

CITY OF SALISBURY
WORK SESSION
FEBRUARY 19, 2019

Public Officials Present

Council President John R. "Jack" Heath
Council Vice President Muir Boda
Councilman James Ireton, Jr.

Mayor Jacob R. Day
Councilwoman Angela M. Blake
Councilwoman April Jackson

In Attendance

City Administrator Julia Glanz, Fire Chief John Tull, Deputy Fire Chief James Gladwell, Department of Infrastructure and Development (DID) Director Amanda Pollack, Building Official William Holland, City Clerk Kim Nichols, City Attorney Mark Tilghman, interested citizens and members of the press.

On February 19, 2019 Salisbury City Council convened in a Special Meeting at 4:30 p.m. in Council Chambers, Room 301 of the Government Office Building. The regularly scheduled Work Session was held immediately following the adjournment at 4:47 p.m. of the Special Meeting. The following is a synopsis of the topics discussed in the Work Session.

Salisbury Police Department budget amendment to use insurance funds to purchase new CID vehicle

City Administrator Julia Glanz reported that a Police vehicle was involved in a motor vehicle accident (not deemed a total loss, but insurance paid \$8,461 towards the repairs) and another was involved in a flooding incident and deemed a total loss (insurance paid \$25,800). The Police Department wished to use the proceeds from the insurance adjustment towards the purchase of a new CID vehicle (an SUV). By purchasing the vehicle, there will be a vehicle removed from the CIP. There were sufficient funds in the budget to fund the remainder of the cost of the new SUV.

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

SWIFT (Salisbury-Wicomico Integrated Firstcare Team) Year in Review

Fire Chief John Tull, PRMC Director of Community Health Initiatives Stephanie Elliott, PRMC VP of Population Health Kathryn Fiddler, and PRMC SWIFT Nurse Practitioner Tammy Walbert joined Council. Chief Tull presented a video, "Bringing Healthcare Directly To Your Home" which showed how SWIFT was helping the citizens within the Salisbury Fire District.

The guest speakers discussed the history of mobile integrated health, how SWIFT works, goals and outcomes. One goal was to achieve 20% reduction in 9-1-1 calls by the identified patients, and there was a 40% reduction. Chief Tull said the group was awarded the NIMS Executive Director Award for Excellence in EMS because of the statewide-recognized program.

Chapter 8.16 Revisions- Garbage, Yard Waste And Refuse

Sanitation Superintendent Ron Airey joined Council and reported on the following revisions to Chapter 8.16 – Garbage, Yard Waste and Refuse made since last discussed with City Council:

- A trashcan replacement policy was added, and there was no such policy before now. The determinant will be at the discretion of the Sanitation Superintendent.
- High Density was defined as a multi-unit complex where trash is disposed of by residents in a common area.
- The City will not do bulk item disposal in multi-unit complexes, but will help coordinate with the managing authority of these complexes. Any bulk item disposed at a multi-unit complex is the managing authority's responsibility. This policy was unchanged.
- For yard waste, a resident had to call into Field Operations by 6:00 a.m. Monday morning. This placed an undue burden on the employees coming into work at 8:00 a.m. and retrieve messages left all weekend, place them on a spreadsheet, and send sanitation on a second run. The new policy requires residents to call by 12:00 noon on Friday.
- All fabric household bulk items must be wrapped and sealed in plastic.

Ms. Glanz noted on Line 94 that “City” should be capitalized and on Line 109, “City” Service Center should be capitalized.

Council reached unanimous consensus (4-0, as Councilman Ireton departed the meeting) to advance the legislation to legislative agenda.

Salisbury University (SU)/Court Plaza Annexation

DID Director Amanda Pollack was joined by Eric Berkheimer (SU Associate Vice-President of Facilities and Capital Management), Jeff Harmon (Civil Engineer with Becker Morgan Group), Tom Ziegenfust (principle and architect with Design Collector), Jason Taylor (Managing Director with Greystar Development Group, developer of the project), and Michael Sullivan (the City's annexation consultant) at the table to discuss the SU/Court Plaza Annexation.

Mr. Ziegenfust described the mixed-use development in the Court Plaza area located at the Court Plaza site and bound by Court Plaza Lane, Kay Avenue, South Salisbury Boulevard, and Pine Bluff. He reported it would contain a student housing project for roughly 776 students (about 606 are replacement beds, so there would be 142 new beds). One of the driving forces for the design was to examine the different population types to integrate a real campus esthetic and gateway along Salisbury Boulevard and Kay Avenue to create a connection to the campus. Wesley Drive will be improved with a series of sidewalks, lighting and streetscape to connect back to the campus. He discussed the freshman project with suite-style design and the large courtyard space that will open up to create a gateway component and community gathering space. Ground floor amenity use will create active pedestrian uses. State Highway requested a traffic impact study, but they did not expect an increase in traffic, and likely a decrease would result because of going from retail use to more student-centered use. The proposed buildings will replace three buildings on the SU campus – Chesapeake Hall, St. Martin Hall, and Dogwood Village.

Questions asked by Council included:

- What is the reduction of impervious surfaces? (Number is not calculated yet, but it is definitely a reduction)
- How many stories is the tallest building? (Answer – 5)
- Asked to clarify “replacement beds” versus “additional beds”.
- Asked for the utilization of the existing housing developments (University Orchard, The Gathering, etc.) (Answer – They are owned by third party developers and market towards juniors and seniors who want to move away from campus but remain close by)
- Discussed the low vacancy in the rental housing market and the continued pressure for new construction of apartments in and around Salisbury.
- In the parking plan, will spaces be created for bike parking? (Answer - Yes, biking and pedestrian access to campus will be promoted.)
- Who is the property owner of this development property – SU or Greystar? (Answer – The property is owned by the SU Foundation, so it is not a State-owned property.)
- Will this development be similar to Seagull Square? (Answer – Yes, it will be similar.)
- Have you considered not having any parking spots at all on Court Plaza Lane? Is it currently a County street, and will it remain a County street? (Answer – Right now, it is a private street. They have discussed some traffic calming measures there.)
- Will the lighting match the rest of campus? (Answer – Yes) What about Camden Avenue? (Camden Avenue is right now not included in this annexation, and are contiguous to City limits on Rt. 13. They plan to pursue it in the future.)
- Cameras will be standard to the buildings, parking and common areas. Safety is priority.

Council reached unanimous consensus to advance the project forward to the Planning Commission for zoning and density.

City Boundary Adjustment for 1410 West Road

Ms. Pollack was joined by Building Official Bill Holland. Mr. Holland reported the reason for the request to adjust the boundary was that back in October 2006 the City passed a resolution to annex the Sassafras Meadows development. Inadvertently, the boundary lines went through the middle of 1410 West Road, and this was unknown until it was sold last year to Mr. Ken Smith. The process has to be the same as an annexation, except it does not have to go before the Planning Commission, but will have to be forwarded to the State Planning. Mr. Holland said the next step would be to introduce the resolution and to set the public hearing date.

Council reached unanimous consensus to advance the resolution to legislative session.

Chesapeake Bay Trust Cooperative Agreement

Ms. Pollack invited Tom Leigh from the Chesapeake Bay Foundation and Sadie Drescher from the Chesapeake Bay Trust to join her to discuss the agreement. She explained that Salisbury, as part of a coalition with five other jurisdictions (Cambridge, Easton, Oxford, Queen Anne’s County, and Talbot County) went together on a grant and was awarded a National Fish and Wildlife Federation Grant in early 2018. Funding was also provided by Maryland Department of the Environment. Initially part of the Healthy Waters Roundtable, the group broke off as a

subsection to hire a circuit rider to help with stormwater needs such as grant writing, procurement, and training opportunities. This tool will support staff to be able to implement less traditional projects. One of the benefits is that Chesapeake Bay Trust will be able to reach organizations that the City may have a harder time reaching such as HOA, churches, and different groups not necessarily their number one target at the time. In the proposed agreement, the City would establish the amount placed into a grant fund each year on the budget cycle. The request for next year will be \$50,000.

Ms. Drescher reported on the MOU in the City's contract with the Trust for five years. Each year the Trust would be instructed on what the City wanted to allot, and would never support a project the City was not 100% behind. All the applications will go through a review process to ensure absolute transparency. The Trust takes care of the selection process and delivers the results. Ms. Pollack told Council the City's stormwater utility language gave the City the opportunity to provide grants such as this.

Council discussion included:

- Asked Ms. Drescher to explain the roles the Trust takes in HOAs. She described some of the projects they did including building rain gardens to alleviate standing water, holding training or workshops on rain barrels and using less salt during snowstorms.
- Asked how often the group met (Answer - Quarterly or more often if needed.)
- What is the term of the MOU? (Answer – July 1, 2019 through June 30, 2024)

Mayor Day told Ms. Blake that her neighborhood HOA was the perfect candidate for such funding. (They briefly discussed the flooding at her neighborhood- Stonegate)

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

Riverwalk Construction Reimbursement Program

Ms. Pollack reported that the program would help development along the Riverwalk to target the downtown area, Central Business District, and where designated in the ordinance the City wants the Riverwalk to go, including the North Prong. The program would partially reimburse construction funds to those developers who are building the Riverwalk for public use. Eligible construction costs include the bulkhead, Riverwalk, bulkhead repairs, and other costs associated with the Riverwalk itself, such as backfill. Lighting, landscaping and signage are not included.

Ms. Pollack said input on the program was received from the City Finance Director and the City Attorney. By resolution, Council will approve each individual reimbursement, similar to capacity fee waiver approvals. Applicants must apply based on very specific criteria. Eligible costs are 75% of the overall qualifying costs, and reimbursements (on finished products) are on an annual basis over a maximum of 20 years, capped at an amount equal to or less than the sum total of 90% of the incremental increase in City property taxes due. President Heath asked how the reimbursement would work if the property sold, and after a brief discussion, Mr. Tilghman was asked to conduct research and the discussion would be returned to Work Session at that time.

County Budget Amendment

Ms. Glanz reported the City had discussions with Wicomico County regarding the expenses for the GOB. The agreement reached included issues of ESG and payments, the chiller, and facts City Finance Director Cordrey found out about an old lagoon at the City's Waste Water Treatment Plant. The City was unable to convince the County to continue billing the City's taxes, and was unsuccessful in spreading the payments out. They reached the agreement for the City to pay the entire amount in one year and the City would be named half owner of the \$4.5 to \$5 million building. The amount of the budget amendment represents ½ of the chiller, but is substantially less than ½ of the ESG payments. Once the funds are committed, the County will convey the GOB.

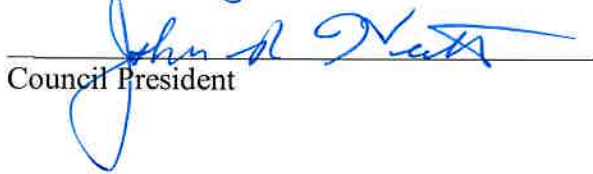
Council reached unanimous consensus to advance the legislation to legislative agenda.

Adjournment

With nothing further to discuss, the Work Session adjourned at 6:37 p.m.



City Clerk



Council President