

MINUTES

COSM

Commissioners

COSM Work and Legislative Session

Wednesday, August 8, 2018, 6:00 pm - 8:00 pm

Edgar M Bosley Jr. Municipal Admin Building

300 Mill Street; PO Box 206

St. Michaels, MD 21663

- I.

Call to Order - Pledge of Allegiance

President Boos called to order the combined working and legislative 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 6:00 p.m., and the Pledge of Allegiance was recited. Present were Commissioners Bill Boos, Joyce Harrod, Jaime Windon, Michael Bibb, and Michael Gorman, Town Manager Jean Weisman, Legislative Clerk Suzanna Warnick, and 41 members of the public.

- II.

Agenda Amendments

There were no agenda amendments.

- III.

Announcements from COSM and Staff

- Jean Weisman announced that the next "Coffee with a Cop" was scheduled for Friday, September 7th at 8:00 a.m., and that Commissioner Bibb will be hosting his next "Conversation with a Commissioner" pm August 18th at 8:30 a.m. Mrs. Weisman said that Tuesday evening, August 7th, was the National Night Out event and attendees enjoyed the swimming, games, and food for this inaugural event in support of anti-drug efforts. Mrs. Weisman added that the children especially enjoyed the walk through town with their light sticks. Mrs. Weisman said that Sally Bosley would be retiring from the Police Department and Tiffany Sweeney would be replacing her, and also Jesse Gotlieb would be joining the Public Works crew. President Boos said coming up on the agenda was a public hearing on whether to allow boatlifts in Hidden Harbor, and he asked that comments on the boatlifts be held for a few minutes until the public hearing was opened. President Boos then invited any other public comments.

- IV.

Comments from the Public

Kristin Greenaway of the Maritime Museum encouraged the Commissioners to choose the Fremont Street location for the new Town Office as the best and most logical location, being walkable and centrally located and supporting the development of Fremont Street as a second business corridor. George Clark of Perry Cabin Drive said he also supported Fremont Street for the new office to improve and develop the

connection between the town government and the community. John Garland of Dodson Avenue said he also supported Fremont Street as the location for the town office as it would connect and anchor his end of town to the central part of town. Gwen Fink of E. Chew Avenue, Ann Borders and Sherry Manning of Cherry Street, Bob Hockaday of Talbot Street, and developer of the former Acme property, also supported the Fremont Street location for the town office as the most logical choice. Evonne Barnett of North Street asked what would happen to the residents located on Fremont Street. Lori Ramsey supported greater information sharing with the African American Community. Michael Hoffman of Watkins Lane said he also supported the move to Fremont Street.

- V.

Public Hearing and possible Introduction

Boat lifts in the Town waters of Hidden Harbor

Draft #1

ORDINANCE OF THE COMMISSIONERS OF ST. MICHAELS AMENDING THE CODE OF THE TOWN OF ST. MICHAELS, CHAPTER 333 (WATERWAYS MANAGEMENT) AMENDING SUB-CHAPTER 333-10(D) BY AMENDING EXISTING LANGUAGE REGARDING BOATLIFTS IN THE TOWN WATERS OF HIDDEN HARBOR

Draft #2

- ORDINANCE OF THE COMMISSIONERS OF ST. MICHAELS AMENDING THE CODE OF THE TOWN OF ST. MICHAELS, CHAPTER 333 (WATERWAYS MANAGEMENT) AMENDING SUB-CHAPTER 333-10(D) BY AMENDING EXISTING LANGUAGE REGARDING BOATLIFTS IN THE TOWN WATERS

President Boos said the Commissioners had received a petition from the residents of Hidden Harbor for the Town to allow boatlifts for those properties in Hidden Harbor. President Boos explained there are two separate sets of waterways in St. Michaels - the Harbor - which includes all waters that flow into the Miles River, and Other Waters - Hidden Harbor (Marea), Back Creek and Rolles Creek that is part of the Strasburg annexation. President Boos noted that the Town's code does not allow for boatlifts in St. Michaels. President Boos then opened the public hearing, and introduced Burry Parker, attorney for the Hidden Harbor residents and lot owners of the former Hatton's Garden development. Attorney Parker outlined the residents' request, pointing out that the boatlifts were being requested for a very small area, were not visible from the Town, and were not part of the St. Michaels Harbor. President Boos then identified members of the Marea community who were present to speak. Mr. Hurley of Ruscella Vista Court saw no reason for not allowing boatlifts. Tad DuPont of Locust Street urged the Commissioners to look at Strasburg and Marea for boatlifts but to consider that Back Creek would not be an appropriate place for them. There were no other comments from the public.

President Boos said the Commissioners appeared to have either/or choices with regard to the boatlift issue. He noted that he was totally opposed to boatlifts in The Harbor, but that the Commissioners should consider making an ordinance language change to allow boatlifts in Hidden Harbor and Other Waters. Mrs. Weisman explained that Draft Ordinance change #1 allows boatlifts in Hidden Harbor and Draft Ordinance Change #2 simply prohibits boatlifts in The Harbor. Commissioners Gorman and Windon favored granting boatlifts to Hidden Harbor, but not giving blanket permission to other areas without further research. The Commissioners were in general agreement that a language change specific to Hidden Harbor would be appropriate, i.e. Draft Ordinance change #1. President Boos said that two Commissioners were required to introduce the ordinance. Commissioners Bibb and Windon introduced Ordinance 496, Draft #1. President Boos called upon Mrs. Warnick, who read the title of amendment Draft #1 into the record as noted above, and read exhibits as follows:

Exhibits

1. Letter dated July 9, 2018, from Willard C. Parker, II, Esq., representing Brent and Jena Paquin and other owners of Marea, requesting amendment to Section 333-10(D)
2. Copy of Proposed Ordinance - Draft 1 and Draft 2 - for Public Hearing August 8, 2018
3. Copy of Public Notice of Public Hearing to be held on August 8, 2018, 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 July 26 and August 2, 2018
4. Affidavit of Publication from Star Democrat for Notice of Public Hearing
5. Aerial view of the waters of Hidden Harbor Exhibit, prepared by Lane Engineering LLC, dated July 19, 2018

- VI.

Consent Agenda for Minutes, Department Reports and Event Permits

Minutes

July 11 2018 - COSM Work & Legislative Session

July 11 2018 - Closed Executive Session

Department Reports for July 2018

Police Dept

Disbursements for July

Profit and Loss Statements

Planning and Zoning

Public Works

Administration

Marketing and Communications

Event Permits

-- Permit Application for Public Event from Classic Motor Museum of St. Michaels, for a Auto Fest Event to support Talbot goes Purple, on the grounds of the Motor Museum on Marengo Street, for 20 cars on display and approx. 200 participants; on September 22, 2018 from 11-4:00 pm;

-- Permit Application for Public Event from Classic Motor Museum, for the Fifth Annual Parade to support a fund raiser, for approx. 50 cars, along Talbot Street from Perry Cabin Park to Classic Motor Museum on E Marengo (subject to SHA road closure approval), on November 17, 2018, parade approx. 10:30-11:30 am; event at Museum from 10-2:00 pm;

-- Permit Application for Public Event from St. Michaels Community Center, for Neighborhood Block Party, event location on Fremont Street between North and Railroad Avenue (subject to approval for road closure from Chief), for approx. 100 attendees, on September 22, 2018, from 11-3pm;

-- Permit Application for Public Event from St. Michaels Concourse d'Elegance, for a classic/antique auto show, held on the grounds of the Inn at Perry Cabin and Foggs Cove portion of CBMM; for approx. 950 attendees, on September 23, 2018 from 10am-5pm;

-- Permit Application for Public Event from Brown Box Theatre Project, for Free Outdoor Shakespeare - As You Like It; held in Muskrat Park, for approx. 250-300 attendees, on September 15, 2018, from 3pm arrival for setup, to 9:30 pm for conclusion of event, with departure by 11:00 pm;

-- Public Event Sign Permit from from Jon Mason, for Jack Russell Races, dog race to promote a charity event, signs on utility poles from Oct 1- 22nd, event to be held on Oct 22nd on grounds of St. Michaels Inn (outside town limits).

President Boos announced that the a vote to approve the consent agenda would include minutes for the month of July 2018, departmental reports and event permit applications as noted above. As there were no comments or changes, President Boos called for a motion to approve the consent agenda as presented. Commissioner Bibb made the motion, which was seconded by Commissioner Harrod, and which then passed on a roll call vote of 5-0 in favor.

- VII.

Bids and Contracts

Grace Street Box Culvert Replacement

- President Boos said the a company named Schumer, contracted to the County, is working on the repair of the pump house on Grace Street. the Town's portion is the Grace Street box culvert replacement for water control and following that, the widening of the street. President Boos asked if the Town hires Schumer to do the culvert, are there economies of scale so the Town gets the work done sooner and cheaper. Mrs. Weisman said Schumer bid on the culvert job but their bid was much higher. President Boos asked if perhaps the Town could renegotiate with Schumer. Mrs. Weisman said the Town's attorney had said that talking to Schumer was ok. After some additional discussion, it was agreed that staff would negotiate with Schumer about a lower cost and a commitment to completing the work by October 2018. Mr. DuPont of Locust Street suggested that if the Town approached Schumer, the lowest bidder for the culvert project - David A. Bramble, should be given the same opportunity to re-bid. President Boos said that if the Town was required to do that , it would.

- VIII.

Resolution eligible for Vote

RESOLUTION 2018-03

A RESOLUTION TO AMEND THE RULES FOR THE CONDUCT FOR MEETINGS OF THE COMMISSIONERS OF ST. MICHAELS

President Boos said the Resolution 2018-03 - meeting rules - was eligible for a vote. President Boos then made a motion to adopt the resolution, Commissioner Bibb seconded it, and the motion passed on a roll call vote of 5-0 in favor.

- IX.

Items for Discussion

Skateboard Park

President Boos said that at the last meeting, the Commissioners asked staff to investigate the location of sewer lines under the skateboard park. Mrs. Weisman first noted that Commissioner Gorman was recusing himself from this issue because he is an employee of the Museum, which has an interest in the possible acquisition of the skateboard park property. Mrs. Weisman said she had met with Ray Clarke of Talbot County and the County will do as-built plans for the line locations, and that Mr. Clarke said the lines could be moved and abandoned lines could be removed. Mrs. Weisman said she expected the as-built plans within the next month or so.

President Boos then addressed the issue of where a new Town office should be built. President Boos said he didn't think the town office should be a gateway structure, therefore he was not in favor of the Boundary Lane location; nor did he favor the skateboard park location. President Boos said the swap of the skateboard park for the museum's property on upper Mill Street would expand the Town's public parking, and thus made the most sense for the Town and the Museum.

President Boos then made a motion that the lot at the corner of Fremont and Canton Street be approved as the location of the new town hall and that the architect firm of Manns Woodward & Assoc. be instructed to focus their design and construction efforts on that site. In addition the Town shall attempt to secure

rights of first refusal on both adjacent properties - one on Canton and one on Fremont at that site. Commissioner Bibb seconded the motion.

Commissioner Harrod said she thought the Commissioners should address the concern of Mrs. Barnett regarding how the two current residents of Fremont Street would be affected by this decision. Commissioner Windon said she was confident that the new town office would be an attractive building and that the Town would be good neighbors. Commissioner Windon said the area is zoned for mixed use, i.e., residential and business, and there is no reason to think that the residential owners and business owners could not co-exist. Commissioner Windon said her business is in a mixed use area and she has residential neighbors on one side.

Mrs. Warnick then called the roll and the vote was 4-0 in favor, with Commissioner Gorman abstaining due to recusal.

- X.

Commissioners Calendar

The Commissioners discussed changes and additions to their calendar of meetings in September and October 2018. The Commissioners directed staff to have two new appraisals on both the museum property and the skateboard park.

- XI.

Comments from the Commissioners

Commissioner Windon said she had been given a ride and demonstration of the Town's new street-sweeper. She said she thought the sweeper was "awesome" and well worth the expense. There was general agreement that there should be recycle cans in Muskrat Park for Concerts in the Park, and on New Lane to accommodate foot traffic to and from the school.

- XII.

Announcement of Future Meetings

September 3 2018 - Office closed for Labor Day

September 12 2018 - COSM Work & Legislative Session

President Boos made announcements as noted above.

- XIII.

Adjournment

- The meeting was adjourned at 7:20 p.m.