

**TOWN COUNCIL WORK SESSION MINUTES**  
**Teleconference via GoToMeeting**  
**Wednesday, July 27, 2022**  
**3:30pm**

Mayor Paulin, Vice Mayor Sitoula and Councilwoman Grumbine met in work session via teleconference on Wednesday, July 27, 2022. Also, in attendance were Town Manager Ryan Hicks and Town Clerk Andrea Brady.

ArtsFest– Mayor Paulin had a meeting with Robert Rausch of the Charles County Arts Alliance. The CCAA is coming back to the Town for their 2023 ArtsFest. They would like to do some partnership for the event, things like posting promotional materials. They would like to have Town staff to assist with the Pavilion. They would like to know if we are willing to bring this back to utilize the Pavilion and Green for free, and if we would want to consider any monetary contribution. Vice Mayor Sitoula suggested they pay the non-profit rate, and the Town's contribution would be staff support. Mayor Paulin feels since it is such a large-scale event, which was previously successful in Indian Head, as a way to attract them back he would be in favor of being a full partner and providing the use of the Pavilion and Green for free. Councilwoman Grumbine asked if the fee was previously waived. Town Manager Hicks said we could look into the history, but he believes the Town has always previously waived the fee. He looks at it as a good faith effort to get them back to Town and show they are welcome. Councilwoman Grumbine agreed with waiving the fee for the event. With the majority of Council in agreement, the fees will be waived. Mayor Paulin will introduce Council and staff and keep everyone in the loop as the project moves forward.

Grocery Store Initiative Update – Mrs. Steele of RXBSA provided an update on the grocery store project via email. Site work and development plans are winding down. Confirmation letters have been sent to all adjacent neighboring properties to finalize boundaries and complete the site survey and engineering. RXBSA has reached an agreement with the Pharmacy property regarding improving rights of way and easements for both properties which will result in an updated right of way documentation. Building design and architectural plans have moved to the final engineering state and will be set out for bid. RXBSA hopes to complete the work within the next 4 to 6 weeks, and they are still working on a final rendering of the project that they can share. They continue to close their funding gap and have completed applications for Project Restore, Strategic Demolition Fund, and Rural Maryland Council RMPIF grant programs. They are working with the MAC on both of the grants. They also plan to apply for the State of Maryland CDBG Program Special Projects. Work is in the beginning stages of designing and layout of the actual store product lanes and items. RXBSA plans to solicit residents on the nature of the store's products through their online landing page. They are still on target for a project opening in 2023.

ETC MOU – Vice Mayor Sitoula and Councilwoman Grumbine discussed the MOU requested by Energetics Technology Center, Inc. Mayor Paulin recused himself from the discussion and any decision making because he is employed by ETC. Vice Mayor Sitoula reviewed the MOU with the suggested revisions from the Town attorney. Even after the suggested revisions, he does not feel comfortable with doing this agreement. He had conversations with stakeholders who feel

this would be a duplicate effort since the MAC is already doing this type of work with the Town. Vice Mayor Sitoula also mentioned the section about funding which would be a perceived conflict of interest with the Mayor's employment with ETC. Vice Mayor Sitoula does not feel comfortable with signing the agreement. He would like to have a meeting with Mr. Martin to see where gaps can be bridged, where the Town's funding would not be requested, but the needs of ETC would be met. Councilwoman Grumbine agreed with the Vice Mayor's desire to find a middle road. Vice Mayor Sitoula spoke further on the challenges of this request. He would like to thank Mr. Martin and ETC for being in Town, but he feels there is a way to be accommodating without the conflict of interest.

Councilwoman Grumbine made a motion to allow Mayor Paulin to rejoin the meeting. Vice Mayor Sitoula seconds the motion. Motion carried. Mayor Paulin rejoined the meeting for the next agenda item.

Boardwalk Cloud Based Security System Quote – The Town received a proposal from AVSI for a cloud-based security system for the Boardwalk, totaling \$20,973. The Town is soliciting additional quotes for Council's review. The quotes will be reviewed for best price before moving forward accordingly. The final decision will be made once all quotes have been reviewed.

August Town Meeting Agenda – No changes or additions.

Roundtable:

Mayor – None

Vice Mayor – Thanked Town staff for the wonderful July 4<sup>th</sup> celebration and thanked the Mayor and Town Staff for continuing to update the Facebook posts.

Councilwoman – None

Town Manager – Additional Boardwalk signage has been ordered and it should be installed next week as soon as the signs are received. Wamsley property citations have been delivered to the courthouse and we are waiting to receive a court date.

Town Clerk – Town Clerk Brady reminded Council the public hearing for the revised Zoning Ordinance is this evening at 6:30pm on the GoToMeeting platform.

Mayor Paulin adjourned the meeting at 3:45pm.

  
Andrea Brady, Town Clerk