

CITY OF SALISBURY  
WORK SESSION  
JULY 6, 2021

Public Officials Present

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

Council Vice-President Muir Boda  
Councilwoman Michele Gregory

Public Officials Absent

Mayor Jacob R. Day

In Attendance

City Administrator Julia Glanz, Deputy City Administrator Andy Kitzrow, Department of Housing & Community Development (DHCD) Director Ron Strickler, Department of Infrastructure & Development (DID) Director Amanda Pollack, Transportation Specialist Will White, Grants Manager Deborah Stam, City Attorney Heather Konyar, City Clerk Kimberly Nichols, members of the Public and press.

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On July 6, 2021 the Salisbury City Council convened in a hybrid Work Session (in person and on Zoom Conferencing Video) at 4:30 p.m. in Conference Room #306 with Council Vice-President Muir Boda presiding. The following is a synopsis of the topics discussed.

**Update on Mitchell Landing project**

Grants Manager Deborah Stam reported the City recently received pre-approval from CDA to incur up to \$20,000 worth for the tenant relocation from Building #139. The City has received a proposal from WCBM, the structural engineer who would inspect all of the buildings at approximately \$31,293. Ms. Stam was approved for another \$40,000 from the CDA for expenditures. The ordinance approved for first reading was revised from \$20,000 to \$60,000 to increase the Project Expenditure Account. Tenant relocation expenses and environmental contractor for the moisture and mold testing were paid, and the two other invoices, there would be about \$20,000 for any additional expenses.

Ms. Blake asked if the additional funds would pay for the inspection, and Ms. Stam said it would cover full inspection of the bearer beams under all 4 buildings and geotechnical engineering services to create a rehab plan should the buildings require additional rehab.

Ms. Jackson asked if the remaining buildings were in the same condition, would those tenants be moved. DHCD Director Ron Strickler said they would be relocated should the buildings be structurally inadequate. They would know about the initial inspections relatively quickly, but the cost of rehabilitation, materials, etc. may take some time.

Ms. Jackson said she called Homes for America and Habitat to help relocate the tenants.

Mr. Boda asked to reschedule the subject to Work Session once the costs were known.

### **Chesapeake Utilities Corporation- Somerset Natural Gas Project update**

Department of Infrastructure and Development (DID) Director Amanda Pollack and Chesapeake Utilities Commercial & Industrial Accounts Manager Jared Shelton provided the monthly update. As of June, about 94% of the pipeline was installed in the City.

Mr. Shelton reported the project was about six months in and on schedule. The 94% referred to the linear footage of the pipe in the ground, but there purging and cleaning the lines work and physical tie ins- all scheduled for completion by the end of August. He discussed planting shrubs along a right-of-way between the hospital and EVO Craft Brewery and explained the limitation was that they were leasing from Norfolk Southern Railway and had to abide by Federal Energy Regulatory requirements which would only allow Chesapeake to plant grass. Ms. Blake asked Mr. Shelton to request a fence since the tree removal took away from the visual quality, and then asked if management would contact her. Mr. Shelton said he had relayed all of comments thus far.

Ms. Glanz asked if Blair Rinnier owned a portion of the property close to the highway, and Mr. Shelton was unaware, but would reach out.

President Heath said he asked six months ago about the impact the pipeline would have on the Rail Trail (RT). Since they heard nothing, he assumed there was no impact. Mr. Shelton said that Chesapeake Utilities and DID had several meetings about the RT project and confirmed there was no interference. President Heath said he heard they were waiting on confirmation that part of the RT was requesting an easement from Chesapeake. Ms. Pollack said it was an area outside of Norfolk Southern's right-a-way, and an easement for Chesapeake. It was not a conflict with the pipeline, but was property outside of the Norfolk Southern right-of-way. She said that the City had looked at alternative alignments all along the RT because Norfolk Southern did not want it in their right-of-way initially, and the City was forced to go outside all along the RT and look at easements and alternative routes. President Heath requested a future update on this.

The update was for Council information and did not require consensus.

### **Annual Vision Zero update**

Ms. Pollack and Transportation Project Specialist Will White joined Council. She noted the City was funding pedestrian signals and cross walks, ADA upgrades, Slow Zone program, Speed Awareness and Safety with the \$112,500 funding in the FY22 Budget.

Mr. White discussed the Vision Zero successes which included Main Street, Riverside Circle, sidewalk infill project in the Church Street/Doverdale Community, Division Street Bikeway, Northwest Bikeway Phase 1, Lake and Isabella Streets, Fitzwater/ Parsons Bikeway, and Church Street ADA upgrades. Upcoming projects included Carroll

Street, Promenade at Eastern Shore Drive, South Boulevard, Rail Trail Phase 7B, West College Avenue Bikeway design from US13 to Riverside Drive, and have applied for funding for Northwest Bikeways Phase 2-West Road. All delays were related to COVID. They were making progress on all of the goals of the Action Plan. Biking alone was up 60 to 80 percent in the City.

The update was for Council's information only.

### **Resolution to approve The Ross Connection Fee Waiver**

Ms. Pollack reported the Council previously approved Capacity Fee waivers for all three of the Ross parcels. The Code changed, and the City did not have Capacity Fees any longer – they had Connection Fees. This was the first project under the new program. Two of the prior approvals expired and one was still on the books. The request was for a waiver of 104 equivalent dwelling units (EDUs). The current rate was \$3,710 for connection charges per EDU. The waiver request was equivalent to \$385,840.

President Heath said the original waiver for The Ross was for a twelve-story building but now it was for an eight-story building. Ms. Pollack said The Ross was still twelve stories but the Chamber Building next door was taller than 8 stories. President Heath asked for the amount of the original waiver, and Ms. Pollack said it was for 92 EDUs at the lower capacity fee rate, around \$305,000. They were now looking at 104 EDUs.

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

### **Resolution to approve The Ross Soil MOU**

Ms. Pollack explained there was a previous Soil Agreement with The Ross, but the dates had expired. They still wished to use the soil and the new resolution and new agreement contained revised dates. They were targeting the beginning of transporting the soil for August 1, 2021, completion by August 2022, and a Certificate of Occupancy on September 30, 2023.

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

### **Resolution to approve The Ross HORIZON Program Agreement**

Ms. Pollack said this was the City's first HORIZON application. The letter of intent contained an estimated tax schedule based on the current tax rate which would likely increase each year. It was based on an estimated assessed value after completion of construction, so it could change. It gave an idea of the taxes that would have been assessed based on project completion, what was waived, and what was due. Council would approve on a case by case basis.

Nick Simpson, The Ross developer, said the program was very important for future developers.

Mr. Boda considered this the catalyst program for Downtown because it would lead to all the other properties that needed to get on the tax rolls.

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

**Council and Administration Comments**

Ms. Glanz thanked everyone involved in the 4<sup>th</sup> of July Fireworks over the weekend. It was the new Fiscal Year and she already saw the purchase requisition for the ladder truck, so the City was quickly moving forward with the approved budget. The County was discussing their version of the HORIZON Program in Work Session this evening.

Mr. Kitzrow said the MML Convention was a great event. Mayor Day was inducted as president.

Ms. Jackson said the MML Convention was wonderful. Please continue to social distance.

Ms. Blake agreed the convention was wonderful. If healthy enough, please donate blood.

Ms. Gregory said the convention was wonderful and to please wear masks and be careful.


President Heath was encouraged with the Vision Zero report. The City was growing, and he was hoping the momentum was such that nobody could stop it. Please be careful of the COVID variant.

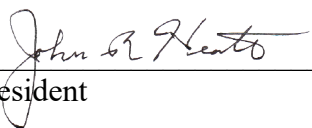
Mr. Boda said it was great to see everyone out at the Red, White and Boom Fireworks. The v

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

**Adjournment**

With no further business to discuss, the Work Session was adjourned at 4:43 p.m. at which time Council immediately convened in the Special Meeting.

  
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City Clerk

  
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Council President