



Town of Sykesville

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Town House

Stacy Link, Mayor

Joseph Cosentini, Town Manager

Jennifer Livesay, Town Treasurer

Kerry G. Kavaloski, Town Clerk

OFFICIAL MINUTES OF SEPTEMBER 22, 2025 REGULAR COUNCIL MEETING **NO. 25-15**

The Council meeting of the Town of Sykesville was held on Monday, September 22, 2025. Mayor Link called the meeting to order at 7:00 P.M. in the Town House Council Chambers. Mayor Link led the Pledge of Allegiance and a moment of silence.

PRESENT: Mayor Stacy Link and Council Members Mark Dyer, Elizabeth Guroff, Leo Keenan, Alexandra Ries, and Jeremiah Schofield.

ABSENT: Council President Anna Carter

STAFF: Joseph Cosentini, Town Manager
Kerry Kavaloski, Town Clerk
Michael Spaulding, Police Chief

PUBLIC COMMENTS:

Adam Schuchart, 419 Hawk Ridge Lane, gave a public comment asking for approval to place a bat house on public land due to bats roosting in his house and other houses in the area. Mayor Link explained that staff will work with Mr. Schuchart regarding location and logistics.

Chris Bushman, 532 Oklahoma Avenue, gave a public comment thanking the Public Works Department for their hard work.

CONSENT AGENDA:

I. Minutes from September 8, 2025

MOTION: Council Member Dyer motioned to approve the item on the Consent Agenda as amended. Council Member Keenan seconded the motion.

The motion carried unanimously.

NEW BUSINESS:

II. Consider/Discuss/Act on introduction of Ordinance NO. 2025-05: AN ORDINANCE OF COUNCIL OF THE TOWN OF SYKESVILLE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED NORTHWEST OF MAIN STREET AND NORWOOD AVENUE, SYKESVILLE, MARYLAND, 21784, COMPRISING APPROXIMATELY

4.0657± ACRES, BEING THE PROPERTY IDENTIFIED AS MAP 200, PARCEL 4323

Joe Cosentini, Town Manager, explained that this is an opportunity that has been worked on with the property owner for several months. It offers a strategic opportunity for the Town to capitalize on pedestrian connectivity, as identified in the Comprehensive Plan and the 2019 connectivity study, and as a potential relocation spot for the Public Works facility, and general strategic plans for open land in Downtown Sykesville.

The contract does include a 120-day environmental study period, allowing for the Town to conduct at least a phase 1 environmental study during this time through a Targeted Brownfield Assessment grant from the Environmental Protection Agency. The sales contract also includes up to a 12-month lease back option for the current owner.

The funding is through the Town's unassigned fund balance, which has enough funds to cover the \$525,000 cost to purchase the property. There is currently about \$1,600,000 in the unassigned fund balance.

One email comment was received from a resident on Windswept Court that was mostly positive and asked for any changes to go through the full planning process to allow for public comment.

Council Member Dyer expressed interest in hearing with the EPA has to say with their phase 1 study. He is concerned specifically about PCBs.

Mayor Link expressed her excitement over the potential for the strategic potential with this property purchase.

Council Member Guroff thanked Mr. Cosentini for this due diligence during this process.

MOTION: Council Member Keenan motioned to introduce Ordinance NO. 2025-05: AN ORDINANCE OF COUNCIL OF THE TOWN OF SYKESVILLE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED NORTHWEST OF MAIN STREET AND NORWOOD AVENUE, SYKESVILLE, MARYLAND, 21784, COMPRISING APPROXIMATELY 4.0657± ACRES, BEING THE PROPERTY IDENTIFIED AS MAP 200, PARCEL 4323, and set the public hearing for October 14, 2025. Council Member Schofield seconded the motion.

The motion carried unanimously.

III. Consider/Discuss/Act on introduction of Ordinance NO. 2025-06: AN ORDINANCE TO AMEND THE ADOPTED BUDGET OF THE TOWN OF SYKESVILLE FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026

Mr. Cosentini explained that this budget amendment is before the Council earlier than typical due to the potential purchase of the property. He explained that the salary line item for Public Safety was increased due to a retention grant, and the equipment line item was increased due to the license plate

reader warranty and work done on the cameras on Main Street. The money for the property purchase comes from the Unassigned Fund Balance.

Council Member Schofield explained that the property purchase is not a forgone conclusion at this point, even if the money is moved in the budget. The public is still encouraged to attend and provide comment during the public comment periods for the ordinances.

MOTION: Council Member Guroff motioned to introduce Ordinance NO. 2025-06: AN ORDINANCE TO AMEND THE ADOPTED BUDGET OF THE TOWN OF SYKESVILLE FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026, and to set the public hearing for October 14, 2025. Council Member Ries seconded the motion.

The motion carried unanimously.

ANNOUNCEMENTS/REPORTS:

- The next meeting is Tuesday, October 14, 2025.
- We have volunteer opportunities available as a Crossing Guard and on the Police Auxiliary. Email town@sykesville.net for more information about volunteering with the Town.
- Staff Updates
 - Mr. Cosentini announced that Oklahoma Avenue has reopened, but the intersection of Baldwin Drive and Oklahoma Avenue is closed for work on the crosswalk. New curbing has been added behind the French Twist, and landscaping should be placed this week. Once the crosswalk is installed, paving will begin, and the bumped up area between the pavers and the asphalt will be leveled.

The Norwood Avenue and Central Avenue stormwater project will be on the October 14 agenda.

A formal letter has been submitted to the State Highway Administration requesting route 851 to be turned over to the Town. It will take some time for State Highway to go through their process.

Leaf collection will begin again on Mondays. Residents should have their leaves at the curb for collection.

Kerry Kavaloski, Town Clerk, has received her Master's Degree in Public Administration.

- Public Safety Report
Chief Spaulding announced that three Pennsylvania officers were ambushed in the line of duty. A small contingent of Sykesville officers will attend the funeral proceedings.

Chief Spaulding presented the Public Safety Report for the period of September 2 through September 14. There was a total of 1,099 reports, including 16 assist other agencies, 14 community policing events, 92 foot patrols, 4 incident reports, 580 patrol checks, and 110 traffic enforcement initiatives.

Chief Spaulding announced that Sergeant Lacy has been recognized by the Maryland Chiefs of Police at their annual conference.

The 16th annual Jr CSI was very well attended. Chief Spaulding submitted it for an award through the Maryland Municipal League, and while it did not win, Chief Spaulding has been asked to present about it at the fall conference.

Chief Spaulding is aggressively recruiting for the open position.

Chief Spaulding is working on a visualization tool for the Public Safety Report.

Council Member Guroff suggested pairing new officers with a resident to help the officers feel more connected to the Town.

- Council/Commission Updates
 - Mayor Link announced that the Springfield Hospital Center will have their annual 5K run and walk on October 11.
 - Council Member Schofield announced that the Planning Commission September meeting was cancelled. The next meeting is October 6. He also announced that he attended an open house for the South Carroll Aeromodelers group that meets at the Springfield Hospital. The group will be at the Farmers' Market on October 5 and 26.
 - Council Member Guroff announced that the Historic District Commission is meeting on Wednesday, September 24. She also announced that there are tours of the Springfield Hospital Center. She requested something in Carrie Dorsey Park to honor the history of mental health treatment.
 - Council Member Ries announced that SPARC is had a fall cleanup and concert on September 20. She thanked all volunteers. The next SPARC meeting is on Thursday, September 25. The Skate Jam is scheduled for October 4 in South Branch Park. The Commission will be showing Beetlejuice on October 12. Email parks@sykesville.net to be added to the monthly newsletter.
 - Council Member Keenan announced that Trick or Treat on Main Street is Sunday, October 26, Fall Festival is October 18, and Craft Beer Festival is November 8. The Farmers' Market continues through October 26. A Diwali celebration is being planned for October 25. The lights over Oklahoma Avenue were installed. A live art gallery is being installed at the DSC building on Main Street.
 - Mayor Link congratulated Council Member Ries on her wedding.
 - Council Member Keenan and Council Member Dyer announced that they will not be in attendance at the October 14 meeting.

ADJOURN: There being no further business to come before the Council, Council Member Dyer motioned and Council Member Guroff seconded to adjourn meeting at 7:48 P.M.

The motion carried unanimously.

Respectfully submitted
Town Clerk Kerry Kavaloski