

CITY OF SALISBURY
WORK SESSION
MAY 20, 2019

Public Officials Present

Council President John R. “Jack” Heath
Councilwoman Angela M. Blake

Vice President Muir Boda
Councilman James Ireton, Jr
Councilwoman April Jackson

Public Officials Not Present

Mayor Jacob R. Day

In Attendance

City Administrator Julia Glanz, Deputy City Administrator Andy Kitzrow, Department of Infrastructure and Development (DID) Director Amanda Pollack, Field Operations Transportation Superintendent William Sterling, Assistant City Clerk Diane Carter, City Attorney Mark Tilghman, and interested citizens.

On May 20, 2019 Salisbury City Council convened in Work Session at 4:32 p.m. in Council Chambers, Room 301 of the Government Office Building. The following is a synopsis of the topics discussed in the Work Session.

Capacity Fee Waiver for 206 E. Market Street

DID Director Amanda Pollack with input as needed from Bret Davis of Davis Simpson Holdings LLC presented the company’s request to Council for a Capacity Fee Waiver for 37 Equivalent Dwelling Units (EDUs) for the redevelopment of 206 East Market Street also known as the City’s surplussed Parking Lot #16. Mr. Davis provided an overview of development plans for the property — a four story building in the existing footprint with key-card parking and possibly retail space on the first floor, 36 luxury apartments on the upper 3 floors, and a sky deck overlooking the City’s Amphitheater.

DID Pollack reported that the waiver of 37 EDUs had a dollar value of \$130, 721 and that Davis Simpson Holdings met all criteria outlined in the Capacity Fee Waiver Ordinance to be eligible for the waiver. DID Pollack further reported that the EDU Bank of 300 EDUs established in 2013 for Downtown/City Development would have 108 remaining after 37 EDUs were assigned to Davis Simpson Holdings. The remaining EDUs will be available for other projects anticipated in the coming year.

Council reached unanimous consensus to advance this item to Legislative Session.

Budget Amendment to appropriate additional funds for electric for street lighting

Field Operations Transportation Superintendent William Sterling presented his department’s updated request to amend the FY19 General Fund Budget to fund a shortfall in the Electricity Account to

purchase electricity for traffic signals, street lighting and other similar devices; the shortfall was originally calculated in March of this year as \$145,000 based on last year's budget, but has now been recalculated to include additional data for FY19 Budget which reduces the shortfall to \$115,000.

Superintendent Sterling reported that Field Operations had met with Delmarva Power and Delmarva Power had agreed to change 5% each year (20-year project life) of the City's sodium vapor lights to LED lights, with priority given to arterial street lights since converting those lights would yield the greatest monetary savings. Pole costs would drop roughly from \$40 to \$9/month and result in an approximate savings of \$30-35,000 per year for 100 poles. Because of the projected cost savings with converting the lights, Deputy Administrator Andy Kitzrow indicated that by utilizing grant money available now from the State of Maryland, the City could go beyond the 5% replacement guaranteed annually by Delmarva Power and within 18 months or less pay for entire light replacement. Superintendent Sterling said that outside of the Delmarva Power free schedule for light replacement, it would cost approximately \$300/light to convert lights to LED which then would provide a \$30/light savings each month.

Council reached unanimous consensus to advance this item to Legislative Session.

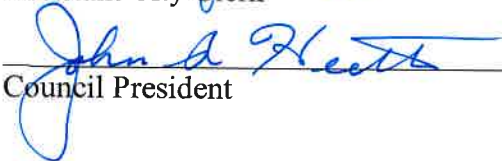
Council Comments

President Heath announced that the Maryland Municipal League's Annual Summer Conference will be held this year during the last week in June.

With no further business to discuss, the Work Session adjourned at 4:43 p.m.



Assistant City Clerk



Council President