

WORK SESSION – January 17, 2012

Mayor R. E. Bruchey, II called this Work Session and Executive Session of the Mayor and City Council to order at 4:05 p.m., Tuesday, January 17, 2012, in the Council Chamber at City Hall. Present with the Mayor were Councilmembers W. M. Breichner, M. E. Brubaker, F. W. Easton, A. C. Haywood, L. C. Metzner; City Administrator Bruce Zimmerman, City Attorney William Nairn and City Clerk D. K. Spickler.

Ballot Question – Non-Partisan City Elections

The Mayor and City Council reviewed a resolution, prepared by William Nairn, City Attorney, for a non-binding question regarding non-partisan elections.

The question is intended to be included on the November 6, 2012 General Election ballot asking if voters want non-partisan elections for the City election. The deadline to submit ballot question language for inclusion on the general election ballot is August 20, 2012.

According to the Washington County Board of Elections Office, party affiliations do not appear on a ballot in non-partisan elections. Regardless of whether the City election is partisan or non-partisan, the candidates for the City of Hagerstown will be appear at the end of the ballot.

Mr. Nairn reported a municipal ballot question would appear on the ballot after the candidates.

Councilmember Brubaker recommended adding language indicating that both primary and general elections will be non-partisan.

Approval of a resolution for the ballot question, with the clarification suggested by Councilmember Brubaker, will be included on the January 31, 2012 agenda.

Review of Ordinance for Designated School Zones

Chief Arthur Smith, Hagerstown Police Department, presented an ordinance for the Mayor and City Council's review to specify school zones within the City of Hagerstown. State statutes authorize the local authority (City of Hagerstown) to establish schools zones for the purposes of speed monitoring systems.

The area designated is much smaller than the statue allows. Only a portion of these zones will, after further review, be involved in photo speed enforcement. This will permit the City to place signs in any or all of these areas in an effort to calm traffic.

Mayor Bruchey asked why the cameras would be operational when school is not in session, i.e. during the summer. Chief Smith indicated there are activities that take place

at schools during the summer months. Chief Smith stated HPD will be following the State regulations for days and hours of operation.

The ordinance establishing school zones is scheduled for introduction on January 24, 2012. Both the speed camera ordinance and the ordinance establishing school zones are scheduled for approval on January 31, 2012. Both ordinances would become effective at the same time.

Chief Smith stated the next step, after approval of the ordinances, is to begin the traffic studies for the initial locations. A 30-day warning period would be started for the locations.

Mayor Bruchey asked if other jurisdictions use cameras throughout the year. Chief Smith stated he believes so.

Mayor Bruchey expressed his concern about having the cameras operational when school is not in session. He receives calls, during school hours, from people concerned about drivers speeding in school areas. He does not receive this type of call when school is not in session. He is concerned that having the cameras operational even when school is not in session will make it appear the program is a revenue generator and not a safety issue.

Councilmember Easton pointed out this will generate revenue, as well as provide safety for students. It will also allow officers to be on the street more if they are not writing tickets in these locations.

It was the general consensus to keep the introduction/approval schedule as indicated previously.

Mr. Nairn left the meeting.

Temporary Location – Police Department Substation in Roslyn Building

Chief Arthur Smith and Captain Mark Holtzman were present to discuss a police substation on East Franklin Street.

As part of the City's ongoing effort to improve service and public safety presence in the downtown, the police department proposes converting the former CHIEF office space at 25 East Franklin Street into a police substation.

The location was vacated at the end of 2011 and could be used by police officers and auxiliary police officers working in the downtown. The space is able to accommodate an office area, break room and camera monitoring station that would allow officers using the space to monitor the downtown crime cameras along with being accessible to the general public. Additionally, designating two parking spaces for emergency vehicles near the substation would further increase visibility to the public.

The office would most likely be staffed several hours during the day and evening by police officers, the downtown sector commander (Lt. Kifer) and the auxiliary police officers working the area. It is understood that the office space recently rented for \$ 766.00 per month and the police department would be willing to move from the space in the future should the City locate another tenant.

Councilmember Brubaker inquired what costs will be associated with the office. Captain Holtzman indicated the costs will be minimal and will include telephone and internet service and heating. They will utilize used furniture.

Councilmember Brubaker stated he supports this additional police presence in downtown, but he does not want it to become a major cost center.

It was the general consensus of the Mayor and City Council to allow a police substation to be located in the former CHIEF office space.

Antietams Fire Station Project Status Report

Chief Kyd Dieterich, Jim Sprecher and Bob Stouffer were present to provide an update of the progress of the Antietam Fire Station relocation.

Mr. Sprecher stated work has been continuing. The doors have been refinished, offices demolished, and installing framework. An invitation to bid for additional work will be sent out soon.

Councilmember Easton asked when service will be provided at this location. Mr. Sprecher indicated they could provide an estimated time when bids are returned. He mentioned that fire trucks will enter the back of the building and drive through. Parking on Manila Avenue has been eliminated and the swing required for fire apparatus will not be an issue.

The vacant lot across from Manila will remain a parking lot and will be landscaped. The Antietam Fire Company's intent is to be a viable part of the community.

Councilmember Brubaker pointed out this is a great example of how good a volunteer fire company works together.

Roslyn Building – 17-25 East Franklin Street

John Lestitian, Director of the Department of Community and Economic Development, was present to discuss marketing the Roslyn Building for sale.

The City acquired the property in June, 1996. The exterior and the first level of interior spaces were completely renovated. The Roslyn Building is approximately 12,500 square feet. The first floor currently has three commercial spaces. Spickler's Market and HNBP are tenants and the third commercial space is vacant. The upper floors are vacant

and in need of complete renovation. At one point, plans were considered to renovate the upper floors into City offices. Mr. Lestitian stated, on a staff level, this is not seen as a viable or needed option.

Staff are seeking direction from the Mayor and City Council to develop a marketing plan to sell the building to a private developer. The marketing plan will likely include some level of incentives which may be reflected in the sales price. Once complete, the marketing plan will be presented to the Mayor and City Council for approval.

Councilmember Breichner pointed out the building was purchased with the intent to create space to expand City offices. He thinks there is still a need for the building and it should be kept. He stated new offices are being created at the Elizabeth Hager Center which is further from City Hall than the Roslyn Building. He believes the former CVS building would be more marketable for commercial enterprises.

Mr. Lestitian indicated consideration of selling the building is an attempt to spark investment downtown. It would be an attractive building since an elevator is already in place and a sprinkler system has been installed. Staff would like to be able to develop a plan and determine incentives for the sale of the property.

Mr. Zimmerman indicated the City's needs, funding and plans have changed since the building was purchased twelve or thirteen years ago. There are tenants on the first floor (some not paying market rate rent) and the second and third floors need renovation. Staff is asking the Mayor and City Council if they wish to continue holding the building in light of the change in needs and funding.

Councilmember Breichner stated renovations were included in the capital improvement project budget at one time. The project was delayed but not removed.

Mr. Zimmerman pointed out the funding sources for the City have changed since that time. The bond funding scheduled for the project was reprogrammed when the project was deferred.

Councilmember Brubaker stated he made a recommendation to delay the CIP project in order to fund the pavement preservation program for that year.

Councilmember Haywood asked for more information, specifically the purchase price and maintenance fees for the building.

Councilmember Metzner is concerned about selling the building without a plan indicating what it will be used for, especially since it is next door to City Hall.

Councilmember Easton believes there should be a marketing plan for every City owned property, except for City Hall.

Councilmember Haywood stated every piece of property considered during this administration should be used for smart economic development in the core.

Mayor Bruchey asked staff to come back with the information requested.

CITY ADMINISTRATOR'S COMMENTS

Bruce Zimmerman, City Administrator, informed everyone the State of the County will be held on Tuesday, February 7, 2012 at Fountainhead Country Club at 7:30 a.m. The State of the City will be held on Tuesday, March 6, 2012.

MAYOR AND COUNCIL COMMENTS

Councilmember M. E. Brubaker had no additional comments.

Councilmember F. W. Easton was unable to attend the Martin Luther King, Jr. celebrations.

Councilmember A. C. Haywood attended the Taste of Maryland event.

Councilmember L. C. Metzner welcomed CJ Lovelace, Herald Mail reporter.

Councilmember W. M. Breichner discussed the State of the City address. He expressed concern that there are not many City residents at the annual presentation. Mayor Bruchey stated the State of the City was held at the Maryland Theatre, in the evening, several years ago and it was not well attended. Councilmember Breichner asked that the State of the City be broadcast for citizens. Councilmember Metzner suggested the State of the City be held during a regularly scheduled Mayor and Council meeting. Mayor Bruchey has suggested the State of the City be held at the Academy Theatre. He will provide the State of the City to the Council as required by the Charter. He welcomed suggestions from the Council for increasing attendance.

Mayor R. E. Bruchey, II was in Annapolis on January 11, 2012 for the opening of the 2012 Legislative Session. MML will continue to review bills that may affect municipalities. Mayor Bruchey will be attending the bi-weekly MML Legislative Committee meetings in Annapolis.

Councilmember Brubaker mentioned that the Maryland Association of Counties issued a strong letter opposing the regulations of the Stormwater Management bill that has been passed. The City could be facing costs of approximately \$ 20 million to implement the regulations.

EXECUTIVE SESSION – January 17, 2012

On a motion duly made by Councilmember W. M. Breichner and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to meet in closed session to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation or performance evaluation of appointees, employees, or officials over whom it has jurisdiction, #1 at 5:11

p.m. in the Council Chamber, 2nd Floor, City Hall, Hagerstown, Maryland. The following people were in attendance: Mayor R. E. Bruchey, II, Councilmember W. M. Breichner, Councilmember M. E. Brubaker, Councilmember F. W. Easton, Councilmember A. C. Haywood, City Administrator Bruce Zimmerman, John Lestitian, Department of Community and Economic Development Director, and Donna K. Spickler, City Clerk. The meeting was held to discuss potential members of the Economic Development Commission and the Board of Zoning Appeals. No formal action was taken at the meeting. On a motion duly made, seconded and passed, the meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Donna K. Spickler, City Clerk

Approved: February 28, 2012