

WORK SESSION - February 8, 2005

Mayor William M. Breichner called this Work Session of the Mayor and City Council to order at 4:03 p.m., Tuesday, February 8, 2005 in the Council Chambers at the City Hall. Present was Mayor Breichner; City Council Members K. B. Aleshire, N. L. Hendershot, L. C. Metzner, C. N. Moller, P. M. Nigh; City Administrator Bruce Zimmerman, and City Clerk D. K. Spickler.

Mayor Breichner expressed the Mayor and Council's sympathy to the family of William Wellman (former finance director) and William King (Councilmember from 1981 to 1985).

Insurance Services Office (ISO) Classification

Gary Hawbaker, Fire Chief, and David Shindle, Water and Sewer Department Manager, were present to discuss the recently completed Insurance Services Office (ISO) analysis of the City's structure fire suppression delivery system. Michael Weller, Hagerstown Fire Department, was also present. The analysis was done during the summer and fall of 2004. The ISO reported that the previous classification of Class 3 continues to apply.

The ISO collects information on municipal fire-protection efforts in communities throughout the United States. In each of those communities, the ISO analyzes the relevant data using their Fire Suppression Rating Schedule (FSRS). They then assign a Public Protection Classification (PPC) from 1 to 10. Class 1 represents exemplary public protection, and Class 10 indicates that the area's fire-suppression program does not meet the ISO's minimum criteria.

By classifying communities' ability to suppress fires, the ISO helps the communities evaluate their public fire-protection services. The program provides an objective, country-wide standard that helps fire departments in planning and budgeting for facilities, equipment, and training. By securing lower fire insurance premiums for communities with better public protection, the PPC program provides incentives and rewards for communities that choose to improve their firefighting services.

There is not a direct financial impact upon City government, however, this low classification can provide substantial savings to the building owners within the corporate limits of the City. Most companies in this area have a two point classification - one for the areas they cover with public water and another for those areas that don't have public water.

The ISO rating is 10% communications, 50% of the fire department's ability and 40% on the water system. Of the 248 communities rated in Maryland, only nine are class 3 or lower. Chief Hawbaker stated if the educational and code efforts were included in the ISO evaluation, this department would rate very high. The previous administrations had the foresight to design the water system to be top notch.

### Overview of City's Emergency Plan

Chief Gary Hawbaker and Battalion Chief Richard Hopkins, were present to discuss the City's Emergency Operation Plan (EOP) Draft.

The City is vulnerable to numerous hazards, including severe weather, hazardous materials, health issues and others. The City also is a potential target for terrorist attacks. Although the City is capable of managing most emergency situations with internal resources, there are potential incidents that could overwhelm these assets and capabilities. The EOP establishes the framework to ensure the City is properly prepared to deal with the challenges of these incidents.

The EOP structures the response organizations by function, grouping them by capabilities, skills, resources, and authorities across the City government into these functional areas. By use of this functional framework, the City outlines how resources will be leveraged, implemented and, when necessary, how federal, state and other local government partners will be engaged for support. The plan unifies the efforts of City agencies and departments, non-governmental and voluntary entities for a comprehensive effort to respond to and reduce the effects of any public emergency or disaster within the City of Hagerstown. The plan explains the who, what, when, where, why and how long a plan may remain in place.

There are three different classifications of emergencies within the plan. The plan assumes that any emergency in Hagerstown is a threat to the livelihood of the citizens and environment. The three classifications are:

1. Minor Emergency: Emergency within the response capabilities of City government with minimal need for regional assistance.
2. Major Public Emergency: Emergency that will likely exceed the City's capabilities and require a broad range of regional, stated and federal assistance.
3. Catastrophic Disaster: Requires massive regional and federal assistance, including immediate military involvement.

The priorities within the plan are:

1. Responder safety and survival
2. Protection and care to civilians
3. Stabilize emergency situations

4. Conserve property and environment
5. Work on normalization of people's lives

The City of Hagerstown Mayor and Council, acting as a body politic, shall be responsible for the establishment of policies/procedures and deployment of resources relating to emergency planning response, and recovery.

Chief Hawbaker stated the plan will need to be adopted and the National Emergency Management Plan will need to be incorporated into the City's plan.

Councilmember Metzner stated this plan clearly outlines the responsibility of the elected officials. He commended everyone who worked on this plan.

Chief Hawbaker stated Battalion Chief Richard Hopkins put this plan together. This plan mirrors the County plan.

#### Proposed Quit Claims - Gateway Crossing Phase IV

James Bender, Assistant City Engineer, stated the plans for the fourth and final phase of the Gateway Crossing development are being reviewed by Staff. In order to accommodate the proposed layout of the streets and housing units in this phase, the Hagerstown Housing Authority and other property owners have requested that the City quit claim existing street and alley rights-of-way in the project area.

In particular, the Housing Authority is requesting a quit claim of the right-of-way of Alley #2-19 (also known as Fulton Street) for their use, and three property owners along Merrbaugh Circle and Vickie Drive have requested quit claims of portions of the existing right-of-way that will no longer be needed for a public purpose. Staff recommends the quit claim of these portions of the right-of-way, subject to the reservation of any utility easements that may be required in these areas.

Councilmember Aleshire stated there is to be development to the south of the alley. He asked where access to the public road would be. Mr. Bender stated there is an extension of Ross Street on the overall plan. Councilmember Aleshire asked how the concerns from the residents on Vickie Drive were being address. Mr. Bender stated part of cul-de-sac is not being quit claimed because several property owners were not interested in obtaining ownership. The landscaping in this area will be done differently.

Update on Delta Building - Richard McCleary, 66-68 West Washington Street

Deborah Everhart, Director of Economic Development, provided an update on the progress of the redevelopment of the Delta Building at 66-68 West Washington Street by Richard McCleary.

Ms. Everhart reported that Mr. McCleary has been working with Paula Reed Associates to complete the next phase of the process for rehabilitation with the Maryland Historical Trust (MHT). Mr. McCleary will be submitting plans to the Preservation District Design Commission (PDDC) for approval. He hopes to begin the renovation of the facade within the next few months. He is also working with business owners who have expressed an interest in renting space in the building. There are no contracts at this time.

Councilmember Metzner asked when the City entered into an agreement with Mr. McCleary. Ms. Everhart stated it was in 1998. The agreement stipulated that renovation of the property had to begin within a certain time period. The roof has been replaced. Councilmember Metzner suggested either giving Mr. McCleary a time frame to complete the work and make a decision to control what happens or make a decision to forget the agreement. He stated he would like to be told if the amount of renovation completed to date meets all the requirements of the agreement.

Councilmember Moller asked what the MHT requires. Ms. Everhart stated Mr. McCleary has been dealing with MHT for the last six months. Ms. Everhart stated the agreement doesn't stipulate when the work has to be completed, only when it must be started.

Councilmember Nigh asked if it is correct that Community Development (CD) money was used for the building. Lauren Bayer, Community Development Director, stated CD money was used to purchase the building.

Councilmember Aleshire stated a detailed time line needs to be developed. He asked for an answer from the City Attorney if a time line would meet the intent of the agreement. After this is in place, the Mayor and City Council can decide what action to take.

Councilmember Nigh stated she understands Mr. McCleary's intent has been to put the building up for sale.

Bruce Zimmerman, City Administrator, stated there is no question that there is frustration over this project. The Mayor and City Council have two options to consider. They are 1) to move forward with the plan, or 2) to look at the agreement and see if violations have occurred.

Councilmember Metzner stated Mr. McCleary has done a good job with the Roccoco's building. He suggested negotiating with Mr. McCleary, rather than taking back the building.

Mr. Zimmerman stated Staff will obtain legal advice on the validity of the contract. It was the general consensus of the Mayor and City Council to proceed with reviewing the contract and discussing it with Mr McCleary.

Councilmember Hendershot stated Mr. McCleary is trying determine the best use for this building. He stated Mr. McCleary approaches renovation differently for each building.

Ms. Everhart stated Mr. McCleary cannot sell the building to a third party, without meeting his contractual agreement with the City.

Discussion of Harrison Rezoning, Strategic Resources, LLC

Stuart Bass, Comprehensive Planner, stated Strategic Resources, LLC has submitted a zoning reclassification for the property on Howell Road. The property is approximately 28 acres out of an 180 acre tract and is located west of Dual Highway, south of Antietam Creek and adjacent to the northern half of Howell Road. The proposed zoning is R2 (Residential) and the existing zoning is IR (Industrial Restricted).

The Planning Commission held a Public Review meeting on December 8, 2004. On January 12, 2005, the Planning Commission evaluated the information and recommended approval of the proposed rezoning, based on a mistake in the original classification of the property

Mr. Bass stated the proposed use is residential, including two family duplexes and townhouse units, for a total of 243 units. If the rezoning request is approved, a traffic study would be required.

Councilmember Metzner asked what the difference in density is between an R1 classification and an R2 classification. Mr. Zimmerman stated apartments are not allowed in the R2 zoning district. Councilmember Aleshire stated that triplexes and quadriplexes are, however, allowed in the R2 district. Councilmember Metzner asked if condominiums are allowed. Kathleen Maher, Planning Director, stated condominiums are not specified because they are owned.

Councilmember Aleshire expressed his concern about the increased traffic on Edgewood Drive this development would cause. Councilmember Metzner asked if the State Highway Administration has indicated the Dual Highway will need to be expanded. Mr. Zimmerman stated they have.

Councilmember Metzner stated he realizes the Dual Highway and Edgewood Drive cannot handle additional traffic without major road improvements. Rodney Tissue, City Engineer, stated road construction is predominately developer driven.

Councilmember Aleshire stated roads and sewer are finite resources that must be protected. He asked if it is better to expend these finite resources on high density housing or the creation of jobs.

Councilmember Metzner stated he is not convinced that R2 is the correct zoning classification for this area.

Ms. Maher informed the Mayor and City Council that the owner of the property has been advised to wait for the updated Comprehensive Plan, but they are asking for this zoning because a developer has come forward.

Councilmember Metzner suggested that single family, detached dwellings be treated more favorably through the sewer allocation program.

A Public Hearing is scheduled to be held on February 22, 2005 on this rezoning request. The request will be discussed at a work session in early March, 2005.

#### Haven Road Annexation Discussion

Kathleen Maher, Planning Director, and Deborah Everhart, Director of Economic Development, were present to further discuss a request made by Ken Jordan to annex a portion of Haven Road into the City.

On February 1, 2005, the Mayor and City Council provided feedback on the draft annexation petition for the Haven Road property to the applicant. The comments revolved around language concerning availability of sewer service and the appropriateness of the proposed density of the proposed residential project (maximum of 450 dwelling units). The revised petition will be presented to the Mayor and City Council when it is received from the applicant.

The annexation petition has been revised to reflect language in reference to the Interim Sewer Capacity Allocation Program, with the understanding development of that property would be subject to the allocation policy. Connections would be limited to 25 per year, with a 450 unit cap. The owner is requesting R3 zoning classification because it allows more units if they are townhouses. The owners have indicated they do not intend to construct townhouses.

There does not appear to be any way to avoid increased traffic on Pennsylvania Avenue. There are some other ways to exit from the project area, but all traffic eventually will go to Pennsylvania Avenue.

Councilmember Metzner stated he wants to make sure the residents understand that, right now, development will be limited to 25 units per year. He asked what plans are being made to

improve Pennsylvania Avenue. Ms. Maher indicated a traffic plan recommends that Route 11 (Pennsylvania Avenue) be widened to four lanes.

Councilmember Metzner pointed out it could be 15 years before the road is widened. He stated even 25 units per year will add traffic. He asked if land is currently zoned in the County, does the City have the right to change the zoning when the property is annexed.

Councilmember Aleshire stated this property is outside the city limits and it is zoned for 16 units per acre. The question the Mayor and City Council have to answer is: Can the City allow that density and adequately provide services. The Mayor and City Council have to be responsible and accountable. He suggested that a fiscal impact study be completed for requests such as this. The Mayor and City Council want annexation and they want development to occur, but they must consider school capacity and public safety.

Councilmember Metzner stated he has serious concerns about the capacity of Pennsylvania Avenue. There are many children in this area and he would be more comfortable with access points other than Haven Road and Pennsylvania Avenue.

Councilmember Moller asked what happens if the development occurs while it is in the County. Councilmember Metzner stated that cannot happen because of a pre-annexation agreement.

Councilmember Nigh expressed her concern that as annexation continues, services are provided that are limited now.

Councilmember Metzner stated the annexation policy provides the City the opportunity to limit the development. For example, this project would be approved for 1100 homes without the annexation policy. Since the policy exists, they are seeking approval for 450 homes.

Councilmember Metzner stated it appears Route 11 is becoming more of an issue. He suggested talking with the State Highway Administration about taking over maintenance of the road. Development impacts the entire City.

Councilmember Aleshire stated the Mayor and City Council could accept the petition for annexation and then work out details through the annexation process. Councilmember Metzner suggested placing the maximum number of units at 450. He stated that does not mean a minimum of 450 units. He wants the neighbors to be aware of the plans and he hopes they understand the City is trying to make sure there is minimal impact.

It was the general consensus of the Mayor and City Council to accept the petition for annexation. They Mayor and City Council are not approving all the conditions and they will

continue with the annexation process. The next step is to introduce a resolution for annexation.

Hagerstown Neighborhood Development Partnership, Inc. Report (Community Development Corporation)

Richard Phoebus, President of Hagerstown Neighborhood Development Partnership (HNDP), presented a report on the progress of the Partnership. The HNDP is the community development corporation established in December, 2003 to carry out redevelopment activities in Hagerstown with a primary emphasis on the downtown.

Mr. Phoebus discussed the progress the CDC has made to date, including plans to create mid and upper income housing on the old Massey Ford property on E. Baltimore Street, along with plans for the reuse of the old car wash property on Jonathan Street.

The officers and directors are: Richard Phoebus, Sr., President/CEO; Thomas Newcomer, Vice President; Christopher Yambor, Secretary and Philip Kelly, Treasurer.

The main purpose of the Corporation is to encourage the creation, development, expansion and retention of housing, and community and economic development for the City of Hagerstown.

The first project is the Baltimore Street Property. Plans are being developed to construct townhouses on the property with courtyards in the back. Mr. Zimmerman stated there are risks associated with this project, but it was an attractive location. It is close to the heart of the A & E District and is close to the library. It is also close to restaurants and the Maryland Theatre.

The second property is the Jonathan Street car wash. The HNDP is negotiating to acquire this property. The concept of the project is to acquire the property and have the back side deeded to Bethel Zion Church for parking. The HNDP could build three low to moderate income housing units. It would be an improvement in that area.

Several other projects are being reviewed. They are discussing the possibility of implementing business improvement districts. They are also considering developing a guide for visitors to downtown.

East End Redevelopment Plan Status Report

Richard Phoebus, HNDP President, and Kathleen Maher, Planning Director, stated there is a private planning initiative underway to develop a redevelopment plan for the area on the east side of the downtown. The approximate boundaries are Cannon Avenue, Dual Highway, Eastern Boulevard and Frederick Street.



To date, no public funds have been involved with the initiative and the project has been overseen by the private sector members who contributed the funds to hire the project's planning firm, Brailsford & Dunlavy.

Mr. Phoebus stated approximately \$ 70,000 has been raised to study what could be done in the East End area. Some areas are under used, or not used at all. The present owners of the Hagerstown Suns are interested in a new or improved stadium. Representatives from area businesses, contractors and local government began discussions concerning the redevelopment of the area. Specific areas under consideration are: Municipal Stadium, hospital, Pangborn Hall - Garage, MELP Plant, First Urban Fiber, an exhibit center (which could improve the ability of this area to attract conferences) and Antietam Parkway.

Mr. Zimmerman stated that, during a review of the Comprehensive Plan, this was identified as an important area of the City which needs attention.

Councilmember Metzner stated there are exciting things happening in Hagerstown. He thanked all those involved in developing these plans. Mr. Phoebus stated this is not a project that will happen overnight, it is a long term project.

Mr. Phoebus then discussed the possibility of the merger of the HNBP and the HomeStore. He stated an agreement is being drafted at this time and should be completed by March 31, 2005. The merged organization will operate out of the HomeStore location. All services provided by the HomeStore are expected to continue.

The financial statements of the HNBP were presented for the Mayor and City Council's review. Assets total \$ 1,104,125. The HNBP is the recipient of some block grant funds and CHIEF has made a \$ 50,000 grant and a commitment to contribute \$ 50,000 for the next two years. Other grants have been received also.

#### Downtown Snow Removal Initial Discussion

Eric Deike, Manager of Public Works, was present to discuss snow removal procedures from the parking lanes in the downtown area.

Mr. Zimmerman stated Staff is not looking for final decisions from the Mayor and City Council at this time, but they would like to get a sense of direction on priorities of the Mayor and City Council. A map was presented showing areas where snow removal has been done in the past.

Councilmember Aleshire stated it would be helpful to him to see the costs involved and the type of equipment used for snow removal. Mr. Deike stated snow removal has been done

partially with City equipment and by hiring outside contractors. The department is typically short-handed when it comes to hauling snow away. The trucks are used for plowing and spreading salt. It is better to remove snow when traffic is at a low volume, i.e. at night or on Saturday or Sunday. A large portion of the cost for snow removal is overtime wages.

Councilmember Metzner stated when snow falls and does not melt because of cold temperatures, it creates a situation where there is very limited or non-existent parking. Parking needs to be available for downtown visitors. Mr. Zimmerman stated it is clear that four inches of snow can create problems. Mayor Breichner stated having no parking available is not an attractive incentive for bringing business to downtown. Councilmember Hendershot indicated when snow is not removed, the City is sending the wrong message to potential customers and businesses.

Mr. Deike stated they could remove some snow from the parking spaces before traffic gets too heavy. Mr. Zimmerman stated Staff could develop a short term plan for the rest of this winter that makes parking lanes a priority, and then come back to the Mayor and City Council with a long term plan that shows costs and time, etc. This was acceptable to the Mayor and City Council.

#### Parks and Recreation Proposed Rate Changes

John Budesky, Director of Administrative Services, presented proposed rate changes at Hagerstown Greens at Hamilton Run, Jonathan Hager House, Claude M. Potterfield Pool, and for pavilion rentals.

The proposed increases and changes were reviewed and discussed by the Board of Parks and Recreation in December and January. The Board members recommended approving the rates and changes as proposed.

A new youth rate, for ages 16 and under, is proposed for Hagerstown Greens. Youth must be accompanied by a paying adult. A proposal to decrease the admission and tour charge at the Jonathan Hager House in order to attract more visitors is being made. It is proposed to increase season passes at the pool to stay competitive with surrounding pool facilities. Pavilion rentals would increase by \$ 5.00 for residents and non-residents, as of January 1, 2006. Bandshell rental fees would increase by \$ 15.00, also as of January 1, 2006.

Mayor Breichner asked about the status of Hole 5 at the golf course. Mr. Budesky stated the area will be seeded in the spring and may not be available for play in the 2005 season.

Councilmember Metzner recommended that the cost to non-residents for using the facilities be the amount it actually costs the City.

It was the general consensus of the Mayor and City Council to accept the recommendation presented by staff for the changes in the user rates.

Parks and Recreation User Group Facility Use Policy Discussion

John Budesky, Director of Administrative Services, stated staff has reviewed each of the Lease Agreements between the various Users and the City of Hagerstown and have identified the need to review the City's policy on lease renewals.

Currently, all leases have term limits and language that provide for "Priority Use" and "Exclusive Use" of facilities. "Priority Use" allows the User to have scheduling, but not sole use, of the facility. Under this type of agreement, the facility can be scheduled for use by other groups during non-scheduled times and/or for public use of the facility. "Exclusive Use" gives the User sole use of the facility. The language in the existing Lease Agreements clarifies use of the facilities, however, it does not address the issue of renewal at the end of the lease term.

As per the Lease Agreement with the City, the User is required to maintain their own facilities. Each User group has adopted the facility as that league's "home" and has taken personal pride in the facility. The Department of Parks and Recreation provides assistance when possible, however, each User is the primary caretaker of their facilities. Parks and Recreation does budget and pay for the utility expenses for each of the Users.

The following are options for the Mayor and City Council's consideration:

1. The City of Hagerstown can adopt a general department operating policy that would permit Users of the facility under a Lease Agreement the "first right to renew" providing they have met all past lease and financial obligations. The leases would remain as they currently are with term limits, be reviewed annually, and must be approved by Mayor & Council. The Lease Agreement will not include language regarding lease renewal. (Both Washington County and Frederick County operate under this type of policy.)
2. The Lease Agreement would include specific renewal language giving the User the "first right to renew" their lease provided they have met all past lease and financial obligations. The leases would retain term limits, be reviewed annually, and must be approved by Mayor & Council.
3. The third option is to permit City to, based on each facility, follow Option 1, Option 2 or to continue the terms as they currently are in the Lease Agreement which is open ended at the end of the term and does not reference a "first right to renew." Regardless of the contents of any Lease Agreement, the Mayor & Council

will still have the final authority to make any changes to an existing Lease Agreement including, but not limited to, the displacement of any User.

While this policy issue has stemmed from discussions surrounding the Fairgrounds Park Softball Complex, it should be noted that other user groups have utilized City facilities over 50 years and are not in any position to be displaced from their facilities.

Councilmember Aleshire stated the City has been operating under Option 1 and doesn't see any need to change. Councilmember Metzner agreed that it should be made part of the general policy.

Mayor Breichner asked if the Council wanted to amend all the user agreements at this time. It was the general consensus of the Mayor and City Council to amend the agreements as they expire. They also agreed to adopt a general department operating policy that would permit Users of the facility under a Lease Agreement the "first right to renew", providing they have met all past lease and financial obligations.

Mr. Budesky stated he understands the Mayor and City Council want to continue the lease with the Hagerstown Softball League. However, the term of the agreement is not clear. He asked if a five year term, with annual review, is how the Mayor and City Council want to proceed.

Councilmember Aleshire and Councilmember Metzner suggested that the term be consistent with other agreements.

Councilmember Nigh stated the only field the City is looking at now is at Fairgrounds Park, so this means all users will be under a five year term.

Councilmember Metzner stated this is the first time a group has come to the Mayor and City Council and asked to have existing users removed from the field. The City cannot give exclusive use to groups at Fairgrounds Park because of Program Open Space funding requirements.

Councilmember Aleshire recommends meeting with representatives of the Pony League and discuss their needs for expansion and to develop a solution.

Mr. Budesky stated the County Parks Board meets on February 10, 2005 and this issue will be presented to the Board.

Approval of the lease agreement with the Hagerstown Softball League will be included on the agenda for February 22, 2005.

Councilmember Aleshire stated he has to leave and asked that a discussion of fireworks at Municipal Stadium be included on a work session agenda. He understands the Suns have applied for nine fireworks displays with the Fire Marshall's office.

Councilmember Metzner stated the City should pass an ordinance requiring approval of this type of activity by either the Mayor and City Council or the City Administrator.

#### Proposed Transfer of Property to Hagerstown Housing Authority

Rodney Tissue, City Engineer, stated in February 2002, the City Council gave preliminary approval to convey a 2.963 acre parcel in Noland Village to the Hagerstown Housing Authority. Since that time, the attorneys for both the City and The Housing Authority have developed a contract to allow the transfer to occur.

Mr. Tissue stated this transfer could be affected if a rezoning request for the Startzman property is approved. This request was received after this item was included on the agenda for this meeting. This discussion would be premature at this time. The item was tabled for now.

#### Staley Park and City Park Parking Lots Concepts

Rodney Tissue, City Engineer, presented conceptual improvement plans for the Staley Park and City Park Parking Lots.

The scope of work on both projects is as follows:

1. Staley Park - the stream currently has deteriorated walls that has resulted in dangerous holes and other problems near the playground equipment. The stone arch bridges are settling and an algae problem is prevalent in the stream. The stream originates on this property so high flows are not an issue.
2. City Park Parking Lot - This parking lot at the south end of City Park is substandard in many ways. There is an insufficient amount of parking when visitors use this parking lot to go to the Bandshell, playground equipment and the lakes. In addition, the parking surface is irregular, is not handicapped accessible and has an overall poor appearance.

The Council approved Bond financing for both of these projects. The cost for the Staley Park project is \$ 75,000 and the cost for City Park is \$ 125,000. Construction may begin in late summer or early fall.

Councilmember Nigh expressed her concern about the removal of the walls in Staley Park.

Mr. Tissue stated it is a cost issue.

It was the general consensus of the Mayor and City Council to move forward with the plans.

Permanent Designation of “Willie Mays Way” (East Memorial Boulevard)

Rodney Tissue, City Engineer, stated Mayor Breichner and others in the community requested that Staff review the possibilities and implications of a permanent recognition of Willie Mays on East Memorial Boulevard.

Staff has developed the following two options:

1. Change the official name of East Memorial Boulevard (Potomac Street to Eastern Boulevard) to “Willie Mays Way.” This option would required the official name of the street be changed from “East Memorial Boulevard” to “Willie Mays Way.” The implications of this change is the impact on the following properties that are currently addressed from East Memorial Boulevard: Municipal Stadium, Bester Elementary School, Hagerstown Fiber Limited Partnership Units, and Bell Atlantic Corporation.
2. Designate Willie Mays Way without officially changing the street name. A common practice for the State Highway Administration is to designate streets, but not change the official name. In this situation, the unofficial, designated name is posted on signs on the route typically in a different color scheme and format; however, the original official name is maintained for mailing purposes and directional signs at the intersection.

Councilmember Nigh stated she would like to designate the road in honor of Willie Mays without officially changing the name since Memorial Boulevard is in honor of military people.

Councilmember Metzner stated he would like to pursue this also so the existing businesses would not have to change their addresses. He would like there to be a sign, other than a street sign, acknowledging the designation and explaining why it is occurring.

Mayor Breichner stated one of the businesses is closed.

Councilmember Moller indicated she was in favor of designation without a name change also.

Mayor Breichner stated this appears to be a hollow acknowledgment.

Councilmember Hendershot stated he would like to see the street be renamed. The Suns

Stadium is one of the oldest active stadiums in the country.

Councilmember Metzner stated he doesn't think this would be a hollow acknowledgment. If the Mayor and City Council choose to designate the street, they can always decide to rename the street at a later date.

#### Holly Place Status

Mayor Breichner indicated Councilmember Hendershot and Councilmember Nigh asked that the status of Holly Place be discussed.

Councilmember Metzner stated that it seems as if no matter what the Council decides to do, this body will have to make some difficult decisions. The President's budget is indicating significant cuts to Community Development. He is concerned the amount of funding required to keep Holly Place open is so large that the City can't effectively do anything.

Councilmember Moller stated the Delegation is trying to work out a solution at this time.

Councilmember Nigh stated she is upset that the government will not help people who try to stay on their own, but will let them go to a nursing home.

Councilmember Hendershot indicated the funding problems at Holly Place started with Medicare waivers. The State has dropped the waivers. He stated Senator Donald Munson has worked very hard on this issue. The Washington County Delegation has scheduled a meeting for February 10, 2005. They are trying to do everything they can to make sure these people are someplace safe. He stated Medicare cuts are not going to hurt this program, it will kill it. He hopes that next year, the County will spend more on their senior citizens than on the Humane Society. He hopes that a model for assisted living can be built from this experience.

Councilmember Metzner stated one of the underlying issues in everything is budget. The government is trying to figure out a way to give out fewer services for twice as much money. He asked the Mayor to compose a letter, to be signed by all Mayor and City Council members, to the Delegation, the Governor, Senators and Congressmen emphasizing what has to be done on the State and Federal level to operate a place like Holly Place. They should use Holly Place as an example of how to cut costs and still provide a much needed service. Mayor Breichner recommended waiting until after Thursday's meeting to send this letter.

Councilmember Nigh stated she thinks CDBG funding needs to be reviewed to determine which groups are capable of getting money from other sources. The money saved could then be used to help senior citizens.

Mayor Breichner stated there are some options and he will know more after the meeting on Thursday. If the funding is not going to come through, Holly Place will need money to close the facility.

Councilmember Nigh stated it would be sad if the community cannot come together to save Holly Place.

#### City Administrator's Comments

*Bruce Zimmerman, City Administrator*, complimented the Mayor and City Council for working through 15 agenda items. He reminded everyone that the annual tax differential meeting will be held on February 15, 2005 at 4:00 p.m.

#### Mayor and Council Comments

*Councilmember N. L. Hendershot* stated he spent most of this week trying to figure out what can be done to help Holly Place. He thanked Eric Deike, Public Works Department Manager, for helping to try to get the crows out of town. He mentioned that legislation for a fire tax is being considered again in this legislative session. He urged the City to follow the progress of this bill.

*Councilmember C. N. Moller* had no further comments.

*Councilmember L. C. Metzner* stated he agrees with Councilmember Hendershot. He stated whatever can be done for Holly Place is a priority. He hopes the County joins with the City and doesn't make the City increase taxes in order to cover fire and rescue services. He stated the Mayor and City Council need to pay attention to the plea for more firefighters. He stated Staff also did a good job with memos for this evening's meeting.

*Councilmember P. M. Nigh* stated she has mixed emotions about annexation. She wondered when the tax revenues are going to catch up with the costs of amenities (police and fire). She expressed her concern that money spent at the stadium for improvements may be wasted if the slate of candidates is elected and decides to pursue building a new stadium. She thanked Mayor Breichner and Mr. Zimmerman for adding Holly Place to the agenda this evening. She stated she is tired of the nasty letters and emails she is receiving concerning the Hagerstown Softball League lease and the Pony League's request. She stated she is willing to talk to anyone who calls to discuss this.



Work Session  
Mayor & City Council

February 8, 2005  
Hagerstown, Maryland

There being no further business to come before the Mayor and City Council, on a motion duly made by Councilmember L. C. Metzner and seconded by Councilmember N. L. Hendershot, the meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Donna K. Spickler, City Clerk

Approved:\_\_\_\_\_