

MINUTES

COSM

Commissioners

COSM Special Work Session

Wednesday, October 17, 2018, 2:00 pm - 4:00 pm

Edgar M Bosley Jr. Municipal Admin Building

300 Mill Street; PO Box 206

St. Michaels, MD 21663

- I.

Call to Order

President Boos called to order the fourth special working session of the Commissioners of St. Michaels in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland at 2:00 p.m. Present were Commissioners Bill Boos, Joyce Harrod, Jaime Windon, Michael Bibb, and Michael Gorman, Town Manager Jean Weisman, Police Chief Anthony Smith, Legislative Clerk Suzanna Warnick, and two members of the Manns Woodward Design firm, Jim Magnuson and Mike Gerding. There were two members of the public present.

- II.

Pledge of Allegiance

The Pledge of Allegiance was recited.

- III.

Items for Discussion

Discuss Architectural and Engineering Services for New Town Hall - Meeting No. 4

- President Boos opened the discussion and turned the meeting over to the members of the Manns Woodward design team, who presented updated drafts of 1 and 2-story designs for the proposed new Town office. Mr. Magnuson said they would be following the agenda they prepared for the presentation, and noted that the goal for today's meeting was to reach some consensus on the Fremont Street site.

The presentation began with the functional areas of the single-story design. After a brief discussion, President Boos said that he didn't think a single story building would work on the site, and that traffic flow would be better with a 2-story building. The presentation then moved on to the two-story structure. Mr. Magnuson said the 2-story version included 14 parking spaces, with two handicapped spaces if necessary. Mr. Girding added that the 2-story version would have space for all necessities plus extras.

The group discussed at length the location of interior rooms and security issues as related to the location of the front stairwell. President Boos then asked if the building, all its amenities, proper parking and safe traffic flow will work on the Fremont Street cite. The architects said the building would comfortably fit on the cite, on-site parking for fourteen vehicles would be adequate for daily business, and traffic flow should be improved. The architects said some permeable pavers in the parking lot, rain gardens, or other storm water features may need to be employed to meet environmental requirements, which may add a little more cost to the project. President Boos then recognized Tad DuPont of Locust Street for public comment.

Mr. DuPont said he disagreed that traffic flow would be lessened, unless parking was properly addressed, but was generally positive about the design of the building. Mr. DuPont said it would be prudent to apply the same design to the Mill Street property to see if it might be a more appropriate choice, especially from a parking standpoint. Marie Martin of Cherry Street said she concurred, and had her own concerns about traffic and parking at the Fremont location. Commissioner Harrod said she had talked with some residents of Fremont Street who were concerned about parking and did not want people blocking their driveways. Kathy Stinchcomb of Locust Street asked about the acreage of the two sites. Mrs. Weisman said the Fremont lot was less than 1/3 acre and the Skateboard Park was about an acre.

President Boos said he thought the location issue had been resolved, but the present discussion seemed to indicate the location issue should be revisited, and the matter settled once and for all. Commissioner Windon said she remained in favor of the Fremont site. Commissioner Bibb said he was in favor of looking at the larger site on Mill Street for reasons of parking, cost and traffic congestion. Commissioner Harrod said she was changing her preference to Mill Street and said she thought the original Fremont location was to be used for public parking. After some additional discussion, Commissioner Michael Bibb made a motion to look into the feasibility of the Mill Street site for the Town Office, Commissioner Harrod seconded it, and the vote was tied 2-2, with Commissioners Boos and Windon supporting their original vote for the Fremont Street site. Commissioner Gorman remained recused from the discussion due to his employment at the Museum.

Architect Magnuson said the plus for him was that the municipal building would be centrally located in the Town. President Boos asked if any of the issues with the site were deal-breakers, and Mr. Magnuson said he saw no serious unforeseen issues at this point.

President asked what the designers needed from the Commission. Mr. Magnuson said they needed clear direction and a consensus among the Commissioners to go forward. He said the next step would be to mobilize the civil engineers to survey the site. Commissioner Windon said that the parking issue would need to be solved and would require consensus from the Commissioners. Mrs. Weisman said the Commissioners had a number of options, including waiving their own regulations, or amending the zoning code, which was under consideration already with the zoning code update currently underway. President Boos asked Chief Smith for his input on the potential for traffic congestion. Chief Smith said increased congestion would be a challenge, but not something that couldn't be dealt with.

After some additional discussion of the parking issue, President Boos suggested that staff do additional research on changing the code, and the possibility of further breaking out parking requirements by building use, i.e. parking for a municipal building vs. a medical building. President Boos said the Commissioners would get back to the designers in a couple of days with more specific guidance, and thanked Manns Woodward for their efforts so far.

- IV.

Comments from the Public

- V.

Comments from the Commissioners

- VI.

Adjournment

- The meeting was adjourned at 4:00 p.m.