

Dear

DRAFT

OFFICIAL MINUTES OF AUGUST 10, 2020 REGULAR COUNCIL MEETING
NO. 20-13

The Council meeting of the Town of Sykesville was held on Monday, August 10, 2020. Mayor Shaw called the meeting to order at 7:00 P.M. via Zoom.us. Mayor Shaw led the Pledge of Allegiance and a moment of silence.

PRESENT: Mayor Ian Shaw, Council President Alan Grasley, and Council Members Anna Carter, Mark Dyer, Stacy Link, and Jeremiah Schofield.

ABSENT: Council Member Leo Keenan

STAFF: Joseph Cosentini, Town Manager
Police Chief Michael Spaulding
Craig Weaver, Town Treasurer
Kerry Chaney, Town Clerk
Mark Onheiser, Special Projects Coordinator
Derek Shreves, Public Works Director
Dennis Hoover, Town Attorney

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

- I. Minutes from March 9, 2020
- II. Minutes from July 13, 2020

Council Member Schofield noted that he was not in attendance at the March 9 meeting, and the minutes will be changed to reflect that.

MOTION: Council Member Link motioned to approve the minutes from March 9, 2020. Council Member Carter seconded the motion.

The motion carried unanimously with Council Member Schofield abstaining.

MOTION: Council Member Link motioned to approve the minutes from July 13, 2020. Council Member Dyer seconded the motion.

The motion carried unanimously.

NEW BUSINESS

I. Presentation of the Downtown Sykesville Connection (DSC) Quarterly Update

Julie Della-Maria, Executive Director for the DSC, was in attendance to present the quarterly update. She explained how the DSC was working during the pandemic shutdown.

The Organization Committee created a food pantry, worked with other organizations to create the Carroll Community Organization Active in Disaster to continue providing food to families every weekend. New board members were elected, and the Parklet was reinstalled in the pocket park.

The Design Committee created a “Draw your Main Street” contest, created a Snallygaster Scavenger Hunt, and completed the pole banner project.

The Economic Development Committee created a COVID business directory to allow live updates for closed, curbside, and hours for Main Street businesses. They funded two business marketing workshops, created Main Street Bucks, planned and coordinated a Star Scavenger Hunt. The Best Main Street contest was awarded on June 2. Unfortunately, the TV show portion of the prize was not able to occur due to the shutdown. Many other grants were applied for and awarded as well.

The Green Committee continues maintaining the gardens and planters, as well as coordinating socially distant education programs. They have also completed trainings for the Keep Maryland Beautiful designation.

The Promotion Committee created a “Discorona Dance Off”, created a short video program, created a T-shirt, and created a COVID compliant Farmers’ Market. The Committee also planned and coordinated the First Annual Coolest Gold Tournament.

II. Consider/Discuss/Act on the Bond Reduction for Parkside at Warfield

Joe Cosentini, Town Manager, explained that there was a \$3,800,000 performance bond issued for infrastructure. The Town’s consulting engineers suggest a flat 50% reduction of the bond instead of the 57% reduction that the developers have requested. A 50% reduction is a standard practice for performance bonds.

Council Member Carter asked if it was a 50% overall reduction even for items that have not been started or completed yet. Mr. Cosentini explained that the bond can be used for any of the infrastructure, not necessarily what is on the spreadsheet that was shared with Council.

MOTION: Council President Grasley motioned to approve the 50% Bond Reduction for Parkside at Warfield with the new bond being set at \$1,898,878. Council Member Carter seconded the motion.

The motion carried unanimously.

III. Consider/Discuss/Act on the Strategic Demolition Grant (Warfield) – Change of Scope Request

Joe Cosentini, Town Manager, presented this item. He explained that the developers of Warfield applied for a Strategic Demolition Grant to do stabilization and remediation of the vacant buildings, and they were awarded \$750,000. The developer now wants to amend the scope of work, and they have worked with the State to amend the scope, to do wetlands remediation instead of building remediation. The revised scope does still include language for stabilization and remediation of the historic structures. The State is supportive of the scope of work change. The developers have also asked that the Town pay the contractors and request reimbursement instead of the developer paying the contractors and requesting reimbursement from the Town, who would then submit to the State for payment. Mr. Cosentini does not recommend that the administration of the grant change.

The historic tax credits are only for money that is paid directly, so grant money spent on the buildings would reduce the amount of credits that the developers are eligible to receive. Wetlands remediation would not impact the amount of historic tax credits that the developers would be eligible to receive.

The wetlands remediation would create additional pathways, streams, and bridges that will make Carrie Dorsey Park more attractive for use. The remediation is part of the plan that will occur. The developers are proposing using the grant monies to complete the wetlands project.

Council Member Link is concerned that the change in the scope of work will demotivate and disincentivize the remediation and stabilization of the historic buildings. As of right now, there is no timeline for when the developers would start the remediation and stabilization on the historic buildings.

MOTION: Council President Grasley motioned to approve the new scope of work and the Town will serve as the administrator of the grant but will not pay the contractors. Council Member Schofield seconded the motion.

Council Member Link expressed her concerns regarding approving the new scope of work without a timeline or plan for the remediation and stabilization of the historic buildings.

There is a two-year limit on when the grant funding can be used, and turning down awarded grant money can look unfavorably on the Town for any future grants for which an application is submitted. The developers

have been working with the State to expand the tax credits and get grant monies for the historic buildings.

The motion failed 3-3 with Council President Grasley and Council Members Dyer and Schofield for the motion and Mayor Shaw and Council Members Link and Carter voting against the motion.

Council Member Link requested clarification on the tax credits and income tax concerns from the developers.

Mayor Shaw suggested approving the scope of work change and when something is built on parcels A/B, then \$750,000 of that sale would go into escrow for Parcel D and the historic buildings.

Mr. Cosentini will let the developers know that the Council would like to see some information regarding their plan for the historic buildings and the scope of work change will be back before the Council in September.

ANNOUNCEMENTS/REPORTS

- Next Mayor and Town Council Meeting is on Monday, September 14, 2020. This will be a Zoom virtual meeting.
- We have volunteer opportunities available on the Historic District Commission, SPARC, Police Auxiliary, and Crossing Guard. Email town@sykesville.net for more information about volunteering with the Town.
- There is still time to respond to the 2020 United States Census. The census is now extended until September 30. The Town of Sykesville is asking all community members to do their part to meet the goal of counting everyone once – and only once – in the right place. Please take a few minutes to complete the Census questionnaire you received. You can also complete online: 2020census.gov, or by phone 844-330-2020. Your personal information is legally protected and confidential.
- Staff Updates
 - o Capital Purchases Update

The vehicle cameras for the Police Department will need to be upgraded due to obsolete technology. A request will be brought to Council for the replacement of all of the cameras.

Public Works has moved forward with the state biddable items, the slope mower and the skid steer. The Town will bid the small dump truck by itself.

The road repaving has been completed with striping to be completed within a week. There are still a couple sidewalk projects in the works.

- o Treasurer's Report
Craig Weaver, Town Treasurer, presented the July 2020 Treasurer's Report. The Town/County agreement money has been received already.

MOTION: Council President Grasley motioned to approve the July 2020 Treasurer's Report. Council Member Carter seconded the motion.

The motion carried unanimously.

- o Public Safety Report
Chief Spaulding presented the Public Safety Report for the period of July 6 through August 2. There was a total of 708 reports including 13 assist other agencies, six community policing events, 26 incident reports, 40 foot patrols, 452 patrol checks, and 37 traffic enforcement initiatives.

Chief Spaulding announced that there were several graffiti incidents. He believes it is related tagging with the same script like tags. He has instructed his officers to be on the lookout for suspicious people in the parks after dark. They have also installed multiple cameras in multiple locations to hopefully deter and apprehend the people responsible. Warfield currently only has fencing around the quad area. There were discussions regarding cameras and lighting, but that has not progressed forward. Patrol checks of the Warfield area have increased.

- Council/Committee Reports
 - o Council Member Schofield announced there was a Raincliffe Home Owners' Association meeting virtually on July 23. The next meeting will be in September. Joe helped with a permit for the pavilion, and that is moving forward.
 - o Council Member Dyer announced that there was not a Planning Commission meeting. The stakeholder meetings are being scheduled for the Comprehensive Plan update. Council will be contacted for individual interviews. The next steering committee meeting is August 20.
 - o Council Member Carter announced that the Historic District Commission met on July 28 and discussed Warfield townhome colors. The next meeting is August 25.
 - o Council President Grasley announced the merchants met with Commissioner Rothstein on July 22 to discuss the Carroll Rebound grant. There was also a social distancing roundtable. The next meeting is August 19. There was discussion regarding COVID complaints and non-compliance. The Health Department has contacted the Police Department regarding non-compliance. There is not an official protocol for the Town, but the Police are empowered to enforce the Governor's orders. The Town protocol would be similar to the State protocol.
 - o Council Member Link announced that Parks and Recreation (SPARC) purchased a new movie screen that is larger than the current screen.

Volunteer vests were purchased for the SPARC volunteers to wear during events. There is a Community Cleanup scheduled for August 29 starting at 9 AM at the Town House.

ADJOURN: There being no further business to come before the Council, Council President Grasley motioned and Council Member Carter seconded to adjourn meeting at 8:53 P.M.

The motion carried unanimously.

Respectfully submitted
Town Clerk Kerry Chaney