

WORK SESSION – October 11, 2005

Mayor Richard F. Trump called this Work Session and Executive Session of the Mayor and City Council to order at 4:01 p.m., Tuesday, October 11, 2005 at the Elgin Station Community Center, Hagerstown, Maryland. Present was Mayor Trump, City Council Members K. B. Aleshire, K. S. Cromer, L. C. Metzner, P. M. Nigh and A. Parson-McBean, City Administrator Bruce Zimmerman, City Attorney William Nairn, and City Clerk D. K. Spickler.

Mayor's Report

Mayor Trump stated the Harvest Hoedown was postponed from October 8, 2005 due to inclement weather. The event will be held on October 15, 2005.

Mayor Trump then discussed the bus tour that was held last week. He informed the Council that he was the one that authorized the bus and the expense of the bus. Other options were considered such as a school bus (which was not available until 4:45 p.m.) and other buses were not fully equipped. It was his decision and he went forward with it.

He stated meetings were held this week to discuss the Maryland Theater and how to keep the theater a public trust. He stated he will organize a meeting with the County, City and others to discuss this. He distributed financial information about the revenue that could be realized from the development of the Harrison/Howell Road property. Based on the information Steve Zortech provided, a preliminary concept plan calls for building 175 town homes on the 28 acres. At an average sales price of \$ 250,000, those 175 homes would result in an assessed market value of \$ 43,750,000. At the current City tax rate of 79.8 cents per \$ 100 of assessed value, the City tax revenue would go from \$0 to \$ 349,125. If the average sales price of the homes is \$ 275,000, the assessed market value of 175 homes would be \$ 52,500,000 and City tax revenue would be \$ 418,950. The existing office development on the South side of Howell Road has a lower comparable assessed value. For instance, the newly built Hagerstown Heart office building is a 20,454 sq. ft. building on 5.59 acres of land. The assessed full market value is \$ 2,979,000, which results in city tax revenues of \$ 23,778 per year. If similar structures were sited on the full 28 acres, you could build five of them. With similar assessed values, the five office buildings would generate \$ 119,000 in City tax revenues which is only one third the potential revenue from the town homes.

The proclamation for Domestic Violence Awareness Month will be presented at next week's meeting.

Hagerstown Housing Authority Presentation

Ted Shankle, Executive Director of the Hagerstown Housing Authority, provided a

presentation of the Hagerstown Housing Authority (HHA). The HHA is the third largest housing authority in the State of Maryland. The HHA is divided into three divisions. They are: Housing, Administration and Properties.

The HHA provides housing assistance for approximately 10% of the city's population. There are approximately 2,204 persons housed in Public Housing and 1,529 in Section 8. The average family income is \$ 11,128 and the average rent is \$ 121.46. From September 1, 2004 to August 31, 2004, 1,635 applications were received. From October 1, 2004 to September 28, 2005, there were 243 move outs. There are 301 Section 8 landlords in the City. There are currently 788 families receiving Section 8 assistance. The current wait list is 1501 families. The HHA loses money on the Section 8 program.

The family self-sufficiency program is working. The program is designed to help families move up and out. The Security Department does more than policing. The Security Department has a multi purpose function. They assist the maintenance department by reporting defects or property damage, and administration by reporting lease violations. They also report criminal conduct and mischievous behavior to local criminal justice agencies. The Security Division has been established more as a pro-active, not a reactive approach to concerns and needs.

There is a Social Services Department. The Program Director of Family Services and the Program Director of Senior Services are the Authority's ambassadors to all agencies in the community. They do not reinvent the wheel, they seek out the professionals of whatever program or activity they want to make available to the communities and bring them into the communities. They provide quality housing and they expect people to be responsible for it (including cleaning).

The HHA is audited every year. They have been a high performer since the beginning of the program. With the Hope VI project, they rehabilitated forty homes through the neighborhood beautification program. When they looked at Hope VI, they looked at the City's comprehensive plan. The entire Gateway Crossing project will be finished by this time next year. Gateway Crossing is a neighborhood of mixed income and housing style (rental or ownership). Prior to Hope VI, only 35% of the homes in the West End were owner occupied. The median income was \$ 25,000. Today, there are 62 new homeowners, with a median income of \$ 31,000. Other homeowners are improving their properties as they see what is happening in the neighborhoods.

Councilmember Nigh stated she is concerned that police officers are called for Housing Authority properties more than for other places. The numbers show this is the case.

Acting Chief Charles Summers stated the number of calls for Hope VI is significantly higher for calls than for other low income housing developments. Hope VI concerns the police

department the most because people were displaced and as people are allowed back into the units, the problems are increasing.

Mr. Shankle stated the statistics also show that calls to the housing authority properties is less than 1% of the total for serious calls. He stated they are trying to be good citizens. People in Gateway Crossing have been provided the numbers and information for calls so they can try and be their own community. He stated the HHA will do whatever they can, but they are taking care of the lowest income people in the city. He stated the City, the HHA, and the residents have to work as a team.

Councilmember Nigh asked how the number of people living in a home is evaluated. Mr. Shankle stated it is simply public housing at scattered sites. Councilmember Nigh asked if the family is moved to a smaller home if the family size changes. Mr. Shankle stated they can do this, but they don't do it very often. Councilmember Nigh asked how often homes are inspected. Mr. Shankle stated the residents are certified each year. Councilmember Nigh stated she is very concerned about the amount of drug activity that is taking place. She asked who screens the residents. Mr. Shankle stated the HHA does.

Councilmember Cromer stated, in her opinion, the HHA has the responsibility to evict those people that are causing the problem (crime/drugs). She asked what policy is in place. Mr. Shankle stated there is a one strike policy. If anyone is arrested (not convicted) for felony or drug charge, they get a 15 day eviction notice. Councilmember Cromer asked what happens if a "live-in" is arrested. Mr. Shankle stated if they give that address they are evicted. If they give an outside address, the HHA needs proof they live at one of the HHA homes and they will be evicted. He stated this is occurring less than it did five years ago.

Councilmember Parson-McBean asked if there are checks and balances to prove the person resides there, rather than going by hearsay or just because someone gave that as an address. Mr. Shankle stated it is difficult to prove and the resident has a right to appeal. He stated you have to remember these are the most vulnerable people in society.

Councilmember Cromer asked if surprise inspections are conducted. Mr. Shankle stated a 48 hour notice is required. He indicated there are other ways to see problems.

Councilmember Aleshire stated he thinks the situation is getting better. He thinks it would be good for the Mayor and City Council to see a report on the numbers for the corrective measures. He stated it is important to know what percentage of the elderly are living in the homes. Mr. Shankle stated he could provide this information.

Councilmember Aleshire asked if the landlords for any of the move outs have been in violation of the rental inspection codes. Mr. Shankle stated before a Section 8 unit is allowed

into the program a City inspection is required.

Councilmember Aleshire asked how long it takes to evict someone. Mr. Shankle indicated it takes some time but they get it completed as quickly as possible.

Councilmember Parson-McBean stated she is concerned with security issues with all the public housing. She is especially concerned about the drug trafficking that she sees. She and an inspector did a walk through in Hope VI. They discovered a crack in the ceiling of one unit. The resident has made calls to maintenance about this and is still waiting for it to be repaired. She is concerned how quickly these problems are addressed. She asked if the highest quality products are used that will sustain families. She indicated housing maintenance responds quickly to calls made from her parents. Mr. Shankle stated they follow any complaint that is made. He asked if the resident contacted the HHA's maintenance division. Councilmember Parson-McBean stated she would provide Mr. Shankle with a list of the problems in the home.

Mayor Trump thanked Mr. Shankle and the HHA for the presentation and for the service they provide to the citizens of Hagerstown.

#### Howell Road Rezoning

Stuart Bass, Comprehensive Planner, stated a public hearing was held on a rezoning request for Howell Road on September 27, 2005. A recommendation is needed for the motion on the request and statements provided for the findings of fact for the decision. Staff is offering the following issues for the Mayor and City Council's consideration as they review this proposal.

##### Issues with a regional or city-wide impact

###### Generation of Revenue for the City:

Further development of this 200 acre tract of land relies on the construction of Paul Smith Boulevard to access the site and alleviate traffic on Howell Road and Edgewood Drive. The City has indicated that this road shall be constructed by developers as development proposals come forward.

Without development proposals, Paul Smith Boulevard will not be constructed and the City will not realize tax revenues from development of this 200 acre tract of land.

###### Traffic:

Paul Smith Boulevard – will open nearly 300 acres of vacant land for development, while helping to alleviate traffic on Howell Road and Edgewood Drive.

Howell Road – a rural road which serves a mid-20<sup>th</sup> century residential neighborhood along the Dual Highway and provides a bypass function of the Dual Highway for through traffic. A new transportation improvement is needed in the area to relieve current traffic conditions experienced on this rural road.

Dual Highway/Edgewood Drive intersection – additional funding sources are necessary for this transportation improvement project to move forward. The Eastern Boulevard assessment district provides one model for gaining developer contributions to such a project.

Dual Highway/Mt. Aetna/Paul Smith Boulevard intersection – additional funding sources are necessary for this transportation improvement project to move forward. The Eastern Boulevard assessment district provides one model for gaining developer contributions to such a project.

#### Zoning Issues on this Specific Request

Did the applicant convince the Mayor and City Council that there was a change in the character of the neighborhood since 1977? Or a mistake in the original zoning of 1977?

If Yes, is R2 zoning the appropriate new zoning classification for the proposed 28 acre parcel? If R2 is not appropriate, why does the Mayor and City Council feel that this is the case? Would another zoning classification be more appropriate?

If No, why does the Mayor and City Council disagree with the applicant's arguments on change or mistake? Of the facts that were presented, which were inaccurate or in error? Are there additional facts which discount their change or mistake arguments which were not presented?

Councilmember Metzner stated the applicant had requested the rezoning previously and then decided to withdraw the request. He stated he is concerned the applicant will withdraw the request again if the Council indicates now they are not in favor of the rezoning.

Councilmember Aleshire stated the request was withdrawn after the public hearing was held previously.

Councilmember Cromer asked what Councilmember Metzner's concerns are. Councilmember Metzner and Councilmember Aleshire stated if this is discussed at a work session and the response is not positive, the applicant could change his mind again. Councilmember Metzner stated he is not in favor of approving the rezoning request because of the traffic problems. He is not willing to have the Council say there was no change in the neighborhood or a mistake in the original zoning. He stated he is not willing to make the

developer deal with either the mistake or change in character of the neighborhood and have him address those conditions. He is not against the rezoning, but the timing is not good.

Jason Divelbiss, Miller, Oliver, Baker, Moylan and Stone, stated he is confused about the procedural questions. The intent of a consideration is to have a decision made on the merits of a mistake in the original zoning or a change in the neighborhood. The applicant withdrew the request in the hopes they could make a better case for the concerns heard at the first hearing. They have done the best they can do to provide the Mayor and City Council with the information. The applicant is ready for the decision.

Councilmember Metzner pointed out the applicant could be stuck with the IR zoning for another year if the Council finds there was no mistake or change in the neighborhood. Councilmember Aleshire stated the zoning could be changed during the comprehensive plan review.

Mr. Divelbiss stated requesting the rezoning of this property and facilitating the project is the applicant's way of addressing the traffic concerns expressed.

Councilmember Aleshire stated he does not understand how 300 acres of development will help alleviate the traffic problems if there are no plans to extend Paul Smith Boulevard. Kathleen Maher, Planning Director, stated Paul Smith Boulevard would alleviate traffic problems when it is built in its entirety.

Mayor Trump asked if there was any discussion about the applicant's statement that this would be the beginning of Paul Smith Boulevard.

Councilmember Aleshire stated Staff made a good point by asking if the Mayor and City Council thought there had been a change in the neighborhood or a mistake in the original zoning. He stated a follow up letter was received from Mr. Divelbiss. He stated he can't support the basis for finding a mistake in the original zoning argument that the City Council's findings in 1978 and 1983 that there had been a mistake in assigning the IR zoning classification to the property. He also cannot support the statement that since the property has been vacant for 30 years, the original zoning was a mistake.

Councilmember Metzner stated he understands the ultimate solution is the construction of Paul Smith Boulevard. He asked if the traffic problems could be solved for this development by acquiring the homes and addressing the dead end section. He suggested getting together with the County, the homeowners and the City to discuss this. He is concerned that it will take many years for the road to be completed.

Councilmember Aleshire stated Paul Smith Boulevard does not solve the traffic problem at

the intersection of Edgewood Drive and the Dual Highway, where all 200 of these units will enter a failing intersection. He stated the Council needs to think beyond this parcel. It will open up vacant land on either side, as Staff has pointed out.

Councilmember Metzner stated he doesn't think the development proposal is not unreasonable and the road proposal is not unreasonable. He stated instead of deciding how things can't be done, the Council needs to start figuring out what can be done. He stated the City needs the road infrastructure for a development to occur, which will increase taxes.

Councilmember Aleshire stated this is an appropriate development. He asked about the amount of tax revenue that could be generated from the residential development. Alfred Martin, Finance Director, stated an in-depth analysis would have to be completed.

Councilmember Metzner stated he thinks the Council has the capability to consider the rezoning request. He suggested meeting with the appropriate agencies and get the road built. He stated they need to discuss how to get the road built. He stated he understands the proposed zoning is R2 but there no immediate plans for the property. He suggested working on getting the road built, which may take one to two years. He will not make a decision until he hears how the City is going to handle the road.

Mr. Divelbiss stated, from the applicant's standpoint, the Mayor and City Council don't need to take care of Paul Smith Boulevard first. He stated he thinks the Mayor and City Council is underestimating what the sewer allocation policy allows. He stated it is not unreasonable to include a condition of development that the road will be completed. Due to the City's Sewer Capacity Allocation Policy, development will be completed at a slow place. He stated the intersection with Mt. Aetna Road is the worst place to start building the road, because it will affect the most people directly.

Councilmember Metzner stated he doesn't trust government. He is concerned that what is acceptable to traffic engineers may not be acceptable to the general public.

Councilmember Parson-McBean stated she agrees with Councilmember Metzner's concerns about the road. She stated she agrees with the points Councilmember Aleshire made regarding the follow-up letter.

Bruce Zimmerman, City Administrator, asked when a decision has to be made. Mr. Divelbiss stated the applicant would be amenable to eliminating a time frame for the decision.

Mr. Zimmerman stated if the Mayor and City Council is interested in rezoning the property, delaying the decision would allow time for Staff to complete other studies.

Councilmember Metzner and Councilmember Cromer are agreeable to approving the rezoning, if the road is fixed.

Councilmember Parson-McBean stated they need to look at the first issue. Councilmember Nigh stated there should be industry in this location, not residences.

Councilmember Metzner stated no matter what, traffic is an issue. He thinks it would be beneficial to meet with the owner and discuss the problems.

Mr. Zimmerman suggested returning to the Mayor and City Council meeting in 45 days with a study for their review. Councilmember Metzner suggested having at least one elected official involved in the study. Mr. Zimmerman stated the focus of the study will be the traffic issue.

#### Expansion of Annexation Policy Area

The Mayor and City Council discussed whether or not to expand the Annexation Policy Area to include the six areas recently added to the Hagerstown Urban Growth Area (UGA) boundary by the Washington County Commissioners.

If these areas are not included within the City's Annexation Policy Area, the property owners cannot receive City water or sewer unless they meet the criteria for service in the City's Water and Sewer Policy for areas outside the UGA. One of the owners of property that was added to the UGA by the County Commissioners, Paul Crampton, has submitted a request for water service for two residential lots. This request cannot be approved unless his property is added to the City's Annexation Policy Area.

The following background information was provided. In 2004, the City amended the Annexation Policy to include language that the geographic limits for the Policy were the Urban Growth Area, as defined in Washington County's 2002 Comprehensive Plan. Also in 2004, the City adopted a Water and Sewer Policy which states that the City will not extend its water and sewer service outside the Urban Growth Area unless certain defined criteria are met. In July 2005, the Washington County Commissioners approved six requests to expand the boundaries of the Urban Growth Area. A chart was provided showing the implications of connection of each to the City's water and sewer systems. These properties will not be able to receive water service if the City does not expand the UGA.

On September 28, 2005, the Planning Commission reviewed the matter of whether the Annexation Policy Area should be expanded to reflect expansions which the County Commissioners approved for the UGA boundary this summer. The following points were raised:

1. The City's 1997 Comprehensive Plan observed that the Urban Growth Area



boundary at that time was too large given the projected growth for the community.

2. The County's 2002 Comprehensive Plan adjusted the UGA boundaries to follow property lines and to make the boundary larger in some areas and smaller in other areas.

3. Recent City Comprehensive Plan Update discussions and County Water and Sewer Task Force analysis have pointed to the fact that there is not enough sewer capacity to serve the existing Urban Growth Area, without new expansions.

The Planning Commission moved to recommend to the Mayor and City Council that the Annexation Policy Area remain at the 2002 Urban Growth Area boundary, since it is the City's water and sewer service boundary, and that a program be established to study the creation of a Water Annexation Policy Area and Sewer Annexation Policy to reflect the capacity issues affecting each utility.

Councilmember Aleshire stated he supports Staff's and the Planning Commission's recommendation. He stated he is not in favor of adding Mr. Crampton's property to the Annexation Policy Area.

Councilmember Aleshire then left the meeting.

Councilmember Nigh asked if there would be a time when the water supply will be limited. Chris Bordlemay, Acting Water and Sewer Department Manager, stated it is definitely a finite resource.

Councilmember Metzner stated he agrees with the recommendation of Staff and the Planning Commission. He stated the Mayor and Council should ask the County what their justification was for the boundary expansion in approving the six requests in July.

It was the general consensus of the Mayor and City Council that the Annexation Policy Area remain at the 2002 Urban Growth Area boundary and to explore separating the water and sewer into separate annexation policies.

#### Reconstruction of Baltimore Street (Prospect Street to Walnut Street)

This item was postponed so that members of the Neighborhood's First group will be able to attend the meeting.

#### University Plaza Fountain

Rodney Tissue, City Engineer, stated when the University Plaza was designed in 2003, a key

feature of the Plaza design was a focal point in the “Main Plaza” (near Washington Street) that would become a water feature. During the construction of the Plaza, funding was not available for this feature, so utilities and the base were installed to allow for this feature amenity to be added in the future.

Robinson Iron appears to be an industry leader in fountain manufacturers and several people (including Mahan Rykiel, the project designer) have recommended them. Staff is suggesting that the City install a Robinson Iron fountain entitled “The Marietta” which has a purchase price (including shipping) of \$ 30,000.

Dave Ables and Bill Fritz, Sunrise Rotary Club, were present. The Sunrise Rotary Club wishes to partner with the City in purchasing and installing the fountain, as a recognition of the 100<sup>th</sup> anniversary of Rotary International. Upon completion of the fountain, the Rotary would donate \$ 15,000 to the City and a plaque would be installed on the fountain noting the Rotary’s contribution. The City’s portion of the funding (\$ 15,000) would come from CIP 280, Downtown Beautification Fund, where there is adequate funding.

It was the general consensus to approve the purchase and installation of the fountain. The approval will be added to the agenda for October 25, 2005.

#### Assignment of Right-of-Way Agreement at 11 Public Square

Deborah Everhart, Economic Development Director, was present to discuss a request to assign the existing agreement between the City of Hagerstown and Kurt and Margaret Cushwa regarding the stairtower and elevator serving both the Elizabeth Hager Center and the Clocktower Building. The assignment would be to Daughtridge, Inc., a Maryland Corporation and the contract purchaser of the Clock Tower Building located on the public square.

By Agreement Kurt and Margaret Cushwa have agreed to pay an equal one-half portion of the expenses of maintaining the stairtower and elevator owned by the City of Hagerstown. Under the same Agreement, the Cushwas and any tenants, agents or invitees have been granted the right to joint use of the property including but not limited to the use of the stairway and elevator.

At this time, Daughtridge, Inc., is requesting that the City of Hagerstown assign all rights and obligations to them as the contract purchaser.

It was the general consensus to approve the right-of-way agreement. Approval will be scheduled for the October 25, 2005 meeting.

#### Resolution Supporting Project at 200-202 East Washington Street

Deborah Everhart, Economic Development Director, stated Cynthia Morris has requested the Mayor and Council's support of a loan application made to the Neighborhood Business Works Program to purchase and renovate a building located at 200-202 East Washington Street. The building contains seven residential and three commercial units.

The project is located in a State-approved locally designated revitalization area and conforms to the local zoning ordinance.

Ms. Everhart stated Ms. Morris will be moving her business, New Beginnings, to this location.

Mr. Morris discussed the plans for renovating the building. Councilmember Parson-McBean asked if the apartments would be renovated. Mr. Morris indicated that is Phase I of the project. Councilmember Parson-McBean asked what the plans were for handling security. Mr. Morris stated the main entrance will be locked and only tenants will have a key. Councilmember Parson-McBean stated she has visited New Beginnings and is impressed with the renovations that have been completed.

Councilmember Cromer asked if the project would continue without the Mayor and Council's support of the application. Mr. Morris stated other funding sources would have to be explored.

It was the general consensus of the Mayor and City Council to approve the resolution of support to the Neighborhood Business Works Program loan application.

#### 2006 Community Legacy Grant

Community Legacy, a program of the Department of Housing and Community Development, is designed to assist urban neighborhoods, suburban communities, and small towns that are experiencing decline and disinvestment, but have the potential, with modest public and private investment, to become or remain vibrant places to live and work.

Community Legacy will support a wide range of local initiatives aimed at both attracting new residents and businesses and encouraging exiting residents and businesses to remain and reinvest in a community. A goal of the program is to support projects which will leverage additional investment by others and lead to significant revitalization of the area.

Previous Community Legacy awards have included the Home Pride Mortgage program, the development of University Plaza, the Parking Grant program, the Façade Restoration Grant program, construction of brick crosswalks at Antietam and Potomac Streets, the feasibility Study for the Barbara Ingram School for the Arts, the creation of a Performing and Visual Arts Center, and the demolition of the Massey site on East Baltimore Street for redevelopment.

Staff is seeking direction on possible projects for inclusion in a 2006 Community Legacy Grant application for the City. The application deadline is November 1. The Maryland Department of Housing and Community Development anticipate funding of approximately 5 million dollars in this '06 grant cycle for projects statewide. Staff has identified three possible projects for 2006, all of which would be consistent with the City's approved 2002 Community Legacy Plan:

1. Reconstruction and adaptive reuse of the Alms House
2. Streetscape enhancement and sidewalk widening on the eastern side of the unit block of South Potomac, to facilitate the development of a pedestrian zone with sidewalk cafes and the like in the Arts and Entertainment district
3. The utilization of the inner block areas inside the N. Locust Street/N. Mulberry Street block to create usable space for parking and open space.

It was the general consensus that Alms House project was their priority for Community Legacy Grant funding.

#### City Administrator's Comments

*Bruce Zimmerman, City Administrator*, stated the parking deck will be put up next week. There will be traffic problems because the street will have to be partially closed on S. Potomac Street.

#### Mayor and Council Comments

*Councilmember A. Parson-McBean* stated Hagerstown Helps (gala for benefit of hurricane victims) will be held on November 5, 2005. The idea was presented by Rhonda Gundy. One hundred percent of the profits will go to aid hurricane victims. The cost is \$ 20.00 per person or \$ 35.00 per couple. She asked everyone to keep Ruth Monroe in their thoughts.

*Councilmember L. C. Metzner* stated he attended a meeting with the members of Greater Hagerstown. He stated it was a good meeting. He has been invited to attend their next executive committee meeting and the members of Greater Hagerstown suggested inviting the Mayor also. He apologized to the Herald Mail reporters that the Mayor and City Council haven't been giving them much to write about.

*Councilmember K. S. Cromer* asked who set up the workforce housing task force. Mr. Zimmerman stated it was set up through the Washington County Delegation. Richard Willson is the chair. She asked if the things discussed will affect Hagerstown. Mr. Zimmerman stated they

would. She stated she is concerned about a letter for Washington Gardens and the need for a resolution of support. She asked for a copy of the letter. She asked if the same requirements could be placed on the project for Washington Gardens as those for New Beginnings. Mr. Zimmerman stated one is federal money and the other is state money.

Councilmember Cromer stated she understands the property at 33 W. Antietam Street was condemned by the City because the roof collapsed. She stated she would like to see that row of buildings upgraded. Mr. Zimmerman stated this is being worked on. She suggested imposing some type of penalty for vacant buildings. She stated she would still like to look into the possibility of locating a Civil War museum in Hagerstown and this may be a good location. She asked why the tenant in the condemned building was not allowed to move to a location on Washington Street. The business was not allowed under the Zoning Ordinance in that location. She asked when Central Booking is scheduled to be started. Mr. Zimmerman and Acting Police Chief Charles Summers stated it would be two to three years.

*Councilmember P. M. Nigh* stated she and Councilmember Cromer were not aware how much the bus for the bus tour was going to cost. She asked why a school bus was not used or a County Commuter bus. Mr. Zimmerman stated those options were considered but were not available.

Councilmember Nigh stated a family that relocated to Hagerstown from Mississippi experienced a large rent increase. She is concerned there are going to be more homeless people due to the high cost of living. She asked where the money came from to pay for the bus. Alfred Martin, Finance Director, stated it will be covered.

On a motion duly made by Councilmember L. C. Metzner and seconded by Councilmember K. S. Cromer, the Mayor and City Council unanimously agreed by voice vote to meet in closed session at 6:37 p.m. in accordance with the provisions of the annotated Code of Maryland, State Government Article, Section 10-508(a) #4 to consider a matter that concerns the proposal for a business or industrial organization to located, expand, or remain in the State. No formal action was taken at the session. The meeting was held at the Elgin Station Community Center. The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Donna K. Spickler, City Clerk

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