

MINUTES

The Mayor and City Council met in regular session on Wednesday, January 10, 2018 at 6:00 p.m. in the Crisfield High School auditorium.

PRESENT

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

Also in attendance; Valerie Swift, Secretary; Mike Tabor, Chief of Police; Dennis Parkinson, Director of Public Utilities. (Others listed on attendance sheet)

Mayor Lawson noted that the meeting would convene at 6:10 p.m. to give those first arriving at City Hall time to move to the school.

OPENING PRAYER & PLEDGE OF ALLEGIANCE

At 6:10 p.m., Mayor Lawson called the meeting to order opening with the Lord's Prayer and the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Vice President Johnson advised that the minutes from the regular and closed meetings of 11/8/17, the regular meeting of 12/13/17 and the closed meeting of 12/19/17 would be deferred until the next meeting on January 24, 2018.

Mayor Lawson also noted that there would be no quarterly Department Head reports, just comments, if necessary. Approval of the Agenda so moved by Councilman Konapelsky, seconded by Councilwoman Scott, and carried unanimously, 5-0.

FIRST PUBLIC INPUT SESSION

At this time, Mayor Lawson read aloud the rules for the first session of public input. He asked that speakers give their name, residence, and opinion on the rezoning matter at

hand. Mayor Lawson advised that there would be a total of 10 minutes of public input, with 1 minute per person suggested. He thanked everyone for their support of the democratic process.

Public Input began at 6:17 p.m.

Mr. Bill Brown, Annemessex Ridge, advised he is in favor of the zoning change.

Mr. Bill Buttrill, 3490 State Street, read a list from Rauch Engineering, of the contaminants in the soil, pond water, pond sediment, and wells, at Carvel Hall.

Debra Sorenson, resident, West Main Street, commented that she feels the plans for Carvel Hall would undermine the proposed Arts and Entertainment District.

Randy Laird, County Commissioner, urged the Mayor and Council to table the vote and allow Clean Bay to finish their project in Princess Anne, and review that first.

Tammy Truitt, Marion Station, commented that there is a conflict of interest between Clean Bay and Rauch Engineering, the company that did the contaminant study. She also commented about encapsulation of the property spoil site with concrete and the proposed tax offsets.

John Somers, Cullen Parkway, commented about his concerns that the project would affect tourism at the Janes Island State Park. He also commented that City revitalization plans stress tourism, the GCAC study stresses tourism, and only once was Carvel Hall mentioned in the study.

Steve Flaherty, Byrd Road, commented that he loves agriculture, chickens, and even chicken manure. He stated that the (2016 ?) Comp Plan does not line up with the Carvel Hall plan.

He stated that comments recently made at Java Jay's by Mayor Lawson, didn't line up with the Comp Plan and asked the Mayor and Council who they work for.

Helen Wilson, Cullen Parkway, noted that she lives 175' from the Carvel Hall fence. She advised she is worried about noise, odor, and other concerns. She pleaded with the Council to vote "no" to the zoning change, as it would be devastating.

With no further comment, Mayor Lawson called the first Public Input Session to a close at 6:26 p.m.

#### CITY MANAGER'S REPORT

At this time, City Manager Pollitt presented and reviewed his bi-weekly report, highlighting it's contents.

#### DEPARTMENT HEAD REPORTS

Chief Mike Tabor thanked the Public Works department for their efforts in snow removal

during the recent blizzard. He advised that CPD was dispatched to 30 calls, which they were able to respond to, due to Public Works having city streets clear.

Dennis Parkinson, Superintendent of Public Utilities, noted that there had been many water leaks after the thaw, which his department is continuing to work on.

Joyce L. Morgan, Clerk-Treasurer, advised that there had been \$4 to \$5K in overtime costs for snow removal in all departments and contractor costs.

Mayor Lawson commented that when he left for work at PRMC last Wednesday, he didn't get back home until Friday afternoon. He stated that after the first 12 hours of snow removal, Public Works was exhausted, as this was the worst blizzard in the area since the 60's. Mayor Lawson noted that the City also hired contractors Goldsborough, Bozman and Miller to help with snow removal and clearing of streets. He commented that he received two irate phone calls from businesses about snow piles. He also noted that no abandoned vehicles were ticketed and the fire department towed 9 vehicles out of intersections. Mayor Lawson estimated a potential cost of \$15,000 to \$20,000 for snow removal from this storm, none of which was provided in the budget. He went on to say that this was an overwhelming snow event and he was sorry for any inconvenience to the public. Mayor Lawson also thanked Chief Tabor for bringing in his police dispatchers over the weekend.

#### Unfinished Business -

An Ordinance amending Chapter 112 ("Zoning") of the Crisfield City Code. The proposed Ordinance will amend Section 112-47(A) (Chapter 112, Article X, "I-1 Light Industrial District") of the Crisfield City Code, entitled "Permitted uses," to remove garbage incineration or reduction as a permitted use of property located in the zoning district designated as "I-1 Light Industrial District". The proposed Ordinance will further amend Section 112-47(A) of the Crisfield City Code to allow for generating renewable energy from solar and certain biomass resources, as defined in § 7-701(r)(9) of the Public Utilities Article of the Annotated Code of Maryland, as a permitted use of property located in the zoning district designated as "I-1 Light Industrial District" and to define "biomass resources", "solar energy" and "solar energy power system" as those terms relate to such permitted uses.

Mayor Lawson reviewed the summary language for 2<sup>nd</sup> Reader of an Ordinance to amend Section 112-47(A)(Chapter 112, Article X.

Councilman Konapelsky made a motion to adopt the Ordinance for 2<sup>nd</sup> Reader. Motion seconded by Councilwoman Scott.

#### Discussion

Councilman Emely advised that he had attended Mr. Spangler's work session and had looked at the pros and cons; tax base and jobs – no guarantee. Other businesses there; Spangler is still interested. Clean up of the Brownfield site; a positive. He advised that the Cons are that the people are against it. Councilman Emely made reference to working on storefronts there, cleaning up the area and getting help from the State. He stated that people are more important.

Councilwoman Ward advised that she had asked God to help the City. She noted that she had attended all meetings, and visited a similar site, which was far away from the city it was located in. She commented that she feels there would be too many vehicles and odors and does not feel this is right for Crisfield, adding that all that glitters is not gold.

Council Vice President Johnson stated that she had pondered all of the facts and a decision. She stated that she had spoken with locals who feel that this is not the answer or the saving grace for Crisfield. Council Vice President also noted that people don't feel this will bring jobs to the community and the revenue will be a long time in coming. She advised that one of her major concerns was the handling of the Brownfield site, and speaking with Mr. Spangler did not make her feel better. She added that she is not intimidated, but does not feel that this is the project for the City of Crisfield and she is not comfortable with the project.

Councilwoman Scott stated that she respects the other Council's view and that they all want what is best for the City of Crisfield. She stated that she looks at things differently and that there is a risk with change. She stated that she didn't expect them to have everything nailed down, but would like to see the City be the head instead of the tail in technology, for once.

Councilwoman Scott made reference to an upcoming project at UMES for chicken waste incineration, but advised that she understands that location is the main concern as well as odor and sound. She stated that the City had tried for many years to find a tenant for Carvel Hall, and this was our chance to have the property contaminants removed.

Councilwoman Scott stated that she had spent a lot of time on tourism and feels it was our Economic Engine, but we have to have revenue streams or raise taxes. She stated that we need new revenue streams and Carvel Hall would generate revenue streams. She commented that the City can't even afford the \$1,500 for the tourism web camera. She also commented that this audience won't be present when we start to work on the budget.

Councilwoman Scott stated that locals would get some of the jobs, but others would have to have more skills and would need training, though outsiders working there would spend money and possibly build homes.

Councilman Konapelsky commented that he knew the City had to deal with the safety and welfare issue. He stated that the Mayor and Council did their due diligence and that Spangler was an outstanding company, meeting with people individually, getting good questions and giving good answers. He noted that there are a lot of city residents that are not here, who are for this project, but some opinions have split families. Councilman Konapelsky stated that this would have been positive for the economy and job growth and put Carvel Hall back on the tax rolls. He stated that he is concerned with the chemicals on the site as people had gotten cancer from chemicals after working there previously. Councilman Konapelsky commented that the

chemicals in the pond are 50 times over the amount allowed. He noted that Spangler was willing to put \$57M in the plant as well as clean-up of the Brownfield site with testing done yearly. Councilman Konapelsky stated that he felt it was a healthy move, and asked the audience to help the City on what to do with the property.

Mayor Lawson commented that he ran for Mayor, 3.5 years ago, noting that at the time, there was still Hurricane Sandy money that needed to be spent. He commented that nothing happens fast and grants are a slow process. He made reference to duplication of services and commented that both Princess Anne and Crisfield are in the County, and the County gave the City \$160K for paramedic salaries.

Mayor Lawson commented that most towns with industrial parks receive tax revenues from their tax base that helps improve their quality of life.

Mayor Lawson noted that the City Municipal Park property was purchased through grant money, with land left over for the Library. He commented that 5,000 people a month visit the library and the City is working on a use of the old library.

Mayor Lawson noted that the City's largest employers; Rubberset, McCready Hospital and the Board of Education pay no taxes. It falls on the backs of the tax payers to keep the City going, and that there are no guarantees if the Ordinance was passed, as businesses come and go. He stated that Pro and Con, it is all about the City of Crisfield trying to develop the last piece of industrial property.

Mayor Lawson read aloud a letter written in 1964 from Bruce Cox to his classmates, concerning the need for industry in Crisfield during that time. He noted that Mr. Cox died shortly after that.

Mayor Lawson thanked those in attendance and noted that at the end of June, he will be retiring from public service.

At this time, Mayor Lawson called for a vote. Councilman Konapelsky – aye, Councilwoman Scott – aye, Council Vice President Johnson – nay, Councilwoman Ward – nay, and Councilman Emely- nay.

The vote for 2<sup>nd</sup> reader died with a vote of 2 in favor and 3 opposed.

#### NEW BUSINESS

None

#### MAYOR AND COUNCIL COMMENTS

Council Vice President Johnson commented that the point is not moot, but her concern was with the handling of the Brownfield site at Carvel Hall. She advised that the City needs the help of citizens. She also commented that GCAC is not a dead issue. She also asked that everyone respect their decisions.

#### FINAL PUBLIC INPUT SESSION

Bill Buttrill commented that he is sorry for how the vote went and asked that people come together for another project for Carvel Hall and use their energy to replace the current proposal.

Tim Howlett advised that he respects the Mayor and Council and that this was a difficult process. He commented that his main concern was the lack of compassion for people's feelings. He stated that his personal feeling about the project was that it was a "no win" project for everyone, the location being the main problem, but he feels people will work on a new project. Councilwoman Ward commented that God has a plan for the City and we need to pull together.

MOTION TO ADJOURN

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

Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Joyce L. Morgan, Clerk-Treasurer

Prepared by Valerie Swift, Secretary