

TOWN COUNCIL WORK SESSION MINUTES
Teleconference via GoToMeeting
Wednesday, March 23, 2025
3:30pm

Mayor Paulin, Vice Mayor Sitoula and Councilwoman Stillwell met in work session via teleconference on Wednesday, March 26, 2025. Also, in attendance were Town Manager Hicks and Town Clerk Andrea Brady.

Henderson Property – Town Manager Hicks and Council reviewed a draft purchase agreement and previous comments from legal counsel. Mayor Paulin asked that the purchase agreement be forwarded to legal counsel for review. Vice Mayor Sitoula asked if a property value analysis has been completed and if one will be completed. Mayor Paulin stated the assessed value is \$591,000 per the tax assessment. The offer is \$410,000 above the assessed value. Town Manager Hicks said the improvements also need to be kept in mind along with the tax revenue and the impact fees. Mayor Paulin said the Town will retain certain parts of the land for certain easements, the area for civic use, and the expansion of the Boardwalk. There is a section within the document that warranties what the property will be used for. Mayor Paulin would like at least 10% of the dwelling units to be single family homes. Vice Mayor Sitoula asked in terms of affordability if anything will be done for first responders, or low-income housing, and if that could be incorporated or not. There was discussion about tax credits available for first time home buyers and public safety workers through the County. Mayor Paulin will have conversations with Mr. Meeker on the affordability side as well as the single-family homes. If he is open to the idea, the Council will have legal counsel add it to the draft purchase agreement.

Black Box Lease – There is a provision in the lease for the Town to receive half of the rental revenue. The tenant sent an email outlining the investment they have made in the building and requested reconsideration of the rental revenue provision. Town Manager Hicks suggested a possible revision to not collect half the rental revenues but to have the tenant solely responsible for all repairs both indoor and outdoor. Mayor Paulin suggested the Town consider selling the facility to the Black Box. Town Manager Hicks will schedule a meeting with the tenants.

Grass Cutting Contract – Town Manager Hicks has received 3 proposals for the grass cutting contract. The proposals were provided to Council for their review. Currently Brown has the lowest bid, and he will provide an additional leaf pickup, and he is a local business.

Recycling – Town Manager Hicks and the Council discussed the recycling program. Changes may be made to the recycling program moving forward including increased education for the residents on the dos and don'ts of recycling. This item will remain on the agenda moving forward.

Budget – Town Manager Hicks hopes to have a draft budget to the Council for their review as soon as possible.

April Town Meeting Agenda – No changes or additions.

Roundtable:

Mayor – Sent the Council a feasibility study that was done by the State Highway Administration as well as other outside agencies. It outlines pedestrian and bicycle areas that could theoretically be used from the base gate to General Smallwood middle school. There are a lot of opportunities outlined for funding. 99% of the project could be funded through those opportunities. Mayor Paulin has been exploring opportunities for leveraging folks for public safety, extra duty town patrols. The Wills Group in La Plata

has a security company they utilize; they also provide security for HOA's and shopping centers throughout the DMV. He spoke with them about the opportunity for patrol and he is waiting to receive a price quote for Council and Town Manager review. The security company is from within Charles County and has worked with the CCSO before.

Vice Mayor – Pray for the safety and jobs of federal workers.

Councilwoman – None.

Town Manager – Meeting tomorrow as it relates to the shoreline restoration grant. Riverwatch HOA has brought up a few concerns about parking and towing. They have requested to meet with Town Manger Hicks and Mayor Paulin to discuss their concerns. Town Manager Hicks spoke with Officer Quigley about working additional days. Council was in agreement that it would be beneficial. Multiple earmarks have been submitted, and the lobbyist firm has been instrumental with the process.

Town Clerk – Discussed the 4th of July event.

Mayor Paulin adjourned the meeting at 4:01pm


Andrea Brady, Town Clerk