

## MINUTES

### COSM

#### Commissioners

**COSM Legislative Session - Virtual**  
**Wednesday, January 26, 2022, 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 legislative session of the Commissioners of St. Michaels at 6:00 p.m. 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, Aida Khalil and Tad duPont, Zoning Officer Kymberly Kudla, Police Chief Anthony Smith, Legislative Clerk Suzanna Warnick, Meeting Coordinator Kimberly Weller, and members of the public.
- II. Agenda Amendments
- There were no agenda amendments.
- III. Announcements from COSM and Staff
- Chief Smith introduced Justin Newcomb, a new police officer for St. Michaels. The Commissioners welcomed the new officer.  
  
President Bibb provided an update on the state legislative session in Annapolis. There were no additional comments.
- IV. Comments from the Public
- There were no public comments.
- V. FY2021 Auditor Report
- 2021COSM Final Financial Statement  
  
Lank Johnson & Tull CPA
- Mr. Rick Tull, of Lank, Johnston and Tull, Auditors, presented the annual report on the Town's financial condition for 2020-21. Mr. Tull noted that financially the town is stable and moving forward. Mr. Tull then answered questions from the Commissioners.

## VI. Item for Discussion and possible Introduction

Recommendations from Planning Commission for text amendments to Chapter 340 and Chapter 108

- Discussion and possible Introduction
- President Bibb opened the discussion of amendments to Chapters 340 and 108 as recommended by the Planning Commission. Commissioner Breimhurst had some suggestions for changes to the amendment including some added language to further clarify the permitted use of tents in parking areas and requiring the Commissioners' approval. Commissioner Breimhurst asked the Planning Commission to make the revisions as discussed. Planning Commission Chairman Knapp said the Planning Commission would make the changes and re-submit to the Commissioners

## VII. Items for Discussion

### •Brooks Lane road dedication

- Town Manager Jeff Rhodes provided background on the Brooks Lane transfer. He explained that the Town had completed the acquisition of the property in 2018 and additional work was needed to bring the road up to the standards of the Town. Mr. Rhodes said the Town's engineer has certified that the road now meets specifications, and the County can deed the road to the Town. Mr. Rhodes said Resolution

No. 2022-01 outlines the transfer and the Town's responsibilities for the road going forward. Mr. Rhodes said the next and final step would be the actual signing of the deed. Mrs. Warnick then read the title of the resolution into the record as noted above. President Bibb called for a motion. Commissioner duPont made the motion to approve Resolution 2022-01 as presented. Commissioner Breimhurst seconded it, and the motion passed on a roll call vote of 5-0 in favor.

- Request for Tax Abatement FY22 for Habitat for Humanity Choptank
- 4 properties owned by Habit for Humanity:  
Lot 8 - N/S Cooper Street  
211 Brooks Lane  
209 Brooks Lane  
214 Brooks Lane
- President Bibb opened the discussion of tax abatement for Habitat for Humanity housing being constructed on lot No. 8 on Cooper Street and three houses being constructed on properties on Brooks Lane. After some additional comments, Commissioner duPont made a motion to waive the taxes for the four Habitat properties read into the record. Commissioner Harrod seconded it and the motion passed on a roll call vote of 5-0 in favor.

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Dog Park prospect in St. Michaels
- Mitch Ettinger - 115 E Chew
- President Bibb referenced an e letter to the Commissioners from Mr. Mitch Ettinger of 115 E. Chew Street. Mr. Ettinger outlined his request and said he was willing to assist in helping to bring a dog park to fruition for St. Michaels. President Bibb said he liked the idea and there were some possible locations around the Nature Trail area but that finding the right location would be a challenge. President Bibb said that the Town was trying to obtain grant funding for an extension of the Nature Trail and perhaps the dog park project could be part of that effort. Commissioner Breimhurst said there was a very comprehensive plan submitted a few years ago that could possibly be revived and updated. The Commissioners generally like the idea. President Bibb and asked staff to share information on the Nature Trail project and encouraged Mr. Ettinger to form a committee and move forward with the dog park effort.
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Appointment of position on Talbot County Parks and Recreation Advisory Board
- President Bibb opened a discussion of a replacement as the St. Michaels representative to the Talbot County Parks and Recreation Board, a position previously held by Jeff Richarson, who is now retired. The Commissioners agreed to approach members of the Town's Parks and Recreation Board for any interested volunteers.

#### VIII. Comments from the Public

- Mr. Ettinger had additional questions about a potential dog park and also raised the issue of the Verizon building on E. Chew Street which he complained was not properly maintained. Mr. Fulton of Cherry Street had some suggestions for monitoring temporary tents, membranes or awnings. Commissioner Breimhurst said the Commissioners would be looking at the Code language again and encouraged anyone with comments or suggestions to email them to the Town Manager.

#### IX. Comments from the Commissioners

- The Commissioners discussed the issue of the Verizon building and agreed that the Town's Codes Enforcement Officer should be dispatched to remind Verizon of its maintenance responsibilities. President Bibb said the Commissioners would be meeting in a Closed Session tomorrow, January 27th at 5:00 p.m. to discuss personnel matters, and that bids for construction of the restrooms to be located in the public parking lot behind the Pharmacy would be opened on February 14, 2022 at 1:00 p.m. Commissioner duPont commented that the new trash service has had some positive comments and urged patience in allowing Republic to refine their service and process and for residents to get used to a new system. Commissioner duPont wanted to be sure that a contribution from the Town be allocated for fireworks in the upcoming budget sessions. President Bibb also noted that February

7th at 4:00 p.m. the commissioners would begin review of the top candidates for a permanent Town Manager.

X. Commissioners Calendar

- The Commissioners reviewed agenda items for their upcoming meetings. The Commissioner agreed to plan their budget meetings in March at their February meetings.

XI. Announcement of Future Meetings

January 27, 2022 - 5:00 - COSM Closed Executive Session

February 9, 2022 - 6:00 - COSM Regular Working Session

February 9, 2022 - 10:00 - Ethics Board Closed Executive Session

February 23, 2022 - 6:00 - COSM Regular Legislative Session

XII. Adjournment

- The meeting was adjourned at 7:05 p.m.