

EXECUTIVE SESSION – July 10, 2018

On motion duly made by Councilmember L. C. Metzner and seconded by Councilmember S. McIntire, the Mayor and City Council unanimously agreed by voice vote of all members present to meet in closed session to consider the acquisition of real property for a public purpose and matters directly related thereto, #3 (Section 3-305(b)), on Tuesday, July 10, 2018 at 3:35 p.m. in Room 407, 4th floor, City Hall, Hagerstown, Maryland. Councilmember K. B. Aleshire was not present for the vote.

The following people were in attendance: Mayor R. E. Bruchey, II, Councilmember K. B. Aleshire, Councilmember A. Heffernan, Councilmember E. Keller, Councilmember S. McIntire, Councilmember L. C. Metzner, City Administrator Valerie Means, Michelle Hepburn, Director of Finance, Kathleen Maher, Director of Planning and Code Administration, and Rodney Tissue, City Engineer. City Clerk D. K. Spickler was not present.

The meeting was held to discuss a business proposal. No formal action was taken at the meeting. On a motion duly made, seconded, and passed, the meeting was adjourned at 3:50 p.m.

WORK SESSION – July 10, 2018

Mayor R. E. Bruchey, II called this Work Session and Executive Session of the Mayor and City Council to order at 4:00 p.m., Tuesday, July 10, 2018 in the Council Chamber at City Hall. Present with the Mayor were Councilmembers K. B. Aleshire, A. Heffernan, E. Keller, S. McIntire, and L. C. Metzner, and City Administrator Valerie Means. City Clerk D. K. Spickler was not present.

Mayor Bruchey welcomed the audience and stated they had two visitors in the audience. He called the two young men to the table. Elliott Churchey and Mason Churchey with Troop 23 Funkstown, Maryland introduced themselves. They advised they were attending the meeting today to learn about situations and discussions in the City. Elliott Churchey said they are to attend a Council meeting as part of working towards earning their Citizenship In The Community Merit Badge.

Washington Goes Purple

Mayor Bruchey welcomed Washington County Sheriff Douglas Mullendore and Vicki Sterling, Director of Behavioral Health Services for the County Health Department who were attending with Councilwoman Emily Keller to discuss Washington Goes Purple.

Sheriff Doug Mullendore advised Washington Goes Purple is a take-off from a Talbot County program which was formed to educate everyone, but primarily our youth, about the fact that prescribed pain medications are synthetic opioids. There is obviously a problem in Washington County. So many people who have the addiction start out with

misuse of prescription drugs. By getting the message out, they hope to, over time, be able to reduce the problem. We need to start the education and awareness to encourage people not to misuse prescription drugs from the beginning. Sheriff Mullendore stated an example is encouraging individuals to take other forms of pain medication and management such as over the counter Tylenol before using prescription medications. This is one step that can prevent addiction. Often what happens is an individual will have surgery and be prescribed a prescription drug. They take the drug until they are healed but then find themselves addicted. With prescription drug monitoring in place, it becomes difficult to get prescription drugs on the black market, so many turn to heroin, which is cheaper. He stated that Washington County overdose numbers have been down from last year, and they hope Washington Goes Purple will be the catalyst to help drive the numbers even further down.

The most important part of Washington Goes Purple is education about three main areas:

1. The dangers of prescription painkillers
2. Educating parents/grandparents/adults how to properly dispose of medication
3. Education about the Good Samaritan Law and the importance of identifying an overdose to 911

Washington County has been suffering from the Opioid crisis. So far in 2018, there have been 36 deaths and 212 overdoses. It is believed that educating youth is the key piece in helping to stop this cycle.

Washington Goes Purple has the support of Washington County Public Schools and will be in every middle and high school throughout September. They will be providing T-shirts, educational materials, speeches and helping students form "Purple Clubs" where they educate each other and advocate for clean, healthy lifestyles. In addition to the school system, they will be holding sessions at the Washington County Library, different sports leagues, after school programs and more.

The second part of Washington Goes Purple is the Community Unity aspect. They are asking that the entire County "go purple". Purple light bulbs in businesses and residences, government buildings, parks, cars and more is encouraged. Fun competitions will be held between businesses to see who can go "more purple".

Purple rope lights will be installed along the square and possibly the Clock Tower, City Park Fountains, the Pod and other buildings. The Hagerstown Fire Department and Hagerstown Police Department will be going purple, in addition to CRS, the Sheriff's Department and more.

The official kick-off is August 31, 2018 at 6:30 p.m. at the City Park band shell. This is when all entities will be asked to turn their lights purple and keep them that way throughout September, including the rope lights downtown.

The following events are also planned:

1. September 1, 2018 – Recovery Walk at Noon, beginning at Bridge of Life Church on S. Potomac Street
2. September 15, 2018 – Prayer Walk at 10:00 a.m., beginning at University Plaza
3. September 20, 2018 – United Way Day of Caring will be purple
4. September 29, 2018 – Final Event – planning in progress

Mayor Bruchey asked if there is data from the community indicating how many people become dependent on prescription opioids as opposed to those who don't. Ms. Sterling stated statistics indicate about 80% of addictions started with prescription pain medications.

Councilmember Metzner stated people respond differently to pain medications, with some becoming addicted. He has clients who had no previous criminal records who became addicted and started committing crimes.

Councilmember Heffernan asked if there is a way to make any changes with some of the prescribing practices in the area.

Councilmember Keller stated Washington County is double the national rate of opioid prescriptions issued.

Ms. Sterling noted that many physicians in the community are now issuing just a seven day prescription.

Councilmember McIntire stated the community has to recognize there is a problem and people need to join forces and reverse the crisis.

Councilmember Metzner wondered how the community lost the treatment services through the Washington County Health Department. Ms. Sterling stated this is a statewide problem. All local health departments were told by the state they would no longer be grant funded and would move to being service funded. The Washington County Health Department protested this change but was unable to change the funding model. Sheriff Mullendore stated there is a new service coming to the community called Fresh Start. He thinks there are organizations trying to fill the gaps in treatment availability.

Councilmember Metzner thanked the Sheriff's Department and the criminal justice system for trying to understand what needs to be done to reverse this crisis.

Councilmember McIntire thinks there are a lot of great things happening but there needs to be a collaborative effort to fight this epidemic.

Councilmember Keller appreciates the show of unity for going purple but the most important part of this effort is the education component.

The Mayor and Council support the requested services (placing lights on poles, etc.) for this initiative.

Update on Massey Property

Danelle Hayer, Business Development Specialist, and Rodney Tissue, City Engineer, were present to provide an update of the Massey property at 28 E. Baltimore Street and the plans for the Thomas Kennedy Park. No action is requested other than input on the various components of the project.

A purchase proposal has been received through the City Competitive Negotiated Sale Process for the Massey Property. The agreement, which the City Attorney is preparing, will be reviewed with the Mayor and City Council at a future meeting.

A plan for the creation of a 40+ space parking lot to serve the proposed retail use in the former Massey showroom building was reviewed. This includes the relocation of the Library's East Baltimore Street driveway, providing space for the Thomas Kennedy Park, and conveying a small area of the property to the adjacent landowner.

The current library driveway is an access easement and cuts the property available for parking in half. The deed from the County allows for the driveway to be relocated. After meeting with the potential buyer, he indicated he would like to move the driveway as far east as possible adjacent the proposed Kennedy Park, which aligns nicely with the internal drive aisle of the library's parking lot.

Staff met with the Library's Board of Directors and also the County Commissioners in executive session and both bodies have requested that the driveway be relocated with the following conditions:

1. The buyer has agreed to cover the approximate \$ 70,000 cost to relocate the entrance as part of the approximate \$ 150,000 total expense to redevelop the full parking lot.
2. An HPD security camera be added near the access easement to deter vandalism.
3. The ticket gates for the library parking lot be located in the vicinity of the library parking lot.
4. The library has permission to place a library parking lot directional sign along Baltimore Street if they pay for it.
5. The access easement for the library parking lot be deeded fee simple to the County.

If acceptable, staff would direct the buyer to have his engineer incorporate these items in their site plan for the parking lot development.

The design team continues to refine the final plans for the Thomas Kennedy Park but City staff are ready to commence construction next week with City staff installing foundations, electric service, and other park amenities. The County has agreed to grant a

right-of-entry for the sidewalk to extend onto County property at the end of the library parking lot and to allow the City to use the existing utility easement along the east property line to provide an electric service to the park. A September ribbon-cutting is being planned.

Last August, the Mayor and original Council members may recall that when staff presented a plan for Kennedy Park, there was an area that staff felt the City should transfer to the adjoining property owner. The adjoining owners have agreed to accept this property and staff has prepared and submitted the plat to the Planning Commission for approval. This plat would convey the 0.053 acres of land (that is no longer needed for a public purpose) to Jack and Kristin Holden who own the adjoining property at 52 East Baltimore Street.

Councilmember Heffernan wondered if a statement could be added to the agreement to ensure B’Nai Abram parishioners will have access to the parking lot, even if the property is sold at some point. Mr. Tissue stated this could be discussed with the City Attorney. Councilmember Metzner doesn’t think this could be made a condition. He mentioned the library has been generous and allowed the Synagogue to use their parking lot. The gates at the library are open at the high holidays.

Staff requests Mayor and Council approve an ordinance, prepared by the City Attorney, to convey the land to begin the process for the transfer. Introduction of the ordinance will be scheduled.

Tom Riford mentioned the official ground breaking ceremony at Thomas Kennedy Park will be held on Wednesday, July 25, 2018 at 5:00 p.m. Governor Larry Hogan will be attending this event.

New Economic Development Incentive Fund

Jill Thompson, Director of Community and Economic Development, reviewed a draft outline of possible components of a new economic development incentive fund for Fiscal Year 2019. She reviewed the historical information from Section 5, Page 12 of the 2018-19 budget book for the Invest Hagerstown Program. A chart was presented showing possible components of the grant program with draft funding level options.

The fund is modeled after the original “Invest Hagerstown – First Third Grant Program”. If that name is used, it is recommended that guidelines and forms include “as revised and re-funded July 2018.”

A total of \$ 804,000 is available in Fiscal Year 2019. With direction from the Mayor and City Council on the components of the FY19 fund, staff will return at a future work session with proposed program guidelines.

Options that have been discussed are:

- A. City Center “First Third” Redevelopment Grants – Grants from a minimum of

- \$ 150,000 to a maximum of \$ 250,000 and requiring a 2:1 match from the developer. Projects ranging from \$ 450,000 to \$ 750,000+
- B. Homeownership Grant Program – Additional funding to existing program that provides down payment grants of \$ 10,000 City Center and \$ 7,500 City Wide. Property must be built prior to 1960 and be vacant for 12 months.
 - C. City-Wide “First Third” Redevelopment Grants – Grants from a minimum of \$ 25,000 to a maximum of \$ 50,000 and requiring a 2:1 match from the developer. Projects ranging from \$ 75,000 to \$ 150,000+
 - D. Talent Attraction Program – Grants for attraction of college graduates to offset student debt. Requirements may include: for new residents only; graduate within past 7 years; demonstrate min of \$ 5,000 outstanding student debt, live within downtown and/or select neighbors; demonstrate local employment. New component – guidelines TBD.
 - E. Life Safety Code Upgrades Program – Grants to offset the cost of utility upgrades to support fire sprinkler system including water lines and vaults. (Cost per building estimated at \$ 50,000.) new component – guidelines TBD.
 - F. Rental Property Rehabilitation – Grants of (up to) \$ 75,000 for rental property rehabilitation to market rate rental. New component – guidelines TBD.

Councilmember Keller stated she would support the option that provides grants for more projects.

Councilmember Aleshire’s goal for generating this funding is redevelopment of properties, buildings, and infrastructure, not the individuals or businesses that would go into those buildings. To keep the program simple, he would not include the Talent Attraction Program or the Life Safety Code Upgrades Program. He believes the homeownership grant program should be equal for all areas of the City. He suggested allocating \$ 350,000 for the City Center First Third Redevelopment, \$ 75,000 for the Homeownership Grant Program, and \$ 75,000 for Small Business (City-Wide First Third Redevelopment Grants).

Councilmember McIntire asked if an incentive could be considered for a renter who purchases a home. She also suggested an incentive for the landlord who converts a rental unit to a homeownership use.

Mayor Bruchey recommended \$ 400,000 for the City Center First Third, \$ 75,000 for Homeownership Grant Program, and \$ 75,000 for City-Wide First Third Redevelopment.

Councilmember Keller thinks the minimum should be lower for the City-Wide First Third Redevelopment Grant in order to provide assistance to smaller businesses.

Councilmember Metzner asked if these amounts would eliminate any assistance for a potential six figure project. It was clarified that it would not.

Mayor Bruchey wants to discuss options for continually funding this program. Ms. Means pointed out it is currently from tax revenue. If the direction from the Council is to always fund the incentive, it will be a line item in the budget.

Councilmember Heffernan would like to earmark the Admissions and Amusement Taxes to fund this incentive program. It was noted this amount is approximately \$ 300,000. There was some discussion about the status of the A & E District, which includes specific economic benefits to the businesses within the district.

Ms. Thompson stated the guidelines will be drafted, based on today's discussion, and presented to the Mayor and City Council for further review.

Councilmember Aleshire stated it should be made clear to taxpayers that a portion of their taxes are being used for demolition/removal of blighted buildings.

Mayor Bruchey asked the Council if they want to include the allocated \$ 150,000 into this incentive program.

Ms. Means stated this would need to be discussed further.

It was the general consensus of the Mayor and City Council to call the program Invest Hagerstown.

CITY ADMINISTRATOR'S COMMENTS

Valerie Means, City Administrator, had no additional comments.

MAYOR AND COUNCIL COMMENTS

Councilmember E. Keller had no additional comments.

Councilmember A. Heffernan noted that Mr. Halsey sent a letter asking for a review of the anticipated increase in parking for students, which he feels is significant. Councilmember Heffernan had not realized the impact the changes would have on students.

Ms. Means stated the Parking Fund has to be self-sustaining and the large discounts don't make sense. The amendments to the rates are to move toward reducing/eliminating discounts and to treat everyone the same. The University could choose to assist with the parking costs to students.

Councilmember Metzner thinks the students that would be most impacted are those who are living in the student housing buildings.

WORK SESSION AND EXECUTIVE SESSION
2018

JULY 10,

MAYOR AND CITY COUNCIL

HAGERSTOWN, MARYLAND

Councilmember L. C. Metzner congratulated Dr. Thomas Alexander for being promoted to Captain. The Urban Improvement Project has begun. The demolition work at the Maryland Theatre started this week. An update of the Blues Fest will be presented next week.

Councilmember S. McIntire has been receiving complaints about people riding ATVs and dirt bikes throughout the neighborhoods. She has discussed this with Chief Kifer. She wondered if there is an ordinance prohibiting this activity or if they need space to ride these vehicles. Mayor Bruchey mentioned State law prohibits riding these vehicles on the streets.

Councilmember Metzner wondered if the use of drones could assist the police with catching these violators.

Councilmember K. B. Aleshire had no additional comments.

Mayor R. E. Bruchey, II had no additional comments.

There being no further business to come before the Mayor and City Council, on a motion duly made, seconded and passed, the meeting was adjourned at 5:13 p.m.

Respectfully submitted,

Original signed by D. K. Spickler

Donna K. Spickler
City Clerk
(from the video)

Approved: September 25, 2018