

MINUTES

BOARD OF TOWN COMMISSIONERS

February 19, 2019

The regular meeting of the Board of Town Commissioners was called to order on Tuesday, February 19, 2019 at 7:30 p.m. at Town Hall, 39 N. Hickory Avenue, Bel Air, Maryland.

MEMBERS PRESENT: Susan U. Burdette, Chair
Amy G. Chmielewski
Philip L. Einhorn
Brendan P. Hopkins
Patrick T. Richards

STAFF MEMBERS PRESENT:

L. Jesse Bane, Town Administrator
Trish Heidenreich, Director of Economic Development
Stephen Kline, Director of Public Works
Michael Krantz, Director of Administration
Lisa Moody, Director of Finance
Charles Moore, Chief of Police
Kevin Small, Director of Planning
Charles Keenan, Town Counsel
Joan Suitt, Recording Secretary

APPROVAL OF AGENDA:

Chair Burdette called for approval of the Agenda.

Commissioner Richards moved and Commissioner Einhorn seconded the motion to approve the Agenda as written. The motion carried.

PRESENTATIONS:

Student Achievement Award - Kathryn Hotem, Bel Air High School

Kathryn Hotem is a senior at Bel Air High School taking challenging classes, a member of the Bobcat Choir Class and performs in concerts. Kathryn is a mentor in the Life Skills Science class where she assists the students academically and socially. Kathryn is also a member of Best Buddies, a peer buddy, and currently the President of Best Buddies. She is an active volunteer with Sports for Life.

Kathryn puts the needs of students and others before her own, taking her personal time to plan activities and events for Best Buddies.

On behalf of the Bel Air Board of Town Commissioners, Chair Burdette congratulated Kathryn Hotem on her accomplishments and presented a Student Achievement Award. Chair Burdette encouraged Kathryn to continue her commitment to excellence.

Maryland Historic Trust Preservation Award for Armory Marketplace

The Armory Marketplace video shown during the Maryland Historic Trust Preservation Award Ceremony was viewed.

Chair Burdette reported the Maryland Historical Trust held its annual Preservation Awards ceremony on January 31, 2019 where the Town of Bel Air was selected as the recipient for its Armory Marketplace in the Project Excellence: Community Impact Category.

Chair Burdette thanked the State of Maryland Department of Planning, Maryland Historic Trust for the opportunity and great honor. Chair Burdette introduced and recognized Steven Allan, a Maryland Historical Trust Planner.

Chair Burdette advised the Armory Marketplace incubator project started ten years ago and stayed in the discussion stage for the ultimate vision for the historic site. The master plan for the Armory was developed by a task force of town citizens, business representatives and staff members. The task force was called the "Armory Users Group" chaired by Father Rob Northwood of the Church of the Reconciliation, together with the Town Administrator at the time, Christopher Schlehr, Town Planning Director Carol Deibel and Public Works Director Randy Robertson.

Community stakeholders in the group included Jeanne Close and Peg Lucas-Young. Craig Ward and his team at Frederick Ward Associates provided some of the early site plans. Their vision included complete restoration of the Armory as a historic structure, allowing its use to shift from a military facility to a community center with a gymnasium for community events, offices and visitor center. In addition, their vision included transforming the 1951-era garages in the back of the building into a mixed-use business incubator to serve seed and emerging businesses. Ms. Deibel was recognized by Chair Burdette.

In 2009, a collaboration of state agencies came together to make this project take shape and give the Town of Bel Air the support it needed to make this dream a reality. Maryland Historical Trust inspired to preserve and maintain the historical integrity of the armory site and the Department of Housing and Community Development, Community Legacy program, provided the financial support and guidance to see this project through design and construction.

Ms. Heidenreich, Director of Economic Development, thanked John Papagni from the Department of Housing and Community Development for submitting the application for this award and Ashlee Green, Department of Housing and Community Development for being the project manager who helped navigate how to phaseout the project and come to fruition.

Chair Burdette also thanked the design and construction team of Frederick Ward Associates and Imark Construction.

Ms. Heidenreich advised this was a challenging project as there was no money and it needed a design and construction team that could complete the project on time, on budget, plus take the vision and work with the Town. Ms. Heidenreich recognized Mark Gorrera, President of Imark Construction, Richard Foard, Construction Manager at Imark. Ms. Heidenreich also acknowledged the team of Frederick Ward Associates; Ted Jasinski, Martin Summers, Architects, and Tory Pierce, President, for their creative design.

Chair Burdette thanked Town staff Angela Robertson, Economic Development Coordinator; Patti Sterling, Grants Coordinator; Jesse Bane, Town Administrator; Steve Kline, Director of Public Works; Charlie Dawson, Deputy Director of Public Works, and Kevin Small, Director of Planning for their hard work and expertise.

Chair Burdette acknowledged the Town Commissioners, both past and present who took a chance and latched onto a vision that there would be a demand for sustainability and an incubator project. They had a willingness to step out of their comfort zone to approve funding for this visionary

project. Chair Burdette recognized Robert Preston and Eddie Hopkins, past Mayors and Commissioners.

Chair Burdette stated we are all most grateful for the Armory Park Marketplace Project Manager and Director of Economic Development, Trish Heidenreich. This was created from Trish's blood, sweat, tears and a lot of knowledge and passion. Chair Burdette notified Ms. Heidenreich recently earned a nationally recognized designation of Certified Economic Developer by the International Economic Development Council in Washington, DC.

Chair Burdette advised, when becoming a Commissioner, she served on Maryland's Smart Growth America Local Leaders Chapter and her first task was to talk about Armory Marketplace before towns and cities of Maryland in Ocean City, Maryland. Last year, Governor Hogan toured Armory Marketplace and stopped in at each incubator. Chair Burdette was proud to show off this project that our entire Town community came together to build with help from our friends in the State.

On behalf of Maryland Historic Trust, Chair Burdette and Ms. Heidenreich presented certificates to those involved in the Armory Marketplace project.

The Town Commissioners also received recognition for the Armory Marketplace.

Commissioner Einhorn from Congressman Andy Harris
Commissioner Richards from Senator Benjamin Cardin
Commissioner Hopkins from Maryland General Assembly
Commissioner Chmielewski from Maryland State Delegation

APPROVAL OF MINUTES:

Commissioner Richards moved and Commissioner Einhorn seconded the motion that the minutes of the Board of Commissioners' meeting held on February 4, 2019, and February 12, 2019, be approved as submitted.

Ayes: Commissioners Chmielewski, Einhorn, Hopkins, Richards, and Burdette

Nays: None

The motion carried.

NEW BUSINESS:

Re-appointment Tree Committee - Michael Simini

Commissioner Einhorn moved and Commissioner Richards seconded the motion that the re-appointment of Michael Simini to the Tree Committee for a term of three years, effective immediately, be approved by the Bel Air Board of Town Commissioners.

Commissioner Einhorn notified Mr. Simini has served on the Tree Committee for many years and is very skilled in his efforts. Commissioner Einhorn recommends the re-appointment.

Ayes: Commissioner Chmielewski, Einhorn, Hopkins, Richards and Burdette

Nays: None

The motion carried.

Re-appointment Planning Commission - Joseph Higinbothom

Commissioner Einhorn moved and Commissioner Hopkins seconded the motion that the re-appointment of Joseph Higinbothom to the Planning Commission for a term of five years, effective immediately, be approved by the Bel Air Board of Town Commissioners.

Commissioner Einhorn informed Mr. Higinbothom does a great job on the Planning Commission and recommends the re-appointment.

Ayes: Commissioner Chmielewski, Einhorn, Hopkins, Richards and Burdette

Nays: None

The motion carried.

PUBLIC COMMENT:

Mr. Jared Marmen, 162 Williams Street, Bel Air, Md. has concern with a halfway house locating at 122 W. Gordon Street and through investigation has found some shocking results. Residents in the neighborhood have talked to health professionals regarding this proprietor and want to find ways of fixing the problems. Mr. Marmen informed there has been other "sober houses" in the neighborhood and knows they are protected by the Fair Housing Act but the problem is with the unintended consequences and the poor way of being run. Mr. Marmen commented it's not having the sober home next to you but the unknown.

Mr. Marmen and neighbors are concerned with putting the burden in one area, are offering the information learned during their investigation and want to be a part of the solution.

Mr. Greg Adolph, 115 W. Gordon Street, Bel Air, Md. recognizes the legal requirement for these homes but discovered there were key points in the current code, when questioned, were clearly not in compliance. Mr. Adolph would like the Commissioners to consider the language the Town currently has and to possibly reference other municipalities who have had similar conflicts. Mr. Adolph understands there is a protective status and limited governing but the enforcement part can easily be resolved. Mr. Adolph is willing to partner with the group to help come up with a solution.

COMMISSIONER COMMENTS:

Commissioner Richards appreciates the willingness of the community to help in solutions and shares some of the concerns.

ADJOURNMENT:

The meeting was adjourned at 8:09 p.m.

Signature on file

Susan U. Burdette, Chair
Board of Town Commissioners

Signature on file

Michael L. Krantz, Town Clerk