



## MINUTES

### COSM

#### Commissioners

#### COSM Working Session

Wednesday, January 11, 2023, 6:00 pm - 8:00 pm

St. Michaels Branch of the Talbot Co. Library

106 S. Fremont Street

St. Michaels, MD 21663

#### 1. Threat

Commissioner Breimhurst read a statement regarding someone had made a threat against the Planning Commission. This issue has been turned over to the police and State's Attorney. Threats will not be tolerated against any member of the boards and commissions and will be prosecuted to the full weight of the law.

#### 2. 6:00 - Call to Order for Working Session - Pledge of Allegiance

Commissioner Breimhurst, President, called to order a live and remote working session of the Commissioners of St. Michaels at 6:00pm in St. Michaels, Maryland and the Pledge of Allegiance was recited. Also present at the meeting were Commissioners Joyce Harrod, Tad duPont, Katrina Whittington and Al Mercier. Town Administrator Rob Straebel and Chief Smith. Other representatives include Town Clerk Suzanna Warnick, Water Department Clerk, Vickie Sharp and Town Planner Steve Ball. Approximately 15 members of the public were present as well as remote attendees on Zoom.

#### 3. Agenda Amendments

None

#### 4. Announcement of Prior Closed Session

None

#### 5. Announcements from COSM and Staff

Commissioner duPont suggested that all Boards and Commissions state the Pledge of Allegiance before all meeting per Robert Rules of Order.

Commissioner Whittington thanked the Inn at Perry Cabin for all the food that was provided to the Community Center for their holiday luncheon, Community Center was able to serve 187 meals.

Commissioner Mercier attended the honoring of crossing guard Charles Jenkins at the State House by Governor Hogan. Jenkins has over 48 years of crossing guard experience.

Administrator Rob Straebel gave an update on the Smart Meters, they will start installing late February or early March. Meters are currently in storage. Training with the handle meter reading will begin. Street sweeper is down and in the process of being repaired. The water tower project is complete with Verizon moving their infrastructure back to the tower. AT&T and T-Mobile will be moving their infrastructure back in the next week or so. The transition of new office space in the Town Hall is working out well and thanked the Commissioners for allowing the Town Hall to use the former meeting room. The Finance Director, Kathy

Eglseder, has moved her office back in that space which gives her privacy. Will be building walls to close in the offices and this project should be completed in about six weeks. The Town Hall roof had to have leaks patched. Introduced the new Town Planner, Steve Ball. Environmental Concern annexation amendment has been postponed. The total property valuations will be coming out in mid-February, this drives the property taxes and are the main source of revenue. Budget workshops will be starting in late February early March.

Chief Smith commented on the Facebook post of the threat against the Planning Commission, victims were given their rights as this is a mass threat. Chief Smith announced his retirement as of June 30, 2023. Commissioners thanked the Chief for his service. The residence on Dodson Avenue has been resolved.

6. Comments from the Public

None

7. Special Presentations and Announcements

Matthew Chance with Wigglesworth, Layton, Moyers & Chance PC presented the FY2022 audit and financials. This was their first year completing this process for the Town, everything went smoothly. He briefly went through and explained some of the sections of the audit. Commissioner duPont mentioned on page 10 of the audit the tax rate was stated at \$.524 and should be \$.49, this would need to be corrected.

Charlie Day, from MDHCD presented the LGIF program as an option of funding and support for the new Town Hall and Police Department. If the Town was interested application should be made for Fall or next Spring.

8. Board and Committee Appointments

Tad duPont has accepted the Appointment to the Talbot County Tourism Board, term will end June 2024. Meetings are held on the 2nd Wednesday of each month at 8:30 am and are currently through Zoom.

9. Consent Agenda for Minutes, Department Reports and Event Permits

Commissioner duPont motioned to accept the Consent Agenda for minutes and department reports. Commissioner Whittington seconded it and was passed on a roll call vote 5-0 in favor.

10. Old Business

Tim Crosby gave a progress update on the Town Hall and Police Station Feasibility Study. Critical area buffer will remain untouched. Presented plans for a 2 story and 1 story building. Recommended using pervious products. Gave an estimate cost for both buildings. Commissioner Breimhurst requested that a workshop with the Commissioner and public be scheduled, to review and ask questions regarding the new Town Hall and Police Department.

Administrator Rob Staebel updated the Fees for Large Events and proposed the following, RESOLUTION OF THE COMMISSIONERS OF ST. MICHAELS, PURSUANT TO CHAPTER 42 (FEES) OF THE CODE OF THE TOWN OF ST. MICHAELS TO AMEND THE "COMMISSIONERS OF ST. MICHAELS FEE SCHEDULE" TO INCLUDE EVENT FEES. Commissioner Mercier motioned to accept Resolution 2023-01 - Fees for Large Events. Commissioner Whittington seconded it and was passed on a roll call vote 5-0.

Administrator Rob Straebel gave a review of the ongoing lease agreement for the Boy Scouts Cabin and the previously presented data from Venture Title regarding ownership of the Cabin. The Town has invested considerable amount to restore the Boy Scout Cabin.

Representatives from the Boy Scouts, Steve Beulafeld and Don Richardson presented documentation that showed boundaries of property. Boys Scouts have agreed to meet with Venture Title to go over the findings in an effort to clarify ownership of the cabin and land. This process needs to be completed in a timely manner. Will be readdressed at the February 22, 2023 session.

Brewfest for June 3, 2023 has been approved. Commissioner duPont motioned to accept the Brewfest event application. Commissioner Harrod seconded it and was passed on roll call vote 5-0 in favor.

11. New Business

- Marijuana Regulations

Currently the Town does not have regulations regarding the use of legal Marijuana. The Town will wait for the State of Maryland to clarify the law for recreational Marijuana. The Town will be considering a Cannabis Moratorium.

- Updated Employee Manual

The updated Employee Manual has been approved and accepted pending a change in the Substance Abuse section to include marijuana. Commissioner duPont motioned to accept the Employee Manual. Commissioner Harrod seconded it and was passed on a roll call vote 5-0 in favor.

- St. Michaels Nature, Bicycle and Pedestrian Trail Expansion and Preliminary Engineering Contract

Grant Agreement By and Between The Maryland Department of Transportation and Town of St. Michaels, Maryland was approved.

Rauch Engineering proposed engineering services and contract was accepted and to be signed by the Town Administrator, was approved.

Both of the above items were approved. Commissioner duPont motioned to accept the Grant and Contract. Commissioner Mercier seconded it and was passed on a roll call vote 5-0 in favor.

12. Comments from the Public

Mark Berman, suggested that the Town consider restrictions on stores selling marijuana paraphernalia and/or products, i.e. paper, pipes, etc.

13. Comments from the Commissioners

None

14. Commissioners Calendar

Jan 16, 2023 - Office closed for Martin Luther King Jr. Day

Jan 25, 2023 - COSM Legislative Session

Feb 8, 2023 - COSM Working Session

15. Announcement of Future Meetings - to be held at Library

Jan 16, 2023 - Office closed for Martin Luther King Jr. Day

Jan 25, 2023 - COSM Legislative Session

Feb 8, 2023 - COSM Working Session

16. Adjournment

Time 9:00 pm

Respectfully submitted by;  
Vickie Sharp  
Town Clerk

Public Participation: All comments from the public will be taken during the period set aside for "Comments from the Public." The "Comments from the Public" portion of the Commission agenda shall have a limited time period as determined by the Commissioners, and shall be at the beginning and at the end of each agenda. To be recognized, a member of the public should raise his or her hand and wait to be recognized by the President. Comments and questions should be kept brief and to the point, and be directed to the President.