

COUNCIL MEETING

March 11, 2025

7:30 P.M.

The regular meeting of the Mayor and Council of the Town of Hampstead was held at Hampstead Town Hall, 1034 South Carroll Street, on Tuesday, March 11, 2025. Mayor Nevin called the meeting to order at 7:30 p.m. The following Council Members were present: Ms. Barrett, Mr. Thomas, Mrs. Painter, Mr. Unglesbee, and Mr. Zolman. Staff members present were: Town Manager Jim Roark, Chief of Police Dave Snyder, and Superintendent of Public Works Kevin Hann.

Guests present were: David Padilla, Noah Ben-Or, and Marissa Macola.

MINUTES APPROVAL:

Mr. Unglesbee made a **motion to approve the Town Council Meeting minutes of February 11, 2025**. Ms. Barrett seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

REPORTS:

All reports were made.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Mayor Nevin initiated the discussion of the **Award of Contract for Hampstead PFAS Treatment/Centralization Raw Water Mains IFB No. TOH-WMC – FY25-03 – Contingent on MDE Funding**. Mr. Roark stated that ECM Corporation was the lowest bid received at \$2.295 Million, with Metra Industries coming in second at \$2.386 Million, Mid-Atlantic Utilities was third at \$2.726 Million, and Monumental Paving was the highest at \$3.1 Million. Mr. Roark further explained that the first step after the bid opening was due diligence on the companies. He stated that the Town started with the two lowest bidders, ECM Corporation and Metra. He explained that ECM Corporation had bid on a Town water main project in 2022 and when the Town completed the due diligence at that time, the Town was told by another municipality in Carroll County that they were not satisfied with their work, and the Town did not award them that contract. Mr. Roark also explained that because the Town was using state and federal funds, there needed to be a thorough explanation for not selecting the lowest bidder. He continued to outline the reasoning for ruling out the lowest bidder, ECM, including some issues of reliability and responsibility. For example, on one past project ECM had to borrow a jurisdiction's tools to finish a job. Three of the references the Town checked said that there were some days that ECM did not show up to a site for work, and none of the projects were completed in the allotted time. When moving on to complete due diligence on Metra, the Town learned that Metra also had some past work-related issues. Metra had been removed from a worksite in Baltimore City, and they were banned from working in Baltimore City for two years for failing to pay their subcontractors. This did not match what was stated in their application regarding being barred from working in any local, state, or federal agency within the past 5 years, to which they answered "no." Metra also answered "no" to the application question pertaining to whether they had been released from a contract. These discrepancies demonstrated the contractor to be not

responsible. The Town reached out to references for Mid-Atlantic and they came back fine. Mr. Roark explained that he reached out to three departments at MDE, including the DBE department, and explained the Town's findings, and all three people that he spoke to indicated that the Town should go with Mid-Atlantic due to the information outlined.

Mr. Zolman made **a motion to award the Contract for Hampstead PFAS Treatment/ - Centralization Raw Water Mains IFB No. TOH-WMC – FY25-03 – Contingent on MDE Funding to Mid-Atlantic Utilities, Inc at a cost of \$2,726,131.** Mrs. Painter seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

ORDINANCES AND RESOLUTIONS:

None.

PUBLIC COMMENT:

Noah Ben-Or, of 4001 Sullivan Drive, rose to speak to the Mayor and Council. He said he's lived at his residence for 3 years. Mr. Ben-Or expressed complaints concerning his neighbor's dogs pooping in his yard, and children throwing things into his yard, including a ball that was chewed up by Mr. Ben-Or's dog, raising liability questions. He expressed frustration at having to call the Town Office and police multiple times because his neighbor doesn't clean up their trash cans. Mr. Ben-Or said he has had issues with people parking on his grass, and recently his new motorcycle was hit by his neighbor's car while parked in his parking pad. The motorcycle was totaled, and oil was spilled all over his driveway. Mayor Nevin thanked Mr. Ben-Or for his comments and apologized that Mr. Ben-Or had to come in person to share his grievances. Mayor Nevin said that the Town Manager and the Chief of Police will follow up to work with Mr. Ben-Or to help resolve his issues.

Town Manager, Jim Roark, thanked everyone for the support he received after his recent surgery.

Mr. Thomas made **a motion to adjourn the meeting.** Ms. Barrett seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

ATTEST

MAYOR