

## MINUTES

### COSM

#### Commissioners

#### COSM Special Work Session

Thursday, August 8, 2019, 2:00 pm - 5:00 pm

Edgar M Bosley Jr. Municipal Admin Building

300 Mill Street; PO Box 206

St. Michaels, MD 21601

- I.

Call to Order

President Boos called to order the eighth 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., and the Pledge of Allegiance was recited. Present were Commissioners Bill Boos, Joyce Harrod, Michael Bibb, Jaime Windon, and Dennis Glackin, Town Manager Jean Weisman, Legislative Clerk Suzanna Warnick, and two members of the Manns Woodward Design firm, Jim Magnuson and Mike Gerding. Seven members of the public were also present

- II.

Items for Discussion

Discuss Architectural and Engineering Services for New Town Hall and rehab of Police Station

- Robert Manns, Jr. and team from Manns Woodward Studios Inc.
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Mr. Gerding said his firm's goals for this meeting were to review the changes to the town office design for the Fremont Street site that were made since the last meeting, and present some design options and initial cost estimates for the building. Mr. Gerding said his firm was looking for decisions from the Commissioners in order to move forward to the next design phase.

Mr. Gerding reviewed the changes made since the last meeting, which included reconfiguring work area locations, restroom locations, and downsizing the elevator. He then presented energy options for the building. There was discussion with the Commissioners of the various options, including those for wall and roof insulation, mechanical and emergency backup systems, windows, and solar panels.

Mr. Gerding then opened a discussion of cost estimates and explained that as decisions were made, and with more specific data, the estimates would become more refined and exact. Mr. Gerding added that his firm was seeing a ten percent annual increase in construction costs, and noted that the stormwater management requirements for the building site were more costly than simple bioretention due to Critical Area regulations. The Commissioners discussed the cost categories.

- IV.

#### Comments from the Public

President Boos called for public comment. David Briemhurst of Grace Street asked if combining a police station and a town office would lower the cost per square foot. Mr. Gerding said there might be some savings if the same contractor did both buildings, but he was not comfortable commenting further without more detailed information. Mr. Rollow of Water Street asked about a power outage due to a blizzard. Commissioner Bibb said today's well insulated building could possibly go five days before there was significant loss of heat. Tad DuPont of Locust Street had questions about electric/heat pump systems and usage.

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- V.

#### Comments from the Commissioners

President Boos opened a discussion of the alternative site on Fremont Street for which the design firm had done a preliminary sketch. President Boos said the owner of the Serendipity Shop said she would be willing to have her shop moved down to the corner property so that the Town could use the contiguous location comprised of the Town's public parking lot, the Serendipity lot, and the community garden property. Mrs. Weisman said that the shop owner would move if the Town paid to move her building, rebuild her porch and her handicap access. President Boos said the combined lots created a space twice as large as the corner lot so that a future police station could fit on the site, along with the town office building as currently designed. Mr. Gerding said he felt costs from one lot to the other would be about the same, including storm water, but noted that parking might need to be shared as the site only allowed for 20 of the required 30 spaces.

Mr. Novak of W. Marengo Street liked the idea and recommended a new police station joined with the town office to share space. Commissioner Glackin said he had worked in a police/administrative complex and sharing of space did not work and was not done primarily for security reasons. Mr. Gerding said he liked the suggested location because it created a kind of Town square, or urban core,

between the police station, the town office and the library. Commissioner Glackin said he also liked the idea that a solution to the police station was built in for future consideration. President Boos said the Commissioners needed to look at all the costs associated with the new location, including the cost of moving the shop building. Commissioner Harrod said she had no opinion. Commissioner Windon said she liked the site and was ok with shared parking to offset the 30-space requirement. Commissioner Bibb liked the site, but wanted to look at the cost and economies for building both buildings simultaneously. President Boos said 95% of the upgrades needed for the current police station had been done, and the Town would have to borrow the money to construct a new multi-million dollar police station.

The Commissioners then asked Manns Woodward to get a quote on brick siding for at least the front of the town office building, and to provide cost information from local area contractors for building the police station and town office simultaneously. The Commissioners agreed to have a conference call in two weeks to discuss the findings, and agreed on Tuesday, August 27, 2019 at 2:00 p.m. The Commissioners also agreed to consider and make decisions on the options for the town office design to enable Manns Woodward to move forward to the next phase of development.

- VI.

Adjournment

- The meeting was adjourned at 4:45 p.m.