

MINUTES

COSM

Commissioners

COSM Work and Legislative Session

Wednesday, November 14, 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.

6:00 Call to Order - Pledge of Allegiance

President Boos convened 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, Police Chief Anthony Smith, Legislative Clerk Suzanna Warnick. and eight members of the public.

- II.

Agenda Amendments

- III.

Announcement of Prior Closed Session

The Commissioners met in closed session October 30, 2018 pursuant to Maryland Code, under the Open Meetings Act, General Provisions Article Section 3-305 (b) 3 - To consider the acquisition of real property for a public purpose and matters directly related thereto; and 1 - To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, employee or official over whom this body has jurisdiction; or any other personnel matter that affects one or more specific individuals.

President Boos said that the Commissioners had met in closed session on October 30, 2018 as noted above.

- IV.

Announcements from COSM and Staff

Town Manager Jean Weisman encouraged attendance for Commissioner Bibb's "Conversation with a Commissioner" on Saturday, November 17th at 8:30 a.m. Commissioner Harrod said the Town hosted high school participants in the Character Counts community program. Commissioner Harrod said the 19th and 11th students visited the Town office on Friday, November 2nd to learn about municipal government, and Commissioner Boos was present to help answer questions. Commissioner Bibb said that on November 12th, he and Commissioner Harrod and Lieutenant Oswald from the Police Department also participated in a program at the grade school that is part of state-wide Government Month, sponsored by the Maryland Municipal League. Commissioner Bibb also said he had attended the legislative luncheon in Easton, which highlighted upcoming issues that are before the Maryland State Legislature. Commissioner Bibb concluded by noting that he and his wife would be hosting a Christmas luncheon for the Town staff on Monday, December 17th. Commissioner Boos commended Commissioner Harrod for her valuable work with the Character Counts program.

- V.

Comments from the Public

Chief Smith shared details of a recent arrest in an assault case. Maritime Museum President Kristen Greenaway said she supported the Town's choice of Fremont Street for the new Town Office and noted that the Museum would be increasing the amount of public parking in Town as part of their expansion plans. George Clark of Perry Cabin Drive asked if the skateboard park was being reconsidered as a location for the new Town Office. President Boos explained that a motion to reconsider that location was made at the last meeting, but it failed. He added that Fremont Street was still the voted location, and that a parking issue with that property would be discussed at tonight's meeting.

- VI.

Consent Agenda for Minutes, Department Reports and Event Permits

Minutes

October 10, 2018 - Closed Session

October 10, 2018 - COSM Regular Work & Legislative Session

October 17, 2018 - COSM Special Design Work Session

October 30, 2018 - Closed Session

Department Reports for October 2018

Police Dept
Disbursements for October
Profit and Loss Statement
Budget vs. Actual
Planning and Zoning
Public Works
Administration
Marketing and Communications

Event Permits

-- Application for Public Event, Parade and Home Tour for Christmas in St. Michaels 3-day event on December 7 - 9, 2018, for approx. 1000+ for parade and 1400 for home tour and use of St. Mary's Square

-- Sign Permit Application for Hearts on Talbot for fundraiser for the Food Pantry; approx. 250 heart signs on utility poles along Talbot Street from Jan 19 - Feb 19, 2019

-- Sign Permit Application for Silver Stars Over Talbot Holiday Greetings for community fundraiser; approx. 30-40 Silver Stars on utility poles along Talbot Street from Dec - Jan , 2018

President Boos said that approval for the items on the Consent Agenda would include approval of minutes for open and closed sessions in the month of October 2018, departmental reports for October 2018, an event permit application for Christmas in St. Michaels, and two sign 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 Harrod made the motion, which was seconded by Commissioner Bibb, and which then passed on a roll call vote of 5-0 in favor.

- VII.

Boards and Commission Appointments
Review of terms expiring

Jean Weisman referenced her memo to the Commissioners, and said that staff has sent letters to those board members whose terms are expiring and have advertised for new volunteers via the Town's website and written notices. Mrs. Weisman said that anyone who is interested in serving should send a letter or

email of interest to her and include a resume. Mrs. Weisman noted that every board has one term expiring, and that appointments would be on the agenda for the Commissioners' December meeting.

- VIII.

Items for Discussion

105-107 Talbot Street Easement

Review of Pascal Parking Agreement Amendment

President Boos said the first item for discussion was the Pascal parking agreement amendment. Mrs. Weisman said that during the last discussion of this matter, the Commissioners were in general agreement to allow the change to the easement, and that Burry Parker, attorney for Mr. Pascal was present, had agreed to draft an amendment to the easement for their review. Mr. Parker said he had made a temporary change to the easement that would allow four of the parking spaces on the Talbot Street side of the lot to be dedicated to Mr. Pascal's businesses, including one of the four to be designated as a handicapped space. There was a discussion of the size of the space needed to be a proper handicapped space. President Boos suggested that the amendment reference the parking "immediately behind the buildings on Talbot Street for the exclusive use of Pascal", rather than referencing the number and size of the parking spaces. Mr. Parker said he would re-draft the amendment and said he would add an Exhibit A to show the designation. After some additional conversation, President Boos made a motion to approve the Amendment with language as amended, subject to the changes as discussed. Commissioner Bibb seconded it, and the motion passed on a roll call vote of 5-0 in favor.

Parking

President Boos said the next item was parking options for the new Town Office project, and that the Commissioners had before them a staff memo and an opinion memo from Peter Johnston, who was currently consulting on the re-write of the Town's Zoning Code. Mrs. Weisman noted that following the last design meeting on the new Town office, the discussions appeared to be at a standstill because of parking issues. Mrs. Weisman said Mr. Johnston had submitted a very thorough account of the situation and possible remedies, including a "shared parking" solution, innovative use of on-street parking, and employee incentives. President Boos said the topic was open for discussion. Commissioner Windon said Mr. Johnston's report validated her opinion that 14 spaces was sufficient, given nearby public lots, street parking, after hours parking at nearby businesses, and the general walkability of the

Town. President Boos said that he believes that there is sufficient parking on Fremont Street already.

Commissioner Gorman said he thought the parking regulations should serve the whole Town with a commitment to a long range plan. President Boos said he still believes Fremont Street is the best location for the town office, and that 14 spaces was reasonable. President Boos said the Commissioners now have additional data from Mr. Johnston and the parking issue needed to be resolved, but suggested that Mr. Johnston, the Planning Commission, and design firm Manns Woodward flesh out a plan to settle the parking issue. Commissioner Windon said she would also support a separate zoning designation for government/public buildings, just as there are separate retail and funeral home zoning designations. Commissioner Gorman said he still favored the "big picture" approach, but because the zoning re-write would take some time, perhaps a professional opinion on the best way to "stop-gap" the specific parking problem of the Fremont Street location would be helpful. After some additional discussion, President Boos suggested that Mr. Johnston, the Planning Commission, and the Manns Woodward design firm, come back to the Commissioners with optional solutions. The Commissioners agreed that staff should move forward on that suggestion.

New Town Flag and Motto

Bibb said he was suggesting a contest to select a new Town Flag and motto, with the Commissioners as judges. Commissioner Boos suggested that he would like to see a version of the existing Town seal on a flag. Commissioner Windon said she favored a professional person to do graphic design for an official flag. After some discussion, Commissioner Bibb agreed to do a proposal to set the parameters for the project.

Proclamation to declare November Municipal Government Works month

Mrs. Weisman read the proclamation to declare November Municipal Government Works month, as prepared by staff. Commissioner Bibb made the motion to accept the proclamation as written. Commissioner Harrod seconded it, and the motion passed on a vote of 5-0 in favor.

- IX.

Commissioners Calendar

The Commissioners discussed agenda items for their meeting in December 2018, including bulkhead signage, the flag contest and the parking issue. The Commissioners agreed by consensus to pay for Commissioner Bibb's Shore Leadership conference. Mrs. Weisman also received permission to schedule a closed session for interviews of zoning officer candidates.

- X.

Comments from the Commissioners

Mrs. Weisman said she meant to mention that Maryland Comptroller Peter Franchot was present in Town at the Christmas Shop to kick off the Shop Local campaign for the holidays.

President Boos commented that Mr. Franchot had received the greatest number of votes of any Maryland Comptroller in the state's history.

President Boos then called for public comment. Donna Hunt of E. Chew Avenue raised the issue of retailers in town having to pay for required parking in the past, and urged a more equitable solution. Ms. Hunt also said parking violations contributed to the congestion on Fremont Street. Mrs. Weisman said she would consult with the Police Chief regarding violators. Mike Estrella of E. Chew said he thought the parking for the town office should include the two public lots in proximity. Mr. Estrella also commented that flooding in the last year or two has been worse and urged attention to the issue of how to save the waterfront. Ms. Greenaway made a suggestion that Fremont Street should be reversed to solve the traffic flow and bottleneck issues.

President Boos commented that the Grace Street rehabilitation was almost complete and Talbot County crews would soon be shifting over to Thompson Street. He noted the improvements to Grace Street will make it one of the prettiest streets in Town. Mr. Hart of West Chew Avenue said there would be a Thanksgiving service at the school on Tuesday, November 20th at 6:00 p.m.

- XI.

Announcement of Future Meetings

- Nov 22-23 2018 - Office closed for Thanksgiving Holiday

December 12 2018 - COSM Regular Work and Legislative Session

- President Boos announced future meetings as noted above.

- XII.

Adjournment

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