

MINUTES

The Mayor and City Council held their regular work session meeting on Wednesday, October 14, 2020 at 6:00 p.m. in the meeting room at the Corbin A & E 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
Michael Sullivan, City Solicitor via Zoom

Also in attendance; Valerie Swift, Secretary; Chief David Dalfonso; Kristie Eberly, Grants Writer/Administrator; Jason Loar, City Engineer, Davis, Bowen & Friedel and Richard Crumbacker, County Times.

CALL TO ORDER BY MAYOR DIZE

Mayor Dize called the meeting to order with the Lord's Prayer and the Pledge of Allegiance. He advised that Mr. Sullivan would be attending the meeting through Zoom.

UPDATE ON CIP BY CITY ENGINEER, JASON LOAR

Mr. Jason Loar, of Davis, Bowen and Friedel, City Engineer, provided an update to the Mayor and Council concerning the Capital Improvement Plan for the City. Mr. Loar introduced himself to the new Council Members adding that Crisfield was his first client. Mr. Loar advised that his goal is to have the Plan done by the end of January. He advised that this planning effort involves a multi-year program which can include water and sewer, parks and recreation, land acquisition, police, streets and numerous other projects. Mr. Loar advised that this is a roadmap for City improvements. He noted that he will be working with Mr. Bozman, Mrs. Morgan and Mrs. Eberly and asked the Council to submit any projects that they want included. Mr. Loar advised that projects would also include the armory, the library and parking. He advised that the list will be prioritized, with a review of past projects, and various ways to fund

the projects.

Councilwoman Scott inquired who should be contacted. Mr. Loar advised her to email him directly, with cc to Mrs. Eberly.

Councilman Atkins inquired which library Mr. Loar was referencing. Mr. Loar advised the Corbin. Councilman Atkins also made reference to storm water. Mr. Loar advised that this is the tide gates. Councilman Atkins noted that the 36 Sewer is also pressing. Mr. Loar advised that the plan would include the water and waste water facilities as a whole.

Mayor Dize made reference to the meeting a year and a half ago, with Secretary Ken Holt, DHCD, regarding funding for the CIP.

Mr. Loar also briefed the Mayor and Council on the status of the I & I project, in which the old sewer line from Food Lion to Family Dollar would be lined with new material to prevent the problem of inflow and infiltration in the sewer system. He advised that the project has gone out to bid and there are six contractors interested. Mr. Loar advised that he would have a recommendation to the Mayor and Council at the next meeting.

Councilwoman Scott made reference to the flooding problem being due to the tide gates in the Marina and inquired if this project can work with their project. Mr. Loar advised that he would contact them to arrange for it to coincide. Councilman Atkins advised that the contact is Mr. Ken Carlson.

Mayor Dize commented that the tide gate at Norris Harbor and Gerald's Ditch is gone. He advised that he met with Perry Otwell ten months ago concerning this matter and will again reach out on the status of the project. He advised that there are 17 flood gates.

MICHAEL SULLIVAN – REVISED PILOT AGREEMENT (VIA ZOOM)

Mr. Sullivan made reference to the PILOT agreement with the Crisfield Housing Authority. He note that that Mr. Bibb had advised that the audit will be done by the end of the year, and through the enhanced rent collection efforts, more money will go to the City of Crisfield.

Mr. Sullivan made reference to the renewed cooperative agreement that governs the units which are owned and controlled by the Housing Authority. Mr. Sullivan advised that Mr. Bibb feels that we may need to modernize the cooperative agreement. Councilwoman Scott in-

quired if HUD approves the PILOT Agreement. Mr. Sullivan advised that he is unsure, but presumes that they will. Councilwoman Scott commented that the City always got a set amount from the Housing Authority. Mrs. Morgan noted that the City received \$24K in March, which was a larger amount. Councilwoman Scott commented that she is hopeful to receive what is fair to the City. Mayor Dize advised that the Housing Authority was only collecting 35% of the rents but that has gone up to 60%.

Councilman Atkins noted that he had just emailed the tide gate map from 2013 out to the Mayor and Council.

REVIEW/FOLLOW UP OF PROJECTS BY MAYOR AND CITY COUNCIL

Councilman Atkins reviewed a spread-sheet update regarding the military tribute banners, noting information from 3 vendors. He advised that the town of Kilmarnock recommended MOSCA. Councilman Atkins also reviewed details concerning pole mounts and fixtures.

Councilman Atkins briefed the Mayor and Council concerning the tour with Mr. Don Bibb, of County owned tax sale properties in the City, that might be available. He also made reference to the support letter from the City for Strategic Growth and Impact Funding from DHCD, to rehab these houses. Mayor Dize noted that with the grant submission deadline, it was easier to look at county owned property right now.

Councilwoman Scott inquired how many house Mr. Bibb was applying for grant money to rehab. Ms. Eberly advised that she was not sure how many.

Mayor Dize also noted that Mr. Bibb had hired Andre Collins to run the Community Center.

Councilman Atkins commented that he was surprised at the number of derelict properties.

Council Vice President Banks and Councilman Sheppard both noted that there are over 70.

Council Vice President Banks made reference to a letter from Eric Emely that was emailed to the Mayor and Council concerning the Veteran's banners. He advised that he doesn't want Mr. Emely to think that Councilman Atkins had taken over the position, as Mr. Emely had lined up funding through various civic organizations.

Councilman Atkins advised that he was going to address him at the meeting tonight, had he been here. Council Vice President Banks commented that he doesn't want us to overlook fund-

ing opportunities. Councilman Atkins advised Council Vice President Banks that he had some concerns he would like to discuss with him.

Council Vice President Banks, Downtown Waterfront Development, advised that he had asked Donnie Drewer, Frances Martinez-Myers, and LaFabian Marshall to serve on his team.

He noted that he has met with almost every non-profit organization in the City to work on getting our economy back up through Crisfield 24; 24 weekend events; i.e. Crab Derby, Soft Shell Festival. He advised that he wants to build on our heritage and have food trucks and a food truck festival, and by bringing back festivals, both old and new.

Council Vice President Banks also gave a “hats off” to Chief Dalfonso for the big turn around in the police department.

Councilman Ford advised that everyone had been emailed the two bids for the sign, which were Selby Sign Company and Philips. He advised that both bids are apples to apples, with Selby’s bid being the lower bid; we just need to approve the bid.

Mayor Dize noted that there are some slight cosmetic differences, but it will be okay to go lower.

Councilman Sheppard inquired if the price includes the electrical hook up. Councilman Ford advised that we will do that and also remove two of the poles from the base. Councilman Sheppard inquired about the cost for electricity. Mayor Dize advised that the service is already there.

Mr. Sullivan advised that a vote can be taken in two weeks, but you can do a consensus and vote right away at the next meeting; he advised that it should be done in a special meeting.

Mayor Dize advised getting a consensus through email and start the process of ordering, then make it official at the next meeting.

Both Councilwoman Scott and Councilman Sheppard advised that they are good with the low bid from Selby. Mayor Dize advised them to email their vote to the Secretary.

Councilwoman Scott inquired about the status of the kayak launch. Councilman Ford advised that we are stuck in limbo at this time. Ms. Eberly noted that we need a wetland permit to get on the Board of Public Works agenda. Councilman Sheppard inquired if we are in danger of losing the money. Mrs. Eberly advised that we are not.

Mayor Dize added that MDE is concerned about submerged aquatic vegetation. He advised that he feels it should be ready by the spring of 2021. Mayor Dize noted that the project was approved by MDE, but we now have to go before the BPW.

Council Vice President Banks inquired if we had any response from MDE. Ms. Eberly advised that we heard from them yesterday.

Councilman Sheppard noted that he and the Uptown District team have met twice, with ideas so far that we need another hotel – a 65-80 room minimum, and a developer. Also discussed was a small strip shopping center where the building had been demolished, and parking space. He advised that they want to meet with the waterfront development commission.

Councilwoman Scott noted the Crab & Cruise attendees who come on buses don't stay here, mostly due to budget, but the other attendees who do stay, go out of Crisfield. She advised that a sold-out crowd is 250 people.

Councilman Sheppard commented that the City has lost the Elderhostel tour due to lack of lodging and restaurants.

Council Vice President Banks noted that the Road Scholar program was shut down due to Covid 19.

Mayor Dize noted, that to be fair, neither the Paddlewheel or the Somers Cove Motel have lost any rooms.

Councilwoman Scott noted that the Carvel Hall RFP has been sent out, with 5 parties expressing interest.

She advised that proposals are due on November 2, 2020 so it would be necessary to meet in November to review the submissions, allow presentations at the November meeting, and vote at the December 9th meeting. Councilman Sheppard suggested meeting on Wednesday, November 4th at 6:00 p.m. Councilwoman Scott added that those who have proposals could then come in on November 18th. She noted that she would also like to have some people from the community review the RFP's.

Mrs. Morgan noted that by November 18th, we will be equipped to allow people on the other side of the Corbin to attend meetings.

Councilman Atkins inquired of Councilwoman Scott as to who it would be from the community

reviewing the RFP's. Councilwoman Scott advised that it would be people who had in interest in Carvel Hall. Councilman Atkins commented that he doesn't want to show favoritism. Council Vice President Banks advised that Councilwoman Scott is asking for the Carvel Hall Team to come in on November 4th; not November 18th. Councilwoman Scott commented that maybe they could be here on the 18th; people can offer input at any time, but have a small team. Mayor Dize inquired if this means that each one proposing will have their own team. Council Vice President Banks advised that the plan is to share their team's consensus with the Mayor and Council. Councilwoman Scott advised that this could be done also.

COUNCILWOMAN SCOTT – DISCUSSION ABOUT ADDING MORE TEAMS TO ACHIEVE OUR GOAL OF GROWTH

Councilwoman Scott advised that she would like two more teams formed; A Marketing Team – to make plans for the 2021 season, and would be comprised of Greg Cain, Clint Sterling and Linda Singh, to market what we already have and what we are planning for; the Seafood Workers Mural, Kayak Launch, Electronic Sign, Food Truck Festival, Veteran's Banners, music on the dock, Bike Trail, and Jay Flemming's Book. The Marketing Team would report to the Mayor and Council. She noted that the SRP is still valid; dividing up the work with teams, but all pieces must be in place at the same time. Mayor Dize advised that he feels this team should answer to the head of the group, the Council, and then you report. Councilwoman Scott advised that she feels the group would assign a Chairman.

Councilwoman Scott made reference to design guidelines on how the City should look, and a team for that is needed also. She advised contacting City Hall if anyone is interested in volunteering to serve on the Design Guidelines Team.

At this time, Mayor Dize requested a 5 minute recess.

Following the recess, Councilman Atkins made reference to the design guidelines and commented that right now, beggars can't be choosers; we don't want to be too restrictive.

Councilwoman Scott said we have enormous opportunity for growth and infill, and we don't want to have an anything goes attitude. We want things to be done right.

Mr. Sullivan advised that the design guidelines would also have to go before the Planning.

Commission.

MAYOR DIZE – ARMORY VIDEO

Mayor Dize presented a video made of him at the armory in support of its renovation. He noted that this was made prior to Council Vice President Banks and Councilwoman Scott, but he appreciates the new members support as well.

Mrs. Eberly updated information concerning the Armory. She noted that the Asbestos Remediation project is out for bids. Then the building can be entered safely. Then the roof bid and mold removal bids will go out.

MAYOR DIZE – TRICK OR TREAT IN CRISFIELD

Mayor Dize advised that Crisfield will be observing Trick or Treat on Halloween. He advised residents to participate if they like, and asked everyone to be safe and courteous. Council Vice President Banks also made reference to Trunk or Treat on the 24th.

Mayor Dize noted that children need to be able to get out and enjoy activities. He also noted that the City will be providing a pedestrian safe trick or treat route and will be opening Carvel Hall for parking for those who Trick or Treat at Cullen Parkway. Councilman Atkins asked Chief Dalfonso to provide a crossing officer at Carvel Hall. Council Vice President Banks also noted that people should park in the Carvel Hall parking lot instead of on the sides of 413. Chief Dalfonso advised that he would assist.

MOTION TO ADJOURN INTO CLOSED SESSION

There being no further business in the work session, Councilman Atkins made a motion to adjourn into a closed session Consider the acquisition of real property for a public purpose and matters directly related to the acquisition as per §305(b)(3) of the General Provisions Article of the Annotated Code of Maryland.

Work session adjourned at 7:55 p.m.

Respectfully submitted,

MC WORK SESSION 10142020

Joyce L. Morgan, Clerk-Treasurer

Prepared by Valerie Swift, Secretary