

CITY OF SALISBURY
WORK SESSION
FEBRUARY 23, 2015

Public Officials Present

Council President Jacob R. Day
Councilwoman Eugenie P. Shields (arrived 5pm)

Council Vice President Laura Mitchell
Councilman John "Jack" R. Heath

Public Officials Not Present

Mayor James Ireton, Jr.
Councilman Timothy K. Spies

In Attendance

City Clerk Kimberly Nichols, City Administrator Tom Stevenson, Internal Services Director Keith Cordrey, Public Works Director Mike Moulds, Business Development Specialist Laura Kordzikowski, Deputy Director Public Works Amanda Pollack, City Attorney Mark Tilghman, interested citizens and members of the press.

On February 23, 2015, Salisbury City Council convened in a Work Session at 4:08 p.m. in Council Chambers, Room 301 of the Government Office Building.

Expansion of Arts & Entertainment District

Business Development Specialist Laura Kordzikowski joined Council at the table to discuss the application to expand the Arts & Entertainment (A & E) District. She listed the most notable properties encompassed in the expansion, including Rivers Edge Apartments and Studio for the Arts, the City of Salisbury Marina, the Korean Presbyterian Church, Faith Community Church, and property owned by the Wicomico Presbyterian Church.

Mike Wigley, AIA, Davis, Bowen & Friedel, Inc. added that the A & E District, currently 72 acres, would be increased by 12.92 acres which would straighten out the boundaries. A primary purpose of the expansion was to include and support the Rivers Edge Apartments since they have reported receipt of 55 applications from active artists.

Jamie Heater of the A & E District Committee discussed the benefits received from the individual artists and performers through individual income tax exemptions and business benefits that can be applied for when larger renovations and construction takes place.

Mr. Tilghman suggested the resolution be revised by inserting on Line 29 "shall be as shown on the attached City of Salisbury Arts and Entertainment District Application and the accompanying maps" to clarify the application and maps are attached.

Mrs. Mitchell noted that on page 24, No. 2, “of” needs to be removed and Connie Strott’s name needs to be used consistently as either Connie or Constance.

The following was cited following Mr. Day’s question regarding tax exemption:

- Churches are tax exempt
- Improvements made to buildings and facilities that are designated for art and related purposes are exempt

Mr. Stevenson reported Wicomico County Council was scheduled to consider the expansion during their March 3, 2015 Legislative Session. Council reached unanimous consensus to advance the legislation to the February 23, 2015 Legislative Session.

Charter Amendment – Decoupling Enterprise Fund Debt from General Fund

Council was joined by Mr. Stevenson and Internal Services Director Keith Cordrey to discuss decoupling the Enterprise Fund debt from the General Fund.

Mr. Cordrey explained that the City typically budgets for and imposes fees and charges sufficient to support debt service on projects allocated to enterprise funds. The City’s single debt limit formula does not take into account allocating certain bond-funded projects to enterprise funds.

The Charter Amendment Resolution prepared by the City’s bond counsel changes the debt limit provided for in the Charter to exclude general obligation debt allocated to enterprise funds, and are required in order to pursue the MDE loans to fund the Wastewater Treatment Plant upgrades.

Mrs. Mitchell noted that the City had previously looked into raising the debt ceiling to enable the City to accommodate the debt associated with the Wastewater Treatment Plant. Since raising the debt ceiling is not usually well received publically, the decision was made to separate the two funds. The City’s debt was previously exaggerated on the General Fund side by including the self-sustaining debt. She explained the main goal of this Charter Amendment is to achieve better reporting between the self-sustaining Enterprise Fund and Debt related with revenue sources to cover it and to show what the City really owes based on its ability to tax and pay its debt.

Council reached unanimous consensus to advance the legislation to the February 23, 2015 Legislative Session and took a break at 4:40 p.m.

Main Street Masterplan Update

Public Works Deputy Director Amanda Pollack, Project Engineer Paul Mauser, and design consultants Kathy Walsh and Steve Torgerson from A. Morton Thomas & Associates, Inc. (ATM) joined Council to discuss the 65% submittal to the Main Street Masterplan.

Council, staff and consultant discussion topics and questions included:

- Design timeline
- Permeable pavers on Main Street

- Bio retention facilities (some as planters)
- Outdoor eatery space opportunities; delineating the spaces from the streets and walking area; ADA accessible
- Raised table at Market St. and St. Peter's St.
- Traffic calming speed tables (not speed bumps)
- Crosswalks comprising of concrete pavers with concrete bands on both sides, and set on a concrete bed
- What happens in the future if the street has to be ripped up for some reason? Pavers can be pulled up, set aside, utility work completed, new concrete laid, and pavers replaced. This would provide for a seamless patch as opposed to some other alternatives and eliminate mis-match.
- Pavers band to create the core of Plaza Space near the GOB, shade trees planted, small water feature (skim pool), seating, stage for various community uses or productions
- Streetscape items including bike racks, benches, trash receptacles, street bollards,
- Planters placed at restaurants
- Lighting fixtures including streetscape banners
- Public parking
- Cigarette butt receptacle grant opportunity
- Electronic message boards
- 25 more parking spaces
- Street trees; soil under sidewalks; sidewalk width
- Crosswalk and bike lane dimensions
- Plaques for buildings
- Regulatory signs
- Digital message boards are great, but security must be considered so that illegal hacking can't occur
- There should be an electronic message board in front of the Government Office Building, but there are those who prefer signs, paper, etc.
- Intersection of Main & Division – Would like paving patterning between the crosswalks to delineate the importance of safely entering the intersection
- Discussed modifying the plans to incorporate dedicated bike lanes on the eastern portion of Main Street

Council discussed recommending the following for E. Main Street: 10-foot lanes going in each direction, 5-foot bike lanes going in each direction and 7-foot parking lanes (instead of 8-foot). To achieve this, the City must gain 4' from the property owners along Main Street. Council will continue the Masterplan discussion at the March 2 Work Session.

The Work Session adjourned at 6:02 p.m.

CITY OF SALISBURY, MARYLAND
CLOSED SESSION
FEBRUARY 9, 2015

TIME & PLACE: 5:06 p.m., Government Office Building – Council Chambers, Room 301
PURPOSE: To obtain legal advice on a legal matter
VOTE TO CLOSE: Unanimous
CITATION: Annotated Code of Maryland §10-508(a)(7)
PRESENT: Council President Jacob R. Day, Mayor James Ireton, Jr. (left 5:15 p.m.),
Vice President Laura Mitchell, Councilman John “Jack” R. Heath,
Councilman Timothy K. Spies, City Administrator M. Thomas Stevenson,
City Clerk Kimberly R. Nichols, City Attorney Mark Tilghman, and Local
Government Insurance Trust Legal Services Director John F. Breads, Jr.
and Local Insurance Trust Senior Attorney Matt Peter (both left 5:45 p.m.)
ABSENT: Councilwoman Eugenie P. Shields

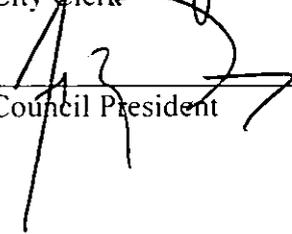
The City Council convened in Open Session in Room #301 of the Government Office Building at 5:02 p.m. Mr. Spies moved, Mr. Heath seconded, and the vote was unanimous (4-0 vote as Mrs. Shields was absent) to convene in Closed Session to consult with counsel to obtain legal advice on a legal matter.

Council consulted with Local Government Insurance Trust Legal Services Director John F. Breads, Jr. and Local Insurance Trust Senior Attorney Matt Peter. The attorneys exited the Closed Session at 5:45 p.m. and Council and City Attorney Mark Tilghman continued discussing the same case.

On a motion by Mrs. Mitchell, seconded by Mr. Spies, and approved on a unanimous vote (4-0), President Day adjourned the Closed Session at 5:59 p.m., returned to Open Work Session, and reported that while in Closed Session Council discussed strategy in a legal case.



City Clerk



Council President