MINUTES

The Mayor and City Council held their regular work session on Wednesday, March 9, 2022 at 6:00 p.m. in the meeting room at the Corbin Studio and Gallery.

PRESENT

Barry Dize, Mayor, via zoom
Eric Banks, Council Vice President
Jimmy Ford, Councilman
Mike Atkins, Councilman
Charlotte Scott, Councilwoman
Casey Goldsborough, Councilman
Joyce L. Morgan, Clerk-Treasurer
Robin Cockey, City Attorney, via zoom

Also in attendance; David Dalfonso, Chief of Police; Brian Waller, Director of Operations; Kate Finucan, Grant Writer/Administrator; Valerie Swift, Secretary; Tyler Davidson, Omni Tech Pro; Richard Crumbacker; and Dennis Williams.

INVOCATION, LORD'S PRAYER AND PLEDGE OF ALLEGIANCE

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

CARVEL HALL STATUS

Mr. Cockey made reference to the letter to Mr. Bibart, giving till the end of March for settlement on the Carvel Hall property, or the contract will be terminated. Mr. Bibart has advised that he would do his best. Attorneys Kirk Simpkins and T.J. Maloney have reviewed the settlement documents, and settlement is now scheduled for March 25, 2022.

Councilman Atkins inquired if we can terminate the contract on March 31, 2022, if there is no settlement by then. Mr. Cockey advised that this is correct.

UPDATE OF PAVING OF 5TH STREET

Ms. Finucan advised that she had spoken with Mr. Jerry Bozman, who advised that the asphalt plant will open on March 14th and also advised that he had one job ahead of 5th Street. She

reviewed the specs that would be followed for the 5th Street paving job. Ms. Finucan noted that there would be an increase in price in the amount of $1,500, due to the increased cost of fuel, which would be added to the original price of $2,600. She advised that there is no expiration date on the time to be completed and they would like to come tomorrow to look at the street.

Council Vice President Banks commented that he thought the contract specified a date. Ms. Finucan advised that it was not noted in the proposal or the minutes from the meeting to approve the proposal.

Councilwoman Scott commented that it was stated in the minutes by Mr. Dean Bozman, that it would be done by the end of September and he had estimated that the job would be higher. She commented that the bid is still good, and was a good price to begin with, and this is not an exorbitant increase, so she supports the price.

Mayor Dize commented that with the gas market up, there will be a rise in costs and he agrees with Councilwoman Scott. He advised that there was no error with Bozman Paving, and feels there was an error in communication.

Councilwoman Scott suggested setting a deadline and we are ok with the increase, by March 31, 2022.

Council Vice President Banks commented that with the plant opening on March 14th and a job before us, it puts them under too much pressure.

Mayor Dize inquired if a motion could be made at this meeting to amend the dollar amount. Mr. Cockey reminded that this is a work session and it can be amended at the next meeting.

UPDATE – 328 W. MAIN STREET

Ms. Finucan advised that no bids were received for this building. It was advertised on the City website, Facebook, the Daily Times and the County Times. She advised that she had an open house of the building and only Mr. Crumbacker came.

Council Vice President Banks inquired if Mr. Sheppard had shown the building. Ms. Finucan advised that she was not aware of anyone.

Mayor Dize commented that the price of lumber is through the roof and the building needs the roof replaced and the building gutted which could run $200K and up.

Councilman Ford commented that Governor Hogan has put out money to fix roofs and buildings, either tear it down or repair it, the same money we used to tear down the building on Main Street.

Councilman Atkins and the Mayor noted that the grant funds used to demolish the building on Main Street were emergency funds due to the imminent threat to public health which that building posed.

Councilman Atkins recommended that before putting out repair of the roof for bids, first make sure that grant money can be used to cover the cost of roof repair.

Mayor Dize asked councilman Ford if he would be willing to take the lead on locating Grant funds for roof repair, indicated he would do so.

Council Vice President Banks commented that he would like to look at the building. Ms. Finucan advised that the 2nd floor is not safe.

APPOINTMENTS – DENNIS WILLIAMS – TINY HOUSE PRESENTATION

Mr. Dennis Williams appeared before the Mayor and Council to present information concerning Tiny Houses. Mr. Williams thanked the Mayor and Council for allowing him to make the presentation. He advised that he has been involved with housing for years. He presented pictures of a Tiny House development in Annapolis that once was a blighted neighborhood. Mr. Williams noted that the residents would need to own the houses themselves. He noted that this is a community re-investment.

Councilman Atkins commented that he was not expecting this type of Tiny House as was in the presentation; he was expecting individual houses

Councilman Ford inquired if there were any elevation issues. Mr. Williams advised that in the ones he presented they had been able to obtain flood insurance.

Councilwoman Scott noted that a Tiny House in Crisfield would need to be elevated. Mr. Williams advised that he would comply with the requirement. Councilwoman Scott noted that there are vacant lots as per Mr. Sheppard's report. Mr. Williams advised that blighted homes make good opportunities for this type of project.

Mr. Cockey commented that Tiny Homes are “all the rage”, but we may need code revisions for building and zoning.

Councilman Atkins noted that he had emailed to the Mayor and other Council Members a website that catalogs the various ordinances that different states have put in place to allow tiny home use within municipalities.

Council Vice President Banks commented that this is something to add to the equation. He noted that the pictures that had been presented were an idea for transition, but we have to consider flood elevation, building costs, and tax incentives versus a regular home owner. Mr. Williams advised that the homes would be assessed per square foot.

Councilman Goldsborough commented that he feels it’s a great idea, but could open the door for a “shed” type home, so we need criteria. He noted that there is not much land to be used and suggested thinking about row houses, which he thinks would be great.

Mayor Dize noted that there were 31 properties, most of which were sold, and what is left is commercial.

Councilwoman Scott commented that we can’t automatically move forward with Tiny Homes because we have the Code to consider. She noted that people can’t afford large homes, and Tiny Homes are the trend. She advised that the City could benefit if they are done right.

Mr. Williams thanked the Mayor and Council for their time, noting that the meeting was great.

SOUTH SOMERSET AVENUE – FOLLOW-UP AND CONTINUING VIDEOS OF CES STORMDRAIN DIAGNOSTIC

Mr. Waller reviewed footage of the diagnostic, noting that the clearing of the storm drain was complete. He noted that the issues are the piece of conduit and stress and age cracks.
He advised that we are now addressing the drainage ditch and covers of the catch basin, which is ruined. Mr. Waller advised that contractors are coming in next week concerning the catch basin. He also noted that Verizon is coming in to repair the conduit.

Mayor Dize noted that the drainage is much better, with a little ground water, which is not a bad thing, according to Mr. Loar, so we are going in the right direction.

Council Vice President Banks noted that the ditches on the east side go into the County area. Mr. Waller advised that he is trying to get a larger scope of the project.

Councilman Atkins commented that recently his yard was flooded with rain, but Somerset Avenue was not flooded, adding that he is thrilled.

DISCUSSION – STREET STENCILING

Ms. Finucan noted that at the recent Crisfield Economic Development Commission meeting, the stenciling on pavement for the bike trail was discussed. She advised that she is checking with the town of Chincoteague concerning their use of Seal Master for stenciling.

Councilwoman Scott advised that she was ok with the road stenciling. Councilman Atkins advised that he is ok and inquired about the cost. Council Vice President Banks inquired if the type of stencil would be a crab. Ms. Finucan advised that this is correct.

Councilman Atkins commented that the stenciling should last. He also made reference to the names of the bike trails and suggested that one be named the "Gary Jones "Fly" trail in memory of Gary Jones, who was a bike rider. Ms. Finucan advised that she would bring this up at the next CEDC meeting.

At this time, Mr. Cockey excused himself from the meeting/via zoom. (7:00 p.m.)

COUNCIL COMMENTS

Council Vice President Banks commented that he is excited that It Takes a Village is taking off.

Councilwoman Scott had no comments or questions.

Councilman Goldsborough noted that he is still holding on to the hopes of the Carvel Hall Settlement. He thanked Mr. Williams for his presentation on Tiny Homes, commenting that it is a positive way to move forward.

Councilman Ford and Councilman Atkins had no further comments or questions.

Mayor Dize made reference to a recent event he had attended recognizing Andre Collins and the 2002 Maryland Terrapin Champion team members. He noted that he was the last Maryland

player that played at Cole Field House. Mayor Dize noted that Mr. Collins has become a pillar in the community. He also advised that Mr. Collins has relocated his business on Main Street. Mayor Dize also introduced Mr. Brian Waller, Director of Operations.

ADJOURNMENT

There being no further business for discussion, Councilman Atkins made a motion to adjourn, seconded by Council Vice President Banks and carried unanimously.

Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Joyce L. Morgan, Clerk-Treasurer

Prepared by Valerie Swift, Secretary