



July 12, 2011  
Work Session  
Mayor and Council  
Town of Ocean City

---

In attendance: Mayor Rick Meehan, Council President James S. Hall, Council Secretary Lloyd Martin, Council Members Margaret Pillas, Mary Knight, Doug Cymek, Joe Hall and Brent Ashley, City Manager Dennis Dare, City Solicitor Guy Ayres, Planning and Community Development Director Jesse Houston, Zoning Administrator Blaine Smith, Communications Manager Donna Abbott, Executive Office Associate Diana Chavis, Members of the Press and Interested Parties.

Council President Jim Hall called this Work Session to order at 12:00 p.m., in the Council Chambers of City Hall, 301 Baltimore Avenue, Ocean City, Maryland 21842; then, **Council Secretary Martin moved to convene into closed session to: (1) consult with counsel to obtain legal advice, and, (2) discuss the appointment, employment, assignment, removal or resignation of appointees, employees or officials over whom it has jurisdiction, or, any other personnel matter that affects one or more specific individuals; seconded by Council Member Knight. The vote was 6-0 with Council Member Cymek absent.**

1. Council President Hall re-opened the meeting for public discussion at 1:00 p.m. and reported that legal and personnel matters were discussed in the closed session with no action taken. Persons present were: Mayor Rick Meehan, Council President James S. Hall, Council Secretary Lloyd Martin, Council Members Margaret Pillas, Mary Knight, Doug Cymek, Joe Hall and Brent Ashley, City Manager Dennis Dare, City Solicitor Guy Ayres and Executive Office Associate Diana Chavis.
2. Bid Openings
  - A. **Boardwalk Reconstruction – Phase I:** demolition, concrete, carpentry of the North End, and, electrical and carpentry of the South End (Staff Estimate: \$620,000.00)

<b>Bidder</b>
Mitrecic Builders
Kade Construction
Baron Brothers
Harkins Concrete & Construction, Inc.
Cox Building & Remodeling
Clean Venture, Inc.
Royal Plus
Allstate Construction Company
Evan Builders, Inc.
Bennett Construction
JP Excavating, Inc.
Frick Mechanical
NCM Demolition
DW Burt Concrete and Construction
BARCO Enterprises, Inc.

Rockytop Wood Preservers
Bunting & Murray
Absolute Demolition
Mid-Atlantic Electrical Services
Brittingham Bulldozing Excavating Inc.
First Electric, Inc.
RBCI
Mumford & Miller Concrete
George & Lynch
John W. Tieder

**Council Member Knight moved to acknowledge the bids for various components of Phase One with remand to Staff for review; seconded by Council Member Pillas. The vote was 6-1 with Council Member Joe Hall opposed.**

B. Boardwalk Lumber (Staff Estimate: \$621,300.00)

Bidder
Atlantic Wood Industries
Culpepper Materials
<inaudible>
Lowes Home Centers
Kirk Hammonds
Matt Shupe and Gary Cummings
National Wood Sourcing
Long Life Treated Wood
East Teak
Stein Construction Co.
84 Lumber Co.
Matthews Lumber Co.
Lumberman Associates Inc.
Timbersil Products
Travis Gosnell

**Council Member Knight moved to acknowledge the bids with remand to Staff for review; seconded by Council Member Pillas. The vote was 6-1 with Council Member Joe Hall opposed.**

3. Rena Thaler presented plans for a new Art League building (see Attachment A). Art League President Margaret Paddock, Business Owners Leighton Moore and Michelle Fager, and Mark Paddock (FOP) spoke in support of the new Art League. Ellie Diegelmann asked about funding alternatives. **Council Member Knight moved to request that the City Solicitor prepare a Memorandum of Understanding to include the following: acceptance of the Art League’s \$200,000.00 funding commitment, the Town of fund the balance of building expenditures, and, acceptance of accept the Art League’s commitment to maintain the interior and fund the operating expenses, and, the Town’s commitment to maintaining the building’s exterior; seconded by Council Member Cymek. The vote was 5-2 with Council Members Ashley and Pillas opposed.**

4. *[The approval of Recommendation from Tourism Advisory Board was cancelled.]*
5. **Discussion of Ordinance 2011-24 to Include Grandfathering Regulations Limiting the Intensity and Location of Outdoor Lighting** Planning and Community Development Director Jesse Houston explained that this ordinance, which passed on First Reading in the last Regular Session, provides measurable and enforceable light limits, and, the requirement of a lighting plan. John Medlin commented on enforcement by measuring from the property line. Zoning Administrator Blaine Smith was also present for comment. **Council Member Ashley moved to proceed with the Second Reading of this Ordinance; seconded by Council Secretary Martin. The vote was unanimous.**
6. Request for Sole Source Purchase of Combination Jet/Vacuum Sewer Cleaner Truck, presented by Public Works Wastewater Superintendent Charlie Felin **Council Member Joe Hall moved to approve the purchase from Atlantic Machinery, Inc. in the amount of \$340,422.00 (FY12 Budget Allocation = \$345,000.00); seconded by Council Member Ashley. The vote was unanimous.**
7. Public Works Director Hal Adkins advised that the MTA has funded the Town with a grant in the amount of \$75,000.00 for the completion of a Transit Development Plan (TDP). He explained his need to create two advisory committees: one technical committee (composed of the Town's Transit Management team, the Public Works Director and City Engineer), and, one sub committee composed of users of the transit system, Shore Transit and DART. **Council Member Joe Hall moved to proceed with forming the TDP; seconded by Council Secretary Martin. The vote was unanimous.**
8. Communications Manager Donna Abbott advised that 'Thank You' initiatives are underway on variable message signs, banners and entrance/exit ways in Town. She provided estimates for 'Thank You' wristband giveaways, over-street banners and, the 64<sup>th</sup> street water tower. Council Member Pillas suggested adding the message to special event banners. Council Member Ashley suggested adding the message to comfort station walls. Council Member Hall asked Ms. Abbott to engage the business community, and, to explore his idea of adding a website on the wristband that directs patrons to a survey. **Council Member Joe Hall moved to proceed with obtaining bids for water tower signs, comfort stations, wristbands and buttons; seconded by Council Member Ashley. The vote was unanimous.**

City Manager Dare advised that four late bids were received and was advised by Fed-ex that the driver was stuck in traffic. **Council Member Pillas moved to open the bids; seconded by Council Secretary Martin. The vote was 4 -3 with Council Members Ashley, Cymek and Joe Hall opposed.** The bids were from Leigh Lumber, Bridgewill Resources, Integrity Supply and Bayou Forrest Products.

**Council Secretary Martin moved to adjourn at 2:23 p.m.; seconded by Council Member Knight. The vote was unanimous.**



## **Presentation to Ocean City Council July 12, 2011**

**OUR MISSION:** *To promote the visual arts in Ocean City through education, exhibits, scholarship programs and community art projects.*

*"The arts play an important role in building great schools and educational programs."* Governor Martin O'Malley

*"The arts foster creativity, and creativity is central to our business strategy,"* comments Randall L. Tobias, Chairman of the Board and CEO, Eli Lilly and Company. *"Indeed, we believe there is a strong link between the creativity nurtured by the arts and scientific creativity. If our scientists are stimulated through their involvement with the arts, then it's ultimately good for our business -- and our community."*

~~~~~

### **Painting the Picture**

#### **Arts, Tourism & the Economy**

- *The arts industry enhances community development, promotes cultural planning, stimulates business development, spurs urban renewal, attracts new businesses, and improves the overall quality of life in the cities and towns it serves.*
- *65% of US travelers include cultural events on their trips. These travelers are generally willing to spend more dollars.*
- *Nonprofit arts and cultural organizations leverage significant amounts of event-related spending by their audiences on such things as lodging, restaurants, shopping, transportation, parking and child care.*

#### **Arts and Education**

- *Young people who participate in the arts are 4 times more likely to participate in math and science, perform community service and become active in their communities.*
- *Youth who receive art education have strengthened problem solving and critical thinking skills, adding to academic achievement and school success.*
- *Students involved in the arts are provided with an alternative to destructive behavior and have increased family and community involvement and support.*

#### **Arts in Maryland**

- *In 2009, an estimated 8.8 million people visited the non-profit organizations surveyed. The visual arts accounted for 21% of these visitors.*
- *An Estimated \$339 was spent on lodging, transportation, restaurants, gifts and other travel-related incidentals contributing to jobs, employee income, state and local income and sales taxes.*
- *2009 Art Organization revenues for the Maryland Lower Eastern Shore was an estimated \$3.5 million.*

#### **Art League of Ocean City**

- *Volunteers for Arts Alive & Children's Outreach – 220 hours per year.*
- *Volunteers for our House Tour which attracts 1000 people per year and our other fundraisers – 8,528 hours per year.*
- *Classes and workshops attended – Average of 312 attendees each year for the last 5 years.*
- *Visitors to our gallery – Over 2,500 people visited our gallery during the past year.*
- *Dedication of Our Board – Average 4,836 hours per year of additional volunteer time.*



Proposal to City Council 7/12/11

Mission: The Art League of Ocean City is a non profit 501c3 organization with the mission of promoting the Visual Arts in Ocean City, Maryland through art exhibits, art instruction, art scholarships and community art projects.

Beginning in 1991, we have explored ways to expand the small, poorly constructed building we are located in. In 2005, we actively began raising money for a new structure through our Sand Castle Home Tours.

We have explored many options for other locations, and designs, and after much deliberation and consultation with the City Manager and staff, have come up with a design that would maximize the current location of 94<sup>th</sup> Street, and enhance the neighborhood.

The building has been priced at \$800,000. to construct. At the end of this year's House Tour in September, the Art League is prepared to put up \$200,000 in cash toward the construction price, which is the money that we will have raised through House Tours and the donations of members.

We are asking the City to partner with us, by bonding the remaining 600,000 construction price. The payment the city will have to make would be 50,000 per year at 6% interest over 20 years.

A pro forma has been done of the operating costs of the proposed building, and it has been estimated that it will cost roughly \$29,000 per year for electric, phone, interior maintenance, security, insurance etc. In addition, the staffing of the building is expected to cost an additional \$60,000 per year. The Art League will assume responsibility for these costs.

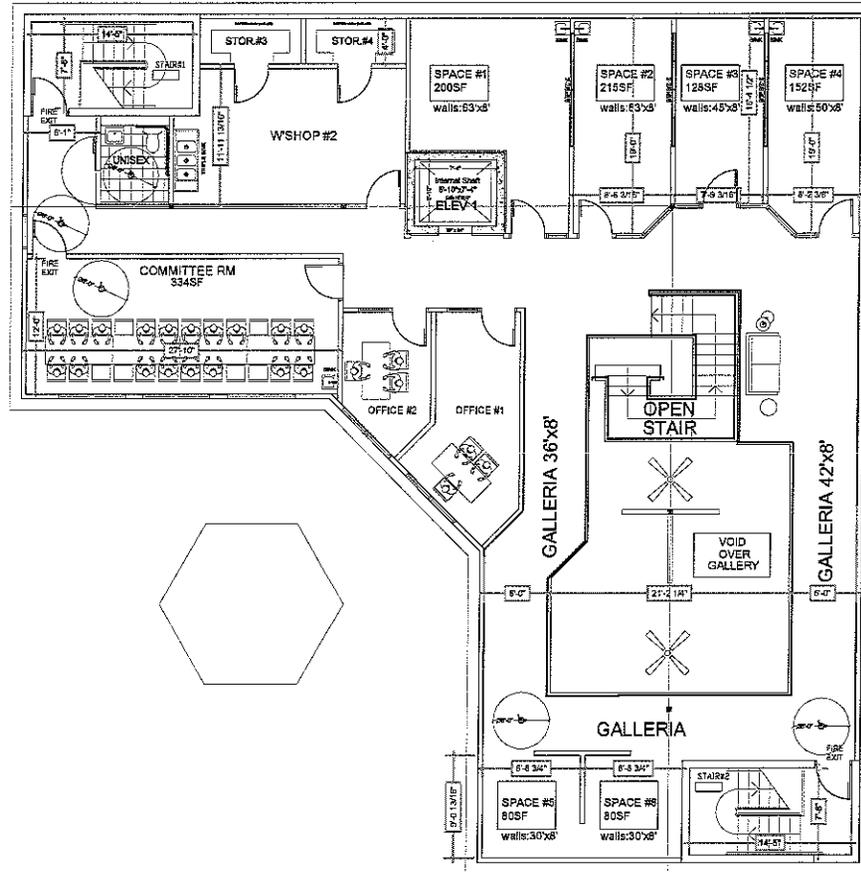
We are asking the City to maintain the exterior of the building, as they currently do for the Art League. The building would remain a City property, managed by the non profit Art League, similar to the OCDC, and the Life Saving Station Museum (except in those two cases the City continues to pay the salary of the museum curator, and gives an annual grant to the OCDC which covers the Directors salary)

The Art League is the **only** art organization of its kind in Ocean City. We have worked hard to raise the money to **partner** with the city, and are the only provider of art programming to the resort. We have a demonstrated funding source with our home tour. We have reached capacity in our current facility, and can help to enhance the Ocean City experience to our visitors, and quality of life of the residents.

PLEASE SUPPORT THE ARTS IN OCEAN CITY BY VOTING TO PARTNER WITH THE ART LEAGUE OF OCEAN CITY



## LEVEL 2 FLOOR AREA-3,635SF



**ATLANTIC  
PLANNING &  
DEVELOPMENT  
INC.**

616 William Street,  
Bertie, MD 21811.  
Tel: (410) 641 1101  
Fax: (410) 841 2012

I certify that these documents  
were prepared or approved by me,  
and that an AIA Registered  
Architect is the author of the  
State of Maryland  
License Number - 99  
Expiration Date - 77

**SITE INFO:**  
ADDRESS:  
Parcel # 10-07777  
Zoning District: 77-0000 (77B)  
County: 7777  
City: 7777  
State: 7777  
Flood Zone: 7777  
Flood Date: 7777

**PERMIT INFO:**  
Permit # 10-07777  
Date: 7777  
City: 7777  
State: 7777  
Flood Zone: 7777

**ADDRESS:**  
Proposed  
1000  
Baltimore  
MD  
21201

**PROPOSED LEVEL 02**

Date: 04/01/2011

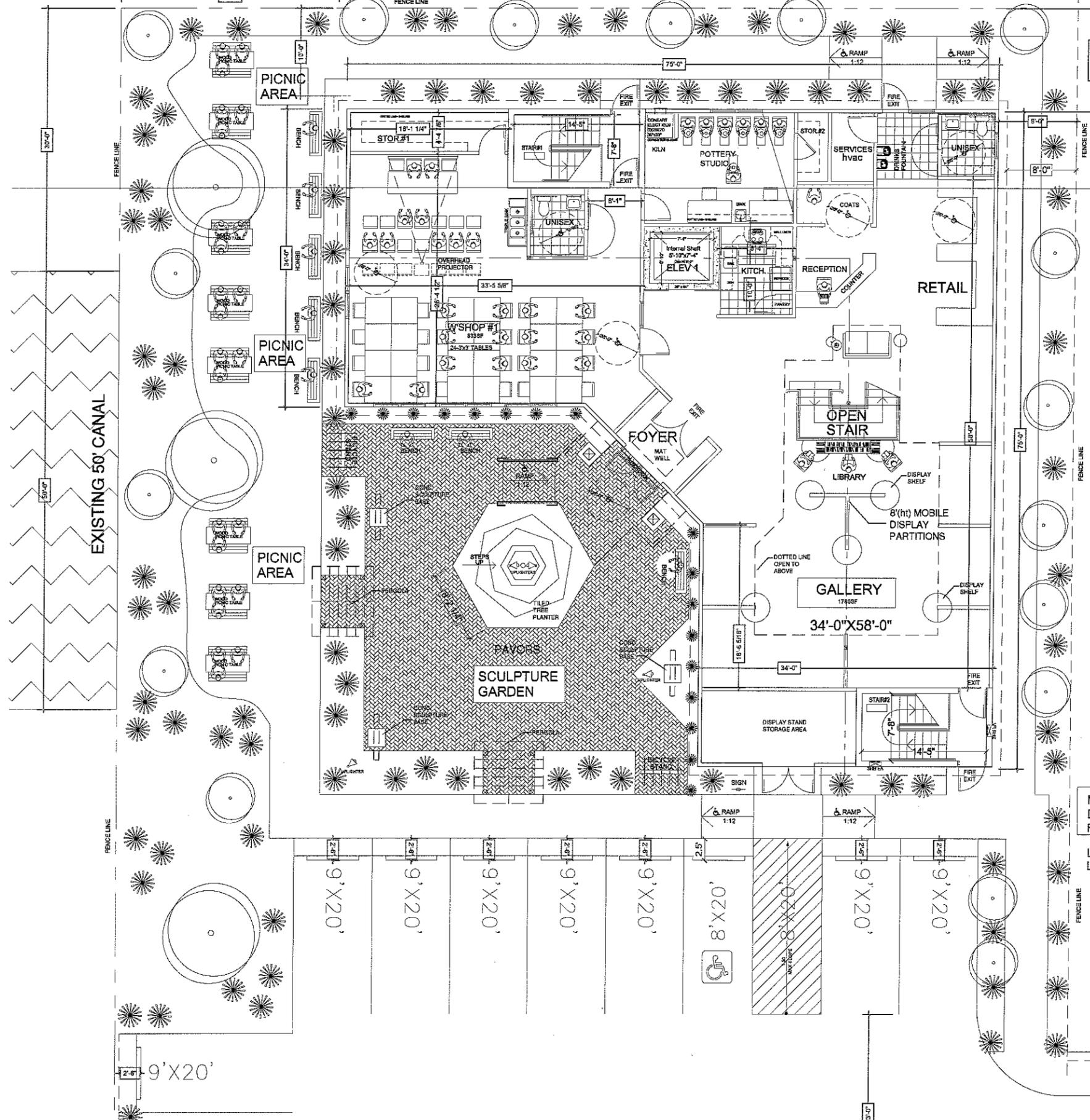
| Revision | Date |
|----------|------|
|          |      |
|          |      |
|          |      |
|          |      |
|          |      |

OC Project #:  
Client Project #:  
Drawing No. : [11-999]

**A1.2**

ISSUE:  
FEASIBILITY

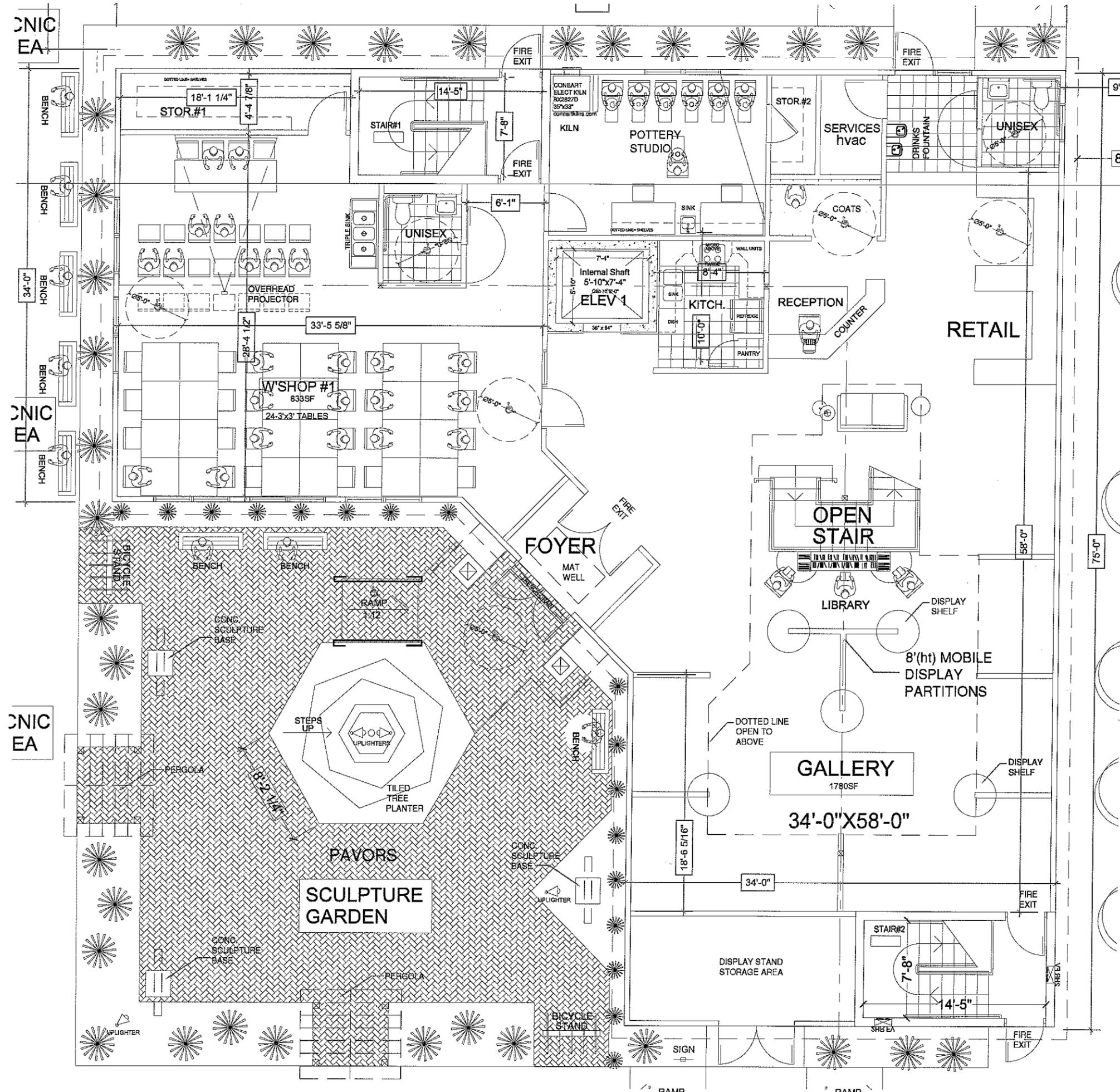
# LEVEL 1 FLOOR AREA-4,035SF



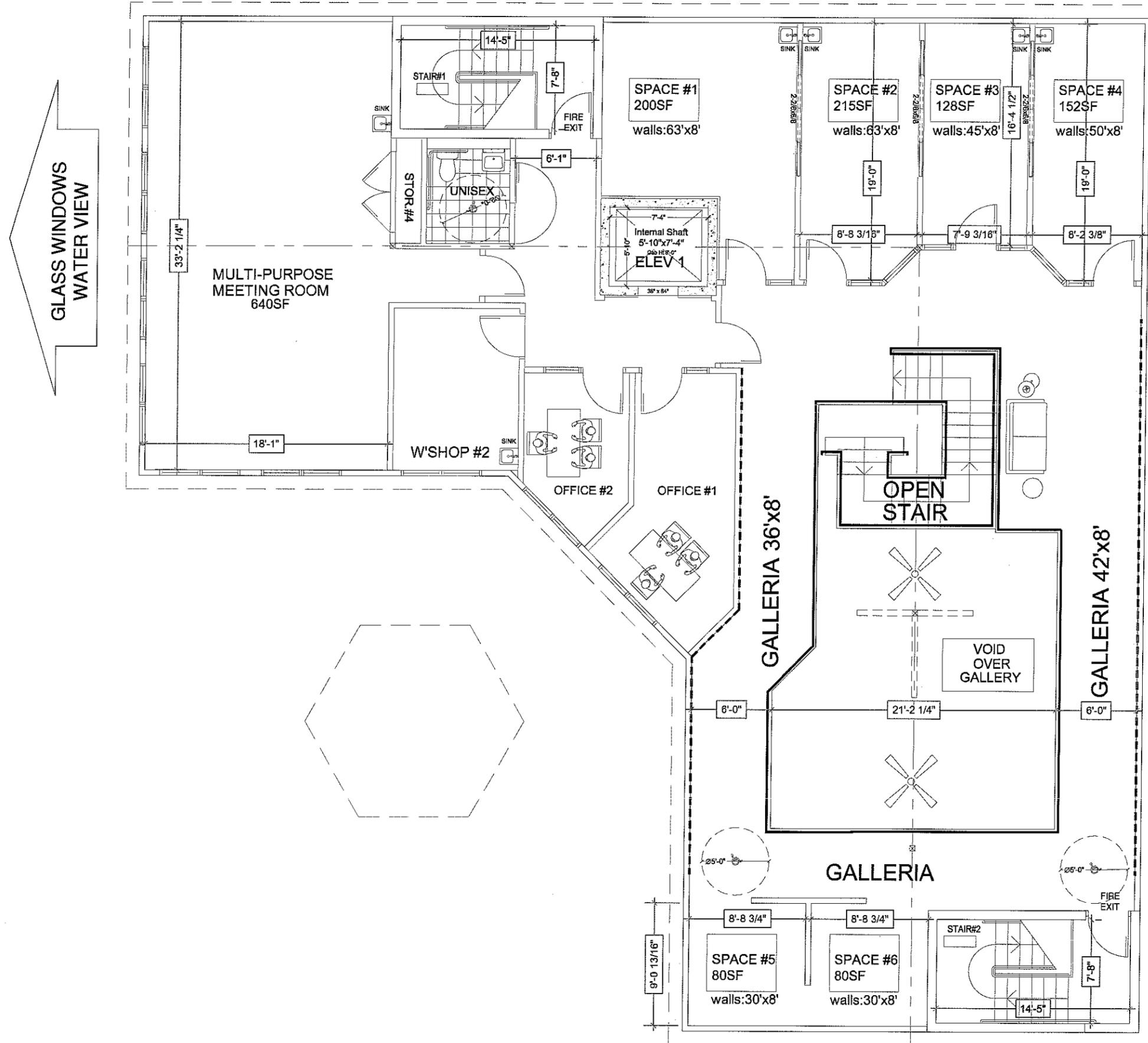
MAIN GALLERY  
 DISPLAY AREA = 450 LINEAR FT  
 FLOOR AREA-4,035SF

LEVEL 1 FLOOR AREA-4,035SF  
 LEVEL 2 FLOOR AREA-3,635SF

TENNIS  
 COURTS



# LEVEL 2 FLOOR AREA-3,635SF



# LEVEL 2 FLOOR AREA-3,635SF

