

CITY OF SALISBURY
WORK SESSION
AUGUST 17, 2015

Public Officials Present

Council President Jacob R. Day
Councilman John "Jack" R. Heath
Councilman Timothy K. Spies

Council Vice-President Laura Mitchell
Councilwoman Eugenie P. Shields

Public Officials Not Present

Mayor James Ireton, Jr.

In Attendance

Assistant City Clerk Diane C. Nelson, City Administrator Tom Stevenson, Assistant City Administrator Julia Glanz, Public Works Director Mike Moulds, Deputy Director Public Works Amanda Pollack, Salisbury-Wicomico Planning and Zoning Director Jack Lenox, Planning and Zoning Transportation and Long Range Planner Keith Hall, Salisbury Police Colonel David Meienschein, Neighborhood Services and Code Compliance (NSCC) Director Susan Phillips, Thelonious (Theo) Williams of the Mayor's Office, City Attorney Mark Tilghman, interested citizens and members of the press.

On August 17, 2015, Salisbury City Council convened in Work Session at 1:31 p.m. in Council Chambers, Room 301 of the Government Office Building.

Naylor Mill Land Donation Discussion with Wicomico County

City Council President Day invited Wicomico County Executive Bob Culver, County Administration Director Wayne Strausburg, and Brock Parker of Parker and Associates to join Council at the table for continued discussion of the Naylor Mill Land Donation including the current status of: the project, the County's relationship with the State, the County's proposal with the City, and any County needs and/or concerns associated with expansion of the athletic complex.

Discussion topics included:

- Overview of Project Engineering
- Status of the City's five stipulations to the County -September 2, 2014 City Work Session
- Status of the deed preparation for transfer of the property
- Land Donation as a County Council agenda item
- Positive economic impact of the project on both the City and the County
- Potential for continued return of the USSSA organization for tournaments
- Environmental assessments completed by which government agencies?
- Environmental concerns with PALEO Channel and Wellhead
- Preserving relationship with State for future State funds for City and/or County projects

- Municipalities protecting water sources for businesses served and already contributing to local economy
- Pavilion to accompany planned small concession with restrooms
- Messrs. Tilghman and Parker to finalize the deed incorporating a restrictive covenant in the document based on discussion today

After discussion, City Council President Day summarized and presented for Council consensus, the City's recommended course of action in order to advance the deed transfer to legislative session:

- County to retain a hydro geologist to determine whether there would be any measurable damage to the PALEO Channel Wellhead and share results with City
- Messrs. Tilghman and Parker to finalize the deed incorporating a restrictive covenant in the document based on today's discussion
- One phase design/One expansion - seek best configuration of fields conserving remainder of forest acreage

Council reached consensus (4-1) to advance this item to Legislative Session; Vice President Mitchell preferred viewing final plans prior to advancing this item to Legislative Session.

Presentation – SHA Bus Rt. 50 Highway Improvements

After background information provided by Public Works Director Moulds, State Highway Administration (SHA) District Engineer Donnie L. Drewer, Assistant District Engineer-Project Management Hicham Baassiri, and Assistant District Engineer-Traffic Dallas Baker, made a PowerPoint presentation to Council which the City's Public Works Department supported on proposed road improvements to Business Rt. 50 between Ward and East Main Streets that would improve bicycle and pedestrian safety in that area. *In conjunction with this project, Public Works is investigating improvements to pedestrian crossings at the 5-Way intersection at East Main Street and Mt. Hermon Road.* A copy of the PowerPoint presentation is attached as part of the Work Session Minutes.

After discussion, there was Council consensus to endorse SHA's proposed improvements for Business Rt. 50, as the project fit with the City's Downtown Masterplan.

Council Discussion – Urban Greenway Planning

After background information provided by President Day on the City's Urban Greenway Planning, also known as the *Salisbury Crescent* which would connect the City's East and West sides from the Ward Museum to Pemberton Hall incorporating portions of the City's Bicycle, Downtown and Riverwalk Masterplans, Messrs. Lenox and Hall from Planning and Zoning joined Council to provide an update on the status of the project. A drawing of the Proposed Urban Greenway is attached as part of the Work Session Minutes.

Discussion topics included:

- Continuity of signage in particular City corridors

- Scheduling segments in a sequence compatible with the City’s Capital Improvement Plan and Budget
- Coordinate/tie-in with other ongoing City/County/SHA projects
- Identify gaps and encourage Community engagement (especially Westside)

After discussion, there was Council consensus for Planning and Zoning to coordinate with the City Administrator and the Department of Public Works to craft a Request for Proposal (RFP) of the combined projects to be brought back to Council for review in order to set project priorities in conjunction with the City’s Budget and Capital Improvement Plans.

Accepting a Donation from Eastern Shore International Mountain Bicycling Association (ESIMBA)

Public Works Director Moulds, with input as needed from Mike Perry of ESIMBA and Matt Drew, Chairman of the City’s Bicycle and Pedestrian Advisory Committee, presented ESIMBA’s request to purchase and install as a donation, bike trail directional, cautionary and informational signage in the City Park for public use of existing mountain biking trails; Mr. Moulds noted that the request is in accordance with the Memorandum of Understanding (MOU) between the City and ESIMBA and that the Parks Supervisor, Parks Committee, and Department of Public Works are in support of the project.

After discussion, there was Council consensus to advance this item to legislative session.

WWTP easement for underground power lines

Public Works Director Moulds summarized the need to upgrade and bury the electric service into the Wastewater Treatment Plant (WWTP), explaining how the Department of Public Works had worked with Delmarva Power to effect a solution to the numerous power failures caused by branches in the osprey-built nests atop the utility poles; Delmarva Power prepared a Utility Easement Agreement using the same language contained in recently executed utility easements for upgrades to service at the Northside and Southside Pumping Stations.

Council reached consensus to advance this item to legislative session.

President Day called for a brief recess at 3:47 p.m.; Council reconvened at 3:56 p.m.

Supporting Homes on Johnson’s Pond – Resolution

A request for Council consideration of a Capacity Fee Waiver and a Payment In Lieu of Taxes (PILOT) agreement in conjunction with an Osprey Property Company-Homes for America, Inc. joint redevelopment of the campus of the Village of Hope that will create an additional 63 affordable housing units was presented by Thomas J. Maloney and James Fineran from Village of Hope, Andrew Hanson from Osprey Property Company, and Diane Clyde from Homes for America, Inc.

The project is eligible for a Capacity Fee Waiver for affordable housing because the additional units will be rent controlled units for 40 years for those making below 60% of Area Median Income (AMI).

Osprey Development is requesting a 40-year PILOT agreement allowing for a \$100 property tax reduction per unit for each of the additional units which will not be exempt from taxation as are the existing units at Village of Hope.

Discussion topics included:

- Council Vice President Mitchell disclosed membership on the Transitional Living Committee which oversees day to day operations with women/children and meeting program requirements at Village of Hope
- Background information and history of Village of Hope; staggered 2-yr. transition period from entry into program; child care parameters
- Parameters for tax credits associated with the project
- Application documentation and award process for loan funds through tax credit program from Maryland Department of Housing and Community Development (MD-DHCD)
- Osprey to provide Draft PILOT agreement to Council

After discussion, there was Council consensus to support the Capacity Fee Waiver and PILOT agreement for the redevelopment of the Village of Hope Campus.

City Curfew Discussion

Colonel Meienschein reported that the Salisbury Police Department will be conducting several community forums over the next 10 days, seeking public input on the proposed curfew ordinance. The initial meetings are scheduled as follows, with more meetings anticipated to be announced at a later time:

- Wednesday, August 19, 2015 at 6:00 p.m. at the St. Francis de Sales Parish Center
 - Thursday, August 20, 2015 at 7:00 p.m. at St. Paul's AME Zion Church
 - Wednesday, August 26, 2015 at 6:00 p.m. at the Poplar Hill Mansion*
- *other venues discussed given limited space at Poplar Hill Mansion*

STOP Gun Violence Reduction Grant

Colonel Meienschein summarized the Police Department's request for Council approval to accept grant funding in the amount of \$34,500.00 awarded again this year through the Governor's Office of Crime Control and Prevention under the STOP Gun Violence Reduction Initiative Grant as the result of the Police Department's annual grant application for these funds which will be used as "salary support" for special patrols in areas most affected by gun crimes and wanted offenders with gun related charges.

After discussion which included the Police Department investigating the possibility of a grant specifically for gun buyback, Council reached consensus to advance this item to Legislative Session on the Consent Agenda.

Safe Streets Coalition Grant

Colonel Meienschein summarized the Police Department's request for Council approval to accept grant funding in the amount of \$208,000.00 awarded again this year through the

Governor's Office of Crime Control and Prevention entitled "Safe Streets – MDSS" under the Collaborative Supervision and Focused Enforcement Initiative as the result of the Police Department's annual grant application for these funds which will be used for salaries/fringe benefits/travel expenses for a Safe Streets Coordinator/Crime Analyst, overtime for law enforcement support for overt/covert operations, Wicomico County State's Attorney Community Prosecutor's salary/fringe benefits, and funding for Crime Solvers.

Discussion topics included:

- Trends in grant amounts awarded in conjunction with administration of program and distribution of funds
- Grant in conjunction with specific line items in FY16 Budget (Mr. Stevenson to follow-up)
- Prosecutor position integral to closing cases?
- Status of cash/vehicle asset forfeiture funds generated (Colonel Meienschein to follow-up)

After discussion, Council reached consensus to advance this item to Legislative Session.

Accepting a Donation of 324 Poplar Hill Ave., 527 Wailes St., and 524 E. Isabella Ave.

Due to the similar nature of the three properties, NSCC Director Phillips requested Council consider accepting the donation of all three properties given the City's interest in removing blighting influences in neighborhoods by obtaining foreclosed and/or abandoned properties for rehabilitation for resale or demolition to make way for new construction.

Ms. Phillips provided background information on, status of, and potential dispositions for each of the blighted properties should the City acquire one or more of the properties, followed by a question and answer period by Council.

City Attorney Tilghman suggested a title search on each property to ensure there are no mortgages/liens on the properties in addition to ones already known to the City.

After discussion, Council reached consensus to advance the donation of 324 Poplar Hill Avenue to Legislative Session, followed by consensus to advance the donation of 527 Wailes Street to Legislative Session, followed by consensus to advance the donation of 524 E. Isabella Avenue to Legislative Session.

Accepting a Donation of 317 – 325 Lake St.

NSCC Director Phillips requested Council consider accepting the donation of 317-321 and 323-325 Lake Street properties.

Ms. Phillips provided background information on and current status of the property, a summary of the outcome of a 2009 attempt to donate the property, and potential dispositions for the property, followed by a question and answer period by Council.

Discussion topics included:

- 1990 oil spill on property in conjunction with remediation efforts and subsequent 2009 “no detectable oil” letters from EPA and MDE
- \$50,000 Deed of Trust on property and cost of annual property upkeep
- Revenue from dock lease with Perdue Farms to use portion of bulkhead for docking
- 2009 failed attempt and 2015 *possible last chance* to acquire property
- Cost and liability for cleanup – City versus current owner

City Attorney Tilghman suggested a title search on the property, and updated letters regarding mortgage payoff amount, status of contamination, cost of demolition and potential issues should demolition reveal additional water and/or ground contamination.

After discussion, Council reached consensus for Ms. Phillips to schedule additional environmental testing for soil contamination, with the results presented to Council in Work Session for final consideration of advancing the property donation to Legislative Session.

Entering into a Partnership with Wicomico Youth Partnership for SWYCC

Mr. Williams of the Mayor’s Office provided background information and presented for Council consideration a request for the City to enter into a Partnership Agreement with Wicomico Partnership for Families and Children (WPFC) to support the Salisbury/Wicomico Youth Civics Council (SWYCC).

After discussion, Council reached consensus to support the partnership as requested.

Council Discussion – Rinnier Annexation / PIRHL Housing Development

As a follow-up to his previous discussion with Council, Mr. C. J. Tyree of PIRHL Development presented for Council consideration a request for a PILOT agreement for 57 rent restricted units of a proposed 64-unit mixed income family housing development proposed at West Road and Queen Avenue.

PIRHL is making application to the Maryland Department of Housing and Community Development for project financing through a tax credit program. The application deadline is September 8, 2015 and a competitive process; PIRHL is requesting a City letter of support of the project indicating the City’s willingness to consider a Capacity Fee Waiver and PILOT agreement for the proposed development, subject to final Council approval of the project. The City’s letter of support will contribute to the overall scoring of the application.

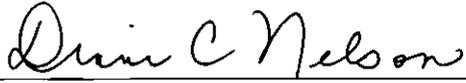
Discussion topics included:

- Background information on and recap of the proposed project
- Annexation agreement associated with property
- PILOT program parameters
- Capacity Fee Waiver for the project

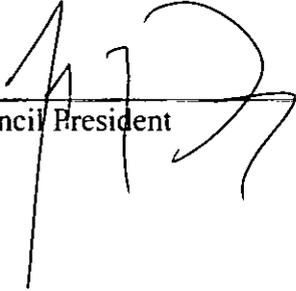
After discussion, there was Council consensus for the Mayor to send a preliminary letter of support for the project, much the same as presented by Mr. Tyree and subject to review by the City Attorney to ensure that the City is not bound to anything in conjunction with the project as

the result of language contained in the letter and that the project is still subject to final Council approval.

There being no further business, the Work Session adjourned at 5:58 p.m.



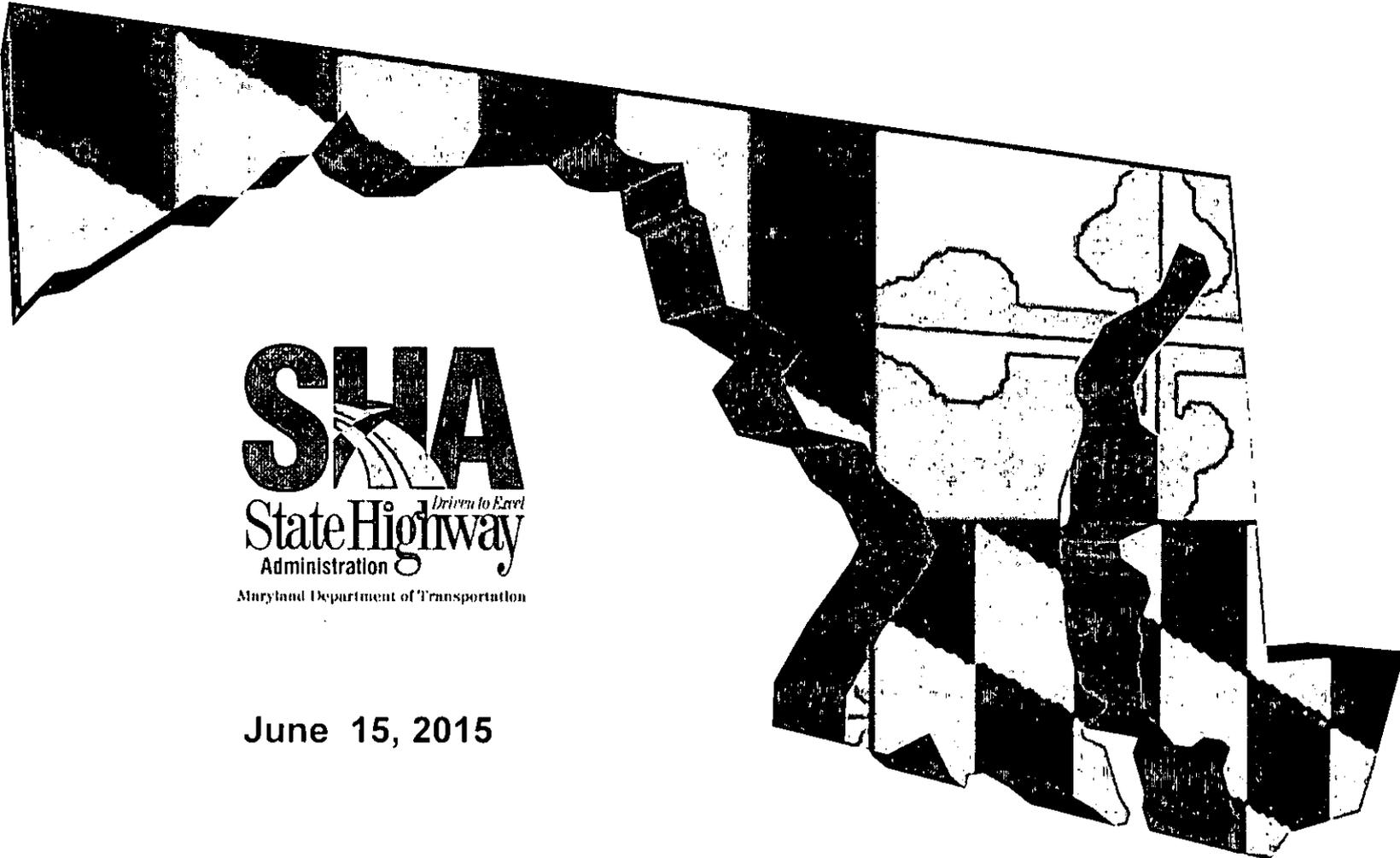
Assistant City Clerk



Council President

DISTRICT 1

US 50 BU - From Ward ST. to E. Main ST.



SHA
Driven to Excel
State Highway
Administration
Maryland Department of Transportation

June 15, 2015

US 50 BU - Ward Street to Main Street

Geometric Improvements



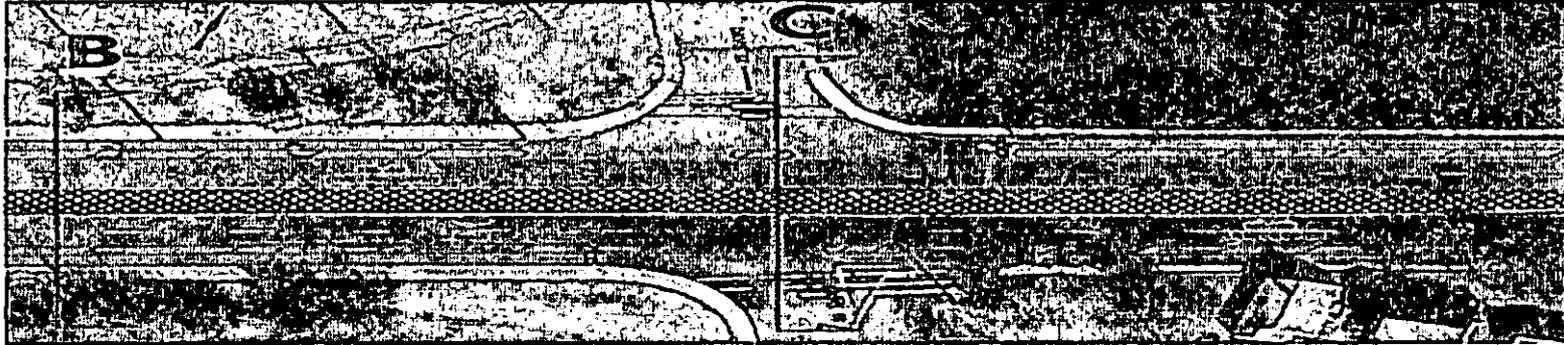
<p>PROJECT DESCRIPTION</p>	<p>Intersection safety improvements at Ward St. and closing Davis St. crossover and install median fencing to prevent mid block crossings by students / pedestrians. Also construct east bound and west bound bike lanes utilizing outside through lanes.</p>
<p>PURPOSE AND NEED</p>	<p>A pedestrian and bicyclist safety and connectivity study prepared by the Salisbury-Wicomico Metropolitan Planning Organization, has identified this location as an area requiring safety upgrades for pedestrians and bicyclists. It was also identified in Wicomico County's priority letter and presented during the recent CTP tour.</p>

Figure 5: US 50 Business and Davis Street Pedestrians





Figure 14: Graphical Rendering of Davis Street Targeted Improvement Area



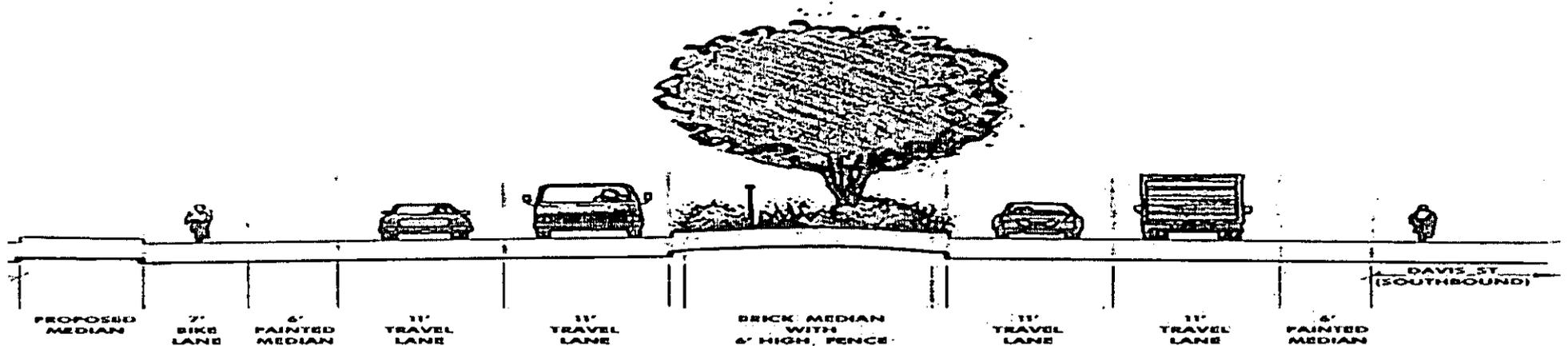
PROFILE ALONG US-50 AT DAVIS STREET (LOOKING NORTH)

SCALE: 1" = 30'



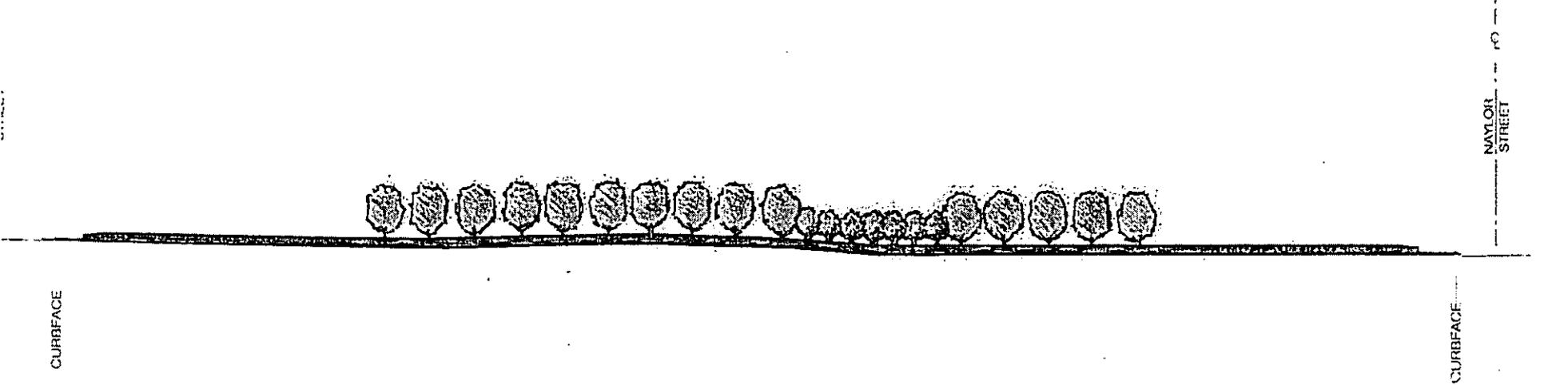
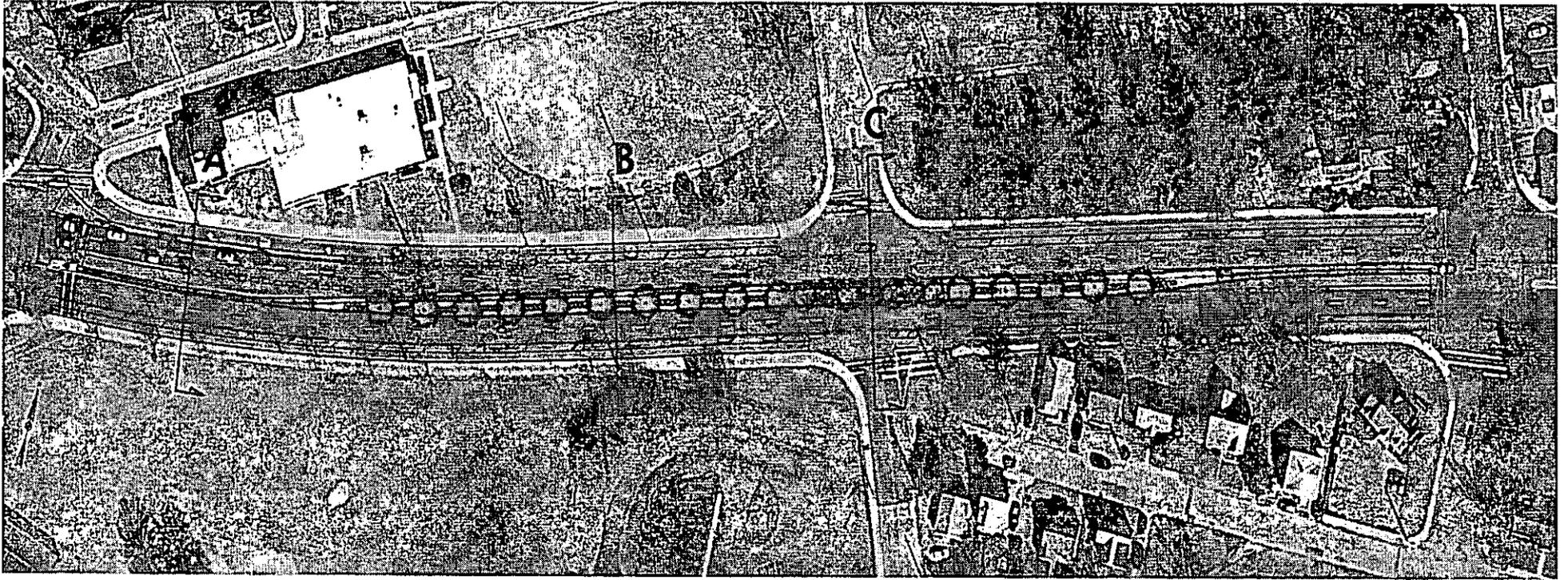
PROFILE ALONG US-50 AT DAVIS STREET (LOOKING NORTH)

SCALE: 1" = 10'

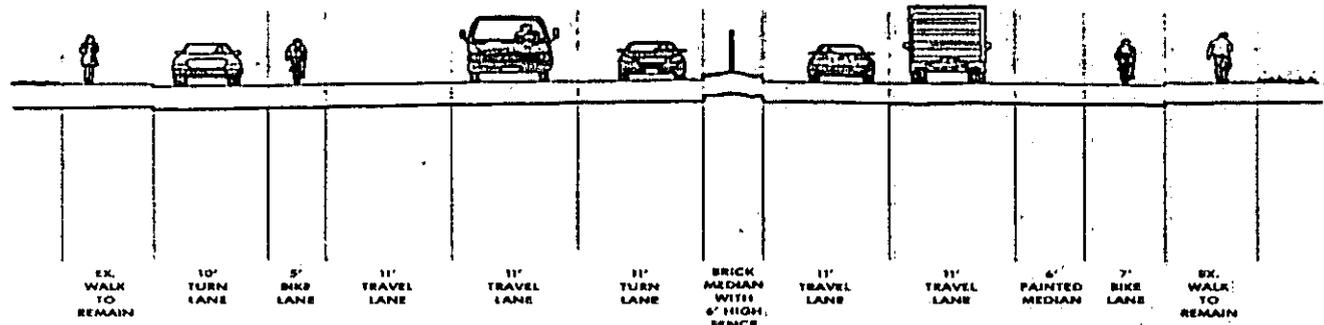


SECTION C-C

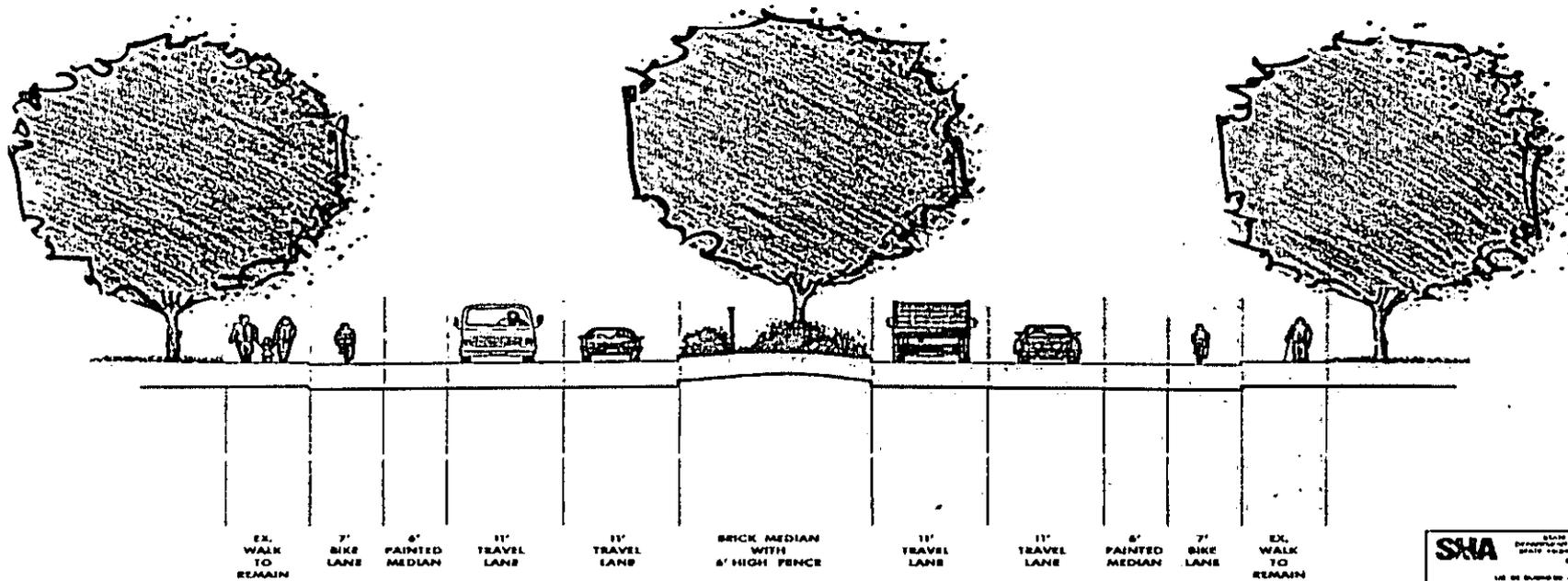
SCALE: 1" = 5'



PROFILE ALONG US-50 (LOOKING NORTH)
SCALE: 1" = 30'



SECTION A-A
SCALE: 1" = 5'



SECTION B-B
SCALE: 1" = 5'

SKVA
 CONSULTING ENGINEERS, INC.
 200 W. PINE ST. SUITE 1100
 SAN ANTONIO, TX 78204
 PHONE 787-200-0000

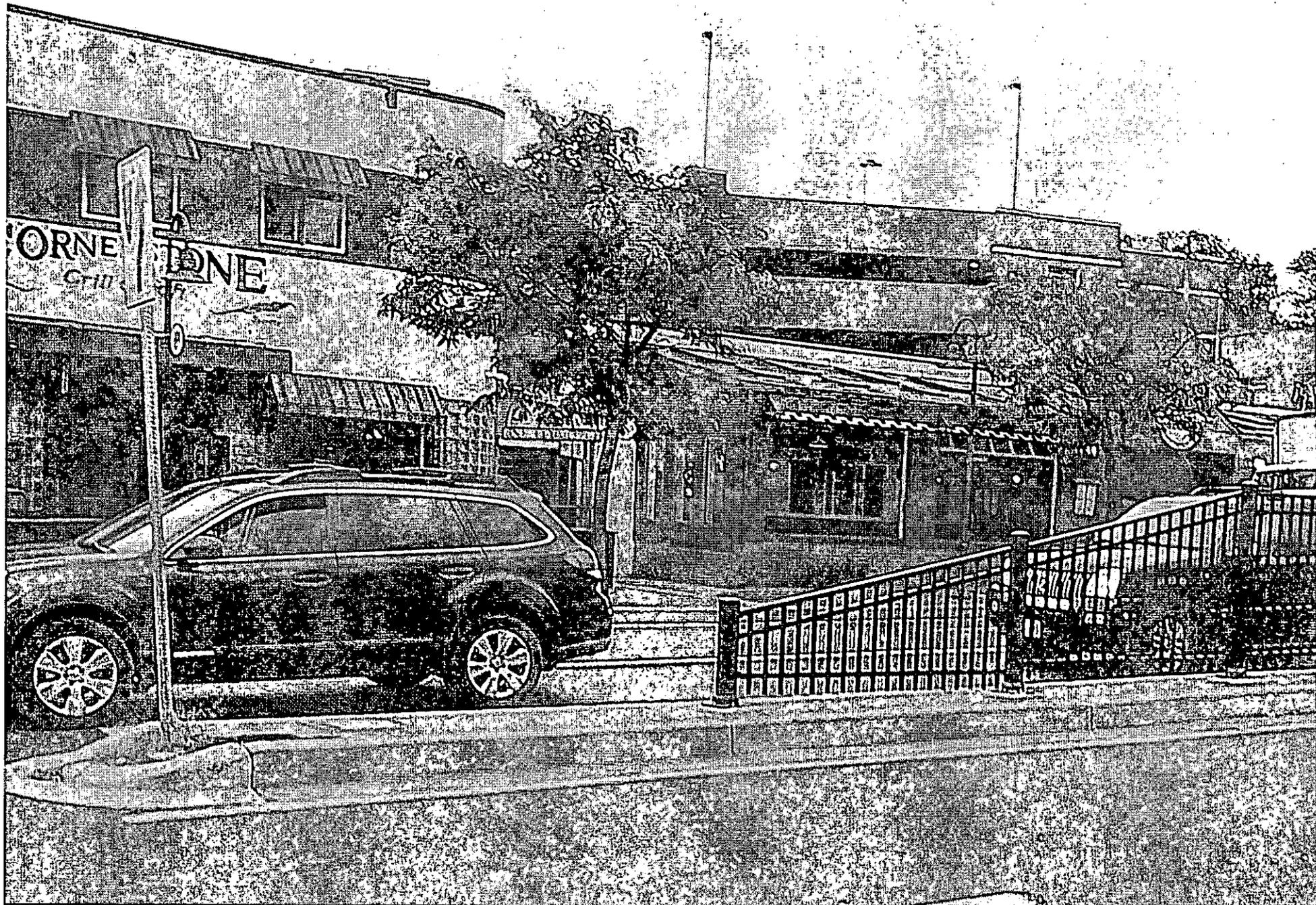
SKVA CONSULTING ENGINEERS, INC.
 DIVISION OF LANDSCAPE ARCHITECTURE
 DEPARTMENT OF LANDSCAPE ARCHITECTURE
 STATE TOWNSHIP ADMINISTRATION
 PROJECT 1

USE OR DISBURSE FROM MAPS TO MAPS BY
 PROFESSIONAL SURVEYORS

CONCEPTUAL LANDSCAPING DESIGN

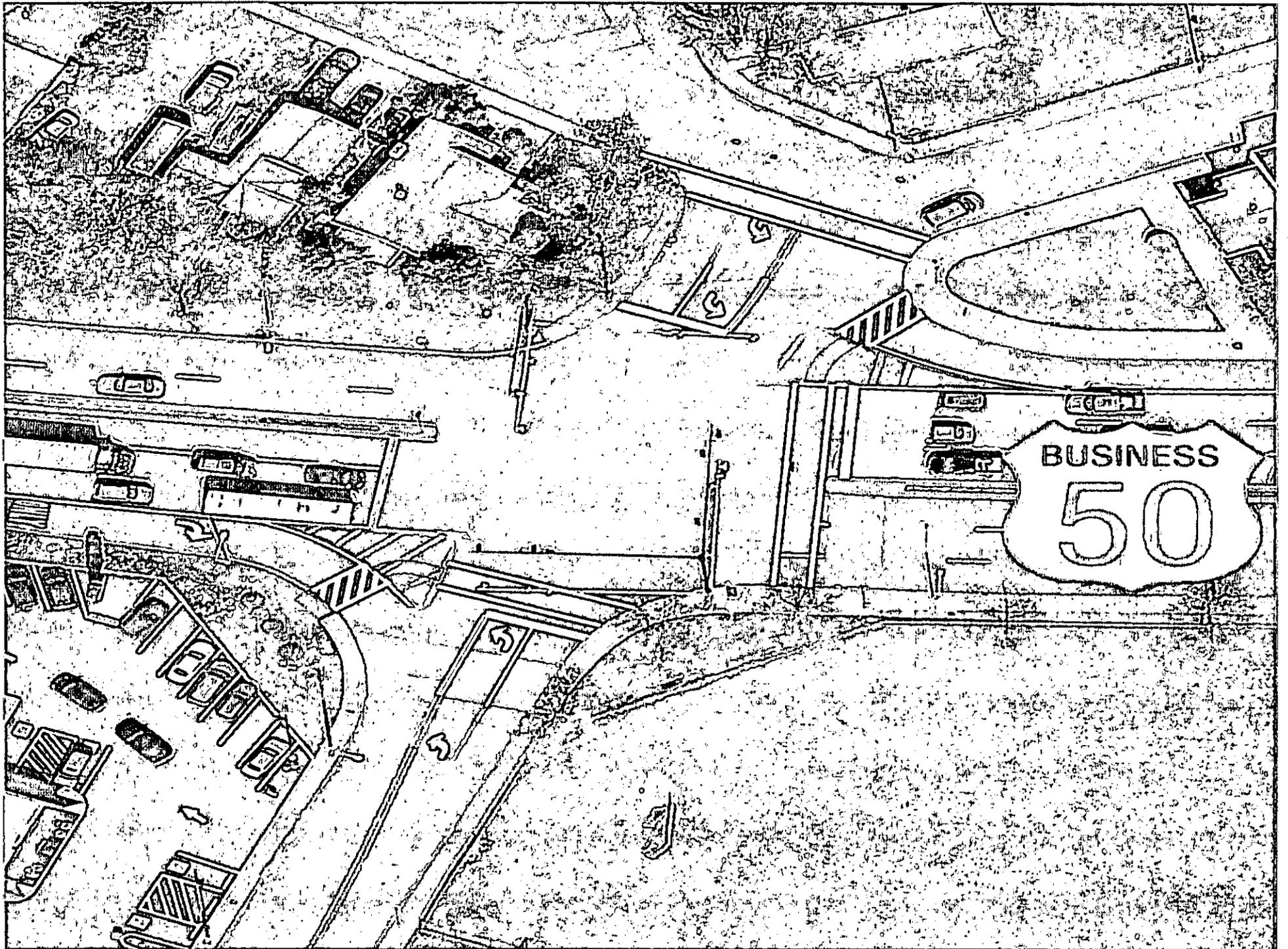
SCALE: 1" = 5' DRAWING NO. 10-10-00

DESIGNED BY	SKVA	CHECKED BY	SKVA
DRAWN BY	SKVA	DATE	10-10-00
DATE OF ISSUE	10-10-00	PROJECT NO.	10-10-00
DATE OF REVISION	10-10-00	REVISION NO.	10-10-00
DATE OF	10-10-00	DATE OF	10-10-00





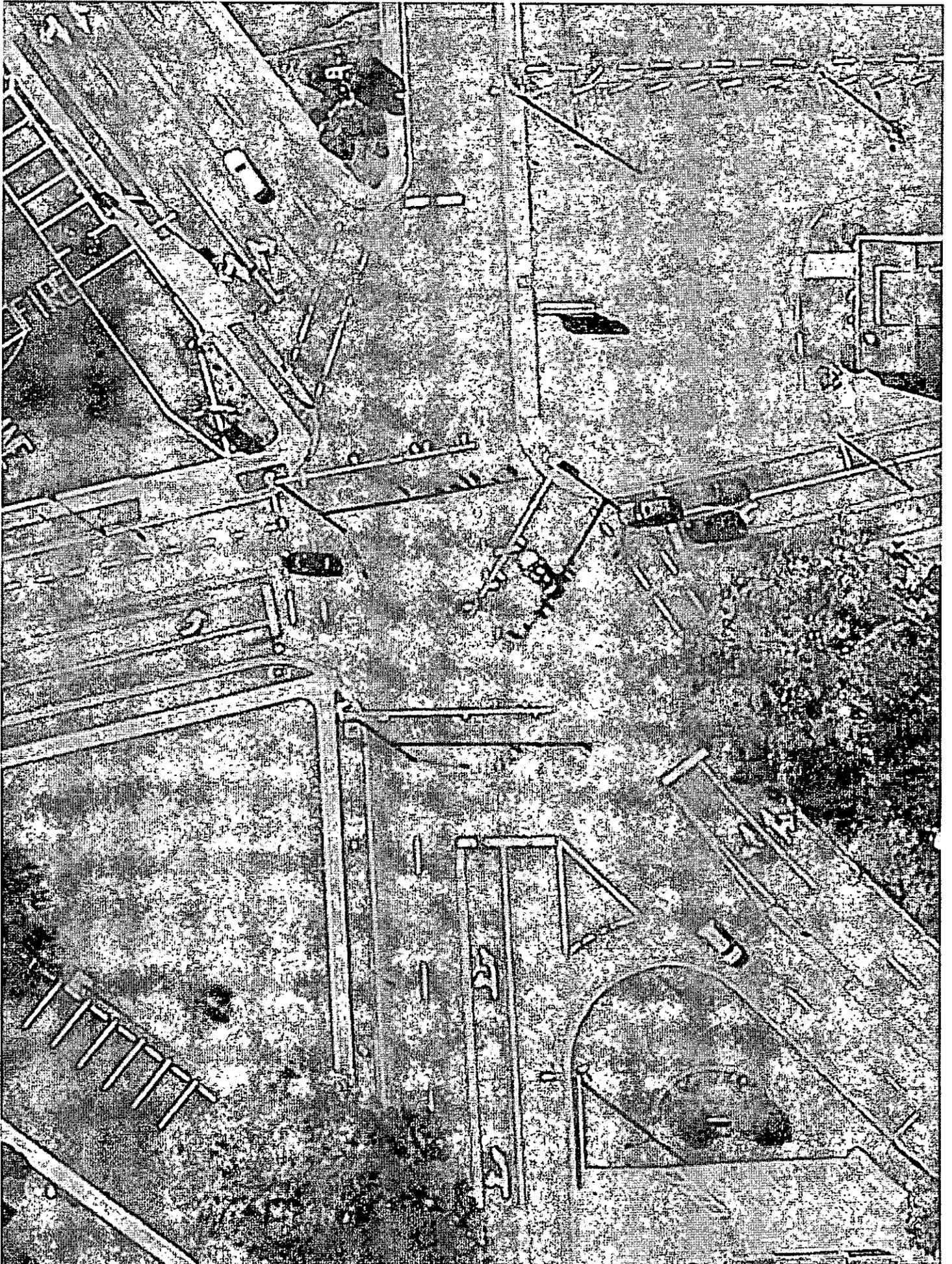






MATCH LINE

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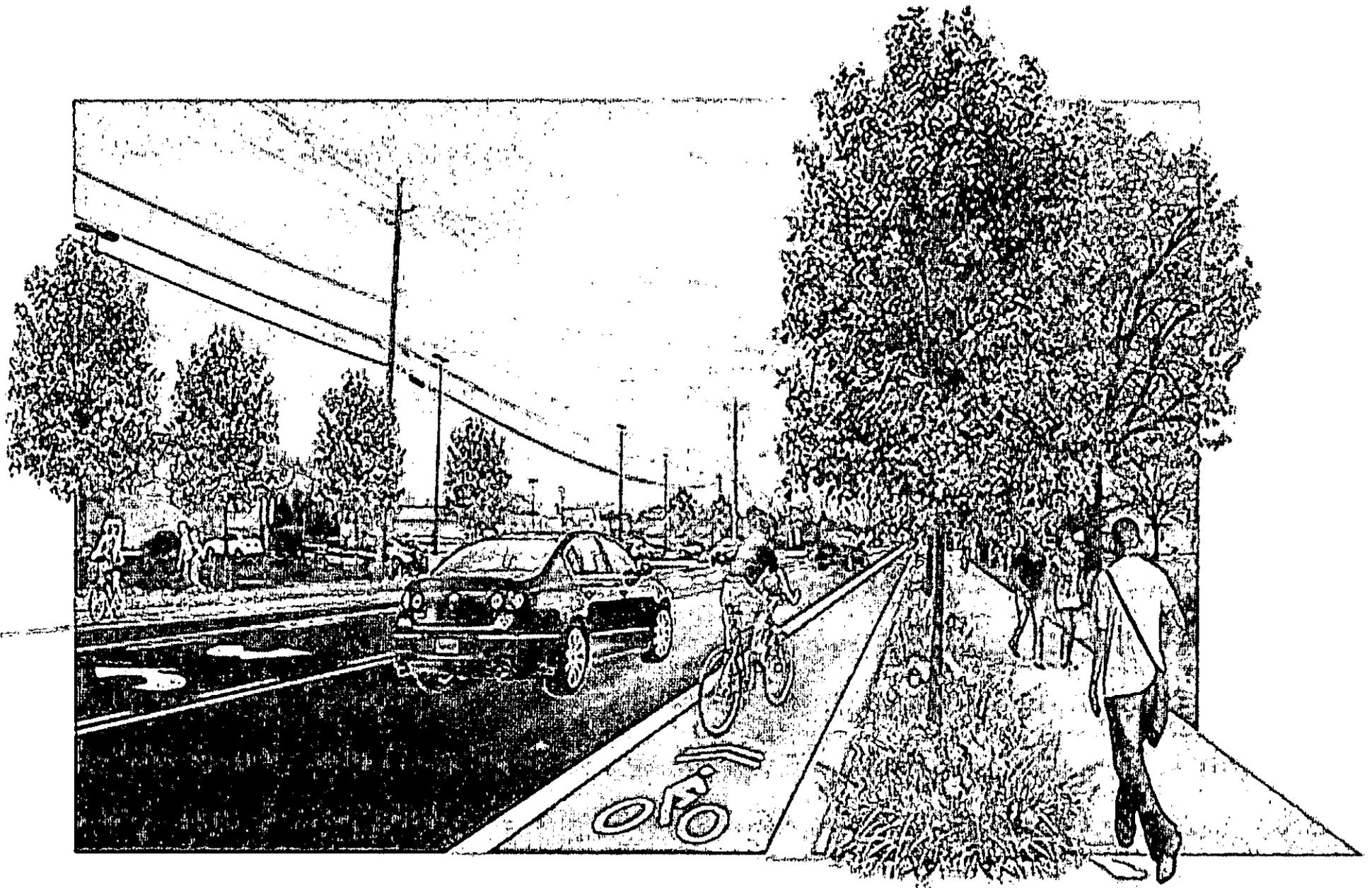


Figure 19: Graphical Rendering of Mt. Hermon Road "Road Diet" Targeted Improvement:



SALISBURY

Pemberton Hall

Poplar Hill
Mansion

Chipman
Center

Boulevard
Theater

Civic
Center

City Park
& Zoo

Ward Museum

*Proposed
- Urban Greenway -*