

MINUTES

COSM

Commissioners

COSM Special Work Session

Wednesday, November 6, 2019, 4:00 pm - 6:00 pm

Edgar M Bosley Jr. Municipal Admin Building

300 Mill Street; PO Box 206

St. Michaels, MD 21663

- I.

Call to Order

- President William Boos convened the 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 4:00 p.m. Also present were Commissioners Jaime Windon, Dennis Glackin, Town Manager Jean Weisman, Legislative Clerk Suzanna Warnick, and two members of the public. Members of the Manns Woodward architectural firm were present via conference call, and Commissioner Michael Bibb joined the meeting at 5:00 p.m. Commissioner Joyce Harrod was not present.

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- II.

Pledge of Allegiance

- The Pledge of Allegiance was recited.

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- III.

Items for Discussion

Discuss Architectural and Engineering Services for New Town Hall

- Jim Magnuson and Mike Gerding, team from Manns Woodward Studios Inc.
- President Boos announced that this special meeting was being recorded and the audio would be made available on the Town's website. He then turned the meeting over to Mike Girding of Manns Woodward Architects, Baltimore. Mr. Girding referred the Commissioners to the presentation documents provided, noting that the revisions reflected the comments and suggestions from the Historic District Commission (HDC) review. Mr. Girding said that six actionable items had been determined from the HDC comments - (1) redesign the north end of the building with a lower roof, different windows, and reduced bulk, (2) reduce the building's visual height, (3) remove the mansard roof, (4) change from light to dark solar panels 35' x 6', (5) change window

frames to white with divided light, and (6) change fencing from picket to solid, four feet high. Mr. Girding said the revised design includes these changes.

There was a discussion of the location for the HVAC units on the ground vs. a rooftop position. Commissioner Bibb said he objected to any flat roof because of leaking and drainage. Mr. Girding said he could adjust the design so that the flat roof drains properly, but suggested that it was useful to have a level surface for safe access to the solar panels and other roof maintenance.

After some discussion, there was not a consensus on whether windows in the building should be operable or not, and a decision was deferred.

Mr. Girding then opened a discussion on the issue of fencing. He said the architects proposed solid panels of steel fencing 4' feet high, with hedging on the cemetery side of the building. The Commissioners opted for hedging only on that side, noting that the fence was not necessary.

President Boos then reviewed the six issues raised by the HDC to reaffirm the Commissioners preferences. The four Commissioners present agreed to all six of the items, including windows, but deferred a decision on whether the windows should be operable, and agreed to hedges, but no fencing, on the cemetery side.

Mr. Girding said the architects now had the decisions they needed to return to the Historic District Commission, and on Item #6 (fencing), they would be revising their proposal to eliminate the solid steel fencing in favor of evergreen hedging. President Boos said he favored writing a letter to the HDC indicating the Commissioners' recommendations, which could be presented at the HDC meeting tomorrow. Commissioner Windon asked for an estimate of the costs for the changes. Mr. Girding said the changes were estimated at an additional \$30,000, including savings from eliminating the fencing.

The Commissioners agreed to provide a letter of recommendation to the HDC and directed staff to prepare a draft. The Commissioners thanked Mr. Girding for his presentation, and the call was concluded. The Commissioners then invited public comment.

- IV.

Comments from the Public

- Mr. Breimhurst of Grace Street said the building was great looking and an improvement over earlier iterations, but he had concerns about the HVAC location. Commissioner Bibb responded that the HVAC was very quiet and unobtrusive, and re-location would be cost-prohibitive. There were no other public comments

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- V.

Comments from the Commissioners

- President Boos said he was concerned about mis-information in the public and suggested that the Commissioners respond through Constant Contact email with the accurate information. He said he would provide a synopsis of his proposal for the Commissioners to consider.

At the request of staff, President Boos then made a motion to move into Closed Session for a brief discussion. Commissioner Bibb seconded it, and the motion passed on a roll call vote of 4-0 in favor.

- VI.

Adjournment

- The public meeting was adjourned at 5:30 p.m.