

August 24, 2016

Present

Commissioners Jaime Windon, Roy Myers, Joyce Harrod, Michael Bibb and William Boos, Town Manager Jean Weisman, Zoning Officer Sarah Abel, Police Chief Anthony Smith, Administrative Clerk Suzanna Warnick, and five members of the public present.

Call To Order

President Myers reconvened the regular legislative session 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.

Closed Executive Session

President Myers noted that the Commissioners had met for a tour of the Police Station at 5:00 p.m., and had then moved into Closed Session at his request. Commissioner Harrod made the motion, which was seconded by Commissioner Bibb, and which passed on a roll call vote of 5-0 in favor. President Myers said that the Closed Session was pursuant to Maryland Code, State Government Art., §10-508 (a) in order to discuss the following matter: (3) – consideration of the acquisition of real property for a public purpose and matters directly related thereto.

Public Announcements from COSM, Staff and Public

Mrs. Weisman said that the Town's auditors were currently working on the annual audit of the Town's finances and will finish sometime in the late fall. Mrs. Weisman also said that the Mid Atlantic Travel Writers, hosted by the Talbot County Office of Tourism, will be in St. Michaels on September 14th for tours, a cocktail hour at Inn at Perry Cabin, and a crab feast at the Maritime Museum. Mrs. Weisman said that the Commissioners were included in both events. Commissioner Myers noted there would be a 9/11 ceremony on September 11th at Tilghman Island and he would be making remarks.

Public Hearing, Discussion and Possible Vote

- ORDINANCE NO. 479

President Myers opened the Public Hearing on Ordinance No. 479, noting that this ordinance was discussed on July 27 and August 10 2016 and introduced by Commissioners Harrod and Windon. Mrs. Warnick said there were no speaking requests on the sign-in sheets, and then read the title of the ordinance and exhibits into the record as follows:

ORDINANCE NO. 479, AN ORDINANCE OF THE COMMISSIONERS OF THE TOWN OF ST. MICHAELS TO DECLARE CERTAIN REAL PROPERTIES OWNED BY THE TOWN OF ST. MICHAELS IDENTIFIED AS 110 S. FREMONT STREET AND 109 CONNOR STREET SURPLUS PROPERTY; TO DECLARE THE TOWN'S INTENT TO CONVEY THE RIGHT TO USE THESE LANDS TO THE ST. MICHAELS COMMUNITY CENTER FOR A PERIOD NOT TO EXCEED FIVE (5) YEARS; SAID LANDS TO BE UTILIZED AS A COMMUNITY GARDEN UNDER THE SUPERVISION OF THE ST. MICHAELS COMMUNITY CENTER COMMUNITY GARDEN COMMITTEE.

<u>Ex. No.</u>	<u>Exhibit</u>
1	Letter dated June 10, 2016 from Val Kenn Gray, Community Garden Committee Member, to Commissioners of St. Michaels. Letter includes request for lease renewal for use of land as a community garden
2	Copy of Draft Ordinance No. 479
3	Copy of Public Notice of Public Hearing to be held on August 24, 2016, which was posted on the bulletin board in the Town Office, Post Office and on the Town Website, and published in the Star Democrat and Chesapeake Internet on August 11 and 18, 2016
4	Affidavit of Publication from Star Democrat for Notice of Public Hearing

President Myers then called on Jean Weisman, who provided an overview of the proposed ordinance and explained the process for reviewing the Findings of Fact. President Myers read the prepared Findings of Fact and added one additional note regarding the success of the project over the last five years. As there were no additional comments from the Commissioners or the public, President Myers closed the public hearing, and called for a motion to adopt Ordinance No. 479. Commissioner Windon made the motion, which was seconded by Commissioner Bibb, and which passed on a roll call vote of 5-0 in favor.

- **AMENDMENT TO THE ST. MICHAELS COMMUNITY CENTER COMMUNITY GARDEN LEASE AGREEMENT**

President Myers called upon Jean Weisman, who provided an update based on the last discussion of the agreement. As there were no changes or additional comments, President Myers called for a motion to accept the Amended Lease Agreement with changes as discussed. Commissioner Bibb made the motion, which was seconded by Commissioner Windon, and which passed on a roll call vote of 5-0 in favor.

Consent Agenda

President Myers announced that a vote to approve the items on the consent agenda would include approval of the minutes for the month of July 2016, and the following permits for events:

- Permit Application from TriCycle and Run LLC for a Free 5K FunRun
- Permit Application from 402 S. Talbot St LLC - Awful Arthur's for 36th Annual Firemen's Auction
- Permit Application from St. Luke's UMC for a Faith Festival/ Music Festival
- Permit Application from Simpatico for a Columbus Day Celebration

President Myers asked if the Commissioners wished to remove any items from the consent agenda for discussion on the regular agenda. There were no requests. President Myers then called for comments from the Commissioners and the public. The Commissioners had a few questions about event details, after which President Myers called for a motion to approve the consent agenda with suggestions as discussed. Commissioner Harrod made the motion, which was seconded by Commissioner Bibb, and which then passed on a roll call vote of 5-0 in favor.

Special Presentation and Permit Application

- St. Michaels Running Festival Presentation and Permit Application

President Myers introduced Peter Paris and Sparrow Rogers, event organizers, and Sara Bunch, from Salisbury University with an Economic Impact Study. Sara Bunch opened the discussion. Following her presentation, Zoning Officer Sarah Abel provided details of the Festival's permit application. As there were no additional conditions set by the Commissioners, President Myers called for a motion to approve

the application subject to receipt of insurance,, approval from school for use of parking lot, sign details and vendor list. Commissioner Harrod made the motion, which was seconded by Commissioner Windon and which then passed on a roll call vote of 5-0 in favor.

Items for Discussion

- Town Office and Police Station buildings

Town Manager Jean Weisman gave an overview of the reasons why the police station needed to be replaced or upgraded to meet current safety concerns, and Chief Smith provided additional details. The Commissioners then discussed at length various scenarios for a new or an updated police station, the previously discussed plans for the Town Office, and questions of budget for both. Commissioner Boos suggested that, due to the complexity and number of variables of both potential projects, an ad hoc committee be formed to do a needs assessment. Following some additional discussion, Commissioner Boos suggested a motion for the formation of an ad hoc committee consisting of the town manager, chief of police, a member of the commission and up to two town residents as decided by the town manager.

Town Manager Jean Weisman said the motion should be amended to include two commissioners, to which the Commissioners agreed, and she then called for volunteers to serve on the committee. Commissioners Boos and Bibb volunteered. President Myers then made the motion as follows:

Motion:

“Form a committee consisting of our town manager, chief of police, two members of the commission and up to two town residents as decided by the town manager; For the purpose of assessing needs for a new town office as well as a police station and to repurpose and retask money already allocated for engineering and schematic design which could be allocated by this committee to include hiring professional help when neededand further tasking the committee to bring back a report within a reasonable time – 60 days.”

Commissioner Harrod seconded the motion, and the motion passed on a roll call vote of 5-0 in favor. Mrs. Weisman said that staff would consider additional members of the committee, and determine a date and time for the first meeting.

Comments from the Public

A resident of New Lane complained about fast traffic on Marengo and East Maple which was a danger to young children walking to school. Chief Smith said the police would increase patrols for potential speeders.

Comments from the Commissioners

There were no additional comments.

Commissioners’ Calendar

The Commissioners discussed agenda items for their legislative meeting on September 28th.

Closed Executive Session

President Myers said that pursuant to Maryland Code, State Government Art., §10-508 (a) the Commissioners of St. Michaels will vote to meet in closed session to discuss the following matter: (3) - To consider the acquisition of real property for a public purpose and matters directly related thereto. Commissioner Harrod made the motion, which was seconded by Commissioner Boos, and which passed on a roll call vote of 5-0 in favor.

The Commissioners of St. Michaels
September 7, 2016

Adjournment

The public meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Suzanna Warnick
Administrative Clerk

Public Handouts:

Agenda

Ordinance No. 479 – Surplus property

Community Garden Lease Agreement