

**TOWN COUNCIL WORK SESSION MINUTES**  
**Teleconference via GoToMeeting**  
**Wednesday, July 26, 2023**  
**3:30pm**

Mayor Paulin, Vice Mayor Sitoula and Councilwoman Grumbine met in work session via teleconference on Wednesday, July 26, 2023. Also, in attendance Town Manager Ryan Hicks, and Town Clerk Andrea Brady. Representatives from Marcus & Millichap were present to make a brief presentation.

Presentation from Marcus & Millichap: Henderson Property – Mayor Paulin has had some discussions with Marcus & Millichap on their ideas for the Henderson property, and he wanted them to come before the Council to introduce themselves and discuss how they can help the Town especially as it relates to the Henderson property. Representatives from Marcus & Millichap gave background information on their company, their specialty being mixed use development, and other properties they plan to work with in Town. They have taken a real interest in the Town of Indian Head, and that interest has been coupled with interest from national developers.

Mayor Paulin said the purpose of purchasing the Henderson property was economic development opportunities and he spoke about the recent momentum the Town has achieved through the Boardwalk as well as newer developments that have taken place in Town. Mayor Paulin said the biggest priority is not looking at the value of the property but getting the right development to come in, it is about the project, and it needs to add value to the Town. It would be preferable that it highlights the Potomac River. Vice Mayor Sitoula agreed with the original thought process laid out by Mayor Paulin.

A presentation will be sent to the Town Clerk so it can be forwarded to Council for their review and further discussion on what they would like to do moving forward.

Vision Planning/ULI Study – Mayor Paulin wanted to bring this topic back to the forefront of the Council's mind, and suggested Town Manager Hicks reach out to ULI to find out the cost for a study. Town Manager Hicks will reach out and send the information to the Council.

Pavilion Remodel Update – Town Manager Hicks said the building has been closed for rentals since June. The old floor has been stripped up, and the floor company was in today starting the process to replace the floor. They are hoping to finish the floor next week at the latest. The camera system is up and operational. The interior and exterior doors need to be painted. There are also several doors that need repair. There will need to be work done to the ceiling tiles. It is a phased approach, but we are actively working on it.

Consideration for Town Hall Upgrades/Planning – Mayor Paulin wanted to get some thoughts on potential expansion of Town Hall, and upgrades. Mayor Paulin wanted to begin discussions on what is needed for the Town Hall, and the Council's thoughts on if that is something they were interested in doing. Town Manager Hicks said if we plan to stay in the current building, it is in need of several upgrades. Vice Mayor Sitoula agreed, and stated it is time to bring the building into the current century. Mayor Paulin spoke about the drainage issue that occurred recently in the building. Town Manager Hicks will reach out to ARRO to discuss the potential project. Councilwoman Grumbine asked if staff could work remotely if the building was closed down for construction. Town Manager Hicks explained that it would not be a problem, and if we needed in-person services we would need to use a different location, potentially the pavilion or the office that is attached to the Black Box Theatre.

Public Safety and Security Improvements and Considerations – Mayor Paulin asked if there is a formal process for the camera rebate program. Town Manager Hicks said an official process has not been put in place. Mayor Paulin suggested using Bowie and La Plata's applications as a template. Town Manager

Hicks suggested having something together for the next Town meeting. Council agreed. The Town Manager and Council discussed the Boardwalk. Town Manager Hicks spoke about a resident on Strauss Avenue who has had some accidents take place very near to her home, and she is seeking assistance with a guardrail. Council agreed the Town should assist with the guardrail. Town Manager Hicks will try to handle the project in house with Public Works.

August Town Meeting Agenda – No changes or additions at this time. Mayor Paulin will not be present for the August meeting.

Roundtable:

Mayor – None

Vice Mayor – None

Councilwoman – Councilwoman Grumbine spoke about an incident on the rail trail recently, with a car being on the trail as well as motorcycles often being on the trail. Town Manager Hicks suggested calling 911 if she sees that happening again in the future. Mayor Paulin stated the information can also be forwarded to County Parks to make them aware and hopefully they can put up additional measures to prevent the issue from continuing to occur.

Town Manager – There is a rodent issue the Town is trying to address in Charles Place and Riverside Run neighborhoods. Town Manager Hicks has had a company come out and start setting up traps. They started in Charles Place and then will move into Riverside Run to address this issue.

Town Clerk – None

Mayor Paulin adjourned the open session at 4:15pm.

Mayor Paulin made a motion to move into closed session per Article §3-305(b)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more individuals. Councilwoman Grumbine seconds the motion. The Town Council and Town Manager Hicks moved into closed session at 4:16pm

  
Andrea Brady, Town Clerk