

OFFICIAL MINUTES OF JANUARY 28, 2019 REGULAR COUNCIL MEETING
NO. 19-02

The Council Meeting of the Town of Sykesville was held on Monday, January 28, 2019. Mayor Shaw called the meeting to order at 7:00 P.M. in the Council Meeting Room at the Town House. Mayor Shaw led the Pledge of Allegiance and a moment of silence.

PRESENT: Mayor Ian Shaw, Council President Julia Betz, and Council Members Anna Carter, Alan Grasley, Chris True, and Stacy Link.

ABSENT: Council Member Leo Keenan

STAFF: Aretha Adams, Town Manager
Police Chief Michael Spaulding
Evelyn Sweet, Town Treasurer
Kerry Chaney, Town Clerk
Derek Shreves, Public Works Director
Jana Antrobus, Executive Assistant
Mark Onheiser, Special Projects Coordinator
Jared Schumacher, Circuit Rider and Grants Coordinator
Dennis Hoover, Town Attorney

PUBLIC HEARING: Economic Development Use of 714 Sandosky Road

Mayor Shaw gave a background on the building and property. The public hearing was then opened for comments.

Mark Rychwalski, resident at 7352 Spout Hill Road, explained that he was on the Council in the past, and 15 years ago the Council looked at the property as a vital part to have something positive for Main Street. The Town should go in the positive direction and partner with a developer to develop the property for retail development. Developing the property in the wrong way could cause damage to Main Street. He was also interested in what will happen to the Farmers' Market.

Jonathan Herman, resident at 7546 Norwood Avenue, explained that he loves small towns and walking in small towns. He explained that for the Warfield Development and the tunnel under Route 32 was the result of a five-day charrette. He thinks there should be more planning done for 714 Sandosky. He suggested that the overall picture needs to be more than just one property; it should include other properties, like Little Sykes Railway. He sees the property as possibly being four to five levels to have it up to grade with the Little Sykes Railway. He also explained that Sykesville needs more people to support it.

Jon Shook, 1350 State Route 97, explained that the town's population will grow as a result of the residential development in the Warfield Complex. There are already four places to get alcohol on Main Street, but there is no place to have a dance center or arts center.

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Jeremiah Schofield, resident at 401 Oklahoma Avenue and member of the Planning Commission, read a letter from his daughter, Phoenix, about her support for the Carroll County Dance Center using 714 Sandosky Road. Mr. Schofield also explained that the Dance Center could take a portion of the building, leaving retail spaces in the other part. He also thinks the RFP should be structured so parking is retained and greenspace could be built into it as well. He doesn't think dollars and cents need to be the sole driver for what goes into the space.

Michael Wittig, resident at 7591 College Avenue, explained that he just purchased a home in Town in June. He wants to know what the long-term vision is for the Town. Warfield could be a competitive component to Downtown. Parking would be much easier in Warfield, so customers may not necessarily come to Downtown from there. He suggested having some sort of transportation connection from Main Street to Warfield such as a trolley.

Becky Eckrote, co-owner of Carroll County Dance Center, explained that she has lived in the area for more than 30 years. "In 1990, my parents signed me up for dance class at the local dance studio down on Main Street Sykesville when it first opened. The studio was Carroll County Dance Center. It was located above the old Bank building. From student to owner, I know how much our business means to the families and community of Sykesville. To this day, I still have people say to me "I remember seeing the dancers in the window as I was sitting for dinner at Beck's." 12 years ago, we were given the opportunity to move into the newly renovated location in the Warfield Complex. We have had a great experience, however that time is ending in June of this year. We have at least 150 families coming through the doors each week. They are aware of the current situation. In short, the Carroll County Dance Center family needs a new home. We love the community and businesses that downtown Sykesville has to offer. We feel it makes sense that we would be the best fit for this location and space. Moreover, there would be an influx of people that would have all that downtown Sykesville has to offer while they wait for their dancer. Imagine families being inserted into an environment with established retail and restaurant businesses. What downtown Sykesville needs is a cultural establishment to fulfill a complete set of social appeal. Carroll County Dance Center would love to be a part of the downtown Sykesville community once again."

Randy Eckrote, husband of a co-owner of Carroll County Dance Center, quoted statistics from Dr. Judy Morley, executive director at the Carroll County Arts Council, that were in the Carroll County Times on January 17, 2019. "First she wrote that Maryland ranks 3rd in the U.S. for funding for the arts following only Minnesota and Hawaii. Her research shows that according to the Maryland State Arts Council, the arts in Maryland generate \$1.4 billion in tourism and economic development, account for over 17,600 jobs, and almost \$60 million in state and local tax revenue. Statewide, every dollar spent on the arts generates \$4.12 in other economic development activity, including money spent at local restaurants, hotels, and shops. The national average for event-related spending is \$47.57 per person. These statistics are astounding to hear and show that the arts are good for development."

Douglas Tzan, Pastor at St. Paul's United Methodist Church, explained that he thinks we need businesses and opportunities that complement each other instead of compete with each other. When the Farmers' Market starts, average attendance at the church drops by 27 people. He thinks the market has been about tapped out with alcohol based businesses. He is also worried that if the brewery was awarded the entire place and it failed as a business, the Town would be back to buy the property. Carroll County Dance Center already has an established client base.

Kerry Chaney, Town Clerk, read into the record comments from people in attendance who did not want to speak and also comments that were emailed to the Town prior to the start of the meeting.

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Al McEvoy, resident of 7591 Boulder Drive, wrote, "What is the criteria for the Town to "accept" a development proposal? Is there going to be a cultural activity center in Warfield? In addition to cultural activities, the Town could well use an indoor facility for Park & Recs / Fitness activities for all age groups. Use of the facilities could entail fees for both residents of the Town and outside of-town residents. Please consider."

Tyler Wittig, 13865 Forsythe Road, wrote, "with regards to the Sandosky Road property, I would like to see some type of commercial development, whether that be retail or the brewery I don't think the space should be used for a municipal building."

Geoff Suddath, 2105 Country Fair Lane, wrote, "Based on the concerns discussed at the Town Hall on January 14th, parking and economic development seem to be the largest worry. I believe the town should consider an option with the with the highest opportunity to create wealth. Additionally, there should be a growing draw for new tourists to visit the best small town in America!"

Mike and Debbie Scheller, 305 Kalorama Road, wrote, "Mr. Mayor and Members of the Town Council,

We do not want to speak tonight, but wanted to be sure to pass on a few points that have come to our attention since the last meeting for the Sandosky building.

We truly believe you will be looking out for the best of Sykesville. As both residents and business owners in town we have a very vested interest as to how our tax money is spent and also how our economic development advances.

A few points that were made at the last meeting:

Regarding the brewery:

- 1) They will be using 4500sq ft for the tasting area and 5000sq ft (minimum) for the brewing - this will not be, in our opinion, the best use for 5000 sq ft. That is essentially 5 retail spaces.
- 2) Several people spoke of a family atmosphere with a brewery, spending all day, picnicking and such. That sounds great, but the outdoor space which they spoke of is not compatible to outdoor space of this building - especially since the open space is essentially the parking lot. (However, it would be awesome at South Branch) We don't know if there is away for them to brew off site and have the tasting room and then the other 5000+ Sq Ft could be used for more businesses to lease or purchase. In our opinion, it seem to be a better use of the 5000 sq feet.

Regarding parking:

- 1) If the town does sell this property, what guarantees are there for the parking lot to stay in the ownership of the town. Even if you sell the property today to someone you feel will have the best interest of the town at heart, what is to say that they will do the same if they turn around and sell the property? We feel there must be some legal agreement that whomever owns the property, the parking is the towns. You went to a lot of time and spent a lot of money to secure the property for parking in the interest of the town. It would not be in the best interest of the town to sell the property and lose any of the parking.

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Please understand that we are not against the brewery, we would love to have a brewery in a better location, but we do not feel that is the best use for that property. We also think one of the top priorities of this sale should be to maintain the control and ownership of the parking lot.”

Joan Smith, 7158 Harlan Lane, wrote, “As a Sykesville resident for over 22 years and a business owner in Sykesville, I would like to comment on the town economic development.

I would like to point out that parking in town has never been a problem for me, except for during town events. A parking garage is not needed and would not add value to the town. In addition, a parking garage would take away from the old town charm of Sykesville. During town events, improved shuttle service along with parking guides would help relieve the parking concerns.

While I would not oppose a dance center on the Sandosky road property, I would be in support of a brewery on that location. A brewery would be a better addition to enhance the economic development of the town. A brewery would bring more out of town visitors, especially new visitors to the town. It would enhance the open outdoor atmosphere of town, especially during the Spring, Summer and Fall, assuming they would have outdoor seating. It would add Sykesville as a destination for travelers, who would likely browse downtown shops while visiting.

At a minimum, the town should recover the expense of the property, even if it is over several years (via a lease agreement, etc.)”

Sara KM Tully wrote, “We joined the Sykesville/Elderburg community in 2010 and love living in this super friendly community. My family of 7 would benefit most from the Dance Company being allowed use of 714 Sandosky Rd. I know we would enjoy spending time on Main Street while waiting for classes at CCDC, should they acquire the space. I believe there are enough dining and drinking establishments in our small downtown area and do not have need of another.”

Dana Blitz wrote, “I have been a resident of Sykesville for nearly 17 years and have seen its amazing transition into a charming, bustling small town. I did not attend the last meeting, but have seen the description of the history of the Sandosky property topic online. If it is of any benefit, I am writing this letter to express my opinion. I have two topics to comment on.

My family lives in Sykesville, we frequent many of the businesses, we take walks nearly every day through the town, and one of us even works in town. We take pride in the fact that this town has so much to offer for our family and friends already. It is family friendly for all ages, with parks and nature, trains, karate and yoga classes, shops and many places to enjoy food and beverages, not to mention all of the services that are offered at local businesses. Although we have seen an increase in traffic and visitors, this increase has not been a deterrent to enjoy the town, but a sign of its success, making it more enjoyable to us.

First, I would like to say that I support the decision to utilize the Sandosky property for economic development. It is clear that there is a limit to how much development can continue in our small town; as there is limited space! If the business that moves into that space does not change what we already have going here (ability to park, walk and enjoy our hometown) but attracts more good people to enjoy and support the economic growth of this gem we live in, then it would be an asset. The brewery/tap room, for instance, would not only attract people from a large radius to come enjoy a potentially family friendly business (possibly during limited hours), but also patronize our other businesses, as well.

Second, and not related to the property of discussion, but another, I would like to complain about the property/building next to the post office building with the tower. I have recently learned that this is

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owned by our town. How can we have this lovely town and keep this eyesore? In my family's opinion, it would be a great addition to the beauty of the downtown area to remove this building – maybe preparing it for possible green space, development or parking, or maybe just making that part of downtown more beautiful in its absence, allowing a view of the trees and river. That building is not only ugly, but it seems to house a resident that uses the rooftop to store old furniture, trash and a threatening looking dog.”

Naomi Russo wrote, “Thank you very much for this opportunity to share my opinion regarding the economic development use of 714 Sandosky Road.

My name is Naomi Russo and I have been living in Sykesville about 10 years. As a family, we have been enjoying Sykesville train park, Norwood Ice Cream or to take a walk to admire architecture of the Church and the Inn in Sykesville main street.

As a Sykesville resident, I would love to see more of arts and culture development in the main street. Hence, I strongly support Carroll County Dance Center to reside in the 714 Sandosky Road.

The Main Street is built upon small businesses and Carroll County Dance Center is a women owned small business. The Main Street is focused and developed with family and community in mind. As you may recall, Carroll County Dance Center opened their door on the main street back in 1990 until they have moved to Warfield location in 2006. Both my 5 years old daughter and I are enjoying our classes at the Carroll County Dance Center and I can speak from my experience Carroll County Dance Center bring families together through their various activities that involves community such as an open house, bring a friend day, attending Sykesville festival and so on. Carroll County Dance Center even offers opportunities for high school students to volunteer themselves in a backstage at the Carroll County Dance Center's annual Nutcracker performance. Through their classes and their successful events, I have met with people from Howard County and even a family from Pennsylvania which proves the Carroll County Dance Center already have attract families in large range. This is one of the advantage Carroll County Dance Center to be at the 714 Sandosky Road as Carroll County Dance Center will not compete with current business in Main Street but rather energize those current businesses and its community. Every main street needs not only restaurants but also a place for people to interact with arts and culture. And Carroll County Dance Center met the criteria as Carroll County Dance Center offers variety of classes from small children to an adults.

With my wonderful experience, I am most definite that Carroll County Dance Center will partner and collaborate with events in the Town to build Sykesville more engaging.

I highly appreciate if you would consider my opinion seriously.”

Christa Moges, 615 Kennard Court, wrote, “I am writing in regards to the economic development to be discussed for downtown Sykesville, specifically at 714 Sandosky. My family and I moved to Sykesville this past summer and are excited to see the continued development in the area. While it is convenient to have the larger stores so close on Liberty Rd. we value and appreciate the smaller local businesses that are located on and close to Main Street. I believe it's important to have a mix of businesses which would include the Carroll County Dance Center to add art and culture to the downtown area. My daughter has been taking dance classes for several years with CCDC and it would be fantastic to be able to drop her off for a class and walk with my son to Norwood's to get ice cream (we are members of the "pint club") or pop into Tri-Sport Junction to try on a new pair of sneakers.

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CCDC as an established business would be a valuable addition to the community adding to the arts and culture of downtown Sykesville. They are a small, minority owned business with a strong connection to Sykesville invested in the success of the town. I've seen their partnership with others in the community including when we attended the Nutcracker Tea at St. Stephen's School where we were served the delicious Norwood's Ice Cream (again - making us customers for life). I am certain that having their business would bring even more individuals into the town of Sykesville and since it wouldn't be in direct competition with other businesses I'm sure it would simply bring additional revenue for those already there.

I would love the opportunity to have an additional "excuse" to spend more time downtown."

Rebecca Swisdak, 6411 Church Street, wrote, "My name is Rebecca Swisdak, and I reside at 6411 Church Street in Sykesville, Maryland. I am writing in support of the Carroll County Dance Center's intended proposal regarding the property at 714 Sandosky Road.

It is my firm belief that arts and cultural opportunities should be made available in the Town of Sykesville. The Main Street district is already alive with a multitude of commercial enterprises: salons, dining establishments, and retail merchants. All of these businesses each bring a unique – and important – thread to the fabric of Downtown Sykesville. What is missing, however, is a distinct and distinguished artistic presence in the Town. Carroll County Dance Center would provide that missing piece.

Carroll County Dance Center offers instruction in various forms of dance and has a range of students from the very youngest to more seasoned pre-professional and adult dancers. Not only would the presence of Carroll County Dance Center within the Main Street district attract additional students to study dance, but these dancers and their families would undoubtedly bring additional revenue to local businesses on Main Street.

Carroll County Dance Center is a small, minority-owned business, that is well-established in, and committed to, the Sykesville area. If they were to occupy the property at 714 Sandosky Road, the Center would bring their level of commitment to the Main Street district, serving as a partner and collaborator in any manner of municipal planning and/or public events.

There is something intrinsically valuable about the arts. The arts are an avenue for self-expression and growth for those who are talented enough to create it, and they offer enjoyment and self-reflection for everyone. At a time when many municipalities may shy away from opportunities to bring arts and culture into their districts out of fear of the loss of revenue, I urge you to be bold and consider the immense value – both fiscal and cultural – that Carroll County Dance Center would bring to the Town of Sykesville, just as it already does to its students and their families."

Emily Beck wrote "I would like to express my thoughts and concerns regarding the property at 714 Sandusky Road. I have been a resident of Sykesville for most of my life and have watched the town grow and change greatly over the past 23 years. Most recently Main Street has flourished into a lively and attractive spot for families in Sykesville, Eldersburg, and beyond. My own family, my parents, my in-laws, and my siblings are all regular downtown Sykesville patrons.

This property holds great potential for downtown Sykesville. I personally would love to see a locally-owned, family-friendly business there, which serves and represents the citizens of Sykesville and complements the existing businesses downtown. In my opinion, Carroll County Dance Center is a perfect fit. They are a long-standing staple of Sykesville culture, owned by Sykesville natives, and serve families in the community. They would bring an arts presence and round out the current

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offerings of Main Street. At this time they are being forced from their current location as a result of new development and rising rent prices. This business deserves a home in Sykesville after serving our community with an outstanding dance school for over two decades. This location would not only allow CCDC to remain rightfully in Sykesville, but would showcase this exceptional school that students travel from many surrounding areas to attend right in the heart of our fantastic town. This would truly enhance the town of Sykesville for all who live here and visit.

Not only is CCDC a great fit for this property, but a brewery also raises concerns for our town. A brewery has limited appeal, is not very family-friendly, and puts another long-standing Sykesville icon at risk. A brewery right behind E.W. Beck's is bound to hurt our favorite pub's business. Beck's is a classic establishment in Sykesville. It is THE Main Street place to get a beer and a bite. I see no use for another place so similar, so close by.

Please give careful consideration to these concerns as well as those of all the citizens of Sykesville. We appreciate our voices being heard and hope that our feelings and our preferences will be a part of this decision."

An unnamed sender wrote, "I attended the meeting last week and heard the different ideas of what type of business to put in the unoccupied building. I have two young adult children and I asked them and their friends if they went to the brewery would they then visit the shops along Main Street? Their answer was NO. They would have a beer or two and then head home. I feel there are already enough places in such a small vicinity to consume alcohol. Why do we want more people drinking then driving? Sykesville is a family oriented town and I think we need to keep that family friendly feel. I think the dance studio is a great fit. My daughter used to dance at a different studio and we moms would have dinner or go for coffee while our children danced. The students of the studio would also have dinner or food between classes or rehearsals. The dance studio would bring revenue to the town of Sykesville as well as be a supporter of the town by participating in various events. The dance studio could be free entertainment and crowd pleasers for any Sykesville event. It has potential to also bring adults to the area because of the various classes that the dance studio offers such as, Ballroom, yoga, conditioning, etc. I personally know that after I take a class with a friend or another couple we tend to go for lunch, dinner, or coffee afterwards which will be constant support to the local businesses. Thank you for your time and consideration and please keep Sykesville a family oriented place that our families and children feel safe to visit and not have to worry about out of control people, drunk drivers, and noise pollution."

Katie Sandosky-Springer called to give her comments. She said she would like to see the Town Museum moved into the building. It would attract more people to the museum and would give them more space. The museum is cluttered now, and they could use more space.

Jeff McCarron wrote, "I just want to cast a vote to consider the 1623 Brewery for downtown Sykesville on available Sandosky Road site. Carroll County is severely lacking in craft beer options and they are popping up all over in neighboring counties. Should bring good mix of folks to town that will explore the rest of downtown Sykesville."

Emily Alexander wrote, "I would just like to quickly share my input on the use of 714 Sandosky Rd. I have only recently moved to Sykesville within walking distance of Main Street. One of the biggest pulls for me to move to Sykesville (specifically close to Main Street) versus some of the surrounding areas was the adorable shops and restaurants that gave character and a small town feel. Thank you for considering things other than a municipal building. Although I would personally love to have a brewery within walking distance, I would be concerned that it would take away from business at Beck's or Market Tavern. A brewery would arguably be more family friendly than those options and

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would no doubt do great business here, but I don't think it would bring much foot traffic to the surrounding businesses. Breweries are great to hang out and bring a meal and spend a few hours but there is not much need to walk around and do anything else. If the main focus is bringing foot traffic to existing businesses, I think the dance center would be the best choice. From personal experience, my mother spent hours at the nearby mall or library when I was in dance classes for hours. I also don't think new retail businesses would bring any new foot traffic. The stores on Main Street already offer variety and new stores would likely only see browsing from the shoppers already frequenting the area.”

Charity LaGow, 1221 Crystal Ridge Road, wrote, “I am very excited at the prospect of you maybe allowing this amazing dance center (Carroll County Dance Center & Ballet Conservatory) to become a part of your community! Not only do I believe that Sykesville is becoming the new Old Elliott City, but it really starting to enhance its small business opportunities. This studio would be such a great addition to this town, by adding the arts and this “new” type of small business! They not only have fabulous kids classes but their adult programs are pretty amazing too! This I believe will give of the adult community more of a variety of a beautiful way to exercise.

Please do consider them(:"

Dennis Beard wrote, “Although a former town resident I still spend a lot of time in the village patronizing the local businesses....when the decision was made to purchase the property I was quite pleased to see that one major issue in the village (LACK OF PARKING) for the business community was being addressed....I think that the construction of a 2--4 story parking deck on where the existing parking lot would greatly help the business community and downtown residents....turn the existing structure into a retail/commercial use complex....hate to see a decision made to sell the existing Town House with all its history and believe its still meets the needs of the town....

With your acquisition/building of the Warfield complex maybe you look at the area to meet your needs for the Police Dept or Community Center...

As I travel thru out Carroll County its amazing to see how far the Town of Sykesville has come with their business community compared to the rest of the county....KEEP IT GOING, its a PLUS for the residents & TAXPAYERS!!!!”

Gina Rassa wrote, “As owner of The Counseling Renaissance, a flourishing counseling business on Main Street, it is my opinion that the town does not need another alcohol-related venue. The town has some very good options for food, drink and socializing. Another brewery-type establishment will take away business from the existing entities, and provides too much potential for public intoxication, drunk driving and further parking lot crowding. Also, adding a new, chain type establishment takes away from the charm of the town.

I think that anything that goes in the space should support what is already here in the town. Might there be money in the budget to remove the building, repave and line the lot to create many more parking spaces? The complaint I hear from people all the time about the events that are held in town is parking. Even when one establishment is having an event, it affects residents, tenants and employees in town.”

Brandon Smith wrote, “My name is Brandon Smith and live at 1005 Cypress Forest Drive. I am in full support of a brewery at the site. I believe this would bring tourism to the town and be a stopping point for people given our proximity to I70, when headed west out of the city. Breweries like Milk

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House and Redshedman are very family friendly locations and I believe that a brewery there would also keep with family friendly atmosphere and would be a great addition to the town.”

Kristen Custer wrote, “I wanted to express my opinion as to what should be done with the empty building behind Beck’s. I know there is an offer for public input and a meeting being held, but I am unable to attend.

As a resident of Main Street for almost two years now, I believe putting the 1623 brewery into the building would be the best option for Sykesville. This is especially better than the other two options proposed.

Putting in a dance studio would not generate any new business to the area as most dance classes are held in the evenings after all businesses have closed. Additionally, most families take their children to dance class and straight home due to it generally being a school night. A dance studio would also only benefit a specific group in Sykesville and would not offer something new to the town that everyone could enjoy and be a part of.

Putting in more residential housing could benefit the businesses on Main Street, but as a resident, I am concerned of feeling overcrowded on this small street. Also, residential property would only be benefiting a select amount of individuals. Residential housing can also go in many locations. This empty warehouse space has much more potential.

Now, putting in a brewery has the potential to benefit majority of the community. The brewery itself would generate great profit because people enjoy seeking out breweries. Most people I know, when they are bored on a weekend or exploring a new area and aren’t sure what to do, they drive to the closest brewery. Generally, breweries welcome all ages, so families can even go. A brewery would bring new people to the area. I often find myself, my family, and friends going to other areas such as Gaithersburg just for the breweries. Having more people come to visit Sykesville Main Street would benefit the other businesses as well. Most breweries are placed outside of towns, so there is nothing surrounding it. This would be unique and have a little town to enjoy and wander around the brewery. Since the craft beer festival has become an increasingly larger success each year, it is safe to say that in this area, people enjoy beer centered options. It doesn’t even have to interfere with the farmer’s market because it could open after the farmer’s market hours OR work in coordination by being open during farmer’s market hours, which might even increase the popularity of the farmer’s market. The final point to keep in mind is that Main Street Sykesville has residential space largely occupied by the 20-40 year old range. This age range is excited about the craft beer movement and catering to those who live here would be an awesome move on Sykesville’s part.”

The Mayor called for any additional comments from people in attendance.

Jennifer Stetson, 5585 Compton Lane, explained that she is a strong supporter of the arts and is here to support Carroll County Dance Center. She believes that it is a very positive place and people come from both locally but also from distances. The families would stay during practices. She knows the business owners are in support of the arts and having the Carroll County Dance Center would be beneficial to overall. It could bring attention to Sykesville if and when students become known at a national level. She also thinks it would be beneficial to have a place for younger kids to go in Town.

Jennifer Truby, owner of Market Tavern, explained that as a local business owner that she is not worried about another drinking establishment in Town. She said “a rising tide floats all boats.” Most people are driving 40-45 minutes to visit a brewery, and she thinks it would be beneficial to bring

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people in from outside Town. Alcohol establishments have set rules they need to follow from the liquor board.

MOTION: Council Member True motioned to close the public hearing. Council Member Grasley seconded the motion.

The motion carried unanimously.

MOTION: Council Member Grasley motioned and Council Member Carter seconded to take a five minute recess at 8:03 P.M.

The motion carried unanimously.

MOTION: Council President Betz motioned and Council Member True seconded to go back into open session at 8:07 P.M.

The motion carried unanimously.

TREASURER'S

REPORT: Evelyn Sweet presented the Treasurer's Report for November 2018.

MOTION: Council Member True motioned to approve the November 2018 Treasurer's Report. Council Member Link seconded the motion.

The motion carried unanimously.

PUBLIC SAFETY

REPORT: Chief Spaulding presented the Public Safety Report for the period of December 3, 2018 through January 21, 2019. There were a total of 1256 incidents including 44 assist other agencies, 16 community policing events, 36 foot patrols, 40 incident reports, 738 patrol checks, and 133 traffic enforcement initiatives.

Chief Spaulding announced that Officer Betcher was named the 2018 Officer of the Year, and Miguel Robles was named the 2018 Auxiliary Officer of the Year.

Thanks were given to the Police Department for collecting the gifts for the family in need and also for all of the community policing efforts.

OPEN SESSION:

Consent Agenda:

- I. (2019-01) Town Council Minutes from December 10, 2018
- II. (2019-02) Town Council Minutes from January 14, 2019
- III. (2019-03) Approval of Board and Commission Guidelines
- IV. (2019-04) Approval of the FY2019 Strategic Plan

MOTION: Council Member True motioned to approve the items on the Consent Agenda with the exception of item (2019-03). Council President Betz seconded the motion.

The motion carried unanimously.

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- III. (2019-03) Approval of the Board and Commission Guidelines
Council Member True asked to remove this to specify that the guidelines will be effective beginning July 1, 2019.

MOTION: Council Member True motioned to approve the Board and Commission Guidelines and have them become effective beginning July 1, 2019. Council Member Grasley seconded the motion.

The motion carried unanimously.

Business:

- V. **(2019-05) Public Hearing on the Economic Development Use of 714 Sandosky Road**
This item was switched to be at the start of the meeting.

- VI. **(2019-06) Consider/ Discuss /Act on the RFP for Town Property cleaning services**
Aretha Adams, Town Manager, explained that the Town has been using the same company for the past decade and felt it was necessary to go out to bid to ensure the rates were competitive still. The Town received nine proposals for weekly cleaning services. After comparing references and the quality of each proposal, staff recommends using Hicks Cleaning Group, LLC. Council President Betz asked why the switch was being made to weekly cleaning instead of staying with bi-weekly cleaning services. Ms. Adams explained that there is a lot that needs to be done to get the buildings to a point where the cleaning is being maintained. Windows and refinishing the floors would be a separate cost. The locker rooms and showers at the police department are included in the contract. If standards are not being met, a new contract can be drawn up.

MOTION: Council President Betz motioned to approve the Town Manager to enter into a one year contract with a two year renewal option with Hicks Cleaning Group, LLC., in an amount not to exceed \$16,000. Council Member Grasley seconded the motion.

The motion carried unanimously.

- VII. **(2019-07) Consider/Discuss/Act on Resolution NO. 2019-01 for alcohol use at DSC events**

It was explained that originally the Halloween on Main Street event was included in the resolution. The Downtown Sykesville Connection (DSC) has agreed to remove the event from the resolution.

MOTION: Council Member Link motioned to approve Resolution NO. 2019-01 with the removal of the Halloween on Main Street event and the change of the June 17 Farmers' Market date to June 16. Council Member Grasley seconded the motion.

The motion carried unanimously.

- VIII. **(2019-08) Discussion of the 2019 Farmers Market Location**

Beth Currence, coordinator of the Farmers' Market, presented a possible map for the 2019 Farmers' Market location. Ms. Currence would like to host the market on Baldwin's Drive and along the Farm and Home property. She is also looking at an option to close just the portion of Oklahoma Avenue that is right in front of the French Twist, leaving both entrances to the parking lot open.

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Council asked if Baldwin's Station has been contacted about the location and the lost parking spaces on Sundays. Farm and Home would also have to be contacted due to the Farmers' Market booths proposed to be where there are currently trailers.

Ms. Currence will discuss with Chief Spaulding regarding barriers needed between parking spaces and booths. She also explained that they were hoping for permanent "No Parking" signs for the parking lot.

Council Member True asked Pastor Doug Tzan from St. Paul's Methodist Church if he had any comments regarding the Farmers' Market. Pastor Tzan asked if there had been any serious consideration for moving the Farmers' Market to Saturday instead of Sunday. He explained that there is a significant drop in attendance in church on Sundays when the Farmers' Market is in season. Ms. Currence and Julie Della-Maria, Executive Director of the Downtown Sykesville Connection, explained that the Farmers' Market vendors are booked at other locations on Saturdays. Ms. Adams explained that there were discussions of having permit parking for churchgoers on Sundays. This would provide guaranteed parking spaces for the church. There is also South Branch Park for parking for the Farmers' Market attendees.

The Mayor and Council agreed that, if there was no issue from Baldwin's Station or Farm and Home, they are okay with the Farmers' Market moving forward with the proposed layout and location.

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COMMENTS: Council Member True announced that A Likely Story Bookstore was nominated for an award by Publisher's Weekly.

Mayor Shaw thanked Chief Spaulding for information regarding resources for opioid addiction awareness. He has put together a booklet, and it will be provided to the different towns in Carroll County for distribution.

MOTION: Council President Betz motioned and Council Member True seconded to take a five minute recess at 8:52 P.M.

The motion carried unanimously.

MOTION: Council Member True motioned and Council Member Carter seconded to go back into open session at 8:59 P.M.

The motion carried unanimously.

CLOSED SESSION:

The meeting is proposed to be closed pursuant to the General Provisions of the Annotated Code of Maryland, Section 3-305(B) (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals; (2) To protect the privacy or reputation of individuals with respect to a matter that is not related to public business; (7) To

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consult with counsel to obtain legal advice on a legal matter; (13) To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter; and (14) Before a contract is awarded or bids are opened, discuss a matter directly related to a negotiation strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

MOTION: Mayor Shaw motioned to go into closed session at 9:00 P.M. Council Member True seconded the motion.

The motion carried unanimously.

Those in attendance were: Mayor Shaw, Council President Betz, Council Members Carter, Grasley, Link, and True, and Town Manager Aretha Adams.

Council Member Keenan was absent.

Items discussed were:

- **Minutes** – January 14, 2019
- **Privacy** – Town Owned Property
- **Consult with Legal Counsel** – Warfield Development Corporation
- **Negotiation Strategy** – Negotiation Strategy for Potential Sale of Town Property
- **Personnel** – Town Manager Annual Review Preparation

MOTION: Mayor Shaw motioned and Council President Betz seconded to go back into open session at 10:15 P.M.

The motion carried unanimously.

ADJOURN: There being no further business to come before the Council, Mayor Shaw motioned and Council President Betz seconded to adjourn meeting at 10:16 P.M.

The motion carried unanimously.

**Respectfully submitted
Town Clerk Kerry Chaney**