will be used for music, birthday parties, receptions etc. it will be available for rental uses. We had thought about putting a bar inside but have decided not to go that route. It will be an adjustable space with two bathrooms.

The main reason for explaining the plan is that we do not have enough allowed parking for the venue. The requirements are 16 restaurant parking spaces and 22 event parking spaces for a total of 38 parking spaces. Once the event space is completed, we will be removing the walk-in freezer and the shed located in the back and the revised parking then shows we will have 33 parking spaces available. Six spaces are doubled up for employee parking and we need to know if this is an issue. It will all be re-coated and striped.

Councilmember Colvin asked how many handicapped spaces are set aside?

Mr. Held responded they will make one the of the spaces a handicap space or one of the spaces on the side street.

Councilmember Hollander asked if the side parking was part of his property or the Town's property.

Mr. Held noted that they are not his but there are four spaces that can be used on Park Avenue and the other side is yellow for fire emergency.

Councilmember Hollander stated that this still means you are short five parking spaces.

Mr. Held responded yes, he is short five and understands that there is an item called parking-in-lieu and we are willing to pay for the five spaces and respectively asking for four spaces for free and the same that was offered to Sweetbay when they took over the four spaces in front, they did not pay for them. For some reason, if there are any parking spaces short, we will pay the \$1,200 fee-lieu.

Councilmember Alt inquired as to what four parking spaces?

Mr. Held stated that we are five spaces short and according to your guidelines they are \$1,200 each. The only thing I am asking is that I get the same treatment as Sweetbay did, as when they took the four spaces out-front, they were not charged the \$1,200 for the four spaces which is now their outdoor patio.

Mayor Burris stated that for Sweetbay, two parking spaces were actually temporary and they had gone away.

Councilmember Hollander asked how we count public parking spaces that are adjacent.

Ms. McKay said that we do not typically include public parking spaces in the amount required but we can take a look at this once it goes through the review process. Mr. Held wanted the opportunity today to explain his plan.

Councilmember Hollander asked if this will go through Planning and Zoning?

Ms. McKay remarked that it will go through the review process and be put on the agenda for Planning and Zoning and Council will approve any required EDUs and parking fee-in-lieu.

Mr. Held stated that the Slice House is considered within the Downtown zoning. The new building will be a stand-alone building on the adjacent property and does not connect directly to the Slice House building.

Councilmember Hollander asked about overflow parking and where they will park.

Mr. Held stated that he looks at this as the same as the other businesses around the square that do not have enough parking and that this will be treated as any of those businesses where people have to find parking and walk to the location.

Ms. McKay stated that we can begin to take a look at this plan and start the review process. She noted to Mr. Held that more copies of the plan will be needed to provide to the members.

Council thanked Mr. Held for bringing this to their attention.

Announcement of Photo Scavenger Hunt Winners

The first annual Photo Scavenger Hunt was held during the weekend of November 11th-14th. Twenty-five (25) individuals and families submitted entries in the contest. There were 15 categories and one adult and one child were chosen as the winner in each category. Anyone that submitted a photo in all 15 categories is eligible for the drawing for a grand prize. Three (3) adults and four (4) children are in the drawing. The category winners will be announced tonight and will receive a gift card from a local Leonardtown business. We had 25 contestants participate. An article will be published in the County Times displaying the winning photos and the St. Mary's County Arts Council will host an art show to display the photos during the month of February. We would like to thank all the businesses that donated prizes and

participated in the contest. Thank you to the judges who took several hours out of their busy schedules to judge the competition last Tuesday. Judges were professional photographers; Tom and Carol Davis of Your Journey Studios, Reid Silverman of Reid Silverman Photography and Bea Poulin an artist at North End Gallery. We received many wonderful photos and thank-yous for having the contest as a number of families enjoyed the day together doing the Scavenger Hunt!

The winning contestants are:

ANIMALS	Adult Child	Ed Fitzgerald Delaney Ray	PATRIOTISM	Adult Child	Kelly Mahoney Sadie Grable
HISTORY	Adult Child	Brittany Mitchell Ashlynn Dziekiewicz	WATER	Adult Child	Kelly Mahoney Addison Ray
FAMILY	Adult Child	Kelly Mahoney Asher Haines	LOVE	Adult Child	John Mitchell Abigail Aina
COLOR ORANGE	Adult Child	Cathy Dziekiewicz Ashlynn Dziekiewicz	SUNRISE/SUNSET	Adult Child	John Mitchell Ashlynn Dziekiewicz
FOOD	Adult Child	Michelle Ray Ryder Pobst	REFLECTIONS	Adult Child	John Mitchell Lila Haines
BRICK	Adult Child	Brittany Mitchell Addison Ray	SELFIE WITH FAVORITE LEONARDTOWN BUSINESS	Adult Child	Sarah Pobst Ryder Pobst
LEISURE	Adult Child	Christy Orthner Lila Haines	SELFIE WITH A NEW FRIEND	Adult Child	Michelle Ray Lila Haines
FLOWERS	Adult Child	Kelly Mahoney Addison Ray			

Ms. McKay presented the names to be drawn for the adult and then the child winners for the Grand Prize adult basket and child's basket.

The three eligible adults are: Michele Ray, Kelly Mahoney, Sarah Pobst
 The three eligible kids are: Delaney Ray, Lila Haines, Ryder Pobst, Ellie Aina

The grand prize winners are: Adult – Sarah Pobst
 Child – Ellie Aina

Ms. McKay stated that we will contact them to stop by the Town Hall for their winning basket and for those contestants who won in their category. We will take photos of the winners with the grand prize baskets and post on our website and FB page.

You can also find the winning entries on the Town of Leonardtown FB page and at www.VisitLeonardtownMD.com. There will be a feature story in the County Times showing the winning photographs and during a show at the February First Friday with the photos on display at the Leonardtown Arts Council.

Councilmember Slade remarked that this a great opportunity for families with teens and kids to spend time together and she is looking forward to participating in the next photo scavenger hunt with her family.

Clarks Rest Phase 1a, 2 and 2a Acceptance of Water, Sewer and Streets

In 2017 we accepted Phase 1 of the water, sewer and roads of Clarks Rest development. They have now completed Phase 1A, 2 and 2A and are ready for us to take over those

facilities. A color-coded drawing has been provided showing the streets in each phase. There are a couple small items left on the punch list that are awaiting weather conditions to be right before completing. There is plenty of bond coverage remaining to cover these small items. Copies of the deeds have been provided for your review.

Councilmember Mattingly moved to accept the water and sewer infrastructure and the streets and alleys in Phase 1A, 2 and 2A in Clarks Rest and to release the construction bonds and institute a 2-year maintenance bond according to ordinance; seconded by Councilmember Alt, no further discussion, motion passed unanimously.

Award Survey contract for LTown Alley

We would like to move forward as soon as possible with the LTown Alley project. However, we have recommended that some survey work be completed to establish the existing and proposed grades and some stormwater management retrofit design to alleviate some existing stormwater issues. This has held up construction as the surveyors and engineers are very busy. We received two proposals from two local survey companies in town, LSR and Chesapeake Trails Surveying. The low estimate was from Little Silences Rest in the amount of \$16,820. The estimate from Chesapeake was \$20,950. LSR can't begin work until approximately 30 days, but as they are the low estimate, staff recommends awarding the project to LSR outside the bid requirements as it is a unique project that will require close communication and coordination on a daily basis with the company. These two locally owned companies are next door and willing to try and work with us to get the project moving as soon as possible.

We continue to be considerably short of funds for the overall project but are staying positive and moving forward with the projects that we can get accomplished. A fundraiser is being held in May of 2022 and we continue to apply for additional grant funds.

Councilmember Colvin moved to award the survey and stormwater management design work to LSR for the LTown Alley project in the amount of \$16,820.00; seconded by Councilmember Slade, no further discussion, motion passed unanimously.

Ms. McKay reported that the Wayfinding Signage has gone up and we have received numerous compliments and positive feedback.

Mayor's Report – Mayor Burris

Mayor Burris reported that he met with the LFVD and spoke with Gary, Chris and Mark Bell. It was a good, positive meeting and they expressed their concerns about parking and they had some suggestions for changes. They would like to become more involved in reviewing our plans and locating the fire hydrants as Mr. George Duke used to handle.

Ms. McKay noted that the Mayor and Council have graciously closed the Town Hall at noon on Thursday, December 23 and December 30 and we will be closed all day on Friday, December 24 and December 31.

LBA Report

Mr. Kurley stated that they did not meet this month as they had their holiday party. They have sent out a questionnaire to the members on a variety of subjects to learn more from the members to improve and update the LBA. We are working with the SMC Historical Society on the annual Moll Dyer Day as a day of diversity and how we can make it a cool event to visit Moll Dyer's rock and learn more about St. Mary's County history.

Events – Tyler Alt

Thank you to everyone who joined us for the Veterans Day Parade and Memorial Wreath Laying Ceremony on Thursday, November 11th in Leonardtown sponsored by the Commissioners of Leonardtown and the Commissioners of St. Mary's County, which featured elected officials led by Governor Larry Hogan. The memorial ceremony commemorated the 80th Anniversary of Pearl Harbor with remarks from veterans and dignitaries and included a moment of remembrance for the 20th Anniversary of 9/11 which included a joint Honor Guard featuring Marine Detachment 1305, the St. Mary's County Detention and Rehabilitation Center and the Leonard Hall Junior Naval Academy and First Responder Representatives (Sheriff Tim Cameron and Capt. Steven Hall of the St. Mary's County Sheriff's Office; Thomas Mattingly Sr., Past Chief and President of the Leonardtown Volunteer Fire Department; and Chief Douglas Pennock of the Leonardtown Volunteer Rescue Squad). Honored dignitaries included Secretary Wobensmith and Senator Benjamin Cardin

The holiday season officially began with Christmas on the Square & the Annual Tree Lighting on Friday, November 26th. Attendees enjoyed delightful holiday music and dancing and exciting aerial and fire dancing performances. Councilmember Alt remarked that his kids loved the rides and getting hot chocolate.

Ms. McKay remarked that we couldn't have as much fun without the help of the Fire Department and Mr. Roger Mattingly, who is the guy behind the idea of the rides and getting them started and they are one of our biggest draws for Christmas on the Square.

On Saturday, Leonardtown celebrated Small Business Saturday. Our local shops and restaurants welcomed guests with special offers, live music and activities, and there were free trolley rides throughout the day to help everyone get to all the exciting activities and shopping around Town.

Upcoming Events:

- Tuesday Meet-and-Greet with Santa
- Tuesday, December 14, 2021
- Saturday Meet-and-Greet with Santa
- Saturday, December 18, 2021
- Santa & Mrs. Claus on the Square
- Saturday, December 18, 2021
- The Saturday Meet-and-Greet with Santa is completely filled at this time.
- There are still openings for the Tuesday Meet-and-Greet with Santa. These private Meet-and-Greets with Santa are available for families with loved ones with disabilities and families who are celebrating a baby's 1st Christmas.

Community Development and Planning – Nick Colvin

Councilmember Colvin reported that plenty of permits and U&Os continue to come in and there are quite a few projects still in the works. The SMECO building has finally demolished their old building and the new building looks great and we look forward to a tour. He wished everyone a Merry Christmas and a Happy New Year.

Utilities – Christy Hollander

Councilmember Hollander reported that the Route 5 widening is still moving along but slowly.

Ms. McKay stated that they did have to stall a bit to re-design some storm drains and some Verizon lines needed to be addressed.

SMMA Update – Jay Mattingly

Councilmember Mattingly reported that the next SMMA meeting may occur during February or March but no exact date has been set and they will most likely continue with hybrid meetings. He attended the LBA Holiday party which was very nice. He wished everyone a Merry Christmas and Happy Holidays and thank you to the staff for working so diligently throughout the year and looking forward to new happenings in 2022.

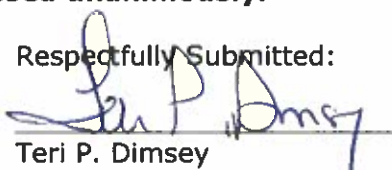
Business Development – Mary Maday Slade

Councilmember Slade reported that she is so excited for December in Leonardtown and everyone should get out to tour the Holly Jolly Light trail to look at all the Christmas Lights many of which are in Leonard’s Grant and a great way to spend an evening with your family. White Christmas is playing at Leonardtown High School and is fantastic! If you still have Christmas shopping to do, we have lots of small businesses here in Leonardtown and don’t forget you can buy gift cards from our local restaurants. Historically Christmas was just made a holiday in the late 1800s and it was a time, and it is still a time for people to sit back and remember all the good things that have happened and to really celebrate their accomplishments and enjoy the season.

Mayor Burris entertained a motion to adjourn.

Councilmember Mattingly moved to adjourn the meeting at 5.15 p.m.; seconded by Councilmember Alt, 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