

TOWN COUNCIL WORK SESSION MINUTES
Teleconference via GoToMeeting
Thursday, May 25, 2023
3:30pm

Mayor Paulin, Vice Mayor Sitoula and Councilwoman Grumbine met in work session via teleconference on Thursday, May 25, 2023. Also, in attendance Town Manager Ryan Hicks, and Town Clerk Andrea Brady.

Proposed Zoning Ordinance Changes – The Council previously discussed this topic at the April work session. They revisited the comments received from ARRO. Mayor Paulin agreed with ARRO's comment on the height restriction. Vice Mayor Sitoula also agreed on the height limitation but expressed concerns over not having a lot of control over the types of businesses to locate in the TCMX zoning and specifically mentioned manufacturing. Mayor Paulin reviewed other municipalities' zoning and said that it is different in each. Mayor Paulin felt that some of the uses listed that would no longer be a special exemption are already in town, or things the council would like to see in town, and this would make it easier for those types of businesses to locate here. Mayor Paulin said manufacturing would be under industry, and that type of business is not allowed within the TCMX zone which is the majority of the 210 corridor and would still require special exception. Councilwoman Grumbine feels it makes sense to make it easier for the types of businesses listed to move into town. Mayor Paulin's goal is to leave options open for businesses wanting to locate into town, and he agrees with Vice Mayor Sitoula that it will be important to make manufacturing go before the Board of Zoning Appeals. The Council agreed to move forward with the requested zoning changes. The next step will be to have ARRO put together the necessary documentation to go to agencies for comment followed by public hearings with both the Planning Commission and Town Council.

Development Plan for Indian Head – Vice Mayor Sitoula requested this agenda item and suggested consulting residents and possibly a consultant on a future plan. Vice Mayor Sitoula said the Council and staff should discuss their goals for the town and then hold a public meeting to discuss these ideas with residents to allow time for feedback and input. Mayor Paulin agreed. The Council would like to have a dedicated time and day for the Town Council and the Town Manager to sit down and come up with a general list of things they would like to accomplish, then see what organizations can assist with putting together a plan/vision similar to the ULL. Vice Mayor Sitoula feels it would be worthwhile to invest money into the vision for the future of Indian Head. The Council will work on scheduling a date/time via email.

Boardwalk Benches – Town Manager Hicks and Nate Merkel compiled a list of benches made from composite material for the Council's consideration. Once a bench is selected the information will be put out to those interested in purchasing benches to be placed on the Boardwalk. The Council discussed the options they found most appealing. Town Manager Hicks offered to do further research to have more options with armrests and he will forward that to Council for their review and approval.

Boys & Girls Club MOU – Town Manager Hicks is working very quickly to have the Boys and Girls Club in the Old PNC building by fall with them taking over the construction. The Town was awarded the \$200,000 bond bill from 2018, and the B&G club has a bond for half a million that they will be able to put into that facility. They would like to add a gym and a great room to the facility. Town Manager Hicks will meet with them again on Tuesday and they will have a builder present. Town Manager Hicks would like the Council's approval to move forward with an MOU to keep the momentum going. Council agreed.

BRIDGE Church Signage on Black Box – BRIDGE Church would like to place a sign on the Town’s building, the Black Box Theatre, and they would like to paint it. Since it is the Town’s building, they are requesting approval to do so. Council approved the requested sign and painting of the building.

BZA member application – Council agreed to move forward with appointing Joanne Sullivan to the Board of Zoning Appeals at the June Town meeting.

June Town Meeting Agenda – Add the resolution appointing Joanne Sullivan to BZA.

Roundtable:

Mayor – Mayor Paulin will send in his Mayor’s Message on Friday of this week.

Vice Mayor – Thanked Mayor Paulin for providing the Mayor’s Message in the quarterly newsletter and thanked the Council for the last four years working together, and he is looking forward to continuing working together moving forward. Vice Mayor Sitoula thanked the election officials and staff for making the election a smooth process. Vice Mayor Sitoula thinks the Town Hall should provide notary service, and suggested a member of staff take the training to become a public notary. Mayor Paulin agreed with the need for an on-staff notary. Councilwoman Grumbine said the notary process has changed a bit, and there is a course you have to take in order to become a notary that will take about a week to complete. Council asked the Town Manager to do research into the cost, and then Council will come up with a fair compensation or stipend for any staff member willing to complete the training. The Council requested to add the agenda item of compensation under closed session for the next work session.

Councilwoman – Councilwoman Grumbine mentioned the possibility of getting more community events going. Town Manager Hicks confirmed that the Town does not have an active community activities committee. Mayor Paulin discussed the difficulty of finding volunteers for any committee. Vice Mayor Sitoula suggested some type of welcoming session for new residents to give them an understanding of the Town and local government and introduce themselves. Vice Mayor Sitoula would like to work with the Town Clerk to get this planned and scheduled. Town Manager Hicks suggested doing this during of the new neighborhood’s HOA meetings. Vice Mayor Sitoula will come up with some ideas to share with the Council.

Town Manager – Town Manager Hicks is working with the AKA Sorority to hold a larger scale Juneteenth Celebration on the Village Green. This group used to hold functions in Simmons Park. Town Manager Hicks held a meeting with them on Tuesday, and they will hold follow-up meetings leading up to the event. They will hold the event on June 19th on the Green. They are hoping to have a DJ and food trucks along with other offerings for those in attendance. Mayor Paulin requested updates leading up to the event. Town Manager Hicks told Council about a recent mishap at the Town Hall with a sewage backup that was addressed by Public Works and ServPro. We were finally able to get Strauss Avenue striped.

Town Clerk – Town Clerk Brady reminded Council of the upcoming MML conference and the additional registration requirements.

Mayor Paulin adjourned the meeting at 4:07pm


Andrea Brady, Town Clerk