

wondered if it could be included in bonded debt. Mrs. Shields noted that many Cities, which have invested in this infrastructure, have done so in areas that are economically or socially stagnated and asked how this would benefit the citizens of Salisbury, but she also supported the project.

IT Director Bill Garrett reported that with the existing downtown Wi-Fi project, the mesh antennas allow a certain amount of connections before it gets to the GOB where the internet is being provided by Maryland Broadband Cooperative. This project would allow the City to run one of those strands to the last building towards Mill Street and put in a backbone connection to allow the free internet to be spread throughout a larger area on the west side of the City. The existing infrastructure would not be expanded but this would provide free internet to those living on that side of town.

Mr. Van Dopp requested that the City of Salisbury become a government agency member of the cooperative for a one-time fee of \$1,500.00 which would give the City the right to talk to coop management about any problem or issue with MDBC, ability to purchase telecom products and services from MDBC at the lowest cost possible and receive the highest quality of service, to increase market share, reach new markets affordably, reduce recurring costs, increase reliability and redundancy, and enhance service.

Council reached unanimous consensus to add the topic to the budget session on May 21, 2015.

Main Street Masterplan Update

Ms. Pollack and Public Works Project Engineer Paul Mauser joined Kathy Walsh and Steve Torgerson from A. Morton Thomas & Associates, Inc. (AMT) at the table to provide the 95% update on the Main Street Masterplan Update.

Ms. Pollack reported October 2015 was the construction target date. On May 12, 2015, (last week) the committees met with Public Works to give public input on the 95% plan.

(Council took a five minute break at 2:25 p.m. to work on the projector)

Points of discussion on the update included:

- Travel lanes, shared lanes and bike lanes
- Sidewalks
- Pedestrians
- Traffic calmers
- Crossings will be brick-lined and more visible
- Options for street light fixtures (straight or goose neck)
- Way finding poles and signs
- Streetscape and site amenities
- 4-foot Black benches (made in U.S.A.)
- Ballards on W. Main Street in lieu of cones, etc.
- Bike racks placed throughout (made in U.S.A.)

- Trash receptacles (wider openings)
- Transition between outdoors barriers and restaurants - fencing design
- Barriers mostly between the street and eating areas
- Planters a concern because who would be responsible for taking care of them?
- Street trees would provide shade but restaurants could use awnings, umbrellas, etc.
- Trees and permeable pavement
- Water off the sidewalks runs through permeable pavement where trees are planted
- This type of treescaping will last for several generations and help use up stormwater
- Will close off and dig up one block at a time from Division Street to Rt. 13

Council discussion and concerns:

- Concerned with drinking alcohol outside and didn't like the fences
- Smoking outside
- Digital LED sign
- Majority of Council liked the straight light poles rather than the goose necked (straight light poles, not goose neck, was the City's current standard)
- Concerned with the fencing around outdoor dining

The Main Street Masterplan update was for Council and the public's information only.

100 North Division Street Stair Request

Public Works Director Mike Moulds reported Bret Davis, Realtor Consultant for Keller Williams and owner of the building occupied by Echelon Restaurant at 100 N. Division Street at the intersection of West Main Street and Division Street, recently contacted Public Works with the proposal to construct basement stairs at his building at the same time Phase 1 of the Main Street Masterplan is on location in front of his building. Mr. Davis was invited to discuss the proposal.

Mr. Moulds stated Public Works has reviewed the proposal and has concerns with the location of the proposed basement stairs and the location of the proposed outdoor dining area adjacent to the building due to ADA compliance. The base of the steps would protrude into the walkable sidewalk area and be too close to the dining area. In addition, the concrete slab covering the existing basements stairs is cracked, and if the stairs are not renovated, Public Works recommends filling in the stairs so that there is a solid base underneath the sidewalk.

Mr. Davis reported he had no commitments to a business retail space for the property at the time, and the space would increase the taxable revenue for the City, increase jobs, provide more space downtown since only so much space is currently available, and utilize the space that is already there. He requested approval of his concept plan and assured compliance with all requirements.

Mr. Moulds indicated the parking space near the stairwell might have to be eliminated so that the pervious pavers could be moved out. The stairwell can be accommodated, but will require tweaking and losing a parking space right there at the entrance.

Mr. Davis asked to determine today if his plans would be feasible and approved by City Council (specific details to be ironed out later) or if Council disapproves altogether.

Council unanimously agreed to not refuse the project at this point, but had concerns about the flow of traffic and pedestrian safety. Mr. Moulds and Mr. Davis will work together and return to Work Session for further discussion on the points discussed.

(At 3:55 p.m. Council took a five-minute break)

Splashbury Presentation

Mr. Bradley Gillis introduced David Plotts, Joe Ollinger and Mike Wessells, all attending in support of Splashbury. Mr. Gillis described this as a free, wet playground for children with sprayers and sprinklers seen at amusement parks, Jolly Rogers, Splash Mountain. Sharptown and Shad Landing have splash parks, and he proposed naming Salisbury's splash park "Splashbury."

The exact proposed location chosen for the splash park was the ball field across the river from Ben's Red Swings, but the committee was open to other locations as long as they were in the City Park. Mr. Gillis was looking for consensus from City Council to allow him to continue discussions with the Mayor's office to pursue an agreement and to work with Public Works.

Council unanimously supported the project and provided the following comments:

- Mrs. Shields asked the committee to consider building water parks in other City playgrounds including Waterside Playground. The parks are closer to the children's homes and would enable children to visit a water park in their own communities without a lot of travel.
- Mrs. Mitchell thought the ball field location was not ideal for the water park and asked the committee to consider using Picnic Island or look at other options.
- Mr. Heath asked the committee to keep working towards the ideal location and to return to Council with additional ideas. This requires minimal impact on the City itself and is positive for the City youth.
- Mr. Spies supported the project but suggested if the ball field was utilized, picnic tables should be placed in the shade for parents to observe their children. He suggested other public places could use misting stations like the Skate Park.

Council will schedule another Work Session with the Splashbury committee after the committee has developed a pros/cons list, neighborhood feedback and a location narrowed down.

City Park Committee By-law Changes

City Park Committee Chair David Plotts joined Council to discuss the changes to the by-laws. Council reached unanimous consensus to advance the legislation to the consent agenda of an upcoming legislative session.

Budget Amendment for Ammunition

Ms. Glanz explained that the members of the Salisbury Police Department must complete firearms training and officer recertification each year. The resulting ammunition brass casings are collected and recycled. The revenue received and requested for the budget amendment amount is \$1,470.00.00.

The Police Department's small tools account number (21021-546009) will be increased by the above amount to purchase service weapons for new officers.

Council reached unanimous consensus to advance the budget amendment to an upcoming legislation session.

4-4, 4-3 Amortization - Ordinance

Neighborhood Services & Code Compliance (NSCC) Director Susan Phillips and Mayor Ireton joined Council to discuss the amortizing the legal non-conforming uses granted in 2006.

Ms. Phillips explained that 4-2 was supposed to provide relief for single-family neighborhoods, and administration thinks it is time for either the legal non-conforming uses to return to a two maximum unrelated or the intended use of single-family occupancy. She reported occupancy issues have increased considerably (approximately 300%) in the past few years. Code enforcement has been increasingly dedicating more and more time to investigating occupancy complaints, and she reviewed the calls for service from the Police Department and NSCC.

Mayor Ireton explained that most of the houses were bought and paid for immediately, and most of them are not associated with a mortgage. An amortizing period of two to four years would accommodate the University district's build-out plans, or a shorter period could be decided upon. He remarked the neighborhoods need relief and expect solutions to the noise, poor behavior, littering and property appearance issues reflecting poorly on them, which is the City's responsibility to the people who are protecting the health and safety of our citizens. He added that the exemptions given in prior years have not changed the situations in the neighborhoods; the problems have crept further from where they were.

Council comments and concerns included:

- Mrs. Shields indicated she considered it unfair to target college students. Why can't three unrelated people live in home if it has three bedrooms? She is not a supporter of 4-2.
- Mr. Heath sympathizes with the neighbors. The experiment in 2006 should have had a time period or limit attached to it, but it was set as law. Earlier in the year, there were 45 cases and Council approved tougher laws. Putting more houses on the market will not raise the values of real estate. Do not underestimate the contribution to the economy from SU and the students. Make the fines painful on the landlords who abuse the system, but don't take away what the City and Council agreed to in 2006.
- In the long run, what effect will this have?
- Consider the economic Impact from students that live in Salisbury or just outside the City
- Nobody has applied to be classified as a family even though they are unrelated
- Has an information packet been given to those who might want to qualify as a family?

- They need to sit down and talk with a committee of the stakeholders
- None of this would have been done if it had not been for the neighborhoods coming forward saying this is unacceptable. Where would the neighborhoods be without 4-2?
- The only people that will be at the meetings will be landlords and those who care about their neighborhoods.
- Believes the legislation has risk and wants another alternative.

The following public comments were heard from eight members of the public:

- Mayor Ireton implied the Housing Board of Adjustments and Appeals (HBAA) acted improperly and granted landlords 4-2 exceptions improperly, but that is not what happened. The City was about to pass a 4-2 ordinance and a suit was going to be filed when a compromise was struck between the property owner. The City then grandfathered those that were in the (4) unrelated use at that time (there were 158 properties grandfathered)
- Because of the grandfathering of the properties, there were appeals filed
- NSCC have a list of prerequisites the owners had to file in order to be grandfathered
- In all incidents of the appeals, the HBAA upheld all of those decisions
- The true injustice is that people spend money and find out every other house is a multi-family home
- Can't afford to rent homes because rentals are getting over \$2,000 per month
- People won't want to make the investment if neighbors move in and out
- These people own homes and have invested in the City and the community
- Homeowners have rights and were there before the renters
- The City must fix this problem and stop letting it drag on
- Landlords should make it known they will not put up with trash, unkempt maintenance, and noise complaints
- If landlords are making money off of properties without property properly being managed, they should lose their 4-2 designation
- City should try to encourage more families to live in the City
- In a five year period, 43 houses were converted to rentals on W. College Avenue
- This is all college area these people are talking about
- There are a lot of good landlords doing what they should do
- Lived in Salisbury for 45 years and college students were great and given three chances by SU
- Problem is not just with over occupancy, but with partying male students
- It is the up to the landlords to manage their properties; not all students will or know how to keep property properly maintained
- This is an all college area the previous speakers are talking about
- There are a lot of good landlords doing what they should be doing
- The individuals who are causing the problems are the ones who need to be addressed
- Spoke of all the benefits he pays his employees

Council reached consensus to return the discussion to work session, as they were not in support of the draft legislation at this time. Wishing for another alternative, they would like more work to

be done to find a solution during the summer while students are gone. Mayor Ireton will ask Mr. Stevenson and Ms. Glanz to place the discussion on the planning agenda for a date in the future.

Council took a fifteen-minute break at 6:35 p.m.

Funding to Acquire Properties at Tax Sale

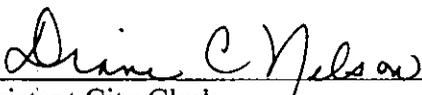
Ms. Phillips discussed the list of properties the City would like to acquire at the June 17, 2015 Tax Sale to rehabilitate, repurpose or demolish to help revitalize the neighborhoods they are in.

After discussion, Council reached unanimous consensus to advance the legislation to approve a budget amendment to purchase the properties at the tax sale.

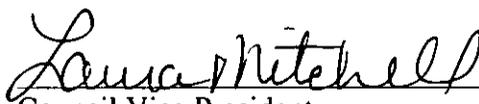
Community Development Initiative discussion

Council would discuss the Community Development position during the May 21, 2015 Budget Session and asked that the job description be sent to Council before that date.

There being no further business to discuss, Council adjourned at 7:41 p.m.



Assistant City Clerk



Council Vice President