

March 9, 2016

Present

Commissioners Jaime Windon, Joyce Harrod, Ann Borders and Roy Myers, Zoning Officer Sarah Abel, Administrative Clerk Suzanna Warnick, and 11 members of the public. Commissioner Joanne Clark was absent.

Call to Order

Vice President Borders called to order the meeting of the Commissioners of St. Michaels at 6:00 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland, and the Pledge of Allegiance was recited.

Announcements

Vice President Borders called upon Town Manager Jean Weisman who announced that there will be an election for three Commissioners this year and that Election Day will be Monday, May 2nd, 2016. Mrs. Weisman noted that Commissioner Harrod has already filed for candidacy for re-election, and that the last day to file for candidacy is Friday, April 1st by 4:30 p.m. Mrs. Weisman said that budget meetings will begin next week on Tuesday and Wednesday in the Town Office meeting room. Mrs. Weisman also noted that she and Commissioner Myers had been invited along on an operation of the Talbot County Drug Task Force. Mrs. Weisman said that nearly 60 area officers convened at the police barracks in Easton and, led and coordinated by St. Michaels' drug enforcement Officer Jason Adams, moved in vehicles to St. Michaels, and participated in a drug sweep of multiple houses in an area of the Town. Mrs. Weisman said the operation was quiet and did not disturb the rest of the town, that the teams of officers made three arrests, impounded some cars and recovered cash. Mrs. Weisman said that because St. Michaels has a trained drug enforcement officer on staff, the Town has the cooperation of multiple area counties to conduct an operation of the scale of the one she observed last week.

Presentation

Vice President Borders called upon Commissioner Harrod, who made a presentation of a proclamation honoring the work of the St. Michaels Critchlow Adkins Children's Center in St. Michaels and Ms. Marlene Thomas.

Bids and Contracts

Vice President Borders said that the sealed bids for the purchase of surplus property identified as 101 Conner Street were refused by the Commissioners at their February 9, 2016 meeting. Vice President Borders said that the bidders were notified and given the opportunity to resubmit bids before the property was to be listed with a realtor. Vice President Borders then called upon Mrs. Weisman, who said that two new bids had been received. Mrs. Weisman said that Mr. DiGioia's bid was in the amount of \$109,001.00, and the bid received from Mr. Byrne was in the amount of \$101,000.00. Mrs. Weisman said that staff was recommending the Commissioners accept the higher bid from Mr. DiGioia. Mrs. Weisman said that Mr. DiGioia had viewed the property and indicated that he would like to save and preserve the building, subdivide the lot, and build a smaller building to be used for residential purposes. Vice President Borders called for public comment. Marie Martin of Cherry Street said she hoped the design of the new structure would compliment surrounding historic structures. Jim Fulton of Cherry Street suggested that Mr. DiGioia should be encouraged to bring his plans before the Historic District Commission for an advisory opinion. A discussion of the importance of historic preservation ensued,

with comments from Mr. Byrne of Green Street, one of the bidders for the Conner Street property, and Mr. Laurie Pratt of Mulberry Street.

Following the discussion, Vice President Borders called for a motion to move into legislative session. Commissioner Harrod made the motion, which was seconded by Commissioner Borders, and which passed on a roll call vote of 4-0 in favor. After some additional discussion among the Commissioners, Commissioner Myers made a motion to award the contract to Mr. DiGioia, contingent upon his keeping and renovating the existing house and that he would consider review of his plans by the Historic District Commission. Commissioner Harrod seconded the motion, which then passed on a roll call vote of 4-0 in favor.

Consent Agenda

Vice President Borders announced that a vote to approve the items on the consent agenda would include approval of departmental reports and minutes for the month of February 2016, and a permit application from the Antique and Classic Boat Society for their annual Antique and Classic Boat Show. Vice President Borders also noted that disbursements for February 2016 totaled \$ 465,416.21, of which the following were expenditures:

- \$ 210,539.20 aggregate to Johnston Construction co. for Arsenic Removal Project; and
- \$ 50,242.22 aggregate to URS Corp. for arsenic engineering contract administration; and
- \$ 7,420.00 to Rauch Inc. for engineering for Thompson and Grace Streets

Vice President Borders asked if the Commissioner wished to remove any items from the consent agenda for discussion on the regular agenda. As there were no requests, Vice President Borders called for a motion to approve the consent agenda as presented. Commissioner Windon made the motion, which was seconded by Commissioner Harrod, and which passed on a roll call vote of 4-0 in favor.

Ordinance for Discussion and possible Introduction

- Ordinance 471-To amend Chapter 266 pertaining to the Skateboard Park

Vice President Borders said that the Commissioners had discussed the proposed ordinance on February 25, 2016, and called upon Mrs. Weisman, who said that the ordinance was required to change the Town's Code to allow for the dismantling of the skateboard park. Mrs. Weisman also said that at least two commissioners were required to introduce the ordinance. Commissioners Myers and Windon introduced Ordinance 471. Mrs. Warnick then read the title of the ordinance into the record as follows:

ORDINANCE 471, AN ORDINANCE TO AMEND CHAPTER 266 OF THE CODE OF THE TOWN OF ST. MICHAELS, ENTITLED "SKATEBOARDS, SKATES AND RECREATIONAL VEHICLES," TO REMOVE §266-2 RESRICTIONS, SUBPARAGRAPH D

Vice President Borders concluded by noting that Ordinance 471 would be eligible for a vote at the March 23, 2016 meeting of the Commissioners. Mrs. Weisman said she had had three inquiries from people who want the equipment and asked for the Commissioners' direction. Staff was directed to put together a simple bid package.

Resolution for Discussion and possible Vote

- Resolution 2016-04 – To amend rental of slips at Watermen’s Heritage Park

Mrs. Weisman said she wanted to hold discussion and vote on this resolution until she had received a response from the Department of Natural Resources, and that she would add the resolution back into an agenda at that time.

Commissioners’ Calendar

The Commissioners made changes and additions to agendas for their calendar of meetings through April 27, 2016.

Comments from the Public

Mike Estrella of East Chew Avenue asked for a clarification of Mr. DiGioia’s obligation to seek an advisory opinion from the Historic District on his plans. Mrs. Weisman said Mr. DiGioia had no obligation, but that he appeared to be accommodating to Town requests.

Comments from the Commissioners

The commissioners discussed the need to consider the survival of affordable housing for average people as part of any discussion of preservation for historic purposes or any action that could result in the “gentrification” of an area of the Town.

Announcement of Future Meetings/Events

Vice President Borders made the following announcements:

- March 15, 2016 – 11-4 p.m.– Town Office – Budget Workshop
- March 16, 2016 – 11 -4 p.m.– Town Office, - Budget Workshop
- March 23, 2016 – 2 p.m. – Town Office – Tentative Budget Workshop
- March 23, 2016 – 6 p.m. – Town Office – Commissioners’ regular legislative session
- March 23, 2016 – Town Office closed for Good Friday

Adjournment

The meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Suzanna Warnick
Administrative Clerk

Public Handouts
Agenda
Department Reports
Ordinance No. 471 – Skateboard park

The Commissioners of St. Michaels
March 9, 2016