

**January 27, 2016**

**Present**

Commissioners Joanne Clark, Ann Borders, Joyce Harrod, Jaime Windon, and Roy Myers, Town Manager Jean Weisman, Zoning Officer Sarah Abel, Administrative Clerk Suzanna Warnick, and approximately 28 members of the public.

**Call to Order**

President Clark called to order the legislative session of the Commissioners of St. Michaels at 4:30 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland.

**Closed Executive Session**

President Clark announced that the Commissioners agreed on January 13, 2016 to vote to hold a Closed Executive Session today at 4:30 pm to discuss real estate and a personnel matter, and called for a motion to convene into Executive Session. Commissioner Harrod made the motion, which was seconded by Commissioner Myers and which then passed on a voice vote of 5-0 in favor.

**Adjourn into Open Session**

President Clark reconvened the regular legislative session at 5:00 p.m. and the Pledge of Allegiance as recited. President Clark announced that the Commissioners met in Closed Session prior to this session to discuss a matter pursuant to Maryland Code, State Government Article, 10-508 (a): (3) – to consider the acquisition of real property for a public purpose and matters directly related thereto, and noted that a personnel matter was also discussed.

**Public Announcements**

President Clark welcomed members of the St. Michaels Boy Scout Troop 741, whom she said were observing the Commissioners' meeting as part of their work on citizen and community merit badges. The scout members introduced themselves as follows:

- Mike Mesko – Troop Leader
- Ethan Elms
- Cole Johnson
- Beckett Mesko
- Sutin Mesko
- Blake Rodgers
- Roman Stinchcomb, plus others and parents – total of 18

Mrs. Weisman praised the efforts of the Public Works Crew and Police Department, who did a great job during the snow storm clearing roads and helping residents, and she thanked them for the long hours and keeping everyone safe. Mrs. Weisman then recited the Town's rules for snow and ice removal as outlined in the Town's Code:

**"Rules for Snow and Ice Removal"**

It shall be unlawful for any person or entity who is an owner or occupant of land located within the Town to allow to remain on any portion of a public sidewalk which is either located or binding upon said land within the Town, an accumulation of snow or ice for longer than the later of the following times: Twelve hours after the cessation of the precipitation which was the source of the snow or ice; or if sundown occurs before the arrival of the time limit described in Subsection A of this section, then by 10:00 a.m. local time on the next day after the time limit described in Subsection A of this section." Mrs. Weisman

also announced that the Winter Romance video posted by Kim Weller yesterday had already received 9800 views so far.

Mr. Jay Fink of East Chew Avenue provided details of the location of the Classic Car Museum and its planned activities over the next few months. He noted that the Car Barn would be constructed on site and would house 12 to 14 cars when completed, with rotating exhibits and educational programs going forward. Mr. Fink said the next fundraiser for the museum would be on April 9<sup>th</sup> at the Inn at Perry Cabin.

### **Consent Agenda**

President Clark announced that a vote to approve the items on the consent agenda would include approval of the minutes for the month of December 2015, and approval of a Proclamation honoring Verma Lenora Nichols. President Clark asked if the Commissioners wanted to remove any item from the consent agenda for discussion on the regular agenda. Commissioner Harrod said she would like to discuss the proclamation on the regular agenda. President Clark then called for a motion to approve the consent agenda, minus the proclamation for Verma Nichols. Commissioner Myers made the motion which was seconded by Commissioner Harrod and which then passed on a roll call vote of 5-0 in favor. Commissioner Harrod had a number of edits to the proclamation which were noted by staff. President Clark called for a motion to approve the proclamation, with the changes noted by Commissioner Harrod. Commissioner Harrod made the motion, which was seconded by Commissioner Borders and which passed on a roll call vote of 5-0 in favor.

### **Ordinance Eligible for Vote**

- Ordinance No. 470: Side Yard Setback in WD Zone

President Clark announced that a Public Hearing was held on January 13, 2016, that the Ordinance was introduced by Commissioners Myers and Harrod on January 13, 2016, and that the Ordinance is now eligible for vote. President Clark called upon Mrs. Warnick, who read the title of the Ordinance into the record for the second time as follows:

ORDINANCE NO. 470, AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF ST. MICHAELS, CHAPTER 340 ZONING, SUBSECTION 340-23; TO REVISE THE MINIMUM SIDE YARD SETBACK REQUIREMENT FROM 100' TO 65' IN THE WATERFRONT DEVELOPMENT (WD) ZONE

President Clark asked if Jean Weisman or Sarah Abel or the Commissioners had any comments. As there were no additional comments or substantive changes to the Ordinance, President Clark called for a motion to accept the Ordinance as presented. Commissioner Borders made the motion, which was seconded by Commissioner Myers, and which then passed on a roll call vote of 5-0 in favor.

### **Resolution Eligible for Discussion and Possible Vote**

- Resolution 2016-01: Watermen's Heritage Park

A RESOLUTION OF THE COMMISSIONERS OF ST. MICHAELS TO DECLARE LANDS HEREIN DESCRIBED AS "BACK CREEK PARK"; DESIGNATE A PORTION OF "BACK CREEK PARK" AND ADJACENT PUBLIC RIGHT-OF-WAYS OR USES OF LAND, HEREIN DESCRIBED, AS A "WATERMEN'S HERITAGE PARK" IN THE TOWN OF ST. MICHAELS; AND THE AREA DESIGNATED SHALL BE HEREBY NAMED "BACK CREEK PARK AND WATERMEN'S HERITAGE AREA" IN THE TOWN OF ST. MICHAELS

Commissioner Myers provided background on the resolution and noted the enthusiasm of the watermen for the Heritage Park and the project in general. Town Manager Jean Weisman provided some additional

details of the history of the property. Mrs. Weisman also noted that she had added an additional clause at the request of Commissioner Myers, which said: “be it further resolved that the wharf attached to West Chew Avenue be used by watermen to offload their catch as per their lease agreement attached.” The Commissioners and the public had a discussion of some length regarding park use, the number of planned slips and the removal of derelict or abandoned boats. After some additional discussion, the Commissioners directed staff to add the additional language and provide an updated draft for a vote at the Commissioners’ next meeting.

### **Items for Discussion**

- Step at 207 North Talbot Street (Key Lime Café)

President Clark provided background on the issue of the step. President Clark said that the step extends out into the sidewalk and creates a safety hazard. Mrs. Weisman said that a mason had been consulted and the re-construction would be an easy fix, and the cost should be less than \$2500 with some of the work being done by Public Works. After some additional discussion, the Commissioners agreed the work needed to be done to eliminate a tripping hazard for visitors to the Town. President Clark called for a motion to approve funding for the project, pending approval from the property owner. Commissioner Harrod made the motion, which was seconded by Commissioner Clark, and which passed on a roll call vote of 5-0 in favor.

- 124 Fremont Street

President Clark said that the Town has purchased this lot from the United Methodist Church to be used for parking and the Commissioners must now decide what to do with the property. Mrs. Weisman said that options for the lot include a parking lot, a town office, or a green parking lot. Commissioner Myers presented his ideas favoring a green parking lot and finishing improvements on Fremont Street. Commissioner Borders said she favored using the lot for a new town hall and was opposed to building more parking lots until existing lots have been improved. Tad DuPont of Locust Street suggested that a new town office be built on the Fremont lot, that the skateboard park be moved to the high school grounds, and the current town office should be sold to pay for the new one on Fremont. After some additional discussion, the Commissioners agreed to table further discussion until the budget meetings in March.

### **Options for changes to Commissioners’ meeting rules and times**

President Clark explained that the Commissioners at their last meeting had agreed to have another discussion of rules to cover Commissioner absences from meetings, and a possible change to the meeting time to accommodate working individuals and business owners. After some discussion, the Commissioners agreed to move the meeting time one hour later from 5:00 p.m. to 6:00 p.m., if the new time would work for staff. Public comment appeared to favor the later time. Mrs. Weisman said she would draft resolutions for the next meeting regarding the change in meeting rules for meeting time; the absence from meetings would be a charter change and would be addressed another time.

### **Commissioners’ Calendar**

The Commissioners made changes and additions to their agendas for meetings in February 2016, and set budget sessions for March 15<sup>th</sup> and 17<sup>th</sup> from 11:00 to 4:00 p.m. and a possible additional session on March 23<sup>rd</sup> at 2:00 p.m. for discussion of the Capital Improvement Plan. Mrs. Weisman also noted that there would be an election for commissioners whose terms were expiring on May 2, 2016.

### **Comments from the Public (Residents and Taxpayers)**

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Chris Agharabi of Talbot Street said he would like the Commissioners to address the parking across the street from his establishments, including signage correction, and dealing with crosswalk and lighting issues. Mrs. Weisman said she would discuss the matter with the State Highway Administration.

**Comments from the Commissioners**

There were no additional comments from the Commissioners.

**Announcement of Future Meetings/Events**

President Clark made announcements as follows:

- February 10, 2016 – 5:00 – Town Office – COSM Regular Work Session
- February 15, 2016 – Town Office closed for Presidents Day
- February 24, 2016 – 5:00 – Town Office – COSM Regular Legislative Session

**Adjournment**

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

Respectively submitted,

Suzanna Warnick  
Administrative Clerk

Public Handouts:

Agenda

Ordinance No. 470: Side Yard Setback in WD Zone

Resolution 2016-01: Watermen's Heritage Park