

The Commissioners of St. Michaels

Special Public Session

June 5, 2009

Present:

Commissioners Joanne Clark, Michael Brady, Robert Snyder, Donna Hunt and Philip Dinkel, Town Manager Cheril Thomas, Administrative Clerk, Sabrenia Yohn, Secretary Dorothy Olley, and three members of the public.

Call To Order:

President Clark called to order the special public session of the Commissioners of St. Michaels at 1:30 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. Commissioner Snyder made a motion to suspend recitation of the Pledge of Allegiance. Commissioner Dinkel seconded the motion which passed on a vote of 5-0 in favor.

Announcement of Prior Closed Session:

President Clark announced that the Commissioners had met in closed session on June 4, 2009 at 2:30 p.m. pursuant to Maryland Code, State Government Article § 10-508, (a) (7), to discuss legal matters related to potential litigation involving Westside Village, LLC.

President Clark then made the following statement:

"As you may know, earlier today at 1:00 p.m., bids were opened for the demolition of 109 Conner Street. We had planned to discuss the staff recommendations for the demolition of 109 Conner Street at this time and to award the contract for demolition services. However, recent events connected with the Westside Village project make it advisable for us to delay our decision on the bids until our regularly scheduled meeting which will take place on Wednesday, June 10. Brian Goldstein, the principal of Westside Village, LLC gave us notice yesterday of his intent to file for a temporary restraining order if the Town moves to demolish the structure at 109 Conner. We are involved in talks with Mr. Goldstein at this time and have agreed to postpone any decision until next week's meeting. Since this is now a matter of potential litigation, we will not be publicly discussing the matter further at this time."

Comments from the Public:

President Clark asked if there were any comments from the public. Glenn Albrecht of Conner Street said he has submitted two proposals to the Town office for dismantling the structure located at 109 Conner Street, noting however, that neither proposal included cost estimates for storage. Mr. Albrecht then gave his opinion that the building was unsafe, is considered a public nuisance, devalues the properties around it, including his property, and that the deteriorating asbestos shingles on the structure posed a hazard to public health. Mr. Albrecht said the structure should be either demolished or disassembled as suggested in the proposals he had submitted. Commissioner Snyder asked Mr. Albrecht if his opinions expressed were as a concerned citizen and neighbor or in his professional opinion. Mr. Albrecht replied that he was speaking as a concerned neighbor, but also in his capacity as a licensed contractor and building inspector in the State of Maryland. Commissioner Hunt asked Mr. Albrecht his opinion as to what parts of the structure were salvageable. Mr. Albrecht said the roof rafters, and a percentage of the studs, siding, the interior staircase, moldings and wainscoating.


Comments from the Commissioners:

There were no further questions or comments from the Commissioners.

Adjournment:

President Clark adjourned the public meeting at 1:40 p.m. and called for a motion to move into closed session. Commissioner Brady made the motion. Commissioner Hunt seconded the motion which passed on a vote of 5-0 in favor.

Respectfully submitted,


Dorothy C. Olley
Assistant Town Clerk