

CITY OF SALISBURY
WORK SESSION
SEPTEMBER 8, 2015

Public Officials Present

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

Councilwoman Eugenie P. Shields
Councilman Timothy K. Spies

Public Officials Not Present

Mayor James Ireton, Jr.
Council President Jacob R. Day
Councilwoman Eugenie P. Shields

In Attendance

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

On September 8, 2015, Salisbury City Council convened in a Work Session at 4:57 p.m. following a 4:00 p.m. Closed Session held in Council Chambers, Room 301 of the Government Office Building.

Council Vice President Laura Mitchell provided the statement out to the Public that Council had met in Closed Session at 4:00 p.m. and discussed contract negotiations and reached consensus to move forward with that in Open Session in the future.

Community Organization Presentation

Therese Hamilton, Executive Director of Salisbury Wicomico Arts Council (SWAC) joined Council at the podium to talk about the River City Arts Jam - A Festival of Arts to Benefit the Arts, to be held September 12, 2015 at La Quinta Inn & Suites Salisbury. The funds generated from the festival will be used for grants for Community Art, children to take art in school, assisting with band instruments, and the festival will help support downtown revitalization.

The River City Arts Jam will feature art booths and art demos right along the Wicomico River. There will be live bands, a silent auction, choral poetry, drummers, dancers, a theatrical skit, and a piano sing along. The family-friendly event will offer a bounce house, face painting, sports art, and crafts for the children. Food and drinks will include Kettle Korn, Cake Art goodies, La Quinta festival cafe, a hotel cash bar, park wine & a beer tent. Admission for families of 4 is \$25; adults over 18 years of age is \$10; students 3-18 is \$5; and children under 3 are free.

For more information and to purchase ticket, call SWAC at 410-543-2787 or send an email to arts4shore@gmail.com. Visit the website at www.getswac.org.

Budget Amendment to Reimburse Training

Colonel Dave Meienschein of the Salisbury Police Department (SPD) joined Council to discuss the requested budget amendment. He explained that the members of the SPD are required to enter into a 5-year contract in order to be hired as a police officer. When officers leave employment with the City on their own they are required to reimburse the City a prorated amount based on the remaining time in their contract. The purpose is for the City to recoup some of the academy training and tailored uniform cost for items that cannot be reissued.

Council reached unanimous consensus to advance the budget amendment to legislative session.

Single Vs. Double Stream Recycling

Public Works Director Mike Moulds joined Council to discuss Single Vs. Double Stream Recycling.

The following is a synopsis of his report:

- The City's FY16 Recycling budget was \$181,178, of which \$146,778 is for employee salaries and benefits. 81% of the City's recycling budget is for the employees and their benefits. Because of certain conditions in the market, prices are declining for recyclables.
- There used to be a reasonable income for recycling but the trend has changed. Paper volume has dropped off as newspaper and magazine subscriptions have declined. China has lower demand for paper and cardboard since prices dropped.
- In the spring of 2014 Cardboard was \$115 per ton, and now the price is \$7 per ton. Cardboard volume is up primarily due to online shipping.
- Glass has very little value but is used as an additive to pavement and sand. There is no market for glass now, nor enough uses for it.
- Cans are being replaced with pouches by manufacturers.
- Continuing recycling is not going to generate revenue but is environmentally friendly and essential to gained sustainability

The discussion was for Council information only.

MOU with Maryland Broadband (MD Broadband) for Fiber Downtown

Mr. Moulds and Mr. Van Dopp joined Council for the discussion and Mrs. Mitchell called Tony Enginio on behalf of MD Broadband so that he could teleconference in the Work Session.

Mr. Moulds updated Council on the MOU providing fiber optic cables for downtown Salisbury.

Mr. Tilghman provided the following information for Council:

- One of the issues was that there had to be an easement or bill of sale for MD Broadband. The agreement was to the extent that the project is done in phases, and the conveyance would be done in phases.
- Another issue was in regards to liabilities and obligations because Mr. Tilghman was concerned that MD Broadband had stated they would have no liabilities or obligations. The compromise was that if the City obtains any of the money with strings attached or requirements from the State or any other organization, that basically at that point it would be a “reopener”. He would draft language to that effect. This would enable the City and MD Broadband to discuss it at the point.
- In regards to warranties, the language in the initial proposal stated no warranty. This is technical, but they did maintain that they would operate the system in a commercially reasonable manner. Mr. Tilghman wants to ensure the City is not stuck with a “lemon”.

Council questions and concerns:

- Clean up lines 146-154 in the MOU to not require checks more than once per month.
- It is referred to as the “Main Street Masterplan” and did not think that is what this project is called. Should check with Council President Day to discuss the appropriate name.
- Conversion clause is all right as long as we have recourse if something goes wrong.
- Line 99-101 discusses notifying the “appropriate person”. It should specify the “City Administrator” to be specific to make sure it gets the attention it requires.
- Line 109 should be a local representative not an employee contact
- Line 152 has a segment that discusses service that is discontinued would cause MD Broadband to not be responsible for past due amounts, and permits the City to collect.
- Lines 704 & 709 – add both

After discussion, Council reached unanimous consensus to advance the legislation to legislative session.

Change Order for AMT for Maryland Broadband

Mr. Moulds reported that Public Works has contracted with AMT to design for the MD Broadband system). AMT will design the entire plan and include meetings with City and MD Broadband. The change order relates to the MOU and is tentatively scheduled for next Monday’s Council Meeting (September 14, 2015). Mrs. Pollack reported the change order is time sensitive.

Mrs. Pollack reported that AMT’s work would provide the design, notes, and details to incorporate the Broadband conduit into the Main Street Masterplan drawing set.

Council reached unanimous consensus to advance the change order to legislative session.

Adult Drug Treatment Grant

Colonel Dave Meienschein joined Council to discuss the Adult Drug Court program. He requested Council advance the draft resolution to allow the Chief of Police to sign a MOU between the Wicomico County Circuit Court Adult Drug Treatment Court Program and the

Salisbury Police Department to accept the funds in the amount of \$6,000 to be used for overtime reimbursement for officers to conduct curfew and contract compliance checks on the participants in the program.

Council reached unanimous consensus to advance the legislation to legislative agenda.

Change in Water and Sewer Fund

Director of Internal Services Keith Cordrey, Public Works Deputy Director Amanda Pollack, and Mr. Moulds joined Council at the table to explain the resolutions.

Mr. Cordrey explained that Public Works had identified projects which were completed (or will be completed in the near future) that funding is best provided by Depreciation Reserve Fund, Water Impact Fund, and the Sewer Impact Fund. These projects were originally funded from operating funds.

The two resolutions transfer funds to the Water and Sewer Fund in order to reimburse the Water Sewer Fund for expenditures made, and the transfer will revise the funding for these projects from operating revenues to the capital funds (Depreciation Reserve, Water Impact, Sewer Impact).

Council reached unanimous consensus to advance the resolutions to legislative agenda.

Zoo Reorganization

Zoo Director Ralph Piland and Mr. Moulds joined Council to discuss the Zoo reorganization.

Mr. Moulds explained that with the recent retirement of the curator it was apparent that a reorganization plan was needed in order to reassign some duties of the Zoo staff.

After discussion, Council reached unanimous consensus to advance the legislation forward after Mr. Tilghman checks with the State of Maryland AZA requirements.

Public Comments

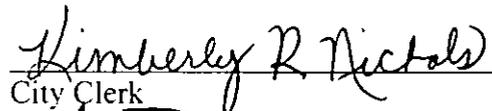
Four members of the Public provided the following comments:

- Concerns with PIRHL Housing's proposal to build an affordable housing project on West Road in the City of Salisbury.
- Not objecting to decent affordable housing but object to PIRHL's proposal to create an exclusive development for affordable rental housing.
- The project will lower the current area homeowner's property values.
- Renters must rent the proposed houses for 15 years before they could purchase the home.
- The proposal lacks specific information on the amount of equity, if any, the rental would be earning while being rented.
- Equity for investors in the project is clear.
- Objected to these very small lots behind his property.

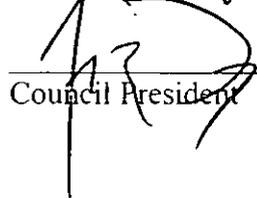
- The current homeowners will never be able to sell their homes now.
- Requested the City not waive the \$2,000 per unit that is normally assessed for affordable housing initiative.
- Requested the City not make any other concessions in support of the project and asked Mayor Ireton to not write a letter in support of the project. If the letter has already been sent, they asked Mayor Ireton to withdraw it.
- Welcomes a housing development that offers immediate home ownership or very short term rent-to-own with a mixture of homeowners across income levels.
- The project should have received community input before PIRHL presented it to Council.
- Several years ago, this project was discussed with Mr. Rinnier and he was concerned how the community felt about it.
- Please reconsider and not provide support the project.
- This project seems fast-tracked.

Mr. Stevenson will speak with Mayor Ireton about the concerns and objections voiced about the PIRHL housing project.

The Work Session adjourned at 7:19 p.m.



City Clerk



Council President