



# Commissioners of Leonardtown

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DANIEL W. BURRIS  
Mayor

LASCHELLE E. MCKAY  
Town Administrator

## Town Council Meeting Minutes December 12, 2022

**Live streamed video of the meeting can be found on  
YouTube – Town of Leonardtown Channel**

**Attendees:** Daniel W. Burris, Mayor  
Nick Colvin, Council Member  
Heather M. Earhart, Council Member  
Christy Hollander, Council Member  
Mary Maday Slade, Council Member

**Absent:** J. Maguire Mattingly IV, Vice President

Also, in attendance were: Laschelle McKay, Town Administrator; Angie Graves, Treasurer; Mike Bailey, Planning Coordinator; ALisa Casas, Asst Administrator; Roger Mattingly, Resident, Wayne Hunt, LSR, Gretchen Hardman, Governor's Office; Annette Hodges/Trace Hall/Douglas Ostazeski, St. Mary's Nursing Center; Will Morehead, JustTech; Rachael Roszell, Town Deputy A complete list of attendees is on file at the Town Hall.

Mayor Burris asked Councilmember Colvin to give the invocation and asked Ms. Dimsey to lead the Pledge of Allegiance.

Mayor Burris invited Ms. Gretchen Hardman, Intergovernmental Affairs, Office of the Governor and Special Liaison for the Town to come forward. Ms. Hardman, interacted on the Town's behalf, kept us informed and communicated with the Governor about our concerns. We were in good hands and we wish Ms. Hardman all the very best during the legislative transition and beyond.

Mayor Burris and Council acknowledged her support and presented her with a special tray imprinted with a background photo of the Town and inscribed "With sincere appreciation and gratitude for your support in your role as liaison between Governor Hogans office and the Town of Leonardtown from 2017-2022.

Ms. Hardman responded that she thoroughly enjoyed her representation as Special Liaison and working with a great group of people who are very dedicated to the welfare of the Town and how much it shows.

### **Approval of Minutes**

Mayor Burris entertained a motion to approve the minutes of November 14, 2022.

**Councilmember Mattingly moved to approve the minutes of November 14, 2022, as presented; seconded by Councilmember Slade; no further questions, motion passed unanimously.**

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**COUNCIL:** NICK COLVIN      HEATHER M. EARHART  
CHRISTY HOLLANDER      J. MAGUIRE MATTINGLY IV      MARY MADAY SLADE

**Treasurers Report** – Angie Graves

Ms. Graves reported that we are 50% through the budget. The auditors expect to conclude the audit by the end of December although we do have an extension through January 31<sup>st</sup>.

**Planning & Zoning Report** – Mike Bailey

Mr. Bailey reported that two items were heard at the November 21, 2022 meeting with both being approved.

**Case No. 46-22** - Lots 1 & 2, Tudor Hall Estates, Section 1 – Plat 4@3 – Breton Bay Drive - Boundary Line Adjustment Plat – Consolidate recorded Lots 1 & 2 into one buildable lot.

**Case No. 86-03 H** – Town Market – 22675 Washington Street (Old Bell Motor Co. Building Southern Parking Lot Area – Request Site Plan Approval for a Market Area utilizing 8' x 20' modernized containers (twenty-two (22) units).

There will be no Planning and Zoning Commission meeting on December 19<sup>th</sup> as there are no cases to be heard.

**Police Report** – Mayor Burris

Mayor Burris thanked Cpl. Roszell for providing a written report.

Cpl. Roszell stated that there is a nuisance guy acting suspiciously randomly asking people for money and are asking that anyone that comes into contact with him please notify her or the Sheriff's department immediately as they are working on a case to charge him appropriately.

Councilmember Earhart inquired about a recent shooting.

Cpl. Roszell explained that they had just received notice about a shooting complaint and detectives where at the scene. There were no victims, there was one shell casing found and there was a rock that was thrown through a window, unrelated but same time and location.

**Town Administrators Report** – Laschelle McKay

In order to accommodate our client, who has another appointment, we have moved up this next order of business.

**EDU Allocation Request for Proposed Southern Maryland Orthopaedics Facility**

The proposed location for the facility is the northwest corner of Leonard's Grant Parkway and MD 245. This facility will consist of a 59,000 square foot building that will house medical office space in a two-story section connected by a lobby to a surgical center. The project will have a separate 5,000 square foot daycare facility for the employees of the project. Currently there is a shortage of physicians in St. Mary's County and this facility will add expanded services to a larger number of patients and offer the physicians a consolidated site for all of their services. This would meet the test of Ordinance No. 132 under section 2d as a public health, welfare and safety benefit to the community. There are 153 EDU's remaining in the existing wastewater treatment plant prior to the expansion, which is underway and is expected to be an 18 month to 2-year project.

Ms. McKay introduced Mr. Peter Johnston to provide a brief description of this project.

Mr. Peter Johnston stated that the vision here is to provide a one-stop shop for patients requiring orthopedic care. There will be out-patient services, imaging, therapy, rehab, pain management and an ambulatory service center all under one roof. Part of this project will have a day-care facility on-site for employees to drop off their children and have them close by as they work. This project will benefit the community by offering good employment opportunities and exceptional medical care services.

**Councilmember Earhart moved to approve allocating 17 EDUs to the proposed orthopaedics facility located at MD. 245 and Leonard's Grant Parkway in accordance with Ordinance No. 132, section 2d. as a public health, welfare and safety benefit to the citizens of Leonardtown and St. Mary's County; seconded by Councilmember Slade, no further discussion, motion passed unanimously.**

**Revised Recommendation to Critical Area Commission of Growth Allocation for St. Mary's Nursing Memory Care Facility**

In January 2022 the Council approved recommending 10.91 acres of the 200 acres of growth allocation that the Town has for projects in the Critical Area for the memory care facility proposed at the intersection of St. Andrews Church Road and MD Rt. 5. The CAC had originally thought that just the area of the Valli Property parcel that was being used to run the sewer line on would need growth allocation but has come back and told us that the entire parcel now needs growth allocation. These properties were previously annexed into the town and the project has received concept site plan approval in December 2021.

Mr. Trace Hall, CFO, St. Mary's Nursing Center, explained that the shape of the land required them to include this isolated piece of property. We hope to break ground in the spring of 2023 and open the facility in mid-2024.

Mrs. Hodges, Director, St. Mary's Nursing Center, remarked that this will be a 32-bed unit for both memory care (for those with dementia/Alzheimer's who need a secured area) and will also service assisted living residents as well and will not interfere with the operations of the St. Mary's Nursing and Re-Hab.

**Councilmember Slade moved to recommend to the Critical Area Commission use of an additional 1.76 acres of growth allocation (for a total of 12.67 acres) for the St. Mary's Nursing Center Memory Care Facility; seconded by Councilmember Colvin, no further discussion, motion passed unanimously.**

**Quality Built Homes Phasing Plan-Meadows at Town Run II Amendments**

After Soil Conservation review of the original proposed phasing of Meadows at Town Run II and relooking at the plan by the engineers, QBH and the Town staff, we are requesting revising the phasing plan to include the entire section of townhomes in the rear of the project and the main road as Phase 1 to eliminate too much disturbance area at one time. Additionally, completing the back portion of the project first will eliminate heavy truck traffic all the way through the project once residents have moved in to the homes in the front of the project. The same number of EDU's (75) would be allocated prior to the expansion of the WWTP as what was approved in September 2022.

**Councilmember Colvin moved to agree to the revised phasing plan for Meadows at Town Run II as presented; seconded by Councilmember Earhart, no further discussion, motion passed unanimously.**

**Funk & Bolton Engagement Letter Approval for Waste Water Treatment Plant Expansion Project**

As we move into the application process for the remaining \$8,000,000 needed to fund the project for the expansion of the wastewater treatment plant, we would like to engage the services of Lindsey Rader from Funk and Bolton to serve as the bond counsel for the CDA financing. Lindsey Rader has worked with us previously on a number of projects requiring bond related financing.

**Councilmember Earhart moved to approve the engagement letter for Lindsey Rader of Funk and Bolton as bond counsel for the expansion of the wastewater treatment plant project financing; seconded by Councilmember Slade, no further discussion, motion passed unanimously.**

**Updates** – Laschelle McKay

Ms. McKay reported that we were notified that we received \$20,000 of the \$50,000 grant we had submitted for the next step of our Waterfront Plan. Next week, we will be talking with our consultants, Mahan Rykiel, to start preparing for the next steps.

**Mayor's Report** – Mayor Burris

Mayor Burris asked Mr. Kurley if there was any LBA news to report?

Mr. Kurley noted that LBA did not meet this month but did get together for a holiday gathering. The Board met and talked about the success of Small Business Saturday and the many factors that went into that, including the cancelling and then moving of the Annual Tree Lighting to Saturday evening. Some retailers worked together to promote their businesses and we look forward to putting those ideas to work next year to include businesses that are not on the beaten path but to use whatever space is available for satellite vending and such.

Mayor Burris stated that as Ms. Earhart resigned to become a Council Member, there is an opening on the Planning and Zoning Commission and is recommending Mr. Sean Lawson, who sits on the Board of Appeals, as a candidate to appoint as a member of the Planning and Zoning Commission.

**Councilmember Colvin moved to appoint Mr. Sean Lawson to the Planning and Zoning Commission; seconded by Councilmember Slade, no further discussion, motion passed unanimously.**

**Events** – Heather Earhart

Councilmember Earhart reported that even though we had some weather issues and Christmas on the Square was cancelled, the Annual Tree Lighting ceremony was rescheduled and held on Saturday with a large crowd in attendance. Tomorrow is the Meet & Greet with Santa here at Town Hall for families with special needs children. Santa and Mrs. Claus will be on the square on Saturday, December 17<sup>th</sup> from 11:00 am to 1:00 p.m.

**Community Development and Planning** – Nick Colvin

Councilmember Colvin reported that he wanted to give a shout out to Leonardtown Volunteer Fire Department for rebounding after the cancellation and putting on an awesome tree lighting. Thank you all. He thanked all the staff for their hard work this past year, it does not go unnoticed and we do appreciate it. Happy Holidays to all.

Councilmember Earhart thanked the Fire Department for coming by with Santa on their trucks the kids love, love seeing Santa.

Mayor Burris also thanked Cpl. Roszell for helping to coordinate having more deputies during the Tree Lighting.

**Utilities** – Christy Hollander

Councilmember Hollander reported that we have a pre-construction meeting for the WWTP expansion. Thanks also to the Fire Department for bringing Santa by near and far in Leonardtown and the Tree Lighting ceremony felt like the old days, it was really nice.

Mayor Burris stated that there was some talk of doing the tree lighting on the same day as Small Business Saturday but that would hinder the small businesses as it requires shutting down the streets and such.

Mr. Kurley noted that there was some discussion about how it worked and didn't work and they will be working throughout the year on all the suggestions.

**SMMA Update** – Jay Mattingly - Absent

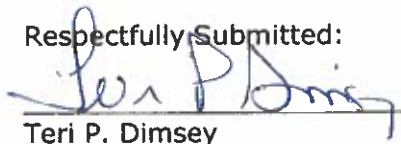
**Business Development** – Mary Maday Slade

Councilmember Slade reported the IRS has been busy catching up on past year tax returns from 2017, 2018 and 2019. Don't be alarmed, just be patient, they will not ask for money so please don't give them any, just provide them with whatever information they need. The weather was perfect for Small Business Saturday, it was great to see so many people out shopping and looking forward to hearing all the new ideas from LBA for 2023. Just a reminder that gift cards are a great gift, get them locally from various local businesses and service providers. Looking forward to seeing some new businesses open up in Town.

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

**Councilmember Slade moved to adjourn the meeting at 4.39 p.m.; seconded by Councilmember Colvin, motion passed unanimously.**

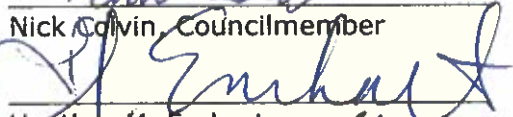
Respectfully Submitted:


  
Teri P. Dimsey

Approved:


  
Daniel W. Burris, Mayor

  
Nick Colvin, Councilmember

  
Heather M. Earhart

  
Christy Hollander, Councilmember

**Absent**  
J. Maguire Mattingly IV, Councilmember

  
Mary Maday Slade, Councilmember