

## MINUTES

### COSM

#### Commissioners

#### COSM Legislative Session - Virtual and In-Person

Wednesday, August 25, 2021, 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 Bibb called to order a live and remote meeting of the Commissioners of St. Michaels in the meeting room of the Edgar M. Bosley Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland, and the Pledge of Allegiance was recited. Also present were Commissioners David Breimhurst, Joyce Harrod, and Tad duPont, Interim Town Manager Jeff Rhodes, Legislative Clerk Suzanna Warnick, Meeting Coordinator Kimberly Weller, and members of the public.

II. Announcement of Prior Closed Session

- The Commissioners met in closed session on August 23 2021 at 6:00 pm pursuant to Maryland Code, under the Open Meetings Act, General Provisions Article Section 3-305(b) 1: To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; and any other personnel matter that affects one or more specific individuals.
- President Bibb announced the Commissioners' prior Closed Session on August 23, 2021 at 6:00 p.m. as referenced above.

III. Agenda Amendments

- Nomination of New Commissioner

Call for Vote on New Commissioner

Vote on Resolution 2021-08 - Appointment of New Commissioner to serve out term

Swearing-In of New Commissioner

- President Bibb announced the nomination of Aida Khalil as Commissioner to replace Jaime Windon and read the pertinent portions of the Town Charter regarding the filling of vacancies on the Town Commission. He then read Resolution 2021-08 into the record as noted above. Mrs. Warnick took a roll call vote and the Commissioners voted 4-0 in favor of the appointment of

Aida Khalil as Commissioner to fill out the remaining term of Jaime Windon. Commissioner Bibb then swore in Aida Khalil as Commissioner.

#### IV. Announcements from COSM and Staff

- Commissioner Breimhurst said some residents had taken issue with the posts for the new parking signs, noting that the posts were not in keeping with the historic character of the neighborhood and asking that the posts be replaced with something more appropriate.

Interim Town Manager Jeff Rhodes provided an update on current and possibly future restrictions due to the surge in Covid 19 cases. Mr. Rhodes also provided an update on the State Highway Administration's (SHA) plans for sidewalk/ADA upgrades on Talbot Street, and on the emergency replacement of 270 feet of collapsed storm drain on Talbot Street that was currently underway. Mr. Rhodes said SHA expected the repairs to be completed quickly and that crews would work at night to minimize noise and traffic congestion.

Commissioner Harrod said last weekend's Running Festival went well, except for the heat. She noted that the Festival organizers hope to move the annual race event back to the Spring next year.

#### V. Comments from the Public

- Jefferson Knapp, Chairman of the Planning Commission, praised the appointment of Aida Khalil as Commissioner. Karen Wald of Grace Street had concerns that the removal of parking places on Talbot Street and changes in the Fee-in-Lieu regulations would adversely impact narrow side streets like Grace Street.

#### VI. Consent Agenda for Minutes

- August 11 2021
  - President Bibb said the Consent Agenda included minutes for August 11, 2021 and asked if there were any comments. There being none, he called for a motion to approve the Consent Agenda. Commissioner Harrod made the motion to approve the Consent Agenda as presented. Commissioner Breimhurst seconded it, and the motion passed on a roll call vote of 5-0 in favor.

#### VII. Items for Discussion

- President Bibb opened discussion of the planned replacement of the decking on Honeymoon Bridge. President Bibb said that materials had been delayed but have now been received and Jeff Knapp's company had offered to do the work. President Bibb said the cost would be \$4,500, an amount less than the \$5,000 which would have triggered the bidding process. President Bibb said Mr. Knapp anticipated the work would take three days, weather permitting. Commissioner duPont said a contract should be drawn up between the Town and Mr. Knapp's company that included the stated

amount and the dates. President Bibb said he and Mr. Knapp would prepare the contract.

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#### Sea Level Rise Projects

- Roy Myers provided highlights of the Maryland sea level rise study and its recommendations for future building on the waterfront. Mr. Myers said the study suggested that any new building should anticipate a 2.4-foot rise in sea level by 2050. Mr. Myers addressed nuisance flooding in St. Michaels as identified in the study's projections. He noted for example that homeowners may need to raise docks or bulkheads in increments of 12 to 15 inches as a half-measure to start. Mr. Myers said the next phase of the sea level project was to apply for grants for engineering design for the nuisance flooding areas of the Town. Mr. Myers outlined the timeframe for moving forward with the sea level project. Mr. Myers said he was requesting the Commissioners' approval to go after the grants for engineering design. Mr. Myers also suggested a meeting to apprise the County, given its ownership of sewer lines and storm drains in the Town.

The Commissioners asked questions about the grants and thanked the committee for a very thorough report. Commissioner Breimhurst said he was impressed with the committee's work and supported all of the recommendations. Mr. Myers said he would pursue FEMA or MEMA grants which might be large enough to cover several of the Town's nuisance flooding areas.

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#### Light Pollution

- Commissioner Breimhurst opened the discussion of "light pollution" noting that he had received several complaints from residents who say there is too much light invading their property at night. He suggested a work group to identify areas of Town where light could be reduced or eliminated. The Commissioners agreed that this inquiry would be best handled by the Planning Commission.

Jeff Knapp joined the call to say the Planning Commission would be happy to look into the light issue.

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#### Traffic Group Concept

- Interim Town Manager Jeff Rhodes suggested the formation of a traffic group to meet as needed to analyze traffic-related requests/complaints. Mr. Rhodes said the group could include representatives from code enforcement, the police department, the fire department, the Planning Commission, and a couple of Commissioners that would evaluate requests such as curb marking, street lines, signage, or parking/loading zones. Mr. Rhodes added that the group would then make recommendations to the Commissioners.

Mr. Rhodes explained his concept to Jeff Knapp who had rejoined the meeting. Mr. Knapp said he thought the idea was a good one and that the Planning Commission would be supportive.

#### VIII. Commissioners Calendar

- The Commissioners discussed calendar items for their meetings in September 2021.

#### IX. Comments from the Commissioners

- Commissioner Harrod asked about smart growth for communities. Mr. Rhodes said the age of communities is often the determinant of whether smart growth principles can be applied.

President Bibb said since Jaime Windon had stepped down as Commissioner, the position of Commission Vice President was now vacant. He called for nominations for Vice President. Commissioner Breimhurst nominated Joyce Harrod as Vice President. President Bibb seconded it. Commissioner Harrod accepted. The Commissioners voted unanimously for the nomination of Commissioner Harrod to serve as Vice President.

There was one public comment concerning the work on Honeymoon Bridge affecting the water system for flower boxes on the bridge railings. President Bibb responded that only the decking of the bridge would be affected.

#### X. Announcement of Future Meetings

- September 7, 2021 - 6:00 - COSM Working Session NEW DATE - TUESDAY SEPT 7, 2021
- President Bibb announced future meetings, noting that the next meeting would be Tuesday evening, September 7th at 6:00 p.m., rather than the usual Wednesday.

#### XI. Adjournment

- The meeting was adjourned at 7:10 p.m.