



# Commissioners of Leonardtown

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DANIEL W. BURRIS  
*Mayor*

LASCHELLE E. McKAY  
*Town Administrator*

## **Town Council Meeting Minutes February 14, 2022**

### **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; Rebecca Sothoron, Treasurer; Jada Stuckert, Planning; Teri Dimsey, Executive Secretary; Will Moorehead, Just Tech; Deputy Roszell; Joe Kurley, LBA; Tommy/Denny Mattingly, Resident; Cub Scout Troop 420; Irene Parish, Ye Olde Town Café; Rodney Gertz, Quality Built Homes; Bennett Wilson, Resident. A complete list of attendees is on file at the Town Hall.

Mayor Burris welcomed and introduced the Cub Scouts of Pack 420 and asked them to lead the Pledge of Allegiance after the invocation led by Councilmember Colvin.

Mayor Burris told the Scouts that he will be available after the meeting if they have any questions.

Mayor Burris noted that there is Public Hearing today at 4:15 p.m. on the Concept Plan for Meadows at Town Run. We also have Roderick Lewis, Representative for Senator Cardin, virtually speaking today before Council.

Mr. Roderick Lewis introduced himself and thanked the Mayor and Council for having him today. He attended the Veterans Day Parade last November and he gave a summary of the items of concern for Southern Maryland and explained that Senator Cardin is reaching out to convey that he and his office are valuable resources for and can address any legislative bills and/or concerns.

### **Approval of Minutes**

Mayor Burris entertained a motion to approve the minutes of January 10, 2022, as presented.

**Councilmember Colvin moved to approve the minutes of January 10, 2022, as presented; seconded by Councilmember Alt. Councilmember Mattingly abstained as he was absent during the January meeting. Councilmembers Alt, Colvin, Hollander, and Slade voted approval; motion passed.**

**Proclamation acknowledging the retirement of Christine Wray, President and CEO of Medstar St. Mary's Hospital**

Mayor Burris read the Proclamation and invited Ms. Wray to come forward to accept a commemorative tray depicting a photo of Leonardtown Wharf as a recognition of her efforts working with the Town.

Mrs. Wray thanked Council and spoke highly of her collaboration with the Town Council and Mrs. McKay over these many years.

**Treasurers Report** – Rebecca Sothoron

Ms. Sothoron reported that there were no transfers to/from the Operating Account during the month. We are 58% through the budget year. There were significant costs involved with snow removal this year. There is one Leonardtown property tax account that remains for tax sale. During January, new construction tax billing took place with 40 accounts with 16 million dollars' worth of assessed value which may be the longest construction we have ever had in the last 30 years. We continue to work on fiscal note requests, to date we have received 29. Budget requests have been received and the draft budget will be distributed at the next Council meeting with budget workshops to follow. There is one small uncollected utility account that requires Council action with a memo outlining the details for a total of \$168.21. Staff does not approve these write-offs; Council approval is needed to approve the write off. For the record, this is a very rare occurrence.

**Councilmember Alt moved to approve writing off the balance of \$168.21 for the Pet Value uncollectable account, seconded by Councilmember Slade, no further discussion, motion passed unanimously.**

**4:15 Public Hearing- Concept Plan for Meadows at Town Run II-137.51-acre PUD-Map 0033 Parcel 104, Tract 1&2.**

**Mayor Burris entertained a motion to close the regular meeting and open the Public Hearing.**

**Councilmember Mattingly moved to close the regular meeting and open the public hearing; seconded by Councilmember Alt, no further discussion, motion passed unanimously.**

Ms. McKay reported that this is the Public Hearing for the Meadows II development at the intersection of Hollywood Road at Dry Docking Lane, requesting concept approval for their Planned Unit Development. The owner is Quality Built Homes and is 137.51 acres, zoned PUD. The subject property is on the east side of Maryland Rt. 245 near the McIntosh Road intersection, better known as the Wilkinson Farm, connecting the southern boundary to the Meadows at Town Run I. The farm was annexed into the Town in August of 2015 and per the annexation agreement, the applicant agreed to dedicate a parcel of sufficient size to accommodate a Well and Water Tower. They are proposing 410 units, Meadows I and II combined. They are proposing, for Meadow at Town Run II, 12 single family units, 147 townhome units and 144 apartment units, which will be owned and operated by QBH. There will be 4 separate apartment buildings with 36 apartments each and they will include amenities available to the entire MTR community, along with a five-foot wide path connecting MTR I and II.

The hearing was advertised in the County Times on 1/20/22 and on the town website. We have not received any comments.

We have Mr. Rodney Gertz today to walk Council through the plan and answer any questions.

Mr. Gertz provided a summary of the Meadows at Town Run II, the amenities and the scenic path connecting both I and II.

Mr. Thomas Mattingly, representing the LVFD, noted that they reviewed the plans and hope to get more dialogue as they get more details of the plans, regarding, fire truck access to areas within the development and the placement of fire hydrants. The fire department has concerns about access to the rear of the apartments.

Mr. Gertz responded, absolutely, we have had many discussions with Mr. Mattingly and feel it is very important to work with the Fire Department in conjunction with our developments.

Deputy Roszell inquired if there will be open access to the doors of the apartment or will there be a front door that goes into a hallway?

Mr. Gertz stated that these will be three story walk-ups and will be easy access to get into the buildings.

A resident inquired about the woodland path.

It was explained that the path, first considered as a road, did not meet environmental standards to be a road, so it was changed to a woodland path with some wider access points that will accommodate walkers, bikers, and families with strollers. There will be boardwalk over the actual floodplain area along with a small, covered bridge for a beautiful scenic walk.

Ms. Bennett Wilson inquired if the woodland path will be lighted.

Mr. Gertz stated that they have not gotten that far along in their plans, but it is certainly something to take into consideration and a lot of factors would need to be addressed with the Town before deciding.

**Mayor Burris entertained a motion to close the Public Hearing and open the regular meeting.**

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

Mayor Burris continued with the regular agenda.

**Planning & Zoning Report** – Jada Stuckert

The last Planning & Zoning meeting was held on January 18, 2022, with three (3) items on the agenda.

Case No. 83-21 Dairy Queen – 22875 Washington Street  
Continued from the 12/20/2021 Meeting - Request for Concept Plan review and approval of a new 2,662 sq. ft. building. It was approved.

Case No. 1-13C McDonalds – 40950 Merchant’s Lane  
Request for architectural review and approval for a 200 sq. ft. addition. It was approved

Case No. 100-15A Meadows at Town Run II – Hollywood and Dry Dock Lane  
Request for favorable recommendation to Town Council for a 410 unit  
Planned Unit Development. It received a favorable recommendation to  
move to Town Council.

**There are four (4) agenda items for the Tuesday, February 22, 2022, meeting.**

Case No. 14-05 Clark’s Rest – Phase 4 BLAP  
Request for review and approval of the Phase 4 BLAP.

Case. No. 14-05 Clark’s Rest – Phase 4A  
Request for review and approval of the Phase 4A Plats.

Case No. 14-05 Clark’s Rest Subdivision  
Request for architectural review and approval.

Case No.5-08 The Slice House – 41575 Park Avenue  
Concept Site Plan review/approval for a 3,000 sq. ft. commercial building.

Ms. McKay announced that Richmond American Homes has bought out the rest of the undeveloped lots within Clark’s Rest. Marrick Homes will stay to complete the multi-family homes, but they will not be building anymore single-family homes. Richmond American Homes will bring in their own architectural for their housing plans. They are very similar to Marrick Homes, but they do have their own models. Marrick Homes will stay involved with all the infrastructure, as they hold the bonds and will continue involvement until the completion of the development.

Councilmember Alt inquired about the Dairy Queen process.

Ms. Stuckert responded that they will go through site design and then final site plan approval with architectural before the Planning Commission.

**Police Report – Rachael Roszell**

Corporal Roszell submitted her monthly written report and did not have any items to add.

Mayor Burris asked if she would submit to him a report of the accidents on Route 5 from Compton Road south to Hollywood Road as we are working to continually ask for a traffic light.

Councilmember Slade stated that a constituent who watches the Town Council meeting wanted to know how she can see the written report.

Ms. McKay responded that it is available on BoardDocs which can be found on the front page of the Town’s website.

**Town Administrators Report – Laschelle McKay**

**Concept Plan for Meadows at Town Run II-137.51-acre PUD-Map 0033 Parcel 104, Tract 1&2.**

Ms. McKay referred to the phasing plan. They will need 75 EDUs for Phase I prior to expansion of the WWTP which will allow the road to go in and the Water Tower to begin construction. We have gotten favorable approval comments back from all the agencies, DPW, Soil Conservation, Fire Department, and SHA.

Mr. Gertz stated that they have worked with the adjoining home/property owners, and they have received approval for the entrance and are now waiting on approval paperwork. We do have some additional work to do regarding the intersection and we are working with SHA for the best safest turn lane scenario.

Councilmember Slade noted that she sits on the board of the Southern Maryland Swim League, and they have found it difficult to find pools where they can teach children how to swim. She asked if the pool will be regulation size with the appropriate diving depth.

Mr. Gertz responded that he believes that one portion of it will be 25 yards to accommodate competitions but unclear about the diving and will need to investigate that to respond.

Councilmember Mattingly asked how many miles the woodland path will be? He is concerned about any type of emergency and suggests there should be some sort of marker indicating where the person is located, how far along the woodland path so if they needed to inform emergency services this would be of great assistance to quickly get help.

Mr. Gertz responded that it is roughly 5,000 feet so close to a mile and they will investigate this suggestion.

Councilmember Mattingly stated that this development looks great, less land clearing, both the townhomes and the apartments will be very popular.

Councilmember Colvin asked if there was an approximate cost of the rental for the apartments?

Mr. Gertz responded that, at this time, material costs are extremely high, and they hope by the time they begin building things will change. The plan is to keep the rental costs roughly in the \$1,400-\$1,500 range. They will have a variety of one, two and three bedrooms with the one bedroom running in the range of \$900-\$1000, two bedroom \$1,200-\$1,300 and three bedroom \$1,400-\$1,500. This is our plan which we hope to stick close too so that we can offer affordable housing in the Leonardtown community.

Councilmember Hollander remarked that we talk a lot about connectivity of the neighborhoods and getting into downtown. Will there be some sort of crosswalk to be able to go from one side of the road to the other to utilize say the library and the sidewalk into downtown? Will this create more traffic crossing Hollywood Road?

Mr. Gertz stated that unfortunately, we have lack of control as the road is owned by State Highway, but we would certainly be willing to work with the Town in support to make it happen.

Ms. McKay responded that we could not get a crosswalk to the Post Office when they owned Washington Street so this is something that we will need to work through with SHA.

**Councilmember Slade moved to approve the concept plan for Meadows II, Map 33 Parcel104, tract 1 and 2, located at Hollywood Road and Dry Dock Lane for 303 units. Additionally, I agree to allocate 75 EDUs for Phase 1 of the development out of existing capacity with the balance to be allocated after the expansion of the wastewater treatment plan currently being designed is complete; seconded by Councilmember Mattingly, no further discussion, motion passed unanimously.**

### **Award Bid for Cleaning Services**

It has been over 20 years since we have bid the office cleaning contract. The contract was publicly bid January 27th. One bid was received. The previous contractor, B&B Services decided not to bid due to lack of staffing and economic times. The price for one day a week cleaning for the office increased from \$425/month to \$896 per month. The public restroom cleaning at the Wharf and Port of Leonardtown increased from \$1,500 each to \$1,641 each per month. An increase of services to be performed for the cleaning was added to the contract which accounts for some of the increase.

**Councilmember Mattingly moved to award the office and park restroom cleaning contract to O'Connor Commercial Cleaning for a one-year contract with two 1-year extensions; seconded by Councilmember Colvin, no further discussion, motion passed unanimously.**

### **Liquor License Letter of Support for Brudergarten Extension of Premise**

The second section of Shepherds Old Field Market is opening with Botanic Cafe moving to the new section. Gerri L'Heureux is expanding the outdoor seating area to include the area previously approved for a one-day extension for Bruderfest last fall.

**Councilmember Alt moved to approve a liquor license letter of support for Brudergarten's request for extended outdoor seating of their Class D license; seconded by Councilmember Slade, no further discussion, motion passed unanimously.**

### **Updates**

Ms. McKay reported that on February 23<sup>rd</sup> the Waterfront Plan Presentation by Mahan Rykiel and Arnett Muldrow will be live streamed as well as in person here at the Town Hall at 4:00 p.m.

The State of the Town breakfast with LBA has been scheduled for Friday, March 11<sup>th</sup> at 7:30 a.m. at the College of Southern Maryland Auditorium.

We have been working on the Façade grants and received another \$50,000 Community Legacy grant to do our third round of façade grants. Applications have been sent out and are due April 1<sup>st</sup>.

We also submitted a \$750,000 grant for the WWTP flood items that we need for mitigation from the flood study we did for stormwater management for the entire site. Ms. Sothoron and I worked with GHD to submit that application at the end of January.

We submitted another Maryland Heritage Area grant for \$75,000 for the Ltown Alley network of which we are short \$150,000 so we hope to make up some of those funds through additional grants.

We also submitted a Safety grant for an electronic message board that we use for traffic and events, as we must borrow the County and Sheriff's Department's signs for these events.

Lastly, we also submitted a grant for \$10,000 from DNR to replace our well-used, but aging kayak launch which is about 13 years old.

### **Mayor's Report – Mayor Burris**

Mayor Burris was pleased to say that he will be attending the fourth-grade class at Father Andrew White to do a Mock Council for the If I were Mayor I would...Essay Contest.

Mayor Burris asked the scouts if they had any questions and asked them what schools they attend. They didn't have any questions at that moment. Some of the kids went to Leonardtown Elementary and Lexington Park.

### **LBA Report**

Mr. Joe Kurley announced that they met Friday and they had a lot of discussion on how wonderfully Leonardtown is growing but looking at ways to streamline all the various events. We talked about the exciting ways to make use of the Trolley. Moll Dyer Day is coming up and we are excited to be a part of that new annual event in conjunction with St. Mary's Historical Society. LBA will be holding two large concerts this summer and we have booked Blazing Keys, dueling pianos for July 23<sup>rd</sup> on the square which we are excited to present.

### **Events – Tyler Alt**

#### **Photo Scavenger Hunt Exhibition**

The winners from the first annual Leonardtown Photo Scavenger Hunt Contest that was held in November 2021 were featured in a special Photo Exhibit during Lovin' Leonardtown First Friday at the St. Mary's County Arts Council Gallery & Gift Shop. More info about the event will be included in next month's Town Council Report.

#### **Upcoming Events:**

In February 2021 Mayor Burris proclaimed February 26th as Moll Dyer Day in Leonardtown. Planned activities for the first official Moll Dyer Day Celebration being held throughout Leonardtown on Saturday, February 26th includes an opening ceremony at the site of the Moll Dyer Rock at Tudor Hall Manor, a scavenger hunt for the entire family, paranormal investigations, a ghost walk, and special offers and activities provided by local Leonardtown businesses. This significant event honors a local Leonardtown Legend while bringing recognition to the harmful effects of bullying. The theme of this year's event is "Be Kind". This special event is sponsored by the St. Mary's County Historical Society in partnership with the Commissioners of Leonardtown, Visit St. Mary's, the St. Mary's County Museum Division, and the Leonardtown Business Association.

### **Community Development and Planning – Nick Colvin**

Councilmember Colvin reported that Route 5 looks to be making a lot of new progress which we are excited to see happen.

### **Utilities – Christy Hollander**

Councilmember Hollander reported that she has noticed with the warmer weather that the Town has gotten much busier and is excited to see so many people enjoying themselves in Town and down at the Wharf.

### **SMMA Update – Jay Mattingly**

Councilmember Mattingly reported that the next SMMA meeting will be held this Wednesday, February 16 at 6:00 p.m. and will be held virtually. Please feel free to join us. The next meeting will be held on May 11<sup>th</sup> at North Beach during which elections will be held and SMMA passed over to North Beach to run.

**Business Development** – Mary Maday Slade

Councilmember Slade welcomed Noli’s to Leonardtown. She attended the LBA meeting and just loves the new ideas and the focus on smaller unique events and extending First Fridays throughout the whole weekend. Perfect example is the upcoming Alice in Leonardtown which will have specials from various businesses, a cocktail fundraiser, and a movie night to reveal the new Alice in Leonardtown Mural.

**Mayor Burris entertained a motion to adjourn.**

**Councilmember Mattingly moved to adjourn the meeting at 5:15 p.m.; seconded by Councilmember Slade, motion passed unanimously.**

Respectfully Submitted:

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Teri P. Dimsey

Approved:

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Daniel W. Burris, Mayor

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Tyler Alt, Councilmember

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Nick Colvin, Councilmember

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Christy Hollander, Councilmember

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J. Maguire Mattingly IV, Councilmember

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Mary Maday Slade, Councilmember