

MINUTES

The Mayor and City Council met in regular session on Tuesday, June 10, 2025, at 6:00 p.m. in the meeting room of the Corbin Studio and Gallery.

PRESENT

Darlene Taylor, Mayor
Eric Banks, Council Vice President
Ivan Lankford, Councilman via zoom
Casey Goldsborough, Councilman
LaVerne Johnson, Councilwoman
Hitesh Patel, Councilman
Joyce L. Morgan, Clerk-Treasurer/City Manager
Andrew Illuminati, City Solicitor

Also, in attendance; Valerie Swift; Tiffany McMahon; Brian Fowler; Eric Lee; Saul Martinez; Alphonso Tillman; Richard Crumbacker; D. J. Parkinson; LaFabian Marshall; Zach Neilson & family.

Call to Order, Lord's Prayer & Pledge of Allegiance

Mayor Taylor called the meeting to order, opening with the Lord's Prayer and the Pledge of Allegiance.

Approval of Minutes

Council Vice President Banks made a motion to approve the minutes from the budget work session of May 28, 2025, the public hearing of May 28, 2025, and the regular meeting of May 28, 2025. Motion seconded by Councilman Goldsborough and carried, with abstention of Councilwoman Johnson, who was absent from the meetings.

Wellington Cove – Mr. Tillman

Mr. Alphonso Tillman, CEO of East Coast Loans and Unstoppable Funding, reviewed a power point presentation for plans that he has to develop Wellington Cove Townhouses. He noted that this is a viable project with plans for 36 units. He noted that he would like to bring a team of developers to Crisfield.

Mr. Tillman noted that the units will be 3 or 4 stories as he is aware of the city's height restrictions. He also advised that the properties will be under HOA management and the units will be gated at the front. Mr. Tillman advised that he plans on moving people in the 2nd quarter of 2026. Mayor Taylor also noted that the property is not in Critical Areas.

Mr. Tillman briefed the Mayor and Council about his company. He noted that this will be his first waterfront project. He also noted that he will be using an engineer from this area and wants to get started as soon as possible. Mayor Taylor noted that this project will go before the Board of Zoning Appeals, and they also grant approval.

Mr. Tillman also noted that he wants to help the city as far as tax base, bringing in residents, businesses, and other improvements. He noted that he will design the project to meet the 36-unit requirement.

Councilman Goldsborough referred to the roads and accessibility sidewalks. Mr. Tillman advised that he wants this to be a give and take project to make it work.

Council Vice President Banks, Councilwoman Johnson, and Councilman Patel all three commented that they love this project. Councilman Lankford inquired about the start date. Mr. Tillman advised that he is hoping for the first quarter of 2026. He noted that he will be doing pre-sale while putting in infrastructure and marketing to people who attend various events.

Update on Drone Medical Delivery

Mayor Taylor made reference to the drone medicine delivery and noted that an update will be provided soon at another meeting, but there is a survey for people to complete. She noted that the drone service would begin in Crisfield.

2nd Reader Water Ordinance, Sewer Ordinance, Budget Ordinance

Mayor Taylor made reference to second readers of the water, sewer, and budget ordinances for fiscal year 25–26. At this time, Mr. Illuminati reviewed and read into record water ordinance number 732.

Following this reading, Councilman Goldsborough made motion to adopt ordinance 732 for second reader. Motion seconded by Council Vice President Banks and carried unanimously.

Mr. Illuminati then read into record sewer ordinance number 733. Following this reading Councilman Goldsborough made a motion to adopt ordinance number 733 for second reader. Motion selected by Councilwoman Johnson and carried unanimously.

At this time, Mrs. Morgan presented and read into record budget ordinance number 734 to be adopted for second reader. Following this reading, Councilman Goldsborough made a motion to adopt ordinance number 734 for second reader. Motion seconded by Councilman Patel and carried unanimously.

Declaration of Surplus Property (vehicles) – Mrs. Morgan

Mrs. Morgan presented a Declaration of Surplus Property for three surplus police vehicles for them to be sold. She also read resolution number 492 declaring the vehicles as surplus.

At this time, Councilwoman Johnson made a motion to approve the declaration of surplus vehicles and resolution number 492. Motion seconded by Council Vice President Banks and carried unanimously.

Mrs. Morgan noted that a minimum bid for each item or the total package must be established. Chief Lee advised that all vehicles are operational and can be seen at the public works garage. It was determined that Chief Lee would come up with a price for the minimum bid.

Review/Approval of (1) Bid Packet Received for Low Income Housing Initiative Demo of 4 Structures – Mayor Taylor

Mayor Taylor made reference to the bid packet for the four houses to be demolished for the low-income housing initiative and noted that only one bid was received from Spartan Premium Painting and Drywall, and noted that the owner of the company, Mr. Martinez, was present at this meeting. Mayor Taylor went on to review a summary of the bid and noted that she

had followed up on the proposal and recommended it to be voted on. She noted that it came in well within the funding available.

At this time, Councilman Goldsborough made a motion to approve the bid from Spartan. Motion seconded by Councilwoman, Johnson and carried unanimously.

Mayor Taylor advised that she will have Mr. Illuminati prepare the contract.

CDM Smith Flood Mitigation Project – Mayor Taylor

Mayor Taylor made reference to the CDM Smith flood mitigation project and noted that it may have to be broken up into smaller pieces. She also noted that she has an interview with MSNBC 4 in July.

Mayor noted that CDM Smith would do a minimum breakdown of the project at a cost of \$4000. She noted that over 100 people have signed the petition concerning loss of funding for the drainage project.

Public Works – Sign Update and Paving Bid

Mr. Fowler briefed the Mayor and Council on the status of the sign project and paving bid proposals. He noted that he will be getting the vinyl signs and also advised that he will have paving information tomorrow.

Public Utilities - Update

Mr. Parkinson advised that the nitrogen level is trending in the right direction. He also noted that the turbine was running but the breaker tripped so that had to be reset, which the company did this morning.

Mr. Parkinson also noted that Ryan Miller will be here this Thursday to repair the leak on Somerset Avenue as well as the manhole. He also noted that water service won't be lost while the repair is being done. Mr. Parkinson advised that the belt press will be here next week.

Update on Staffing – Chief Lee

Chief Lee presented a staffing update.

He noted that officer Whittington will be graduating at the top of his class from the police academy tomorrow.

He also noted that he had met with Jeff Hale from the Board of Education concerning summer employment training and advised that there will be students working with dispatch. Chief Lee also introduced Zach Nielsen, who will be starting the police Academy in July.

Public Input

No public input was offered at this time.

Council Comments

Councilman Lankford noted that this is a very positive meeting.

Councilman Patel urged everyone to sign the petition. He also made reference to an update on the Project Restore info.

Mayor Taylor advised that the three businesses we are supporting are working on their subgrant agreement. She advised that they will be opening their doors by December 31.

Councilwoman Johnson thanked everyone for their hard work and all of the projects going on. She advised she's glad to hear about the improvement in the wastewater treatment plant.

Councilman Goldsborough commented that he is excited about Mr. Tillman's project

Mayor Taylor made reference to the Heritage Festivals sponsorship request. She noted that the festival will be held on Saturday, September 27.

Mayor Taylor made reference to an invitation to see the renovations at the Antioch church in Princess Anne on June 28.

She also made reference to events this Saturday; the Woodson Alumni meeting and the Flag Day ceremony at the American Legion.

Councilman Patel commented that the retirement of flags ceremony will be done on Thursday.

Councilwoman Johnson commented that the Woodson Alumni meeting will be held Friday at the museum with a banquet to be held Saturday at UMES.

She also noted that the Pride Lodge is open daily with food specials prepared by HB catering.

Mayor Taylor noted that she attended the Mayor's challenge in Baltimore at the clipper. She noted that this was a resiliency challenge hosted by people from the Netherlands.

Mayor Taylor made reference to a recent visit to Philadelphia where she also visited an open market, which gave her ideas about this type of set up in the business incubator. Mayor Taylor went on to thank staff for all of their hard work.

With no further business for discussion, Councilwoman Johnson made a motion to adjourn seconded by Councilman Goldsborough and carried unanimously. The meeting adjourned at 7:30 P.M.

Respectfully submitted Joyce L Morgan Clerk Treasurer/City Manager

Prepared by Valerie Swift Secretary