

CITY OF SALISBURY
WORK SESSION (VIA ZOOM MEETING)
JUNE 15, 2020

Public Officials Present

Council President John “Jack” R. Heath
Councilwoman Michele Gregory

Council Vice President Muir Boda
Councilwoman April Jackson

Public Officials Absent

Mayor Jacob R. Day
Councilwoman Angela M. Blake

In Attendance

City Administrator Julia Glanz, Deputy City Administrator Andy Kitzrow, Department of Infrastructure and Development (DID) Director Amanda Pollack, Salisbury Police Department Captain Howard Drewer, Police Officer Barry Tucker, Grants Manager Deborah Stam, City Attorney Mark Tilghman, and City Clerk Kimberly Nichols

On July 6, 2020 the Salisbury City Council convened in a Work Session at 4:30 p.m. The following is a synopsis of the topics discussed:

Resolution accepting donation of masks for Salisbury Police Department

Salisbury Police Captain Howard Drewer reported 100 face masks were donated to the Police Department at the beginning of the COVID-19 pandemic. The resolution would accept the donation.

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

Resolution accepting donation of gym flooring for Salisbury Police Department

Officer Barry Tucker reported he reached out to Brendan McWilliams who had mats for sale on Facebook. The mats were to be used for a temporary gym area outside in the wash bay area. After being contacted, Mr. McWilliams offered to donate the mats in support of the police. The value of the 2' x 2' mats was about \$300.00.

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

EDU Incentive Area discussion

DID Director Amanda Pollack lead the continued discussion on EDU Incentive Areas, Capacity Fees and Connection Fees. Her report was as follows:

- The City was very close to using all of the EDUs from the initial EDU Bank (When the program was put into place in 2013, the City originally had 300 EDUs from the Linens of

the Week property. As development and redevelopment occurred over the years, 270 EDUs have been allocated. Only about 29 EDUs were left from the original bank.)

- This was an appropriate time to discuss whether the City wanted to continue some sort of similar program.
- She reported on the Downtown Projects and what already had allocations versus what was coming with no requested allocations as of yet. The Ross, Lot 16 and the Beer Garden, The Powell Building, and 500 Riverside Drive all received allocations in the past few years. Projects that had not applied for allocation yet but likely would include Lots 1 & 11, The Marina, Lots 10 and 30.
- Lot 1 proposed about 197 residential units plus commercial space. The Marina proposed about 56 residential units, boathouse and commercial space. Both projects would require approximately 300 EDUs.
- The original intent of the program was to encourage development and redevelopment in specific areas including the Downtown Development District, Riverfront Redevelopment - the Central Business District.
- The criteria in the original ordinance from 2013 could be examined and revised to ensure the Council was still interested in giving waivers and that the projects were meeting goals that the City was trying to achieve such as increasing housing for people earning a living wage, etc. The last ordinance had criteria that had to be consistent with the plan of transformation from 2012. It was an appropriate time to look at some of the criteria.

City Attorney Mark Tilghman said that under the original plan, it only allowed for affordable housing waivers of EDUs. The new plan was created to allow them to grant waivers without violating the code because there were extra EDUs that could be utilized. Whatever criterial the Council wanted to set to promote growth, the City should set up what was done similar to affordable housing. The City could set any parameters the Council chose such as certain areas and types of development. Without having EDUs in a bank, they would really be waivers.

Ms. Pollack said that capacity fees were typically paid when developers got their water main. While none of the discussed projects were close to that point, many developers wish to receive a waiver early on to show their bank and financiers that they have the City backing the project. Both projects were likely getting their financing packets in order.

Mr. Boda noted it was a great tool to encourage development and the finance portion. He supported continuing the program and thought they should discuss an appropriate number to add to the bank since the two upcoming projects were in que. Long-term goals could include creating a broader policy or parameters to allow for future development. Mss. Jackson and Gregory concurred.

President Heath thought that their agreement stipulated that they should refill the bank. They discussed remodeling the entire system, which would take at least several months, according to Ms. Pollack. She was working through the changes and send them to Legal for review. It was significant so would take a little longer than probably what they wanted to do with the EDU Incentive Areas. It was probably in the City's best interest and developers' best interest to do this first, get it moving and let the other changes follow. She said that was why this was discussed separately. She offered to work with Ms. Glanz and Mr. Kitzrow to propose specific criteria.

President Heath wanted to ensure they did not have to go back in before they got to the next stage and be realistic with the developments that were in the queue and would probably come up before the final revisions were completed for the next stage.

Ms. Pollack reported the way the affordable housing waiver was done, it was not a bank. There was no cap on numbers, just very tight criteria. The City may want to look at it that way with tighter criteria. There was a specific number because of Linens of the Week and any new numbers would probably be arbitrary. Each project would come before Council to discuss, and a separate resolution would be passed for each waiver. This method would afford the City the flexibility to look at each project based on their merits.

President Heath suggested that they proceed with the plan just discussed.

Stonegate Speed Limit

City Administrator Julia Glanz reported that several months ago Councilwoman Blake requested a speed study in the Stonegate neighborhood. A study was conducted, and out of 436 trips, the average speed was 22 m.p.h. Based on the information in the study and Bill Sterling's recommendation, the City did not recommend reducing the speed to the requested 25 m.p.h. from 30 m.p.h. It could be done, but the data did not back the action up. The decision was up to Council.

Mr. Boda asked what the targeted speed limit was for neighborhoods in Vision Zero. Ms. Glanz did not know, but it was to target higher risk areas such as intersections. She speculated that Stonegate was not one of those areas but could ask Will White or Amanda Pollack for information on that. Mr. Boda said that Ms. Blake's concern was that people would sometimes fly through the neighborhood to get home quick, get to work, etc. which was why the average speed was likely 22 m.p.h.

Ms. Jackson noted the Mayor said that in Vision Zero there would be changes in speed limit in some communities. Council reached unanimous consensus to not reduce the speed limit to 25 m.p.h. President Heath would explain Council's decision to Ms. Blake.

Ordinance accepting donated match funds for Port Feasibility Study

Grants Manager Deborah Stam reported the City of Salisbury was awarded grant funds in the amount of \$37,500 from the U.S. Department of Commerce-Economic Development Administration (EDA) for the Salisbury Port Feasibility Study in 2019. The City was required to provide matching funds in an amount equal to the grant for a total project of \$75,000. Two local businesses, Vane Brothers Companies and Chesapeake Shipbuilding Corporation, who were interested in having a port located in Salisbury, wished to assist the City by providing a portion of the matching funds in the amounts of \$1,000 and \$3,000, respectively.

Ms. Stam recommended accepting the funds so that the grant account could be set up and the project could move forward.

Council thanked the two companies for their contributions and reached unanimous consensus to advance the ordinance to legislative session for first reading.

Council Comments

Mr. Boda hoped everyone had a happy 4th of July and hoped that someday soon Council would be back together.

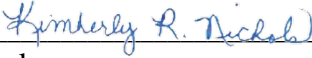
Ms. Jackson asked everyone to stay safe and healthy, and to remember that COVID-19 was still alive and well.

Ms. Gregory asked everyone to stay cool, wear a mask and to stay home if possible.

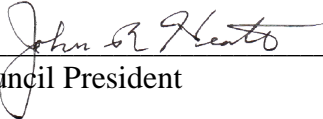
President Heath reminded everyone that the Blood Bank was still low and encouraged everyone able to donate to do so.

Adjournment

With no further business to discuss, the Work Session adjourned at 4:51 p.m. Council immediately convened in a Special Meeting.



City Clerk



Council President