

## MINUTES

The Mayor and City Council met in regular session on Wednesday, August 26, 2020 at 6:00 p.m. in the meeting room at the Corbin Studio and Gallery.

## PRESENT

Barry Dize, Mayor  
Eric Banks, Council Vice President  
Nelson Sheppard, Councilman  
Jimmy Ford, Councilman  
Mike Atkins, Councilman  
Charlotte Scott, Councilwoman  
Joyce L. Morgan, Clerk-Treasurer

Also in attendance; Valerie Swift, Secretary; Kristy Eberly, Grants Writer/Administrator; David Dalfonso, Chief of Police; Richard Crumbacker; Eric Emely; Linda Singh; Kevin Marshall; and Alfred Hughes.

Absent; Michael Sullivan, City Solicitor

### Call to Order by Mayor Dize, Lord's Prayer and Pledge of Allegiance

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

Mayor Dize requested approval of the five sets of Minutes from the five meetings in July, 2020. Councilman Atkins made a motion to approve the minutes from the work session of July 15, the regular meeting of July 15, the work session of July 20, the regular meeting of July 22 and the closed meeting of July 22. Motion seconded by Councilwoman Scott and carried unanimously, 5-0.

## APPOINTMENTS

### Erik Emely

Erik Emely appeared before the Mayor and Council to present his ideas and plans to make Crisfield the City of Patriotism. He advised that he is not asking for any money, yet, and there will be no study done, but he wants the City to work together in support of the many Veterans

in Crisfield. Mr. Emely advised that he would like to eventually get all of the neighborhoods involved but would start by making the Depot the focus point. Mr. Emely advised that he would like to play patriotic music there for two hours at some time during the day, and he would have the sound system provided, or possibly live bands performing. He also suggested free coffee for veterans. Mr. Emely commented that he doesn't want Veterans put aside until a Holiday. He also noted that he is not there to change our recognition as "Crab Capital of the World".

Council Vice President Banks inquired if the music would be seven nights a week. Mr. Emely advised that it wouldn't always be live music, but some type of music, set on a timer. Mayor Dize inquired if this would also be during the winter months. Mr. Emely advised that it could be through the winter, or just seasonally.

Council Vice President Banks inquired if the plan is for American flags throughout the City. Mr. Emely advised that we could start out by putting them on telephone poles on both sides coming in to town, though it may take a push to get neighborhoods to display them, but many people are patriotic.

Council Vice President Banks advised that this is a great idea and asked Mr. Emely what he would need from the City. Mr. Emely advised that this is a community project and a stepping stone for the depot to be an entertainment venue.

Councilman Atkins inquired about Mr. Emely's comment that it wouldn't cost the City anything, yet? Mr. Emely advised that a cost may come in when expanding the stage at the depot, electrical work and equipment for music.

Councilman Atkins commented that he always displays an American flag, but it is up to the individual homeowner, though he respects the views of others to burn the flag or kneel. Mr. Emely concurred that it is up to the homeowner, but he is asking to begin by displaying them on telephone poles at this time, possibly with pictures of Veterans.

Mayor Dize inquired if anyone had an idea of the cost for the Veterans picture banners.

Mr. Emely advised that he wants to move forward with the idea, not discuss what will be a hindrance.

Council Vice President Banks suggested getting more details in order to move forward and discuss it at the next work session. He added that this is a great idea.

Councilwoman Scott inquired if any money is coming from the Elks or Legion. Mr. Emely advised that he doesn't feel there will be a problem at all getting the money from the Elks, adding that there are many outlets.

Councilman Ford also made reference to getting permission from DP&L to use the poles.

Mayor Dize asked Mr. Emely to check on what the Legion can do and obtain prices on the Veteran's banners.

Councilwoman Scott made reference to clarification of the agenda topic and advised that there is no reason to discard the crab logo. She suggested doing both the crab and Patriotism to complement tourism.

Councilwoman Scott commented that people come to the Mayor and Council with ideas, but offer no help. She commended Mr. Emely on his idea and initiative and thanked him for coming.

Mr. Emely commented that we need a way to draw more people to Crisfield as businesses are struggling and we need to work together as a community. Mayor Dize asked Mr. Emely to come back with a follow-up at the work session meeting on September 9.

Council Vice President advised getting the number of poles coming in and going out of town and the cost of equipment; the City can check on permission for the poles.

Mr. Emely advised that he was also doing a presentation to the Chamber.

Councilman Atkins noted that some towns take applications for the Veteran's banners.

#### Kevin Marshall – Carvel Hall Proposal

Mr. Kevin Marshall and Mr. Alfred Hughes appeared before the Mayor and Council concerning purchasing the Carvel Hall building along with David Barone Sr. and Jr. for the purpose of placing five businesses. Mr. Marshall advised that he would like to get in under a contract and discuss a purchase. He advised that he wants to relocate his marine hardware and welding business, and would have 25 to 50 employees.

Councilman Atkins inquired if he had a written proposal. Mr. Marshall advised that he did. Council Vice President Banks advised that he had an email of the proposal and Mr. Barone was to have sent one to Mr. Bozman. He advised that he would circulate the proposal for discussion.

Mr. Marshall advised that he also has plans for a wellness center, with aerobics and an area for mental health in the offices, which are ready to go. He advised that he has a 3-5 year plan for clean-up. Mr. Marshall advised that he ships to businesses all around the world and would also need a retail front office. He also advised that he is ready to landscape the property. Councilman Sheppard noted that there is a Brownfield site on the property. Mr. Marshall advised that he would not be doing any digging. He also noted that Barone Painting and Construction would like to move their operation there.

Councilwoman Scott inquired if this would be 25-50 new jobs. Mr. Marshall advised that he would be hiring about 10 more people than he currently has. He advised that he wants to be bigger, and with 4 new boats to build, he needs more employees.

Councilman Atkins advised that he would send the Brownfield site regulations to the Mayor and Council and to Mr. Marshall.

Mr. Marshall made reference to the guidelines for the number of employees, etc. He advised that he felt he met the qualifications after talking to Mr. Bozman. Councilman Atkins advised that the number of jobs may be negotiable with DHCD, but the Brownfield site, not so much.

Councilwoman Scott inquired if there is a potential to grow and add jobs. Mr. Marshall advised that there is job potential, but resources are limited due to workforce in the area but he would rather hire locals.

Councilwoman Scott inquired if there were 5 businesses. Mr. Marshall advised that this is correct. Councilwoman Scott inquired about doing anything that would disturb the ground. Mr. Marshall advised that he may construct RV storage. Mr. Hughes noted that MDE would look at any type of ground disturbance or limited disturbance. Councilwoman Scott noted that there is a pond on the property. Councilman Atkins advised that it is located on the north east corner, and it was a dump site.

Mr. Hughes advised that he would be checking with MDE concerning limited disturbance, as well as Critical Areas, working with Davis, Bowen and Friedel.

Councilwoman Scott inquired if MDE knows what clean-up has been done by Spangler.

Mrs. Morgan noted that the City did chromium abatement in the building in 2011.

Mr. Hughes commented that Spangler had to follow MDE guidelines for any clean-up, therefore MDE should have records.

Mrs. Morgan noted that Mr. Bozman advised that the pond is located outside of the fence in the rear on the side of Old State Road.

Mayor Dize advised that the City's goal is to find out what you want to do.

Councilwoman Scott advised that she wants to follow the process of closure with Spangler before moving on and putting out for bids. She commented that other locals may come in to bid and she would love to see someone local.

Mr. Hughes inquired why the property has to go out for bid, even though it has been declared surplus. Mayor Dize advised that the deal with Spangler has expired, so it's back to square one. He commented that the goal is to get businesses back in there and move forward as we need jobs and tax revenue.

Mr. Marshall commented that Crisfield needs a boost of life. Councilwoman Scott advised Mr. Marshall that she is excited about his interest.

Mr. Hughes inquired about the timeline estimate as far as wrapping up the old contract, advertising and bidding. Mayor Dize advised that after closing out the contract with Spangler, we can put out an RFP. Councilman Atkins commented that it could be a couple of weeks. Mr. Hughes questioned 30 days. Mayor Dize advised that it's possible. Councilwoman Scott commented that she feels all of this can happen this fall. Mr. Hughes inquired if Carvel Hall would be for lease or sale. The Mayor and Council concurred that it would be for sale.

Councilman Sheppard noted that these were great ideas.

#### Linda Singh – Update on exploreCrisfield

Ms. Linda Singh appeared before the Mayor and Council to provide an update on the exploreCrisfield website. Ms. Singh reviewed her prepared power point and also the background of the project.

Council Vice President Banks inquired why flyers were sent to locals. Ms. Singh advised that it is important that locals are aware that the City is spending money for the citizens of Crisfield.

Councilman Atkins inquired about "Impression" versus "Engagement."

Ms. Singh advised that Impression is someone stopping to look at the site but scrolling through. Engagement is clicking on the site for a better look.

A discussion following between Ms. Singh and Councilwoman Scott concerning the use of a map from Jane's Island Park along with the visitor's guides and ways to keep it current.

Council Vice President Banks inquired about the incentive for businesses to convert to a website. Ms. Singh advised that she was available to assist to help with updates.

Councilwoman Scott added that some businesses feel a Facebook Page is adequate.

Mayor Dize commended Ms. Singh on the website. Councilwoman Scott added that she likes the rack cards.

Councilman Atkins suggested putting the maps in the city gazebo. Ms. Singh noted that she has rack cards in Ocean City and Berlin's Chamber of Commerce. She added that Senator Carozza has been a huge advocate in getting the cards out.

Councilman Atkins commended Ms. Singh on her tremendous work and intelligent use of grant funds.

Kristie Eberly, Grant Writer/Administrator – ITAV Chyke Maurice Contractor Agreement

Mrs. Kristie Eberly, Grant Writer/Administrator, made reference to the agreement for It Takes a Village, with Chyke Maurice, Contractor. She advised that they are ready to sign the contract. Mrs. Eberly advised that she would like permission, along with Darlene Taylor and Mr. Sullivan, to negotiate minor legalities and payment schedules with Chyke Maurice.

Councilman Nelson inquired why there would be a change from three draws. Mrs. Eberly advised that they may require a little more money in a draw. Mrs. Morgan added that the total amount will remain the same.

Mrs. Eberly noted that any negotiations would have to be done upfront. Mayor Dize made reference to the type of negotiations. Mrs. Eberly advised that it would be any terms of the contract. Councilman Atkins commented that it should be the Mayor and Mr. Sullivan.

Council Vice President Banks commented that he wants to get the contract signed tonight or call a special meeting for any changes.

Councilwoman Scott noted that she understands and is comfortable with Ms. Eberly, Ms. Taylor and Mr. Sullivan agreeing on any changes.

Mrs. Morgan noted that all previous differences have been ironed out, now it will go to the contractor. Councilman Atkins inquired about reassurances. Mrs. Morgan advised that the money will remain the same even if the breakdown of the draws changes. She advised that there is enough money to keep the contractor on the job for the entire project. Mrs. Eberly advised that she wants to get the agreement signed to get started with the design.

Council Vice President Banks advised that he doesn't see a problem. Mayor Dize advised that he has no problem with Mrs. Eberly, Ms. Taylor and Mr. Sullivan handling minor negotiations with the contractor. Mrs. Morgan added that we don't want a four week lag until the next regular meeting.

At this time, Councilwoman Scott made a motion to give Ms. Eberly, Ms. Taylor and Mr. Sullivan permission to work with the contractor for any minor changes. Motion seconded by Councilman Atkins and carried unanimously 5-0.

Mrs. Eberly also presented the Mayor and Council with the two bids received for the repair of the Norris Harbor culvert.

- 1) Reynolds Excavating - \$75,928.66
- 2) Bozman Sand & Gravel - \$78,600

Mrs. Eberly advised that MDE was pleased with the numbers. Mrs. Eberly asked the Mayor and Council to award the bid in order to move forward if the culvert collapses.

At this time, Councilman Atkins made a motion to accept the low bid from Reynolds Excavating in the amount of \$75,928.66. Motion seconded by Councilman Sheppard. Councilwoman Scott inquired when they would be available to start. Mrs. Morgan advised that they have told Mr. Bozman they are both ready to go. Motion carried 5-0.

Vacant Properties in the City of Crisfield

Mayor Dize made reference to the discussion concerning vacant properties in Crisfield. He noted that there are lists in the meeting packet of both vacant structures and properties.

Councilman Ford advised striking 104 Cove Street, which he owns, and adding the piece of property that we own behind Food Lion.

Mayor Dize noted that there are no city properties left.

Council Vice President Banks noted that the Council had asked for a list of derelict properties. Councilwoman Scott noted that only two of the properties are buildable.

Council Vice President Banks noted that there are properties that people have walked away from or need demolishing, and there are also pieces that people live in that were abandoned.

Mayor Dize noted that we also need to decide what to do with the old bank building and suggested putting a roof on it to make it marketable. Councilman Sheppard questioned the expense of putting on the roof for someone else. Mayor Dize noted that this would make it more marketable and we could set a base bid price. Councilman Sheppard advised that he is okay with that. Council Vice President Banks agreed putting a reserve on it. Mayor Dize advised that doing the roof and cleaning out the building would open it up to more buyers.

Councilman Sheppard advised getting a cost estimate for the roof first. Councilman Atkins advised putting out an RFP on the building. Council Vice President Banks also suggested putting a reserve on it as-is. Councilman Sheppard suggested getting Mr. Bozman to get an estimate for the roof and clean up.

Mayor Dize inquired if all concur about the roof and clean out.

Councilwoman Scott advised that she had been inside the building a few years ago and it was in bad condition then. She advised that the cost to do the roof at that time was \$40K. She agreed that we need to do something.

Councilman Ford commented that you can see water damage, but can't look through to the sky.

Mayor Dize commented that the only other piece of vacant City property is behind Food Lion, but there are access issues. Councilman Ford suggested putting back the soccer field and tennis courts there. Mrs. Morgan noted that this piece is .46 Acres.

Councilwoman Scott noted that the purpose of the list was to line up with Mr. Bibb. Councilman Sheppard commented that he thought it was to contact property owners. Council Vice President Banks advised that Mr. Bozman would contact the property owners.

Councilwoman Scott commented that the lot behind Food Lion is a good location for a family home.

Mayor Dize noted that the next step is to get in contact with Mr. Bibb who is working on an agreement. Mayor Dize advised that he would check into it and email it to the Council if it was ready, tomorrow.

Councilman Atkins noted that the 328 W. Main Street, the Charter Building, was noted in the Sage Study, with repairs recommended.

#### Unfinished Business

Councilwoman Scott made reference to a follow-up concerning the request of Paul Register for the lane beside his house. She advised that the cost for the survey was \$500. She also noted that Mr. Sullivan has advised that this is a public lane, but Mr. Register wants to own the lane, not have it for public use.

Councilman Atkins advised that he is concerned that this would also leave the area landlocked.

Mayor Dize noted that there are two ways off of the lane, but a survey would be needed first.

Councilwoman Scott commented that the neighbor does not want to buy the lane, but wants to use it. Mr. Register wants to purchase it and pave it, as the City is not taking care of it, but he wanted to charge his neighbor \$200 to use the lane, which Mr. Sullivan advises he cannot do; Mr. Register only wants to buy it and own it. She noted that Mr. Register is not willing to pay for a survey, but he wants to own the lane and pave it. If he can't own it, he wants the City to maintain it.

Councilman Ford inquired why he could not come before the Mayor and Council and speak for himself, rather than Councilwoman Scott speaking for him. Council Vice President Banks

advised that Councilwoman Scott is Mr. Register's representative. Councilman Ford commented that if Mr. Register came in person, he could make his argument before everyone. Councilman Sheppard suggested that he come to the next work session.

Mayor Dize commented that the City either survey, or not, or sell the lane, or not.

Councilman Atkins added if he wants to pay for the survey. Councilwoman Scott advised that he would pay for the survey at settlement. She commented that this is a small piece on the tax roll and we don't maintain it anymore.

Councilman Sheppard advised that he is concerned about the lots there. Mayor Dize advised that we cannot settle this issue tonight and need to check on the right of way situation.

Councilman Atkins commented that this issue came up years ago, when Mr. Phillip Riggin wanted to develop the property.

Further lengthy discussion followed concerning surveying the property and selling it.

All concurred that it would be ok to sell the property with stipulations in order and that it continue to be a public right of way.

Councilman Sheppard also commented that if he is interested in the lane, let him pay for the survey. Councilman Atkins agreed. Councilwoman Scott commented that if we sell it to him, we get the money, and no longer have to maintain it. She suggested splitting the cost of the survey. Councilman Ford advised that he should pay, because if he walks away from the deal, we are still stuck with the total cost of the survey.

Mayor Dize commented that if the lane is land locked, there will be no survey and we need to find out if there is another right of way. If it is not landlocked, declare as surplus to sell.

Councilwoman Scott inquired about us paying the \$500 for the survey and collect it at settlement. Mayor Dize advised that he should pay for the survey, if he purchases the property or not. Councilman Sheppard, Ford, Atkins, and Council Vice President Banks agreed.

Mayor Dize also noted that he will reach out to Mr. Bibb tomorrow.

There being no further business for discussion, Councilman Sheppard made a motion to adjourn, seconded by Council Vice President Banks, and carried unanimously, 5-0

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Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Joyce L. Morgan, Clerk-Treasurer

Prepared by Valerie Swift, Secretary