

MINUTES



**Commissioners of
St Michaels
Meeting Minutes Working Session
Wednesday, January 10, 2024, 5:00 pm - 8:00 pm
St. Michaels Branch of the Talbot Co. Library
106 S. Fremont Street
St. Michaels, MD 21663**

1. 5:00 pm - Call to Order for Working & Legislative Session - Pledge of Allegiance

Commissioner Breimhurst, President, called to order a live and remote Working Session of the Commissioners of St. Michaels at 5:00 p.m. in St. Michaels, Maryland and the Pledge of Allegiance was recited. Present at the meeting were Commissioners Joyce Harrod, Al Mercier, Tad DuPont and Katrina Whittington. Other Representatives included Town Administrator Rob Straebel, Town Clerk Kristen Payne, Town Planner Steve Ball, Finance Clerk Vickie Sharp and Chief Oswald. With approximately 45 members of the public and Zoom present as well.

2. Announcements from COSM and Staff

Commissioner DuPont attended the Tourism Board meeting.

Rob Straebel gave updates related to the December 4th fire at Marengo Street water treatment center that resulted in 2/3 of that site damaged. He is hopeful to have it back up in running in the next 4 - 6 weeks using a manually operational system. We have also established temporary power to the site. In working with LGIT our insurance carrier, they will be providing all costs associated with the rebuild. Rob stated that staff has been reviewing fees and charges for the town and based on these findings, would like to bring forward a proposal to the Commissioners to consider a resolution to increase some of these fees. Rob stated we are making good progress with the Environmental Concern building. He will be moving forward with developing an RFP to start seeking competitive bids for the ADA bathroom as well as for the 40 windows that will need to be replaced. Exterior painting for the Environmental Concern building will begin in the next week or two and the interior painting is expected to start, hopefully in April. Rob stated he has been in contact with ICSI, which is our current IT consultant and has asked that they put together a proposal for the new network setup at the EC building. Mildew Remediation has also been completed at the EC building. Rob stated he is looking into signage for access points off of Boundary Lane for the EC building as well as signage for the exterior and interior of the administration offices at that building. Rob stated that he has been working on a new Right of Way permit. Contractors intending to do work in the Right of Way will need a permit. Lastly, Rob stated that staff has been looking into trash collection and recycling contract as that expires at the end of the year.

Steve Ball stated that he has been working on the regulatory approval side of the Environmental Concern property due to a portion of the site is in town and a portion of the site is in county. Steve stated he is working on getting a Special Exception Use approval that is going forward to the Planning Commission in February. Steve stated he is also working on an annexation application to bring the county portion of the EC property into the town boundary. He is also including Boundary Lane in the annexation application. Steve stated that he is still working on the Open Space grant and based on the decision that is made with the two plan options for the San Domingo Creek - Boundary Lane Park Master Plan he will be able to finalize and submit.

Chief Oswald stated that crime was low for the month of December. Staff have completed all necessary training, and that the department are well within their budget. Chief also stated they are still in search of two additional police officers. Chief noted that the Sky Storm Spotter event on February 6th, put on by the National Weather Service, will be held in the Boy Scout Cabin.

Town Clerk, Kristen Payne stated that she has been in touch with Christ Church and has secured the use of Etherton Hall (Parish Hall) for all future COSM meetings starting March 13th, while the Library is under construction. Kristen also stated that the 2024 Commissioners Election will also be held in Etherton Hall.

3. Comments from the Public

No comments from the public.

4. Special Presentation

a. Proposal - Michmas - End of Summer, Beginning of Harvest

Local Historian, Mr. JoN Neslon presented a PowerPoint presentation on the history of "Saint Michaels Days" and why he felt that it was important to bring this back to the local calendar as a recognized Holiday by the town of St. Michaels. He asked the Commissioners to please consider his request for a resolution.

b. WLMC - Presentation of FY23 Financial Statement

Mathew Chance from WLM&C presented the commissioners with the FY2023 Financial Statement. Mr. Chance reviewed the 6 main components with the Commissioners, Independent Auditors Report, Management's Discussion and Analysis, Basic Financial Statements, Notes to the Financial Statements, Required Supplementary and Supplementary Information and Notes to Required Supplementary Information.

5. Consent Agenda for Minutes, Events, and Department Reports

Consent agenda (minutes and department reports) were approved as presented. Commissioner DuPont made a motion to accept the consent agenda, seconded by Commissioner Harrod, was passed on roll call vote 5-0 in favor.

6. Boards and Commission Appointments

Commissioner Briemhurst presented the appointments for the new board members: Board of Appeals (3yr term), William Harvey, Planning and Zoning Commission (5yr term), Bonnie Morris, Historic District Commission (3yr term), Susan Oberreither and Glenn Fong – Vice Chair, Ethics Commission (3yr term), Julie Campbell Carter, Parks and Recreation Advisory Board (3yr term), Phyllis Kennedy, Sue Ann Raring, MaryLou Watson, WaterWays Management Advisory Board (3yr term), Mark E. Allen and Mark Van Fleet, Climate Change/Sea Level Rise Commission (4yr term), Donald (Don) McCann and William Boicourt.

7. Ordinance for Introduction/Discussion

Ordinance No. 550 - **AN ORDINANCE AMENDING CHAPTER 340, "ZONING", OF THE CODE OF THE TOWN OF ST. MICHAELS, TO ADD PROVISIONS RELATING TO THE OPERATION OF CERTAIN CANNABIS BUSINESSES IN TOWN BY AMENDING THE LISTINGS OF PERMITTED USES IN THE AGRICULTURAL USE CATEGORY AND THE COMMERCIAL USE CATEGORY; PROVIDING FOR SUPPLEMENTAL USE REGULATIONS FOR CANNABIS BUSINESSES; REORDERING THE USES LISTED IN THE AGRICULTURAL USE CATEGORY; AND AMENDING THE TABLE OF PERMITTED**

USES TO PERMIT THE OPERATION OF CANNABIS BUSINESSES IN CERTAIN

ZONES. Steve Ball requested that the Commissioners approve for Ordinance to go to Public Hearing on January 24, 2024. Commissioner Harrod made motion to approve Ordinance No. 550 to go to Public Hearing, Commissioner Mercier seconded, was passed on roll call vote 5-0 in favor.

Ordinance No. 552 - Has been declined and is now dead.

8. Old Business

a. San Domingo Creek - Boundary Lane Park Master Plan

Steve Ball introduced Scott Scarfone, PLA from Mahan Rykiel Associates Inc. to present a PowerPoint, including the final two plans for review and discussion. Steve asked the Commissioners to please consider the material, and direct the consultants with any changes that they consider and would like to see on the final approval on January 24, 2024. Steve asked the Commissioners to also consider approving the park name "San Domingo Creek Park" and direct staff to finalize Program Open Space grant and submit based on the final plan. After a lengthy presentation and discussion, Commissioner DuPont motioned to approve master plan draft 1b for final approval on January 24, 2024 without the mound and dog park, Commissioner Whittington seconded, passed on roll call vote 5-0 in favor.

9. New Business

10. Comments from the Public

Langley Shook stated that he felt if we don't have a dog park at the new park, we don't need additional parking. Resident stated that we need to have parking off of Boundary Lane for those residents who have handicaps that are unable to walk a long distance. Dennis Glackin asked if the Commissioners had the ability to make changes to the final plan once it was submitted? Rob and Steve stated that we wouldn't have the ability to make major changes but could make small incremental changes like the number of parking spaces from 10 to 8. Mr. Glackin suggested parallel parking off of Boundary Lane. Resident at 203 Cherry Street asked why Commissioners were ignoring County program Open Space for funding. Steve explained that the county funding is very limited and distributed on a yearly basis. However, the county is willing to match what the town is contributing which is \$50,000. Mitch Ettenger, lead of the Wolf Pack, stated that he wanted to remind the Commissioners that they all signed a resolution stating that they would support a dog park and that we are now beginning year four and felt that they were no further along. Joyce Moyer stated that she would like to see the Boundary Lane property be a natural spot. Resident asked if the fishing pier that was apart of the master plan, would provide any transient dockage. Commissioners stated that there is not enough water there to support.

11. Comments from the Commissioners

12. Commissioners Proposed Calendar 2024

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

January 15, 2024 - Martin Luther King, Jr. Day - Town Office Closed

January 24, 2024 - COSM Legislative Session

February 14, 2024 - COSM Working Session

February 19, 2024 - President's Day - Town Office Closed

February 28, 2024 - COSM Legislative Session

14. Adjournment of Open Session

Commissioner Whittington asked to go into closed session at the next meeting, January 24, 2024. Commissioner Harrod called for a motion to approve closed session, Commissioner DuPont seconded, passed on roll call vote 5-0 in favor. Meeting adjourned.

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.