

September 22, 2010

6:30 p.m. - Public Legislative Session

Present

Commissioners Michael Brady, Joanne Clark, T. Coleman duPont, and Donna Hunt, Town Manager Cheril Thomas, Secretary Dorothy Olley, and approximately 26 members of the public. Commissioner Michael Vlahovich was absent.

Call to Order:

President Brady called to order the public working session of the Commissioners of St. Michaels at 6:30 p.m. in the meeting room of the Edgar M. Bosley Municipal Building, 300 Mill Street, St. Michaels, Maryland. The Pledge of Allegiance was recited.

Consent Agenda:

President Brady announced that a vote to approve the items on the consent agenda would include approval of minutes from public and closed session meetings held during the month of August 2010, a request for a curb cut on N. Talbot Street, a request for a sign permit for the Fall into St. Michaels festivities, and setting a date and time for Trick-or-Treat in St. Michaels. President Brady asked if any of the Commissioners wanted any items removed from the Consent Agenda. Commissioner Hunt said she would like to discuss the date for Trick-or-Treat. President Brady announced that the issue was moved out of the Consent Agenda for discussion. President Brady then called for a motion to approve the Consent Agenda without the Trick-or-Treat issue. Commissioner Clark made the motion as stated by President Brady. Commissioner duPont seconded the motion which passed on a vote of 4-0 in favor.

Trick-or-Treat:

After some discussion regarding a date for trick-or-treating, the Commissioners agreed that because the Halloween parade was on Saturday, October 30th, trick-or-treating should follow the parade from 6:00 p.m. to 8:00 p.m. Commissioner duPont made the motion to designate Saturday, October 30, 2010 from 6:00 p.m. to 8:00 p.m. for trick-or-treating. Commissioner Clark seconded the motion which passed on a roll call vote of 4-0 in favor.

Bid Award for Roof on the Edgar M. Bosley, Jr. Building (Town Offices):

Mrs. Thomas stated that on September 9, 2010, the Town of St. Michaels received six bids for the removal of existing roof and replacement of same at the Edgar M. Bosley Municipal Building located at 300 Mill Street, St. Michaels. The bids were as follows:

1. PM Services Inc., 101 E Division St., Oxford, MD. Base Bid = \$8,986.00. Estimated Completion time = 3 days. Full amount of bid = Base bid plus \$1.75 sq.ft. for plywood sheathing.
2. Atlantic Roofing Systems Inc., P.O. Box 5, Royal Oak, MD. Base Bid = \$17,253.00 total cost. Estimated Completion time = 5 days.
3. Wooleyhand's Contracting, 213 Sharp Road, Denton, MD. Base Bid = \$21,275.00 total cost. Estimated Completion time = 2-3 weeks.

4. Chesapeake Design & Build, 111 Fox Run Lane, Stevensville, MD. Base Bid = \$10,495.00. Estimated Completion time = 1 day. Full amount of bid = Base bid plus \$46.00 sheet for 4x8 plywood sheathing. 7 year labor warranty included.
5. Barrow & Sons LLC, 21614 Camper Circle, Tilghman, MD. Base Bid = \$15,975.00. Estimated Completion time = 7 working days. Full amount of bid = Base bid plus Scrap & Paint Cupolo and repair roof = \$95.00. Allowance for any rot = 500.00
6. Chesapeake Builders Inc., 933 S Talbot St., St. Michaels, MD. Base Bid = \$14,273.00 total cost. Estimated Completion time = 5-6 working days. Rotting sheathing replaced with ¾"CDX pine plywood (approx. 760 sq. ft.). 5 year labor warranty included.

Commissioner Hunt said she preferred a metal roof as it would last longer and save on energy costs. After some discussion, Commissioners Brady and duPont agreed that time was of the essence as the roof was currently leaking and time would be lost in re-bidding the project and in returning to the Historic District Commission for a change in materials. Commissioner duPont made the motion to accept the lowest bid and award the contract to PM Services, Inc. in the amount of \$8,896.00 with 5/8 in. plywood or better at \$1.75/sq. ft. Commissioner Brady seconded the motion which passed on a vote of 3-1 in favor, with Commissioner Hunt dissenting.

Items Eligible for Discussion/Vote:

- **Possible relocation of 107 Mill Street House (the Pinkett House)**
President Brady noted that at the Commissioners' meeting on August 25, 2010, Jeff Fones of W. Chestnut Street gave an overview of a proposal to move the Pinkett House from 107 Mill Street to the site of the St. Michaels Museum at St. Mary's Square. At that meeting, President Brady said the Commissioners decided to schedule tonight's meeting to include the residents from St. Mary's Square, Mulberry Street, and E. Chestnut Street to receive their comments on Mr. Fones' proposal. President Brady called upon Mr. Fones for comments. Mr. Fones said that prior to tonight's meeting he had talked to a number of residents, and the St. Michaels Museum was not prepared to discuss the project at tonight's meeting. Mr. Fones said he had a number of questions concerning the process himself, and that the museum had not yet decided to take on the project. Mr. Fones suggested that he should meet with the residents near the museum and informally discuss what is being considered, prior to bringing the issue before the Commissioners. Mr. Fones said that in light of the circumstances, he was respectfully requesting to be withdrawn from tonight's agenda. As there was no objection from the Commissioners, President Brady removed the Pinkett House discussion from the agenda.

Comments from the Public:

- Langley Shook, President of the Chesapeake Bay Maritime Museum, said that the museum had received approval for the street medallion from the Historic District Commission and now needed a prompt response from the Commissioners so that the medallion could be manufactured and installed while the road repair work was being done. Mr. Shook also said that if there was objection or no interest in this project, the museum would withdraw the idea. President Brady directed staff to add the medallion discussion to the agenda for the Commissioners' meeting on October 13, 2010. Chip Plato of W. Chestnut Street said that regarding the bid process for the roof, the Commissioners should consider additional insulation while the roof is being redone, and suggested a roof ridge, which would also increase efficiency and building comfort. Mrs. Thomas read the Request for Proposal (RFP) and noted that any additions or changes could be made via a change order at a later point. Roy Myers of E. Chestnut Street said he favored the Pinkett House project, but he noted that there was a lot of misinformation among the residents, many of whom were part-time, and who would benefit from a meeting held on a weekend.

Comments from the Commissioners:

Commissioners Clark, Brady and Hunt praised the excellent response of the Fire Departments from St. Michaels, Oxford, and Easton to the recent fire at the Town Dock restaurant.

Announcement of Future Meetings

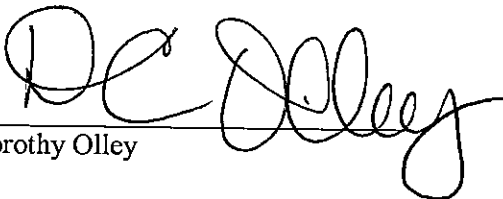
President Brady announced the next meetings of the Commissioners were as follows:

- October 13, 2010 - 5:00 p.m. - Town Office - Regular Working Session
- October 27, 2010 - 6:30 p.m. - Town Office - Regular Legislative Session

Adjournment

President Brady adjourned the meeting at 7:30 p.m.

Respectfully submitted,



Dorothy Olley