

MINUTES

The Mayor and Council met in regular session on Wednesday, October 8, 2014 at 6:00 p.m. in the meeting room in City Hall.

PRESENT

Kimberly B. Lawson, Mayor
Charlotte Scott, Council Vice President
LaVerne Johnson, Councilwoman
Mike Atkins, Councilman
Erik Emely, Councilman
Mark Konapelsky, Councilman
Joyce L. Morgan, Clerk-Treasurer
Michael Sullivan, City Solicitor

Also in attendance: Valerie Swift, Secretary; Mike Tabor, Chief of Police (see list of others in attendance)

INVOCATION, LORD'S PRAYER AND PLEDGE OF ALLEGIANCE

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

MOTION TO ACCEPT AGENDA

Councilman Atkins made a motion to accept the minutes from the Public Hearing on 9/24/14 at 5:30 p.m. and the regular meeting of 9/24/14, with the necessary corrections. Motion seconded by Councilwoman Johnson and carried unanimously.

OPPORTUNITY WITH HUD FOR HOME OWNERSHIP FOR RESIDENTS OF PUBLIC HOUSING

Council Vice President Scott read aloud a letter that she had written to Carol Payne, Director HUD Office of Field Policy and Management concerning her vision of home ownership for Housing Authority residents in order to work for a lower percentage of subsidized housing. Councilman

Konapelsky commented that this is a different Council than the previous one. He made reference to meeting with Ms. Payne and sharing Council Vice President Scott's vision.

Council Vice President Scott also read aloud the letter of response from Ms. Payne and advised that there would be a meeting with HUD sometime after October 15th. Council Vice President Scott noted that both of these letters would be published in the Crisfield Times.

At this time, Mayor Lawson requested a motion that these letters be a part of the minutes. So moved by Councilwoman Johnson, seconded by Councilman Atkins, and carried unanimously.

Mayor Lawson also approved publication of the two documents in the County Times.

CAROLYN MARQUIS – APPRECIATION OF SUPPORT FROM MAYOR AND COUNCIL

Mrs. Carolyn Marquis thanked the Mayor and Council for their letter of support for their brewery license and also presented them with a growler. She also noted the upcoming Toy Run in November. Mayor Lawson thanked Mrs. Marquis for her presentation.

APPOINTMENTS – MR. PHIL RIGGIN – ECONOMIC DEVELOPMENT TASK FORCE ONE YEAR REPORT

Mr. Phil Riffin reviewed the Economic Development Task Force presentation, highlighting the year's activities. Councilman Emely inquired if the Task Force would continue. Mr. Riffin advised that he does not know yet, as they have no official standing.

Councilman Emely thanked Mr. Riffin for his presentation and urged that the various groups within the City meet, and the City take the ball and run.

Mayor Lawson noted that Council Vice President Scott is doing marketing. Mr. Riffin advised that he understands some initiatives are already underway.

DEPARTMENT HEAD REPORTS

Chief Mike Tabor, Crisfield Police Department, presented his quarterly report, highlighting its contents. He commented that the City needs to market our low crime rate.

Councilman Emely commented that the Police Department provides reports concerning activities that are going on and advised he would like to see the same from other department heads. Mayor Lawson advised that department heads used to give monthly reports, but this was changed to quarterly. Councilman Atkins advised the prior council voted at various times to decrease the reports from each meeting, to once monthly, then to quarterly because department head reports were consuming so much meeting time.

Joyce L. Morgan, Clerk-Treasurer, presented the financial report for the first quarter of the new year. Mayor Lawson made reference to the use of all reserve funds. Mrs. Morgan advised that current income from taxes are being used to repay the reserve funds.

UNFINISHED BUSINESS

FIRST READER RE-ZONING ORDINANCE

At this time, due to a conflict of interest, Councilman Emely recused himself.

Mayor Lawson Read aloud an Ordinance for First Reader, to rezone property located on Calvary Road and Woodson School Road identified as Map 104, Parcels 890 and 891 from R-4 to I-2. Mayor Lawson requested a motion concerning this Ordinance. Councilman Atkins made a motion to approve the Ordinance for First Reader. Motion seconded by Council Vice President Scott and carried unanimously with Councilman Emely recusing himself.

DISCUSSION – 4 WAY STOP @ 4TH AND BROADWAY

Mayor Lawson noted that this matter would have to be reviewed by the Planning Commission.

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Councilwoman Johnson noted that the area previously had a 4 way stop, but was changed due to accidents.

At this time, Councilwoman Johnson made a motion to refer the matter to the Planning Commission. Motion seconded by Councilman Emely and carried unanimously.

DISCUSSION – AIRPORT HANGAR RENTAL

Mayor Lawson made reference to a proposal to rent a hangar owned by the City, for 35.00. He also made reference to some considerations; 1) the airport will be getting a mower, which will need to be stored, 2) we should not rent the hangar, but use it, and 3) the City could consider building rental hangars.

At this time, Councilman Konapelsky made a motion to reject the offer, due to the potential use by the City. Motion seconded by Councilman Atkins and carried unanimously.

NEW BUSINESS

NEIGHBORHOOD BUSINESSWORKS RESOLUTION 424

Mayor Lawson noted that Council Vice President Scott must recuse herself due to conflict of interest. He noted that the Resolution is an endorsement of Mr. Cain's grant application to DHCD.

Councilman Atkins commented that Mr. Cain is a well-established business owner.

At this time, Councilman Emely made a motion to adopt Resolution 424, seconded by Councilman Atkins and carried with aye's from Councilman Atkins, Councilman Konapelsky, Councilman Emely and Councilwoman Johnson.

APPROVAL OF ASSIGNMENT OF MORTGAGE

Mr. Sullivan reviewed the assignment of mortgage concerning the 329 Cove Street property. He advised that the City must approve the deed to buy the property so we will not have to pay off the mortgage.

Councilman Atkins stated that this will obligate tax payers to the cost of the demo.

Mayor Lawson advised that he had spoken with Doug Taylor regarding the usage of Hurricane Sandy funds to tear down other derelict properties. He also advised that they will waive the landfill fees.

Councilman Emely suggested burning it down. Councilman Atkins commented that this is prohibited due to the danger to surrounding areas.

At this time, Council Vice President Scott made a motion to authorize Mr. Sullivan to execute the Assignment of Mortgage and Draft of Deed for the amount of \$260.00. Motion seconded by Councilman Emely.

Councilman Konapelsky commented that this should not set a precedent on how the City handles properties such as this.

The motion carried 4 to 1, with Councilman Atkins voting "Nay".

Q & A MAYOR AND COUNCIL DISCUSSION

Councilman Emely made reference to a spread sheet of Council Action Items that he had prepared with input from Council Vice President Scott, and reviewed the items as written. He also made reference to his concerns about looking for a City Manager, looking at salaries, what is being done for what is being paid out. He advised that he had requested a progress report from the Inspector. He also made reference to an issue concerning sprinkler require-

ments that were imposed on a local investor. Mayor Lawson advised that sprinklers were addressed in 2011, and the requirement goes into effect January 2015, for new homes and homes never occupied.

Councilman Emely stated that he wants the Inspector's position to become Part-time.

Councilman Emely also advised that he does not want the City Solicitor present at all meetings as it is a waste of money. He made the example that the Hospital Board does not have an attorney present at their meetings.

Councilman Atkins cautioned not to compare apples and oranges, as Council action frequently results in legal action i.e. Buddy Carson, Wind Turbine project, language for Ordinances and the Marquis complaints to the Attorney General. Councilman Atkins went on to say that it is a good thing to have an attorney present to keep them out of trouble and out of court.

Councilman Emely stated that other towns don't have attorneys present at their meetings.

Councilman Atkins noted that having Mr. Sullivan present has saved the City more than it has cost us.

Councilman Konapelsky stated that the Council is a legislative branch and does not make off-the-cuff decisions.

Councilwoman Johnson advised that she applauds Council Vice President Scott's proposal to HUD and advised that Councilman Anderson, Atkins and herself, went to the Housing Authority a few years ago with the same ideas, and was glad that they had changed their position.

Councilwoman Johnson stated that she agreed with Mr. Phil Riggin and advised that she is pro-advocate for development from City Hall to 6th Street. She added that City Hall needs to look better/more inviting.

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Councilwoman Johnson also made reference to adding It Takes A Village to the Action List and made reference to the proposed meeting.

Councilman Emely made a motion to adopt a proclamation for the Heritage Museum concerning the Roads Scholar program and for the Crab Place for hosting four successful Crab and Cruise Events. Motion seconded by Councilwoman Johnson and carried unanimously with Council Vice President Scott recusing herself .

Mayor Lawson noted that he will be giving his last lecture next Monday night for the Roads Scholar program.

Council Vice President Scott made reference to her Open Door Sessions. She advised that she would like to share with the public concerning ideas for a Water Park. She also requested research help concerning revenue streams, for example – imposing a room tax. She also advised that she would provide a draft of goals by the end of the month.

Councilman Konapelsky commended the Mayor and Council for moving forward with hiring a City Manager. He also thanked Councilman Emely for his money saving ideas. He advised that at the next meeting he will be presenting three avenues of where to pull money from the Budget to fund the City Manager. He advised that he would be requesting that the \$36K set aside for equipment be used, the \$15K from the acting City Manager's be used, and \$42K for the City Solicitor be reduced to \$25K on an "As Needed" basis.

Councilman Atkins thanked Council Vice President Scott for her Public Housing to Private Housing efforts. He also offered kudos to the City for finalizing the installation of the warning lights at CHS and he made reference to a meeting of the Marina Commission on Monday with the new

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Manager, Doug Reed, who is interested in marketing.

Councilwoman Johnson advised Council Vice President Scott that she had some information on a \$240K water park. She also thanked Chief Tabor for his constant updates.

Councilman Atkins noted that the \$36K in the Budget for equipment, went in to cover shortfalls. He suggested looking at all City equipment at 5:30 before the next meeting. Councilman Konapelsky advised that looking at the equipment was unnecessary.

Mayor Lawson noted that the County response concerning It Takes A Village had been placed in the Council boxes. He also advised that the County has scheduled a meeting with them on October 21st to come in with a plan and advised that they would need to meet with It Takes a Village beforehand.

Mayor Lawson advised that he had requested a quote from Davis, Bowen and Friedel for the cost to replace the private water lines on Old State Road, which will be prepared for the next meeting.

Mayor Lawson made reference to the meeting with Danny Thompson and Renee Stephens of DBED concerning Carvel Hall. He asked Mr. Loar for a ball park idea of what would be need to prepare Carvel Hall for a potential client's pad and site.

Mayor Lawson noted that he had not received any input from the Council concerning the first phase of street paving/ recommended streets, with Hurricane Sandy funding.

Mayor Lawson noted that the sale of the Riggins' Market property is close to finalizing by the owner of the Smith Island Baking Company and thanked Mr. Bradshaw for his help. He also thanked Dr. Kerry Palakanis for her investment of property on Main Street and the Jane's Accents building.

Mayor Lawson also made reference to an invitation with the Housing Authority. He also made reference to the City's crackdown on the enforcement of garbage collection regulations during the past two weeks and a request for a special pickup at a second location where garbage fees are not paid being denied.

Mayor Lawson noted that the warning lights at CHS are set on a timer to blink from 7:00 a.m. to 3:00 p.m. He advised that the LED lights were paid for by funding from speed camera tickets, with no financial burden to the City.

Mayor Lawson advised that the underground utilities for the Library have been installed at the Park.

PUBLIC INPUT

Debra Sorenson, a member of the Task Force, inquired of Council Vice President Scott as to the percent of people who live at the Housing Authority who are employed. Council Vice President Scott advised that 50% of those are able to work. Ms. Sorenson advised that she had a Marketing background and offered to help Council Vice President Scott.

Gale Sheldon, Somerset County Library Director, presented an update on library programs.

Shawn Kearsley of the Heritage Foundation, read a statement concerning workforce. She encouraged young entrepreneurs to present ideas for inventions.

Dr. Kerry Palakanis made reference to the need for a Fire Boat.

Dan Kuebler noted that the ages 0-6 program at the Library is a good program. He advised that he is excited about the City Manager's position. He also advised that he agrees that the City doesn't need the City Solicitor there all the time. He commented that the City Manager will be on the job

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January 1, 2015 and the City will need \$35K for funding. He advised that his wife, Barb Kuebler, has offered to fund any overages for one year, interest free. Mayor Lawson advised that the City would need her proposal in writing.

Randy Laird, County Commissioner, made reference to Mr. Phil Riggin's report and the comment that the County would be mad. He advised that he only wants to help the City.

Mayor Lawson read aloud a card from Mrs. Tees Price for the plaque that was presented in honor of her son, the late Donnie Price.

Mayor Lawson advised Mr. Loar of some papers that need to be signed.

VOTE TO CONVENE IN CLOSED SESSION

Mr. Sullivan noted that the meeting would be closed as per Maryland Article of the Annotated Code – General Provision 3-05 A1 and B1 and B8, related to Personnel Matters.

At this time, Councilman Emely made a motion to convene into a closed session. Motion seconded by Councilwoman Johnson and carried unanimously.

Respectfully submitted,

Joyce L. Morgan, Clerk-Treasurer

Prepared by Valerie Swift, Secretary