

CITY OF SALISBURY, MARYLAND

REGULAR MEETING

JULY 25, 2011

PRESENT

*Council President Terry E. Cohen
Councilwoman Laura Mitchell
Councilman Timothy K. Spies*

*Council Vice President Deborah S. Campbell
Councilwoman Eugenie P. Shields*
Mayor James Ireton, Jr. ***

**arrived 6:35 p.m. **arrived 6:05; left 8:50 p.m.*

IN ATTENDANCE

City Clerk Brenda Colegrove, MMC, City Administrator John Pick, ICMA-CM, City Attorney Paul Wilber, Police Chief Barbara Duncan, Public Works Director Teresa Gardner, Building, Permitting and Inspections Director William Holland, Internal Services Director Pam Oland, Neighborhood Services and Code Compliance Director Tom Stevenson and interested Citizens and Members of the Press.

INVOCATION – PLEDGE OF ALLEGIANCE - ADOPTION OF AGENDA

The City Council met in regular session at 6:00 p.m. in Council Chambers. Council President Cohen called the meeting to order. Chaplain Roger Kondrup from the Salisbury Fire Department provided an invocation followed by the Pledge of Allegiance. On a motion and a second by Mrs. Campbell and Mr. Spies, respectively, the agenda as presented was unanimously adopted.

CONSENT AGENDA – presented by City Clerk Brenda Colegrove

The Consent Agenda, consisting of the following items, was unanimously approved on a motion by Mr. Spies and seconded by Mrs. Mitchell:

- *June 7, 2011 work session minutes*
- *July 11, 2011 regular meeting minutes*
- *Manufacturing exemption from Viskon Aire Corporation to be exempted from personal property tax for equipment purchased in 2010 for a total savings of \$525 over the next five years*
- *Resolution No. 2073 - revising the time limit for the commercial loading zone in front of Sandi's One Stop located at 701 W. Main Street from ten minutes to twenty minutes to allow additional time for deliveries*
- *Resolution No. 2074 - accepting grant funds of \$1,125 in cooperation with the Wicomico County Citizens Corp Council to provide funding for the Neighborhood Watch programs*
- *Resolution No. 2075 - accepting funds of \$200,000 awarded through a State of Maryland Bond Bill for the construction of the Animal Health Clinic at the Zoo*

- Resolution No. 2076 - accepting funds of \$160,000 awarded through a State of Maryland Bond Bill for the construction of the Animal Health Clinic at the Zoo

AWARD OF BIDS – presented by Internal Services Director Pam Oland

On a motion by Mrs. Mitchell and seconded by Mr. Spies, the Award of Bids, consisting of the following items, was unanimously approved:

- Declaration of un-surplus (lamps) -0-
- Award of Renewal Bid Contract RFP 13-10 \$239,360.00
Magnesium Hydroxide Feed System
Premier Magnesia, LLC
Acct. No. 86083-546004

RESOLUTIONS – presented by City Administrator John Pick

- Resolution No. 2077 - approving a lease with Salisbury University for the use of a portion of the Schumaker Dam access road as a construction staging area

Mrs. Mitchell moved and Mrs. Campbell seconded to approve Resolution No. 2077. The following amendments were unanimously approved:

1. Motion by Mrs. Mitchell and seconded by Mr. Spies to amend item 1 in the lease (5th line) by changing Landlord to Mayor.
2. Motion by Mr. Spies and seconded by Mrs. Campbell to amend item 3A in the lease to read as follows:

“To require sub-lessee to provide to the City a certificate of insurance naming the City as an additional insured. Such certificate will evidence that the sub-lessee has insurance in the following amounts: General Commercial Liability (General Aggregate \$2,000,000; Each Occurrence \$1,000,000; Fire Damage \$300,000; and Medical Expense (\$10,000).”

Resolution No. 2077, as amended, passed unanimously.

- Resolution No. 2078 - accepting funds (\$324,623) awarded through a grant from the Governor’s Office of Crime Control and Prevention for the Safe Streets grant

Resolution No. 2078 passed unanimously on a motion by Mr. Spies and seconded by Mrs. Mitchell.

- Resolution No. 2079 - creating a donation line to accept funds from the Community Foundation of the Eastern Shore, Inc. for the establishment and sustainment of a Salisbury Police Department College Scholarship Fund for nontraditional police officer candidates

Mrs. Mitchell moved and Mrs. Campbell seconded to approve Resolution No. 2079. The following amendments were unanimously approved:

1. *Motion by Mrs. Campbell and seconded by Mrs. Shields to amend Resolution No. 2079 by amending the 5th Whereas paragraph to read as follows:*

“WHEREAS, the funds so donated will be used to fund a two-year associate degree through Wor-Wic Community College for qualifying high school students who live in and graduate in Wicomico County; and”

2. *Motion by Mrs. Campbell and seconded by Mr. Spies seconded to amend the second paragraph in the documentation included with Resolution No. 2079 by deleting “area residents” in the second line and inserting “qualifying high school students who live in and graduate in Wicomico County.”*
3. *Motion by Mrs. Campbell and seconded by Mrs. Mitchell to amend the criteria listed in Schedule A of the documentation by including the following language as item 1: “a high school student who lives in and graduates in Wicomico County” and renumbering the other listed criteria as needed.*

Resolution No. 2079, as amended, passed unanimously.

- *Resolution No. 2080 - creating a donation line to accept funds from the Salisbury Community Foundation of the Eastern Shore, Inc. for the establishment and sustainment of a Salisbury Police Department K-9 and Mounted Unit*

Resolution No. 2080 passed unanimously on a motion by Mrs. Campbell and seconded by Mr. Spies.

- *Resolution No. 2081 - accepting grant funding (\$34,560) from the Governor’s Office of Crime Control and Prevention under the “Stop Gun Violence Reduction Grant – Cease Fire Council” for the Salisbury Police Department’s “Salary Support” program to reduce gun related crimes and target wanted offenders*

On a motion by Mrs. Campbell and seconded by Mrs. Mitchell, Resolution No. 2081 passed unanimously.

- *Resolution No. 2082 - granting an exemption from the residential fire sprinkler requirements to any residential lot approved for one and two-family dwellings which are contiguous to water lines, curbing, guttering, sidewalks and street paving installed and approved prior to August 9, 2010*

Mrs. Shields moved to approve Resolution No. 2082. The motion died for lack of a second.

ORDINANCES – presented by City Attorney Paul Wilber

- *Ordinance No. 2162 - 2nd reading - amending Chapter 15 Housing of the Salisbury Municipal Code relating to the Housing Board of Adjustments and Appeals (narrowing the authority of the Board, clarifying authority to remove members of the Board and clarifying the appeal process)*

Mrs. Campbell moved and Mrs. Shields seconded to approve Ordinance No. 2162 for second reading. On a motion by Mrs. Campbell and seconded by Mrs. Shields, Ordinance No. 2162 was postponed for discussion at a work session.

- *Ordinance No. 2163 - 2nd reading - amending Chapter 15.26 of the Salisbury Municipal Code, Rental of Residential Premises, to modify the fees for failure to renew, re-register or obtain a Rental Dwelling Unit Owners License and/or a Rental Dwelling Unit Registration*

Mrs. Campbell moved and Mrs. Shields seconded to approve Ordinance No. 2163 for second reading. The following amendments were unanimously approved:

- 1. Motion by Mrs. Mitchell and seconded by Mr. Spies to amend 15.26.060A.1 by inserting “noncompliant rental unit owner license” between “a” and “fee” in the third line*
- 2. Motion by Mr. Spies and seconded by Mrs. Mitchell to amend 15.26.060A.1 by inserting “, which shall be” after “fee” in the third line*
- 3. Motion by Mrs. Mitchell and seconded by Mrs. Campbell to amend 15.26.060A.3 by inserting “delinquent rental unit owner” between “a” and “license” and “, which shall be” after “fee” in the second line*
- 4. Motion by Mrs. Mitchell and seconded by Mr. Spies to amend 15.26.060B.1 by inserting “noncompliant rental dwelling unit” between “a” and “fee” in the third line and “, which shall be” after “schedule” in the last line*
- 5. Motion by Mrs. Mitchell and seconded by Mrs. Shields to amend 15.26.060A.1 by inserting “dwelling” between “rental” and “unit”*
- 6. Motion by Mrs. Mitchell and seconded by Mr. Spies to amend 15.26.060A.3 by inserting “dwelling” between “rental” and “unit”*
- 7. Motion by Mrs. Mitchell and seconded by Mr. Spies to amend 15.26.060B.3 by inserting “delinquent rental dwelling unit” between “a” and “registration” on the second and third lines and inserting “, which shall be” after “fee” in the third line*

Ordinance No. 2163, as amended for second reading, passed unanimously.

- Ordinance No. 2164 - 2nd reading - establishing a fee schedule to obtain a rental unit owner license, registration of a rental dwelling unit and noncompliance or delinquency of such license or registration

Mrs. Shields moved and Mrs. Campbell seconded to approve Ordinance No. 2164 for second reading. The following amendments were unanimously approved:

1. *Motion by Mr. Spies and seconded by Mrs. Campbell to amend the 5th Whereas paragraph to correct "few" to "fee"*
2. *Motion by Mr. Spies and seconded by Mrs. Campbell to amend "(or \$44.00)" on the next to last line on page 1 to read "(\$44.00 total)"*
3. *Motion by Mr. Spies and seconded by Mrs. Shields to amend "(48.00)" in the second item (second line) on page 2 to read "(\$48.00 total)"*
4. *Motion by Mrs. Campbell and seconded by Mrs. Mitchell to add "registration" on page 1 between "dwelling unit" and "and" on the first line of the last item and to add "registration" between "dwelling unit" and "and" on the first line of the second item on page 2*

Ordinance No. 2164, as amended for second reading, passed unanimously.

- Ordinance No. 2166 - 1st reading - amending Chapter 15.26 Rental of Residential Premises, of the Salisbury Municipal Code, to require all leases for rental dwelling units within the City, whether such leases are verbal or written, to have a written copy of the City of Salisbury Tenants' Rights Lease Addendum signed by both the landlord and all tenants of majority age

Mrs. Campbell moved and Mr. Spies seconded to approve Ordinance No. 2166 for first reading. A copy of the information referenced by Mr. John Cannon is attached to the original minutes. There was a consensus to make an editorial correction on the Tenants' Rights Lease Addendum by changing the semi-colon to a comma after "Neighborhood Services and Code Compliance." Mr. Spies moved to capitalize "department of neighborhood services and code compliance" at the bottom of page 1. Mrs. Campbell seconded and the vote was unanimous.

Ordinance No. 2166, as amended for first reading, passed unanimously.

- Ordinance No. 2165 - 1st reading - amending the cable television franchise ordinance to provide a percentage range of the cable television franchise fee that is dedicated for the public, educational and governmental channel

Mrs. Campbell moved and Mr. Spies seconded to approve Ordinance No. 2165 for first reading. On a motion by Mr. Spies and seconded by Mrs. Campbell, the vote was

unanimous to amend the 8th line in section (A) by inserting "the" between "on" and "franchise."

Ordinance No. 2165, as amended for first reading, passed on a 3-2 vote. Mrs. Campbell, Ms. Cohen and Mr. Spies voted aye. Mrs. Mitchell and Mrs. Shields voted nay.

PUBLIC COMMENTS

One city resident voiced her concern with the conditions of the neighborhood (i.e., trash, houses broken into, houses not being repaired; lawns not mowed).

ADJOURNMENT

The meeting adjourned at 9:27 p.m.

CITY OF SALISBURY, MARYLAND
CLOSED SESSION
JULY 25, 2011

TIME & PLACE: 12:32 p.m., Government Office Building - Conference Room 306
PURPOSE: Consult with legal counsel/pending litigation
VOTE TO CLOSE: Unanimous
CITATION: Annotated Code of Maryland Sections 10-508(a)(7)(8)
PRESENT: Council President Terry E. Cohen, Council Vice President Deborah S. Campbell (arrived 12:35 p.m.; left 1:16 p.m.), Councilwoman Laura Mitchell, Councilwoman Eugenie P. Shields, Councilman Timothy K. Spies, Mayor James Ireton, Jr., City Clerk Brenda J. Colegrove, City Administrator John Pick, City Attorney Paul Wilber

The Council met in open session at 12:30 p.m. in Conference Room 306 of the Government Office Building for the purpose of considering a vote to convene in closed session to receive an update from and consult with the city attorney on pending litigation as permitted under the Annotated Code of Maryland Sections 10-508(a)(7)(8). At 12:32 p.m. Mrs. Shields moved to convene in closed session. Mr. Spies seconded and the vote was unanimous. Note: Mrs. Campbell was not present during the vote to close.

City Attorney Paul Wilber provided an overview on each of the litigation issues. Since this was an update only, no action was taken by Council. At 2:28 p.m., the vote was unanimous to adjourn the closed session on a motion and a second by Mrs. Shields and Mr. Spies, respectively, and return to open session.

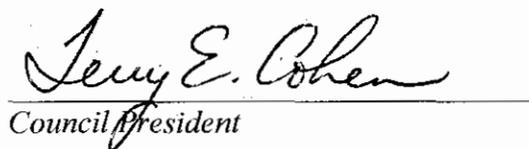
CITY OF SALISBURY, MARYLAND
CLOSED SESSION
AUGUST 1, 2011

TIME & PLACE: 8:07 p.m., Government Office Building - Conference Room 306
PURPOSE: Consult with legal counsel and staff regarding the negotiation of a pending contract
VOTE TO CLOSE: Unanimous
CITATION: Annotated Code of Maryland Sections 10-508(a)(7)(14)
PRESENT: Council President Terry E. Cohen, Council Vice President Deborah S. Campbell, Councilwoman Laura Mitchell, Councilman Timothy K. Spies, Mayor James Ireton, Jr., City Clerk Brenda J. Colegrove, City Administrator John Pick, Assistant City Administrator Loré Chambers, City Attorney Paul Wilber
ABSENT: Councilwoman Eugenie P. Shields

At 8:07 pm. in Conference Room 306 of the Government Office Building, Mrs. Campbell moved to convene in closed session to consult with legal counsel and staff regarding the negotiation of a pending contract (disposition agreement with Coastal Ventures Properties, LLC). Mr. Spies seconded and the vote was unanimous.

City Attorney Paul Wilber and City Administrator John Pick gave a status report on the negotiation of the disposition agreement. Council, by unanimous consensus, provided direction to Mr. Wilber and Mr. Pick on how to proceed. On a motion and a second by Mrs. Campbell and Mrs. Mitchell, respectively, and by unanimous vote, the closed session adjourned at 8:26 p.m. Council reconvened in open session.


City Clerk


Council President

City of Salisbury



MARYLAND

Salisbury



2010

125 NORTH DIVISION STREET
SALISBURY, MARYLAND 21801
Tel: 410-548-3190
Fax: 410-548-3192

PAMELA B. OLAND
DIRECTOR OF INTERNAL SERVICES
PROCUREMENT DIVISION

JAMES IRETON, JR.
MAYOR

JOHN R. PICK
CITY ADMINISTRATOR

LORÉ L. CHAMBERS
ASSISTANT CITY ADMINISTRATOR

COUNCIL AGENDA

July 25, 2011

- | | | |
|----|---|--------------|
| 1. | Declaration of Un-Surplus-Lamps | \$0.00 |
| 2. | Award of Renewal Bid Contract RFP 13-10 | \$239,360.00 |

City of Salisbury



MARYLAND

Salisbury



2010

125 NORTH DIVISION STREET
SALISBURY, MARYLAND 21801
Tel: 410-548-3190
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JAMES IRETON, JR.
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CITY ADMINISTRATOR

LORE L. CHAMBERS
ASSISTANT CITY ADMINISTRATOR

COUNCIL AGENDA

July 25, 2011

To: Mayor and City Council

Subject: Un-Surplus Items-Lamps

The City of Salisbury Internal Services Department-Procurement Division received a request from the Salisbury Public Works Traffic Branch to declare the following items un-surplus:

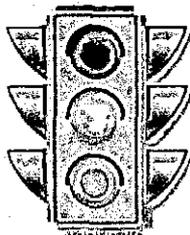
Department	Item	Qty.
PW-Traffic Branch	150 PAR 46/TS lamps	32

The aforementioned item was declared surplus at the July 11, 2011 Council meeting. Upon declaration of un-surplus, as approved by the council, the aforementioned lamps will be returned to inventory. Additional details are noted in the department memo.

Thank You,

Catrice L. Parsons

Assistant Director Internal Services-Procurement and Parking



**Salisbury Public Works
Traffic Branch
Lake Street & Mack Avenue
Salisbury MD 21801**

Ray Birch
Traffic Systems Manager
410-548-3177

Catrice,

The Traffic Branch has identified the following item that was declared surplus property. An error occurred declaring this item surplus as they are used in special traffic signals.

1. [32] 150PAR 46/TS lamps

We ask that this item be removed from the list that was declared surplus and returned to our inventory. Thank you for the consideration and should you have any questions, or require additional information, please feel free to contact me immediately.

**Ray Birch
Traffic Systems Manager**

City of Salisbury



MARYLAND

Salisbury



2010

125 NORTH DIVISION STREET
SALISBURY, MARYLAND 21801
Tel: 410-548-3190
Fax: 410-548-3192

PAMELA B. OLAND
DIRECTOR OF INTERNAL SERVICES
PROCUREMENT DIVISION

JAMES IRETON, JR.
MAYOR

JOHN R. PICK
CITY ADMINISTRATOR

LORÉ L. CHAMBERS
ASSISTANT CITY ADMINISTRATOR

COUNCIL AGENDA

July 25, 2011

TO: Mayor and City Council

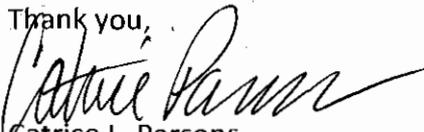
SUBJECT: Recommendation of Award Renewal Contract RFP 13-10

Magnesium Hydroxide Feed System

The City of Salisbury Internal Services Department-Procurement Division, received a request from Salisbury Public Works (SPW) to renew Contract RFP 13-10 for the Magnesium Hydroxide Feed System for one year. Under Contract RFP 13-10 the contract allows for two, one year renewal terms. Upon approval from Council this would be the first renewal year of the two one year renewal terms. The Public Works Division is pleased with the current provider system, performance, and customer service.

After review of Contract RFP 13-10 and information submitted by Public Works, the Department of Internal Services-Procurement Division requests Council's approval to renew Contract RFP 13-10 for one year as noted above in the amount of \$239,360.00. There are sufficient funds in account 86083-546004 Chemical for this contract. Additional details are noted in the department memo.

Thank you,


Catrice L. Parsons

Assistant Director of Internal Services-Procurement & Parking

City of Salisbury



MARYLAND

Salisbury



2010

125 NORTH DIVISION STREET
SALISBURY, MARYLAND 21801
Tel: 410-548-3170
Fax: 410-548-3107

JAMES HRETON, JR.
MAYOR

JOHN R. PICK
CITY ADMINISTRATOR

LORÉ L. CHAMBERS
ASSISTANT CITY ADMINISTRATOR

TERESA GARDNER, P.E.
DIRECTOR OF PUBLIC WORKS

Public works

To: Catrice Parsons, Assistant Director Internal Services-Procurement
From: Douglas Ehrisman
Date: 7/14/11
Re: Award of Renewal Contract RFP 13-10

Magnesium Hydroxide Feed System

Contract RFP 13-10 *Magnesium Hydroxide Feed System* will expire on July 22, 2011. The contract gives the City of Salisbury the option to renew for two additional one year terms. Public Works received a communication from Premier Magnesia, LLC that the price per gallon would increase from \$1.75 to \$1.87, the price increase is due to fuel cost and inflation rate increases.

Public Works is pleased with the customer service, product, performance, and equipment Premier Magnesia, LLC has provided to the City as part of Contract RFP 13-10. Public Works is requesting permission from council to renew Contract RFP 13-10 for one year.

The contract price is \$239,360.00 and there are sufficient funds in account number 86083-546004 Chemicals.


Doug Ehrisman
Acting Assistant Superintendent


Teresa Gardner
Director of Public Works

STATEMENT FOR CLOSING A MEETING

Location: Room 302 - G03

Date: 7-25-11

Time: 12:30 pm.

Motion: Councilwoman Shields

Seconded By: Councilman Spies

Vote to Close Session:

	AYE	NAY	ABSTAIN	ABSENT	
Deborah S. Campbell	{ }	{ }	{ }	{ } ✓	<i>for vote came in 12:35 pm left 1:16 pm.</i>
Terry E. Cohen	{ ✓ }	{ }	{ }	{ }	
Laura Mitchell	{ ✓ }	{ }	{ }	{ }	
Eugenie P. Shields	{ ✓ }	{ }	{ }	{ }	
Timothy K. Spies	{ ✓ }	{ }	{ }	{ }	

STATUTORY AUTHORITY TO CLOSE SESSION

State Government Article §10-508(a):

- (1) To discuss:
 - { (i) The appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or
 - { (ii) Any other personnel matter that affects one or more specific individuals.
- (2) {} To protect the privacy or reputation of individuals with respect to a matter that is not related to public business.
- (3) {} To consider the acquisition of real property for a public purpose and matters directly related thereto.
- (4) {} To consider a preliminary matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State.
- (5) {} To consider the investment of public funds.
- (6) {} To consider the marketing of public services.
- (7) {✓} To consult with counsel to obtain legal advice on a legal matter.
- (8) {✓} To consult with staff, consultants, or other individuals about pending or potential litigation.
- (9) {} To conduct collective bargaining negotiations or consider matters that relate to the negotiations.

- (10) {} To discuss public security, if the public body determines that public discussions would constitute a risk to the public or public security, including:
- (i) the deployment of fire and police services and staff; and
 - (ii) the development and implementation of emergency plans.
- (11) {} To prepare, administer or grade a scholastic, licensing, or qualifying examination.
- (12) {} To conduct or discuss an investigative proceeding on actual or possible criminal conduct.
- (13) {} To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.
- (14) {} Before a contract is awarded or bids are opened, discuss a matter directly related to a negotiation strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

TOPICS TO BE DISCUSSED:

Pending litigation

REASON FOR CLOSING:

Receive update from & consult with city attorney

Terry E. Cohen
Terry E. Cohen
Council President
City of Salisbury

STATEMENT FOR CLOSING A MEETING

Location: Rm. 306 - GOB

Date: ~~Aug. 1, 2011~~ Aug. 1, 2011

Time: 8:07 pm.

Motion: Debbie Campbell

Seconded By: Tim Spies

Vote to Close Session:

	AYE	NAY	ABSTAIN	ABSENT.
Deborah S. Campbell	{ <input checked="" type="checkbox"/>	{ }	{ }	{ }
Terry E. Cohen	{ <input checked="" type="checkbox"/>	{ }	{ }	{ }
Laura Mitchell	{ <input checked="" type="checkbox"/>	{ }	{ }	{ }
Eugenie P. Shields	{ }	{ }	{ }	{ <input checked="" type="checkbox"/>
Timothy K. Spies	{ <input checked="" type="checkbox"/>	{ }	{ }	{ }

STATUTORY AUTHORITY TO CLOSE SESSION

State Government Article §10-508(a):

- (1) To discuss:
 - { (i) The appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or
 - { (ii) Any other personnel matter that affects one or more specific individuals.
- (2) { To protect the privacy or reputation of individuals with respect to a matter that is not related to public business.
- (3) { To consider the acquisition of real property for a public purpose and matters directly related thereto.
- (4) { To consider a preliminary matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State.
- (5) { To consider the investment of public funds.
- (6) { To consider the marketing of public services.
- (7) To consult with counsel to obtain legal advice on a legal matter.
- (8) { To consult with staff, consultants, or other individuals about pending or potential litigation.
- (9) { To conduct collective bargaining negotiations or consider matters that relate to the negotiations.

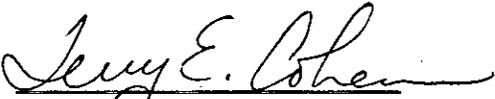
- (10) {} To discuss public security, if the public body determines that public discussions would constitute a risk to the public or public security, including:
 - (i) the deployment of fire and police services and staff; and
 - (ii) the development and implementation of emergency plans.
- (11) {} To prepare, administer or grade a scholastic, licensing, or qualifying examination.
- (12) {} To conduct or discuss an investigative proceeding on actual or possible criminal conduct.
- (13) {} To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.
- * (14) Before a contract is awarded or bids are opened, discuss a matter directly related to a negotiation strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

TOPICS TO BE DISCUSSED:

Disposition agreement with Coastal Ventures, LLC for
old Fire Station #16 - status of negotiation of pending
contract.

REASON FOR CLOSING:

To consult with counsel and staff about this pending contract
per #7 and in part #14 regarding the negotiation of
this pending contract.


 Terry E. Cohen
 Council President
 City of Salisbury

Recommended Addition to Landlord Lease
Referencing City of Salisbury
"Tenants' Rights Addendum"

7/25/11
John Carson

RESIDENTIAL LEASE AGREEMENT

(PAGE 3)

..... Tenant shall deliver all keys to Landlord within twenty-four (24) hours after vacating the Premises; failure to comply will be cause to charge Tenant for changing the locks. The cost and expense referred to in this paragraph shall be considered damages due to breach of lease and may be subtracted from the security deposit.....

23. SEVERABILITY: The provisions of this Lease are severable and if any provision, clause, sentence, section or part thereof is held illegal, invalid, unconstitutional, or inapplicable, it shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of the Lease.

Landlord Retaliation Prohibited

In Maryland, a landlord may not retaliate against a renter because the renter exercised his or her rights under the law or a lease. In other words, a landlord may not evict or threaten to evict a renter, increase the rent, decrease services or terminate a month-to month lease because the renter did one of the following: 1) complained about unsafe housing conditions; 2) participated in a tenants' association; or 3) participated in a lawsuit against the landlord.

If tenants or any authorized occupants feel that their landlord is retaliating against them or threatening to retaliate against them, they should seek legal advice and contact the appropriate agencies found on the City of Salisbury web site www.ci.salisbury.md.us for assistance.

TENANT, ALL AUTHORIZED OCCUPANTS AND LANDLORD ACKNOWLEDGE BY SIGNING BELOW THAT ALL ARE AWARE OF THE CITY OF SALISBURY WEBSITE www.ci.salisbury.md.us AND PHONE NUMBER (410) 341-9550 FOR TENANTS' INFORMATION RIGHTS AND/OR CONTACT INFORMATION. IN ADDITION, ALL HAVE BEEN INFORMED THAT THE MAXIMUM NUMBER OF UNRELATED INDIVIDUALS WHO MAY OCCUPY THE PREMISES IS _____.

THIS IS A LEGALLY BINDING CONTRACT, IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

WITNESS:

LANDLORD

By: _____ (SEAL)

TENANT(S)

_____ (SEAL)

_____ (SEAL)

Recommended Addition to City of Salisbury Rental Unit Registration Application

I affirm that, all landlord/tenant leases issued from this owner, corporation or partnership include exact references to tenants' rights information and landlord prohibition of retaliation as required in Chapter 15.26 Rental of Residential Premises of the Salisbury Municipal Code.