

CITY OF SALISBURY
WORK SESSION
JANUARY 6, 2020

Public Officials Present

Council President John “Jack” R. Heath
Council Vice-President Muir Boda
Councilwoman Michele Gregory

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

In Attendance

City Administrator Julia Glanz, Deputy City Administrator Andy Kitzrow, Department of Infrastructure and Development (DID) Director Amanda Pollack, Housing and Community Development Department (HCDD) Director Everett Howard, Attorney Michael Sullivan, City Planner Anne Roane, City Clerk Kim Nichols, City Attorney Mark Tilghman, and interested citizens.

On January 6, 2020 Salisbury City Council convened in a Work Session at 5:28 p.m. in Council Chambers of the Government Office Building. Council had convened in a Closed Session at 4:30 p.m. that adjourned at 5:21 p.m. The following is a synopsis of the topics discussed:

Ordinance to accept funds from Bless Our Children

HCDD Director Everett Howard joined Council and discussed the \$2,000 monetary donation from WBOC’s Bless Our Children for the Santa’s Workshop program sponsored by the Housing and Community Development Department. The Santa’s Workshop program distributes toys to children that might otherwise not have an opportunity to receive gifts and feel a part of the holidays. This past December 230 children received gifts and books, and 350 people were in attendance.

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

Free Library Project

Mr. Howard reported HCDD researched free libraries in order to place one in front of the Truitt Street Community Center. Their research led them to an example of a free library, which was a sturdy, powder coated, metal, fabricated library constructed by Peninsula Roofing. After reaching out to Peninsula Roofing for an estimate on the free library, the business volunteered to build the City eight libraries at Peninsula Roofing’s expense, and then donate them to the City. The material for all eight libraries totaled about \$5,000, with the value of all eight around \$7500. The Wicomico County Library and Salisbury University have offered an unlimited amount of books with which to supply the libraries.

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

City Administrator Julia Glanz introduced Salisbury University student Chase Phillips, an intern in the Infrastructure and Development Department.

130/132/144 East Main Street Soil MOU Resolution

DID Director Amanda Pollack, Attorney Michael Sullivan, and First Move Properties Developer Nick Simpson joined Council. Mr. Simpson presented a PowerPoint to overview First Move Properties' planned project.

Ms. Pollack reported the original Phase 1 had been through the Board of Zoning Appeals because it needed a density and height variance, and the Historic District Commission and Planning Commission. They will repeat the necessary steps for Phase 2, but it would not need anything through the Board of Zoning Appeals, but would have to go before the Historic District Commission and Planning Commission. The Capacity Fee Waiver has been done for Phase 1, and they would discuss Phase 2, the Soil Agreement, and the other easement at this Work Session.

Ms. Pollack reported on the request to use excess soil from the Wastewater Treatment Plant. This was the second time this type of agreement has been considered by Council. The previous one has expired, and if that developer wanted to use the soil again they would have to return to Council.

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

130/132/144 East Main Street Parking Agreement

Ms. Pollack reported that First Move Properties proposed to purchase 256 parking permits at the typical City rate for each of the tenants that would be in the two buildings. The parking garage has 703 spaces and there were currently 441 permits issued, leaving 262 unpermitted spaces. On average, Field Operations estimated there were 250 open spaces on any typical day. The applicant understood that during large events such as the National Folk Festival the permit holders are not guaranteed parking availability.

Ms. Pollack said the City could only provide a maximum three year lease. They wanted to add language to the agreement stating the City had the ability to repair, rebuild, or redevelop the parking garage, and would close the skywalk and replace it at the City's cost. Alternative parking would be provided to all permit holders at that time.

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

130/132/144 East Main Street Air Rights Easement

Ms. Pollack reported the proposed easement provided the rights to the air over the alleyway where the walkway was planned between the new building and the parking garage. The only change from the easement agreement in the packet was that the easement was requesting the rights unrestricted light and air to, over, and within the easement area. The words "light and" would be stricken from the language to give the City the rights to build the parking garage taller in the future if need be, and they may not be able to provide the same level of light.

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

130/132/144 East Main Street Temporary Construction Easement and Permanent Maintenance Easement

Ms. Pollack explained that because the City owned the alleyway and the applicant was confirming that the City was the only owner of the alley, they needed an easement in order to perform construction in the area. The Temporary Construction Easement would allow First Move Properties to construct the walking bridge between the new The Ross Building to connect to the top floor of the parking garage. The Permanent Easement will be for maintenance of the walking bridge.

Mr. Tilghman added it was mentioned that during City events residents could park in the garage. While the City did not anticipate issues with too many people to park, there would be no guarantee to the residents that a parking space would be available. They believed there would be enough spaces, but at any time the garage filled, all permit holders would be in the same situation.

Mr. Simpson asked if, in the event the garage was filled to capacity, and one of Ross residents was unable to park due to unavailable parking spaces, would the parking garage permit extend and authorize them to park at any other Municipal parking lot, or was it color coded? Ms. Glanz said if the situation occurred, there would be an alternate parking plan.

Mr. Sullivan explained the permanent maintenance portion of the easement was effectively the developer taking full responsibility, and if there was any impact on the City, they would indemnify the City for it.

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

144 East Main Street Capacity Fee Waiver Resolution

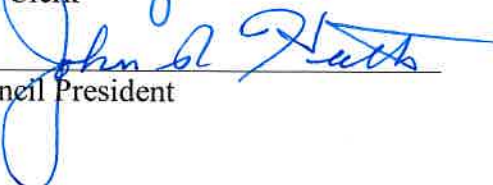
Ms. Pollack reported the waiver request was for the 31 apartments planned for 144 East Main Street (the Chamber Building), but also included the new event space located at 130 and 132 East Main Street since they would be subdivided and consolidated into one property. For both the apartments and event space they were requesting a waiver request of 35 EDUs. At the current Capacity Fee rate of \$3,533, the waiver request was equivalent to \$123,655. Of the original 300 EDUs based on a transfer of EDUs from the former Linens of the Week property, 213.64 EDUs have been used. None have expired, and if the request was approved, there would be 51.36 EDUs remaining.

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

Mayor Day informed Council that the municipalities of Ocean City, Salisbury, Denton, Cambridge, Berlin, Chestertown, Easton, and others were actively working on legislation for a statewide tax differential bill. The Salisbury Board of License Commissioners bill will also be submitted.

With no further business to discuss, the Work Session adjourned at 6:06 p.m.


City Clerk


Council President