

MINUTES

The Mayor and City Council met in regular session on Wednesday, March 22, 2017 at 6:00 p.m. in the meeting room in City Hall.

PRESENT

Kimberly B. Lawson, Mayor
LaVerne Johnson, Council Vice President
Erik Emely, Councilman
Mark Konapelsky, Councilman
Barbara Ward, Councilwoman
Richard M. Pollitt, Jr. City Manager
Joyce L. Morgan, Clerk-Treasurer
Michael Sullivan, City Solicitor

Also in attendance; Valerie Swift, Secretary, Dean Bozman, Code Enforcement Officer; Captain Lonnie Luedtke; Dennis Parkinson, Public Utilities Director; and Jennifer Rafter, Grant Circuit Rider (see sign-in sheet of others in attendance)

INVOCATION, LORD'S PRAYER, PLEDGE OF ALLEGIANCE.

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

Mayor Lawson noted that Councilwoman Scott is still absent due to illness.

APPROVAL OF AGENDA

Councilman Konapelsky made a motion to approve the agenda for tonight's meeting.

Motion seconded by Council Vice President Johnson and carried unanimously.

APPROVAL OF MINUTES

Councilman Emely made a motion to approve the minutes from the meetings of March

15, 2017 and March 8, 2017. Motion seconded by Council Vice President Johnson and carried unanimously.

PRESENTATION BY SPANGLER STRATEGIC ADVISORS, LLC

Mr. Pollitt noted that he is glad to see a crowd in attendance at this evening's meeting.

He began his introduction of the Spangler team by describing the obligation of the City to State and Federal agencies to provide jobs at the former Carvel Hall plant in return for grant money received and reviewed the procedures to put out an RFP. He noted that at the first attempt, no bids were received, the RFP was re-issued and one bid was received after the deadline. He advised that the period to receive bids was extended and a bid was received from Spangler.

Mr. Pollitt advised that there is no particular project yet, just potential uses.

At this time, Mr. Tom Spangler introduced his team and went on to review the presentation power point. He noted that he had been involved in Somerset County for five years.

PUBLIC INPUT

Mr. Ladell Dorman, scheduled speaker, thanked the Mayor and Council for allowing him to address them on behalf of business leaders and citizens. He asked that he be given 8-10 minutes to speak.

Approval for ten minutes so moved by Councilman Emely, seconded by Council Vice President Johnson and carried unanimously.

Mr. Dorman made reference to the vision of the State and the Mayor and Council for the

property. He also made reference to unintended consequences that occurred with some other projects and advised that they are against any type of manure processing facility. Mr. Dorman spoke about serving on the SRP Committee and their vision for the new library and Depot green space, noting that the point of the SRP was to attract business and visitors and stated that he feels fertilizer and manure processing is a detriment to the community and not attractive to tourists.

Mr. Spangler commented that they are looking at multiple uses, including turning poultry litter into electricity.

As a way of keeping discussion focused and relevant, Mr. Pollitt invited the audience to submit questions or comments on a 3x5 index card. He then read aloud the first question from the audience; 1) What nutrient related businesses are being considered? Mr. Spangler advised that there is a company looking to produce a specialty blend of fertilizer.

2) What is the cost for due diligence for clean up, and taxpayer responsibility?

Mr. Spangler advised that the cost will be approximately \$150K with no taxpayer responsibility.

Mayor Lawson noted that Dr. Shaw had investigated, through the Freedom of Information Act, to see what environmental clean-up had ever been done.

Mayor Lawson commented that the Carvel Hall Building had been vacant for 22 years. He made reference to the shrinking tax base of the City due to Hurricane Sandy.

Mayor Lawson commented regarding the large employee base at McCready Foundation and Sherwin Williams, with 165 employees, who has been in operation in Crisfield for 50 years. He also commended former Mayor Purnell and Mr. Danny Thompson, EDC, for their work in obtaining \$75M in State funding to expand Rubberset to get the paint roller division. He also made reference to the relocation of the Smith Island Baking Company and the expansion of Crisfield High School for the Headstart program, which will increase the number of students and mean more state funding.

Mayor Lawson stated that Mr. Spangler's proposal for the Carvel Hall building looks very attractive with tenant potential.

Audience question #3 Confidence in the quality of studies done regarding air quality and arsenic in poultry litter?

Mr. Spangler advised that this reporting will be the sole responsibility of the tenant and must comply with all state and local laws.

Audience question #4 What say will citizens have in the final use of the property?

Mayor Lawson advised that zoning laws govern and that the Planning Commission will review any application for change, with public hearings and public input held.

Councilman Konapelsky also noted that zoning laws govern use. He advised that the City can't tell the property owner what to do, but any change in permitted use must go before the Planning Commission. He noted that there are many contingencies that must be met and the

facility must be cleaned up first.

Mr. Pollitt advised that anyone with further questions may contact the city or send email.

Following a few more brief questions, Mayor Lawson reminded everyone about the Community Information Public Meeting at the library on Monday, March 27th from 6 -8 P.M.

CITY MANAGER'S REPORT

Mr. Pollitt reviewed his bi-weekly report and also reviewed information from Mr. Jason Loar of Davis, Bowen and Friedel, concerning the wind turbine. He noted that there has been trouble with electrical communication and multiple login attempts from unknown sources. Mr. Loar had noted that Aeronotica is working with Verizon and also that the turbine had worked extremely well the first month.

Mr. Pollitt also advised that other department heads are present and will be attending every meeting to report if necessary as well as answer questions.

7:13 p.m. - PUBLIC HEARING – PARKING ORDINANCE (REPEAL OF CERTAIN SECTIONS OF CITY CODE 106-17

Mr. Sullivan reviewed the Ordinance, noting that this must pass before adoption of the Parking Resolution in 20 days, at the April 12th meeting.

At this time, Mayor Lawson requested comments in support of the proposed ordinance.

Ms. Tillie Doyle commented that she is in favor of the ordinance.

Mayor Lawson requested any comments against the proposed ordinance.

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No comments against the proposed ordinance were offered.

There being no further discussion, Council Vice President Johnson made a motion to adjourn the Public Hearing, motion seconded by Councilman Konapelsky and carried unanimously.

UNFINISHED BUSINESS

2ND Reader of Ordinance #668

At this time, Councilman Emely made a motion to adopt for 2nd Reader Ordinance #668. Motion seconded by Council Vice President Johnson and carried unanimously.

Approval of Sub-recipient Agreement – It Takes A Village

Mr. Pollitt advised that this document was made available for Council review at the last meeting.

Councilman Konapelsky recused himself due to his Hurricane Sandy involvement.

At this time, Councilman Emely made a motion to approve the sub-recipient agreement for It Takes a Village. Motion seconded by Council Vice President Johnson and carried 3-0 with one abstention.

Mayor Lawson noted that the Council intends to turn the property over to ITAV.

Mayor Lawson commented that the three acres there were maintained by the County. He suggested that the Council work with Mr. Pollitt concerning an M.O.U. for property maintenance of the ditch and fence there. He advised that he doesn't want anything left on the site, noting a fuel tank currently on the property.

NEW BUSINESS

Acceptance of Carvel Hall RFP

At this time, Councilman Konapelsky made a motion to accept the response to the RFP submitted by Spangler Strategic Advisors, LLC. Mayor Lawson noted the letter of support submitted by Councilwoman Scott. {WHO SECONDED THE MOTION?} Motion carried 4-0.

Mayor Lawson commented concerning the acceptance of the RFP and noted that a lot of work was done by the Council. He thanked them for their due diligence and thanked Mr. Spangler.

EVENT APPLICATION REQUEST FOR 4TH SATURDAY EVENTS

Upon review of the application, Councilman Emely made a motion to approve the event application request submitted by the Somerset County Arts Council. Motion seconded by Council Vice President Johnson and carried unanimously.

Councilman Emely also noted the need for the rules for use of the City Dock.

MAYOR AND COUNCIL Q & A

Mayor Lawson offered congratulations to Debbie Gates of the Daily Times, for her recent recognition and induction in the African American Role Model Hall of Fame, along with several others locals.

Councilman Konapelsky made reference to the recent rape of a student at a Maryland High School by illegal immigrants. He urged that we stand with Governor Hogan against allowing Maryland to become a Sanctuary State to keep America safe.

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Council Vice President Johnson noted that with the upcoming spring and summer season, the dock usage rules need to be finalized.

Council Vice President Johnson offered prayers of condolence in memory of former Mayor Fritz Gerald and family. She commented that Mayor Gerald had been very helpful to her when she first got on the Council and he was knowledgeable about everything.

Council Vice President Johnson made reference to a problem with Dollar General's delivery trucks on Pine Street. She also noted that there also needs to be a No Loitering/Loud Music sign.

Council Vice President Johnson also advised that she would like to see a session of Public Input at the beginning as well as the end of the meetings.

Approval so moved by Councilman Emely, seconded by Councilwoman Ward and carried unanimously.

Mr. Sullivan also suggested adopting Rules of Procedure for meetings.

Council Vice President Johnson also noted that she has decided to be nice to the Mayor.

Councilwoman Ward commented that she feels the City made the right decision concerning Carvel Hall and thanked Mr. Spangler and his associates for the presentation. She added that Crisfield needs jobs and this may open doors.

Councilman Emely requested that the Fire Department be placed on the April 12th Agenda concerning the condition of the kitchen at the fire hall and the need for new airpacs.

He commented concerning the loss of a good friend, former Mayor Fritz Gerald and also noted that former Mayors Richard Scott and Charles McClenahan are in the nursing home.

Mayor Lawson note that the Carvel Hall property is under tight security. He noted that the City had removed the litter from the back end of the parking lot and advised that we can no longer store any rubble there.

Mayor Lawson advised that Mr. Parkinson is working on a plan for rubble storage. Mayor Lawson suggested moving the impound lot under the Broadway water tower.

Councilman Emely suggested the back of the Armory, since it is fenced in.

Mayor Lawson asked the Council to look at the Green Space plans, noting they had been approved by the Park Commission. He advised that there would be a set of plans at the community meeting on Monday.

Mayor Lawson advised that 6 trash cans had been put out downtown.

Mayor Lawson advised that the bid needs to go out for the Walking Trail. He also made reference to contacting Davis, Bowen and Friedel to install more fencing around the Waste Water Treatment Plant.

Mayor Lawson advised that he had contacted Bob Tawes at Tawes Brothers concerning two golf carts; one for Police Department use and one for the Park and Waste Water Treatment Plant. He also noted that the deal had been closed on the Lillyan Stratton Corbin Library building.

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Mayor Lawson commented about updates needed on the Crisfield Events website.

Mrs. Morgan advised that she could unlink this site from the City's as the City does not maintain it.

Mayor Lawson asked Department Heads for any comments.

Councilman Emely suggested looking into leasing golf carts.

Councilman Emely made reference to bids for curbing. Mr. Bozman advised that we needed the ok to stay with the same specs. Ms. Rafter noted that permission had to be obtained from Community Legacy to relocate the use of grant funding.

Mayor Lawson noted that the original grant was for curb, gutter and sidewalk from 7th Street to Goodsell Alley.

Mr. Bozman thanked the Spangler group for this presentation.

Captain Luedtke advised that Crisfield Police Department would have funeral detail for Mayor Gerald's funeral on Saturday. He also advised that he would address the Dollar General issue with their management tomorrow.

Mr. Parkinson advised that he would contact water meter representatives concerning the battery issue.

PUBLIC INPUT

Pat Carson thanked the Spangler group noting the need for jobs here.

Lamont Potter thanked the Mayor and Council for their support of the Spangler group.

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He made reference to Crisfield Associates wanting to work with the City, but were not wanted by the Mayor and Council that were in office at that time.

He also commented that there is chicken manure all over Somerset County and we need to be business friendly. Mr. Potter advised the Spangler group to have thick skin because people will try to run them away.

Council Vice President Johnson commented that she is glad to have the Spangler group here, as the Carvel Hall building has been empty too long. She advised them that their presentation was well-explained.

Ms. Rafter noted that she is waiting on a response from Community Legacy concerning relocating the use of grant funding.

Mayor Lawson made reference to an article in the Somerset Herald on page 3 concerning Senate Bill 773 regarding Air pollution and quality. He advised that he doesn't want legislation passed to stop poultry farms.

Former Councilman Barry Dize commented that there are inconveniences that we all have to deal with, noting that he drives to Baltimore every day for his job. He stated that he is on board for whatever is the greater good for the City. Mr. Dize commented that he loves Crisfield and we do need help. He thanked the Mayor and Council for what they do.

ADJOURNMENT INTO CLOSED SESSION

At this time, Councilman Konapelsky made a motion to adjourn into closed session as per State

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Government Article §10-508(a)(7). Motion seconded by Council Vice President Johnson and carried unanimously.

Upon conclusion of the Closed Session, the Council reconvened in open session and a motion to adjourn was made by Councilman Konapelsky, seconded by Council Vice President Johnson and carried unanimously.

Respectfully submitted,

Joyce L. Morgan, Clerk-Treasurer

Prepared by Valerie Swift, Secretary