

Mayor D. S. Gysberts called this Work Session of the Mayor and City Council to order at 3:05 p.m., Tuesday, April 23, 2013, in the Council Chamber at City Hall. Present with the Mayor were Councilmembers K. B. Aleshire, M. E. Brubaker, L. C. Metzner, D. F. Munson, P. M. Nigh; City Administrator Bruce Zimmerman, City Attorney John Urner and City Clerk D. K. Spickler.

Mayor Gysberts stated this work session is being held to discuss the information received from Daft McCune Walker, Inc. and from Ripken Design. There will be a public comment and question period following the discussion.

Report From Sora Representatives

Bruce Poole, Dane Bauer and Melissa Schmid were present to discuss the Poole and Bauer Public Private Partnership Opportunities Progress report.

Mr. Poole referred to the letter the Mayor and Council approved on March 8, 2013 with Dane Bauer and himself to represent the City of Hagerstown in various meetings and exploratory efforts to identify opportunities and support for downtown revitalization.

They received a tremendous amount of feedback and a lot of support from numerous groups. They were involved in the General Assembly Legislative session relative to funding, which is a crucial component of what the City can do.

Mr. Bauer stated Ms. Schmid completed the report that was presented to the Mayor and City Council. The feedback received indicated there has to be a process, or master plan, for a project. They found people have not generally been trusting in the City. The Maryland Theatre, Barbara Ingram School for the Arts (BISFA) and Meritus Health all believe their ability to secure funding is connected to each of the other components. The entities agreed there needs to be a process for vetting plans. The group then approached the organizations that appeared to have a project planned. The first organization was the Board of Education. He felt their team could help the Board get from Point A to Point B. They were interested in a hotel downtown. Other thoughts included an aquatic center or a sports center. The team then talked to Joe Ross, Meritus Health, about the use of the former hospital site. They asked the organizations if they would actively participate with a team organized to develop a plan. The letters of support are included in the packet of information.

Mr. Bauer believes their initiatives have created a momentum for downtown redevelopment that has not existed in the recent past. The business organizations they contacted and leadership in Annapolis all agreed that much can be accomplished through a consensus building process. This planning effort and process would incorporate the best of State and local government combined with private sector expertise and creative financing through a more formalized Public Private Partnership (P3). Some of the ideas discussed include an aquatic center at one end of the project area and a stadium at the other end. This could create the synergy needed to boost the events at the Maryland

Mr. Poole stated businesses are not willing to take the first step or step alone in downtown unless there is an overall plan. The State repeatedly said there has to be a plan.

Mr. Bauer stated DMW would work with the City and the other members of the team would work with the four groups that indicated interest in downtown. The information gathered by the other team members would be provided to DMW, for inclusion in a master plan.

Concepts that have been discussed with the Team that would further the City's goals in a variety of different areas by directing State funds to best and highest use may include, but will not be limited to:

1. Discussed with the BOE using a portion of the Disparity Grant Funding to enhance the ongoing "Inspire Program" which is a collaborative effort between the BISFA and the Maryland Theatre.
2. The \$ 100,000 designated for Master Planning is an important cost share with the City and potentially the Appalachian Regional Council (ARC) and Washington County to fund the planning effort that the Team is proposing, which is critical to the downtown redevelopment process.
3. The \$ 300,000 for removing the MELP plant is an important first step to redevelopment of that specific property.
4. The funds for infrastructure improvement targeted for roads and bridges could be used to build the bridge across the Antietam Creek.

In order for the Team to conduct appropriate discussions with local business leaders and owners of the Hagerstown Suns, the City provided the Team with a draft copy of the Ripken Report. It is importation to note that the Master Planning, collaborative efforts, and consensus building expands on findings from such reports and further evaluates the variables associated with challenges and opportunities that need to be addressed to assure a successful project implementation. Many of the shared variables and factors that affect the ability to implement projects include traffic flow, parking, project connectivity, and the catalyst nature of some project components, phasing opportunities, essential infrastructure improvements and mechanisms for funding.

Most of the organizations offered to be members of the steering committee. The first stage of the plan would be working with three or four participants. When construction is started on the buildings, releases to the public would be made.

Ms. Schmid indicated DMW would be the channel for all parties. DMW would create the cooperation and synergy needed to be successful with a master plan.

Mr. Poole strongly encouraged the Mayor and Council to have DMW come to Hagerstown and work with City staff and get into the planning process, very quickly. The legislators are preparing for the next General Assembly (January, 2014). Another consideration is the fact that this is the fourth year of Delegate Donoghue's four year

Mr. Bauer stated the City staff could participate in the overall effort of a Master Plan. During the first two months, DMW would work closely with City staff. City staff could gather information from traffic studies and tax records. The Team would be DMW employees, engineering and planning experts working with City staff to discuss the plan. There would be meetings on a weekly basis.

Mr. Poole stated the City needs to have a partnership with the County as well.

Councilmember Munson stated the hospital wants to get rid of their site and the City needs a stadium. This seems like a good match to him. The hospital should be involved with something downtown. Mr. Poole indicated the hospital wants to be involved in the City and may be considering a training facility downtown. However, the first step is to develop a vision and plan for downtown. Mr. Bauer indicated the hospital is actively looking for a location downtown. Delegate Donoghue indicated there is not an urgent care facility downtown.

Councilmember Brubaker stated the City has taken significant actions for acquiring properties. Imaginative investors are needed for these buildings. He pointed out other cities that DMW has worked with had investors poised to do work, such as with universities, which Hagerstown does not have. Mr. Bauer stated they have ideas and concepts and investor groups who think they may want to invest downtown, including Sora. Without details for these projects and how the investors fit in, people don't want to invest.

Mr. Poole stated people are saying they don't want to invest money downtown because there is nothing that provides security. This feeling will persist until the investors feel the government takes steps to lead the revitalization.

Councilmember Brubaker stated a health clinic won't be located downtown without private investment. Focusing on a project like this shows the hurdles the City is trying to overcome. They need to find a way to encourage private investment. He believes in investing in downtown and he supported the MUSEC. He would consider that a plan for downtown. The community has a lot to offer. Hagerstown has the City feel without City disadvantages.

Mr. Bauer indicated that is not good enough. This is why no one will fund the Maryland Theatre, investors need to see details. You cannot talk to investors using generalities, there has to be detail. This is a plan that shows how to build and finance a project. The plan would be something he could take to the bank and seek funding.

Councilmember Aleshire reviewed the March 8, 2013 letter, in which the Team identified eight areas they would hope to accomplish. One of the commitments made was to provide a written, weekly report to share with the public about the progress. He only saw two correspondences in the 45 days. One stated they felt the City was unappreciative and the other stating they could not meet with the City until this meeting

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to discuss the eight points. He thought this entity was working as the City's avenger. He feels that the discussion about a downtown master plan implies that the City should move forward during this meeting and enter into a contract with DMW. The City cannot do that without completing the established bidding process, which Mr. Poole and Mr. Bauer acknowledged in their March 8, 2013 letter. The letter discusses building consensus and a basis from which the project will move forward in order to succeed. An aquatic center and other amenities were mentioned in the final report earlier. These plans have not been discussed by the Mayor and City Council. He does not appreciate receiving this information one day and being expected to provide a response the next day.

Mr. Poole stated he does not want to spend a lot of time on the comments to keep the relationship from deteriorating further. He stated they worked with the City for 12 months for no compensation, as did others. It is falling down around the City and voters want results.

Councilmember Metzner stated over the last two decades downtown has been a focus. There are valid reasons why the City core can't be allowed to continue to deteriorate. Actions have been taken to improve the core over the past years. An example was the approval of the APFO. Businesses have left downtown for a variety of reasons. The City is having difficulty in achieving its goals. The last administration came to the table with a project that invigorated the entire community. The community was excited about the downtown stadium plan. Election results indicated there was not support from residents. He pointed out there is a business that relocated to Hagerstown because of the hope of the stadium project. City staff devoted hours to the downtown stadium project planning. Now the community seems to be asking what the City is going to do. He noticed there were developers and investors in the audience. He sees a lack of faith in City government outside the City Hall building. He sees enthusiasm for this group of investors. He believes they've been honest about the amount of time they've been working with the City on a downtown project. He supports working with this group. He is encouraged that it appears community partners are willing to work together instead of against each other. He wants to spend money on participating in things rather than in fighting things.

Councilmember Nigh wants to see the plan and investors. She stated downtown has to be new and improved.

Mayor Gysberts thanked Mr. Poole, Mr. Bauer and Ms. Schmid for their time. What they've brought to the table has created excitement to the community. He agrees that people in the community would rather work with a partner other than the City. A majority of the Council wants to do something downtown. If you ask him if a stadium will cost \$ 30 million he is not sure. If you ask him is Hagerstown worth it, he would say yes. A smart investment needs to be made to move this community forward. Something has to be activated, not just a plan. He asked what level of commitment Mr. Poole and Mr. Bauer are looking for from the City and the associated costs. An executive session is being planned for next week to consult with the City attorneys regarding the terms of the proposal. He hopes to have a consensus from the Council on whether or not to move forward with this proposal.

Mr. Bauer indicated he provided updates to the Mayor each week. He stated 80% of working with government is not done by requests for proposal and the City knows how to do these procurements. They have spent \$ 250,000 and put their equity into this project. This is not planning like some have thought. An RFP cannot be put out to find people who have the networks like they do. They know how to avoid the legal issues through their experience with other governments. They are offering their combined 80 years of experience to the City, at a bargain price. In March, Mr. Bauer and Mr. Poole asked the City to hire them for two months and they would work with City staff to develop a budget. Those details have not been ironed out. They have never asked for money, this work has been a public service.

Councilmember Munson stated he appreciates the work Mr. Bauer has done. He appreciates the confidence the Team has in the community to be better than it is currently. The Mayor and Council have a responsibility to make that happen. Previous attempts have not been successful. Being a better place means 10,000 more people downtown to him. He wondered what the Mayor and Council's goals are and what needs to happen to meet the goals. Improvements at the Maryland Theatre and expansion of USMH may help reach the goals. The enthusiasm for Hagerstown is here now and the people who can make Hagerstown better are here now. Changes in the General Assembly could make securing funding difficult.

Delegate Donoghue stated there is also concern about where the investors in a Hagerstown project are. Investment can take many forms. Investors in the Carroll Creek project in Frederick purchased tax free municipal bonds as a funding mechanism for the project. The area around Carroll Creek has flourished.

The total estimated cost of the Hagerstown Revitalization Master Plan is \$ 1,017,500.

Mayor Gysberts thanked Mr. Poole, Mr. Bauer, Ms. Schmid and Delegate Donoghue for presenting this information. The proposal will be reviewed.

A recess was taken.

Presentation of Ripken Design Report – Alternative Site Analysis of Baseball Stadium

Dan Taylor, Project Manager, and Patrick Farno, Project Coordinator, Ripken Design, presented the Feasibility Study: Alternative Site Analysis Report for the Multi-Use Outdoor Sports & Events Center.

In April of 2012, Ripken Design completed a feasibility study for a Multi-Use Sports and Event Center focusing on a single site located at the corner of Summit Avenue and Baltimore Street in downtown Hagerstown. On February 12, 2103, the City Council approved an \$ 11,250 contract with Ripken Design to examine two additional sties:

1. The former Washington County Hospital site
2. The current site of Municipal Stadium - two different orientation concepts are offered in the report identified as Concept A & Concept B.

Using the methodology set forth in the initial feasibility study, Ripken Design has performed an analysis for the proposed stadium's financial feasibility and economic impact at the two additional potential locations. The report provides a comparison to the findings of the downtown location.

Critical to the analysis is Ripken's use of the parcel-level assessment methodology used during the original feasibility study. This assessment examines the composition and appreciation of different property types within a ¼ mile radius of each proposed site and projects property value appreciation and tax revenues associated with improvements and new development.

The economic impact model for the Downtown location, as it pertains to the additional locations, was in no small part predicated on data from other Downtown stadium locations and the ancillary development that those facilities have created and supported. It is unlikely that the same development effects would be seen at locations outside of a downtown area, particularly areas that do not offer available surrounding parcels for redevelopment, or those that can complement exiting development initiatives to help generate the "critical mass" necessary to support property improvements and new business developments.

Municipal Stadium Site

Hagerstown has a long tradition of professional baseball that dates back to 1915 and Municipal Stadium has been the home of Hagerstown baseball for the last 81 years. However, the facilities in Hagerstown have deteriorated in recent years, leading the Suns to explore moving the team to other cities. The concerns of the Suns ownership have been echoed by the Washington Nationals, which declared that the Player Development Contract (PDC) will not be renewed until a wide range of issues at Municipal Stadium have been corrected, or a new stadium put into development.

The substantial cost of bringing Municipal Stadium up to standards, and the site constraints that prevent the facility from offering the team and visitor amenities common throughout major league baseball has rendered options for improving the current site of Municipal Stadium untenable, short of completely razing the stadium and rebuilding on an expanded site. Following the completion of the Downtown Multi-Use Sports & Events Center feasibility study, HKS examined two scenarios for site expansion and new construction at the Municipal Stadium Site.

Both concepts face similar conditions. The only substantive difference between the two is that Concept A clears the current stadium site and the adjacent industrial land, then rebuilds a new facility on the consolidated grounds abutting Hager Park. Concept B clears the current stadium site entirely and leaves it available for parking. The new multi-use sports & events center uses the industrial parcel and a portion of Hager Park as its new site.

The current Municipal Stadium site is 9.94 acres and is insufficiently sized to support a multi-use sports and events center with adequate visitor amenities and parking. Concept A, which extends the property line to about Hager Park, requires approximately

15.32 acres. Concept B, which incorporates a portion of Hager Park into the plan adds 9.5 acres while converting the initial 9.94 acres into parking, for a total of 19.44 acres.

Concept A replaces portions of the existing surface parking lot with a parking deck (301 spaces) that fronts E. Memorial Boulevard. Surface parking on-site adds another 233 spaces. Taken together, Concept A offers 534 on-site parking spaces. An additional 400 spaces at the corner of Mill Street and E. Baltimore Street that had previously been used for hospital parking would also be available for events, and would be easily walkable for facility visitors that choose to park there.

Concept B, while incorporating portions of Hager Park, maintains and expands the existing surface parking lot area as the site of the stadium moves west of its current location. This creates 900 parking spaces on the original stadium site, plus an additional 66 player parking spaces adjacent to the leftfield wall of the new multi-use center. This configuration effectively incorporates the 400-space hospital lot into the multi-use center footprint by providing direct access from the lot to the facility entrance. The end result is 1,366 on-site parking spaces, distributed on both sides of the multi-use center.

Concept A does not alter the primary stadium access points. Concept B replaces the current stadium footprint with additional surface parking which will provide multiple access points along E. Memorial Boulevard and S. Cannon Avenue. Compared to the current site and Concept A, the additional stadium footprint in Concept B provides for more convenient and plentiful parking access, with better pedestrian connectivity from off-site parking lots. Pedestrian access from on-site parking is improved if a major entrance is located in the outfield.

Washington County Hospital Site

The hospital site sits on 6.5 acres. Assuming that the entire site can be utilized for the construction of a multi-use sports and events center, it represents the smallest feasible site footprint for this type of facility. There is no on-site parking included as part of the facility footprint, and it is anticipated that the entire site will be utilized for the venue.

While it is unlikely that there will be room for much, if any, parking on-site, adjacent lots offer approximately 858 spaces immediately surrounding the proposed site of the multi-use sports and events center.

The former use of the site as a County Hospital suggests very good site access via arterial roads, from multiple points in the city. There is little reason to believe that the access would be diminished by the change of use from a hospital to a multi-use sports and events center.

Depending on the layout of the proposed multi-use sports and events center, site access to the facility is ample. Because of the flexible nature of the site, there is ample opportunity to design pedestrian access that facilitates a walkable environment, while being convenient to exiting parking areas.

The overall traffic flow configuration takes advantage of intended arterials and avoids increased traffic and congestion along neighborhood streets. The ability to access the multi-use center from both the north and south portions of the site should further divide traffic and limit congestion issues. The existing infrastructure developed for the County Hospital should sufficiently diffuse traffic throughout the area and facilitate relatively efficient traffic flow.

The Washington County Hospital site offers good walkability for visitors, not only offering safe, convenient access to parking, but to area points of interest as well. The site is located ½ mile from the Arts & Entertainment district – considered a walkable distance. Unlike the Municipal Stadium site, which is not walkable to points of interest, and requires visitors to traverse industrial areas and areas of high traffic, the Hospital Site is accessible to downtown points of interest via residential and city-center streets and neighborhoods, with smaller, more manageable streets.

Because of the proximity to the Arts & Entertainment district, the Hospital site appears to offer great potential as a walkable destination. However, because there has not been a compelling reason to walk between the two sites to date, additional effort will need to be made to both educate the public, and provide a compelling reason to walk between the two, likely through additional improvements and investment in Washington Street.

While the hospital site is located a few blocks away from major thoroughfares, particularly US-40/Dual Highway, the substantial elevation of the site makes it possible that some or all of the multi-use center will be visible for those approaching Hagerstown.

One of the greatest challenges of the former hospital site is the fact that the buildable area sits on the top of a hill that has a steep slope, especially towards Mill Street. Environmental conditions of the site are currently unknown. As the former site of a hospital, it is unlikely that there is substantial contamination or other subsurface site concerns, but a full environmental study is recommended.

The residents on King Street and Mill Street should not experience levels of inconvenience that are substantially different from when the hospital was in active use.

Based on the property compositions of both sites, Ripken Design believes the Hospital site shows greater potential for growth in residential, commercial and retail properties, especially given its proximity to the city center.

Growth rates for property tax assessments have been projected for all properties within a ¼ mile radius of both locations. Using the detailed Greenville data as a baseline, which exhibited a 31% annual growth in assessments within that radius, the following assumptions were made:

1. Least Projected: 15% Annual Growth
2. Projected: 20% Annual Growth
3. Highest Projected: 25% Annual Growth

As seen in the original feasibility study, a significant benefit of building a new stadium in Hagerstown is the economic impact, both in construction and operations. The original study drew conclusions about the final scope of the stadium and projected ongoing attendance for the new multi-use sports and events center based on market demand. Because these demand factors are not site specific, Ripken Design believes that the economic impact, as calculated in the original study as the impact of the construction of the new facility and the economic impact resulting the operations of the Hagerstown Suns, will be no different for the Downtown site than it would be at the Municipal Stadium or hospital sites. For the purposes of this addendum, Ripken Design assumes that the proposed stadium will be the exact same scope as outlined in the initial feasibility study. It is important to note, previous economic impact calculations did not project or make assumptions about the economic impact of visitor spending. Economic impact of this type is highly site-specific and depends heavily on the availability of surrounding entertainment and shopping options for facility visitors.

Given that the same construction scope is being utilized for each site, and that both the existing Municipal Stadium site and old Washington County Hospital site are located within Washington County, the economic impact projections are the same for both sites, as well as the original downtown site.

An indirect and included impact of nearly \$ 32,000,000, combined with the direct economic impact leads to a total economic impact of \$ 52,886,400. In addition, there will be a \$ 7.6 million increase in local wages over the construction period, and the addition of over 172 new jobs into the local economy.

Total annual economic impacts will fall within a narrow range of approximately \$ 1.5 million to \$ 1.8 million. It should be noted that this impact is limited to the amount of money spent annually on items that are directly related to the downtown multi-use center. It does not include the potential impact attributable to spending outside the new facility by visitors and guests including, but not limited to, outside restaurant and entertainment spending, hotel stays by fans and visitors, local shopping in connection with a facility visit or increased tourism appeal.

The following are the conclusions from the analysis:

1. The Downtown Site and Hospital Sites offer walking access to downtown.
2. The Municipal Stadium Site has the most usable acreage.
3. The Municipal Stadium Site and Hospital Sites have best site access.
4. The Downtown and Hospital Site's parking will likely be utilized on non-game days.
5. The Hospital Site and Downtown Sites are consistent with ongoing economic development or redevelopment initiatives.
6. The Hospital Site features the most properties and highest assessed value within ¼ mile radius.
7. The Hospital Site projects the highest public revenue increases.

Councilmember Munson appreciates the effort made to complete the analysis. He asked if there were discussions about the potential environmental issues at the former

hospital site. Mr. Taylor indicated they did not attempt to analyze that possibility, but it was taken under advisement.

Councilmember Munson asked if they are aware of sites that provide shuttle service to parking lots. Mr. Taylor and Mr. Farno are not. However, they have seen shuttles provided by restaurants and hotels.

The cost of the stadium for all analysis was considered to be \$ 30 million. Councilmember Brubaker stated it is not clear to him why construction needs to go over the water (Town Run) at Municipal Stadium. All the sites have issues, even Concept B. This concept uses part of an established park. He indicated the analysis does not show that it would be less expensive to build on another site rather than the downtown site. The downtown site offers greater opportunities for investors, as it is adjacent to the core of downtown.

Mayor Gysberts noted in the analysis the hospital site is being described as downtown. He wondered why that conclusion was reached. Mr. Taylor indicated the site is on the cusp of the traditional downtown. It is a highly walkable site and easily accessible to high commercial areas. From a development standpoint, this site would feel the same as the downtown location.

Mayor Gysberts asked if redevelopment in any of these areas is considered a return on investment. Mr. Taylor said the analysis includes an assessment of anticipated improvements to properties through redevelopment related to a multi-use center.

Mr. Zimmerman clarified that Concept A and Concept B at the current Municipal Stadium location were identified by Mr. Tissue and him, based on Mayor and Council discussions for Municipal Stadium.

Councilmember Aleshire stated, after reading both reports, he has concluded the downtown site does not work for him. He is disappointed the MELP property was not considered. He likes the theme of a stadium along the creek. He views the site on the left side of the run differently than others do. He doesn't agree with the walkable scale rating. This rating should be reviewed. There is a lack of new development anticipated. He prefers Concept B. This is larger than the former hospital site. Using Concept B would be a true change for the better for use of the property. This would keep the hospital property in a marketable situation. He does not see the necessity of tying a stadium to the Arts and Entertainment District. It should be a stand alone operation.

Councilmember Metzner thinks the Council agrees that Concept A is not a workable solution. He would like to hear from the Suns owners about their concerns. He stated citizens should be asked for their thoughts about the best location before moving forward. There is an assumption that property values will increase in the area near a stadium. He thinks the costs should be shared by everyone. He believes Concept B is the one most citizens will prefer. The big question for any site is how to fund the project. He will support any site the citizens support, if the funding is feasible. He would like an explanation as to why the rock formation in the outfield cannot be removed.

Councilmember Nigh still thinks the existing site is workable. She is not in favor of taking land away from Hager Park and using Hagerstown Springworks property.

Mayor Gysberts thinks the water ways should be uncovered.

Councilmember Brubaker pointed out there is enough room on the 9 acre site without having to go over Town Run. He is concerned people think a new stadium at the existing site can be completed for \$ 12 million, which is not correct. Councilmember Brubaker pointed out the 2015 Budget Projections show a stadium is unaffordable without a tax increase. Other teams have had benefactors to rely on.

Councilmember Metzner wondered if citizens would be willing to experience a tax increase to support a stadium.

Councilmember Munson mentioned that a lot of people have an affection for Hager Park. With any of these sites, there will be residents impacted.

Councilmember Nigh wondered why the two studies only focused on three sites. She has talked to many people who say Municipal Stadium can be renovated.

Mayor Gysberts stated he favors the former hospital site. There would only be one property owner to deal with. The HNBP (Hagerstown Neighborhood Development Partnership) has developed a possible redevelopment plan for this site. This is a good path to downtown. He thinks it is the best site of those studied. The Suns have said they want a safe stadium for their players, with nice amenities. They have not stipulated a location.

Public Comments and Questions

Tony Dahbura, Hagerstown Suns Partner, addressed the rock situation in left field. They tried to remove the rock when the field was laser graded. The foundation is only 18 inches deep and they can't go below the foundation. Concept B (Municipal Stadium site) makes sense to him. This concept will create a better venue for patrons and provide a state-of-the-art facility that meets minor league standards. He believes there will be new development around a new stadium, even if the site chosen is near the existing stadium. He urged the Mayor and Council to move forward with choosing a site for a new stadium. The Suns presented a plan to renovate municipal stadium almost two years ago to the Mayor and Council and the Washington County Commissioners. There was no response from either body after the initial presentation. The plan was eventually nixed by the majority partner.

Councilmember Metzner stated the plan was presented to the two groups; but they were asked to take no further action and wait until they heard back from Mr. Dahbura. The next they heard anything was the Suns were considering moving to Winchester.

Mr. Dahbura stated the two bodies told them to seek funding from the State and come back at a later date. If either body had asked, he would have told them the plan had been nixed.

Mayor Gysberts stated the Mayor and Council are looking for a way to move forward, with what is best for the taxpayers and for the City. They need to find a way to increase property values, without raising taxes. They need to make investments that increase the value of property. The community is worth the effort.

Mr. Dahbura wondered if converting some homes to condominiums around the area would increase property values.

Mr. Taylor asked Mr. Dahbura what impact not having a stadium to play in while renovations were completed would have on the Suns. Mr. Dahbura indicated that situation would be a financial calamity. In his opinion it is a not an option.

Councilmember Metzner pointed out the concept assumes the Hagerstown Springworks property owner is willing to sell.

Councilmember Brubaker reminded everyone the stadium is not funded. There is no commitment from the County for anything other than a downtown location. The private funding is not in place either.

Mr. Dahbura indicated the Suns are a part of the private/public partnership piece of the funding.

Councilmember Aleshire stated the Commissioners did not vote on only a downtown site. They voted to treat Hagerstown like other municipalities and to not charge Hagerstown for the Consolidated 911 Center.

Councilmember Brubaker stated he has a different view of the vote.

David Smith lives near the former hospital site. When the hospital was there, it was a quiet neighborhood. There were no rock bands or cheering fans. Concept B takes too much of Hager Park, which is heavily used by people in the neighborhood. He asked if any consideration had been given to building on the north corner, at the Light Plant garage. He thinks the hospital site is too small. There is an old mill on Mill Street. It would be a mistake to remove the mill.

Councilmember Munson asked if the north corner location is not viable, the options are Concept A or Concept B. He asked Mr. Smith which would be the better alternative.

Mr. Smith stated Hager Park is an asset to the community.

Councilmember Brubaker asked if the downtown site has been eliminated from consideration. Councilmember Aleshire, Councilmember Munson and Councilmember Nigh stated, for them, it has been.

Mayor Gysberts asked if park land is eliminated to create a stadium, is there another location to add open space. He does not want to take away one amenity without providing something in return.

Julie Rivet, 141 Summit Avenue, Hagerstown, Maryland, wondered how long it would take to build a new multi-use center as opposed to how long it would take to renovate the existing stadium. During renovation, plans could be completed for future redevelopment. Mr. Taylor indicated it takes at least 18 months to build a new stadium. Renovation of just the field and club house could take 12 months. He does not know if that would be a wise investment if additional renovations are required. Ms. Rivet asked if Mr. Taylor knows of other stadiums that market the historical aspect of the facility. A number of Hall of Fame members have played at Municipal Stadium. Mr. Taylor stated he thinks there is value amongst fans. He has not seen a lot of that value marketed in other locations. Historical value is best marketed when there are structures that can be seen by fans.

Janet Bartels, 139 S. Locust Street, Hagerstown, Maryland, has been seeking new partners for a gardening program with children since the CSafe program ended their gardening program. She agrees that Hager Park should be saved. She stated Hager Park is historical and is used by many children. She suggested planting edible perennials in the alleys and along the walkways all over the City and have urban agriculture in this community. She does not think anyone in her neighborhood can afford the stadium. Many homes in her neighborhood are vacant. With the construction planned at Bester Elementary school, Hager Park will be utilized even more. She asked what commitment has been made by the Suns. Mr. Dahbura stated they are willing to sign a long term lease. Ms. Bartels wondered if a sculpture will be placed at a new stadium. She does not think the former hospital site should be considered either. She is sad the neighborhood was not asked for input.

Tim Light, 13318 Maugansville Road, Hagerstown, Maryland, is the real estate representative for the Physioc's (owners of Hagerstown Springworks) and Bonded Applicators. He stated he is a baseball aficionado and he and Mr. Dahbura are close friends. He stated he knows Cal Ripken. People come to Municipal Stadium because they like the old time feel. Willie Mays played at Municipal Stadium, as well as Jim Palmer. The Physioc's are willing to finance this for the City themselves, with an \$ 8,445.00 monthly payment for 10 years. For \$ 495,000, the ingress and egress would be secured. A local company could demolish the old light plant and make the property usable. There is steel in that building, as well as in the Springworks building, that could be reused. Statues could be placed in the outfield. Councilmember Metzner pointed out the Suns won't play at Municipal Stadium. Mr. Dahbura stated it is not feasible. Mr. Light had obtained a copy of the Town Run Drainage Study and he wondered if the Mayor and Council members had read the report.

Nancy Allen, 924 Oak Hill Avenue, Hagerstown, Maryland, stated the stadium issue resurfaces repeatedly. Her concerns are based upon funding. This community cannot stand a tax increase. She asked if the Mayor and Council had looked at a public/private

funding model. The financing must be in place first before deciding on a location. She likes the idea of a location near the interstate. The Washington Nationals like having their players here for rehabilitation. There are good things in Washington County that need to be marketed. The Shorebirds team had a benefactor to help fund their stadium. Naming rights for the stadium could generate funding. She would like to see the Suns stay in the community.

Cullen Coleman, 114 E. Antietam Street, Hagerstown, Maryland, is the Elizabethtown East (Neighborhoods First group) President. The members of Elizabethtown East are in favor of promoting the east end. They think Concept B and the former hospital location are workable. Concept B is the favored location, with the exception of the loss of land in Hager Park. Concept B allows for further expansion of any development in the east end of town. A statue of Willie Mays could be located near home plate. There could be a hall of fame tunnel to enter the stadium. There are opportunities for creek walks in different locations. Downtown revitalization efforts could be used in conjunction with each other and the standard of living could be increased in these areas. All these amenities will help attract young professionals to Hagerstown.

This portion of the meeting was adjourned at 7:06 p.m.

15th REGULAR SESSION – April 23, 2013

Mayor D. S. Gysberts called this 15th Regular Session of the Mayor and City Council to order at 7:39 p.m., Tuesday, April 23, 2013 in the Council Chamber at City Hall. Present with the Mayor were Councilmembers K. B. Aleshire, M. E. Brubaker, L. C. Metzner, D. F. Munson, P. M. Nigh; City Administrator Bruce Zimmerman, City Attorney William Nairn and D. K. Spickler, City Clerk.

The invocation was offered by Councilmember Donald F. Munson. The pledge of allegiance was recited.

ANNOUNCEMENTS

Mayor Gysberts announced the Rules of Procedure for this meeting will be followed as adopted December 18, 2012. It was announced that the use of cell phones and electronic devices during meetings is restricted and that all correspondence for distribution to elected officials should be provided to the City Clerk and should include a copy for the City Clerk for inclusion in the official record.

The next scheduled meetings are: Work Sessions beginning at 4:00 p.m. on Tuesday, April 30, 2013 (Budget Work Session), Tuesday, May 7, 2013, Tuesday, May 14, 2013, Budget Public Hearing on Tuesday, May 14, 2013 at 7:00 p.m. and the Regular Session on Tuesday, May 21, 2013 at 7:00 p.m.

CITIZEN COMMENTS

Peter Perini, 19610 Cresap Drive, Hagerstown, Maryland, attended the work session prior to this meeting. The topics were important and baseball is culturally important to the community. If 10 people are asked where a stadium should be and how it should be funded, there will be 10 different answers. Change the number to 100 and there will be 100 answers. This is why there is a democracy, with elected leaders. This community needs the Mayor and Council to be leaders and make decisions and move forward. The stadium has been discussed at length. He urged the Mayor and Council to make some decision in the near future so that those who want to do things downtown have the comfort level of realizing there is a serious government supporting them. He thanked the Mayor and Council for their hard work and for the hard decisions they have to make.

Ruth Knepper, 45 W. Baltimore Street, Hagerstown, Maryland, asked if the Mayor and Council are going to put something downtown that can be enjoyed by everyone. Some examples would be affordable dining, department store, a pharmacy or a grocery store. If people came downtown, the crime rate would be reduced. She stated the Suns are threatening to move again. She urged the Mayor and Council to stop doing things because they are threatened.

Julie Leichliter, 108 E. North Avenue, Hagerstown, Maryland, is ready to move out of her home because of the infestation of bed bugs in the rental properties adjacent to her home. She wondered who holds the rental companies accountable for the condition of the residences. She is frustrated because she has been unsuccessful in removing the bed bugs.

Councilmember Nigh stated she is aware of another family on North Avenue that has had the same experience. Code Enforcement has been trying to help. She is concerned this is becoming an epidemic.

Mayor Gysberts will consult with the City Administrator and respond to Ms. Leichliter.

Heather Holman, 513 Reynolds Avenue, Hagerstown, Maryland, is a homeowner, small business owner, Neighborhoods First member and Dog Park Task Force member. She and her husband have two dogs. Statistics show more people have dogs than children. A dog park will help the City's revitalization efforts. There will always be people who protest any change. She supports a new stadium. The homes across from the downtown site are mostly rental homes and are crime ridden. Opponents of the stadium did not have accurate information. Citizens are looking to the Mayor and Council to move the City forward.

Dr. Dolan, Cumberland Valley Veterinarian Clinic, Hagerstown, Maryland, stated dog parks are good for canine mental health. Behavioral problems would be diminished if our canine friends could run off-leash. A bored dog is a bad dog. She would like to see a dog park happen in Hagerstown.

Renee Burgan, 913 Mulberry Avenue, Hagerstown, Maryland, stated she and her dogs would greatly appreciate having a dog park to go to. The Dog Park Task Force has

provided information showing a dog park is needed in Hagerstown. She would like to see a bus station or Amtrak station in Hagerstown as well.

Nate Mackley, 276 Mealey Parkway, Hagerstown, Maryland, hopes the Mayor and Council approve a dog park in Hagerstown.

Terri Shoemaker-Kreit, 1103 Lindsay Lane, Hagerstown, Maryland, is looking forward to the opportunity of taking her dogs to a dog park.

Rebecca Shoemaker, 833 Marion Street, Hagerstown, Maryland, is looking forward to taking her children and dogs to a dog park.

Tony Bittner, 1400 Haven Road, Hagerstown, Maryland, supports a dog park in Hagerstown.

Sandra Feliciano, 399 Liberty Street, Hagerstown, Maryland, has lived in places with dog parks. Dog parks build camaraderie in the community. When you know your neighbors, you tend to stand up for them.

MINUTES

On a motion duly made by Councilmember L. C. Metzner and seconded by Councilmember M. E. Brubaker, the Mayor and City Council unanimously agreed by voice vote to approve the minutes, as presented, for the Mayor and Council meetings held on March 5, 2013, March 8, 2013, March 12, 2013, March 19, 2013 and March 26, 2013.

CONSENT AGENDA

On a motion duly made by Councilmember L. C. Metzner and seconded by Councilmember M. E. Brubaker, the Mayor and City Council unanimously agreed by voice vote to approve the Consent Agenda as follows:

A. Department of Parks and Engineering:

1. Demolish and Dispose of Vacant Motel at 12 N. Prospect Street – Milton Stamper Builders (Hagerstown, MD) \$ 72,517.00

B. Department of Utilities:

1. Replacement of Equipment for Lateral Camera, Unit # 563 – Rausch Electronics USA (Chambersburg, PA) \$ 75,596.00
2. Magnafloc Ploymer – George S. Coyne Chemical Co., Inc. (Croydon, PA) \$ 54,900.00
3. Meter Reading Vehicle Transceiver Unit – LB Water Service, Inc. (Chambersburg, PA) \$ 21,372.80
4. Annual Renewal of SCADA Software Support – ABB, Inc. (Wickliffe, OH) \$ 29,928.00

C. Finance: Audit of Fiscal Years ending June 30, 2013 and June 30, 2014 – S B & Company, LLC (Hunt Valley, MD) \$ 75,090.00

D. Department of Community and Economic Development:

1. Application Permit for Blues Prelude – May 30, 2013, Maryland Theatre at University Plaza
2. Application Permit for Blues Fest – May 31, 2013 and June 1, 2013, Maryland Theatre at Central Parking Lot
3. Application Permit for Blues Fest- May 31, 2013 and June 1, 2013 – M & T Bank at VIP Area

Councilmember Aleshire envisions a flat site after the demolition of the vacant motel. Rodney Tissue, City Engineer, indicated the only way to leave the area flat is to fill it in. The grade of the slope matches the alley. Councilmember Aleshire is concerned about wash out of the stone that is planned. He is also concerned about the aesthetic of the remaining structure. Mr. Tissue stated grass could be planted instead of using stone. The remaining structure will be painted as stated in the contract.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

A. Approval of a Resolution: Lease Agreement with State of Maryland, Department of Labor, Licensing and Regulation – Storage Space at 14 N. Potomac Street

Action: On a motion duly made by Councilmember M. E. Brubaker and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to approve a resolution to amend the existing Memorandum of Understanding with the State of Maryland, Department of Labor, Licensing & Regulation for a tenancy in a portion of 14 N. Potomac Street consisting of approximately 287 square feet of storage at said location.

The State of Maryland desires to extend the term of the tenancy for the storage space at said premises from July 1, 2013 until March 31, 2015.

B. Approval of a Resolution: License Agreement with Jose Gomez, El Paso Restaurant

Action: On a motion duly made by Councilmember P. M. Nigh and seconded by Councilmember D. F. Munson, the Mayor and City Council unanimously agreed by voice vote to approve a resolution authorizing the City of Hagerstown to enter into a license agreement with Jose Gomez and El Paso Mexican Restaurant, for use of a City refuse corral, in connection with their commitment to and investment in downtown Hagerstown.

C. Approval of a Resolution: Loan-to-Grant Business Assistance Package with Jose Gomez, El Paso Mexican Restaurant

Action: On a motion duly made by Councilmember D. F. Munson and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to approve a resolution authorizing the City of Hagerstown to enter into a loan-to-grant business assistance agreement in the amount of \$ 6,000 with Jose Gomez, owner of El Paso Mexican Restaurant, in connection with its commitment to downtown Hagerstown and anticipated creation of new jobs in City Center, to be paid for from the Economic Redevelopment Fund.

D. Approval of City Center Hagerstown Spring Sprout Grants Program

Action: On a motion duly made by Councilmember M. E. Brubaker and seconded by Councilmember D. F. Munson, the Mayor and City Council unanimously agreed by voice vote to authorize the City Center Hagerstown Spring Sprout Grants program to support and expand existing businesses and assist in increasing their efficiency and giving them a competitive advantage in the marketplace. The grant maximum will be \$ 500 per business and the total amount available for this program is \$ 7,000. This grant program will be offered to for-profit businesses only. The source of funds is the Economic Development Business Incentive line item in the Economic Development operating budget.

E. Approval of Purchase of Wastewater Division Vehicle # 527 – Maryland Industrial Trucks, Incorporated (Linthicum, MD) \$ 364,151.00

Action: On a motion duly made by Councilmember K. B. Aleshire and seconded by Councilmember M. E. Brubaker, the Mayor and City Council unanimously agreed by voice vote to approve the purchase of Wastewater Division Vehicle 527 in the amount of \$ 364,151.00 through the Maryland General Services Administration (GSA) contract holder GS-30F-1012H, Maryland Industrial Trucks, inc.

F. Acceptance of EMPOWER Clean Energy Communities Grant

Action: On a motion duly made by Councilmember L. C. Metzner and seconded by Councilmember P. M. Nigh, the Mayor and City Council unanimously agreed by voice vote to approve the acceptance of a 2013 EMPOWER Clean Energy Communities Grant from the Maryland Energy Administration for the Hagerstown Light Department in the amount of \$ 71,000.00. The grant funds will be utilized in the purchase and distribution of approximately 1,100 Energy Conservation Kits for Hagerstown Light Department customers who meet the low to moderate income requirements set forth within the Grant.

G. Acceptance of Contractor Services for 2013 EMPOWER Clean Energy Communities Grant – AM Conservation Group, Inc. (Charleston, SC) \$ 43,460.00

Action: On a motion duly made by Councilmember L. C. Metzner and seconded by Councilmember D. F. Munson, the Mayor and City Council unanimously agreed by voice vote to approve the acceptance of AM Conservation Group, Inc. as the qualified contractor for services provided under the 2013 EMPOWER Clean Energy Communities Grant from the Maryland Energy Administration of the Hagerstown Light Department in the amount of \$ 43,360.00. The grant funds will be utilized in the purchase and distribution of 1,100 Energy Conservation Kits to qualified HLD customers. Energy Conservation Kits will consist of: 4- 13W Mini Spiral CFL Light Bulbs, 1 LED Night Light, 1 Furnace Filter Whistle, 1 Smart Strip Electrical Surge Protection Strip, 1 Canvas Bag for distribution for contents and 1 hot water tank wrap included in 700 of the kits.

H. Approval of Maryland Theatre Funding Request – Sound System Upgrade

Action: On a motion duly made by Councilmember M. E. Brubaker and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to approve of City funding support in the amount of \$ 22,411.00 to fund 50% of the cost for the upgrade of the Maryland Theatre sound system. The other 50% of this funding will be provided by Washington County. The City's funding will come from current fiscal year net revenue in the General Fund.

I. Approval of Dog Park at Fairgrounds Parks

Action: Councilmember L. C. Metzner made a motion to approve of the installation of a Dog Park in Fairgrounds Park. Mayor and Council hereby authorize staff to construct the Dog Park in accordance with the plan as presented, contract with vendors, and expend up to \$ 40,000 in Excise Tax revenue (designated for park development) to develop the basic park. This motion has the following conditions:

1. Fundraising efforts by the Dog Park citizen's Task Force to raise the balance of funds needed to provide additional amenities for the park, estimated at \$ 20,000, including lights, security cameras, and benches.
2. The City will relocate the basketball court to an area just north of the dog park in Fairgrounds Park.
3. Hours of the Dog Park operation will be consistent with the policies adopted by the Mayor and Council for park facilities.

Park construction shall commence so the park can be open to citizens on or about June 29, 2013.

In approving this motion, the Mayor and Council hereby acknowledge and express their appreciation to the citizens serving on the Dog Park Task Force and the work and recommendations which led to the creation of the

Dog Park.

Councilmember D. F. Munson seconded the motion.

Discussion: Councilmember Brubaker is voting in favor of this motion, however Hager Park is the site he prefers, which is a more central location.

Councilmember Nigh reported CSX may be willing to trade land for a dog park in the future, but not at this time.

Motion carried, 4-1 with Councilmember P. M. Nigh voting No.

J. Approval of Transfer of Police Department Vehicle

Action: On a motion duly made by Councilmember K. B. Aleshire and seconded by Councilmember D. F. Munson, the Mayor and City Council unanimously agreed by voice vote to approve of the Hagerstown Police Department transfer of an unmarked 2003 Ford Crown Victoria to Doug Lowry for use in transporting his bloodhound to crime scenes. Mr. Lowry is a City resident who volunteers this service to the City and continues to be a valuable resource for the Police Department. Mr. Lowry and his bloodhound have been instrumental in the recovery of evidence and apprehension of suspects for the police. This vehicle will replace the unmarked 1996 Ford Crown Victoria that was transferred to Mr. Lowry in November, 2007.

K. Approval of After School Program at Parkside Community Center

Action: On a motion duly made by Councilmember L. C. Metzner and seconded by Councilmember P. M. Nigh, the Mayor and City Council unanimously agreed by voice vote to approve of the proposal provided by the Hagerstown Housing Authority to provide after school programming at the Parkside Community Center located on Sumans Avenue. This program was originally funded by the State of Maryland CSafe grant program, but in recent years has been funded through the City's general fund. Through this program, the Hagerstown Housing Authority provides a variety of constructive after-school activities to area youth. This program will run for the 2012-2013 school year with a cost of \$ 18,881.0 in City funding support.

L. Approval of Rain Insurance Policy for 2013 Western Maryland Blues Fest

Action: On a motion duly made by Councilmember M. E. Brubaker and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to approve the purchase of rain insurance policies for the 2013 Western Maryland Blues Fest at the

following maximum amounts: a \$ 20,000 policy for Friday, May 31, 2013 from 3:00 p.m. to 8:00 p.m. and a \$ 60,000 policy for Saturday, June 1, 2013 from 10:00 a.m. to 6:00 p.m. The total cost for the insurance will be \$ 9,660.00. Funding would be from the Blues Fest Budget in the Public Functions Account. Five percent of the rain insurance proceeds would go to The Maryland Theatre for their risk of the beer and wine sales.

M. Approval of License Agreement with C B Properties, LLC (Alley 4-18)

Action: On a motion duly made by Councilmember D. F. Munson and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to approve a License Agreement with C B Properties, LLC for the installation of an outdoor seating/dining area in a portion of Alley 4-18 designated in the license agreement. The City's approval of this motion includes the following:

1. The Licensee shall be responsible for all costs of construction, permits and other costs associated with the intended use.
2. The City will be provided access to utilities located in the alley at all times throughout this license agreement.
3. The City will provide up to a \$ 2,000 grant for modifications to the alley entrance and storm drain inlet to provide support for the business owner.
4. The Agreement is for three calendar years and cannot be terminated by the City. It can be extended at the request of the business owner known as C B Properties, LLC. If instead at the end of their three years, C B Properties, LLC expresses in writing to have the City "quit claim" this portion of the alley, the Mayor and Council hereby authorizes staff to prepare the necessary plats, deeds and deed of easements and Ordinance to execute the quit claim. The cost of these items shall be evenly shared between the City and C B Properties, LLC.

Discussion: Councilmember Brubaker asked if the owner accepts these conditions. Mr. Tissue indicated he does and that he may not wait for three years to seek the quit claim of the alley. Councilmember Metzner thanked the Board of Traffic and Parking for reviewing this request and working to get it resolved as quickly as possible.

N. Approval of Permanent Seating at City Park Bandshell – Playground Specialists (Emmitsburg, MD) \$ 37,199.23

Action: Councilmember L. C. Metzner made a motion to approve of the purchase of benches at the City Park Bandshell in the amount of \$ 37,199.23 to Playground Specialists, Inc. in Emmitsburg, Maryland. The benches will be permanently installed per the included plan. Councilmember D. F. Munson seconded the motion.

Discussion: Councilmember Aleshire thinks permanent seating will detract from the spontaneous seating of attendees.

Motion carried, 4-1 with Councilmember K. B. Aleshire voting No.

O. Approval of Application Permit and Open Container Exemption for University System of Maryland Hagerstown Center Graduation Celebration – May 20, 2013

Action: On a motion duly made by Councilmember M. E. Brubaker and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to authorize the application/permit agreement with the University System of Maryland. Also, according to the City of Hagerstown's Open Containers Law, the Mayor and City Council may permit the possession of alcoholic beverages in open containers on the streets, lanes, alleys, sidewalks, parking lots or public ways of the City during special events upon application or upon its own initiative. Therefore, Mayor and City Council formally approve the possession of alcoholic beverages (beer and wine) in the University Plaza for May 20, 2013 for the University System of Maryland Hagerstown Center Graduation Celebration. Hours of the event are to be 5:00 p.m. to 9:00 p.m.

P. Approval of Agreement between Hagerstown Area Police Athletic League, Inc., the Washington County Board of Education and the City of Hagerstown for the Completion of a Tenant Fit-out Project

Action: On a motion duly made by Councilmember P. M. Nigh and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to authorize staff to enter into a three party agreement with the Hagerstown Area Police Athletic League, Inc. (PAL) and the Washington County Board of Education. The agreement authorizes a tenant fit-out construction project in the City owned building at 520 North Cannon Avenue. The scope of the project includes the construction of activity rooms, a lounge area and locker rooms. Students from the Technical High School will provide the necessary labor to complete the project. PAL will supply the required materials. When complete the new space will allow for the expansion of programs offered through the Police Athletic League.

Discussion: PAL provides programs for 85 youths. This construction will allow PAL to expand their services.

CITY ADMINSTRATOR COMMENTS

Bruce Zimmerman, City Administrator, acknowledged the contribution of volunteers in many different forms, i.e. the Dog Park Task Force and PAL. The City appreciates their efforts.

MAYOR AND COUNCIL COMMENTS

Councilmember P. M. Nigh asked for a weekly status report on the relocation of the basketball court when the dog park is started. There is a significant gang issue in Hagerstown. More police officers are needed. There has to be something to entice police officers to work for the City. Citizens should report anything in their neighborhoods that is suspicious.

Councilmember D. F. Munson thanked Councilmember Nigh for her involvement with the gang task force. There seems to be something drawing the gang members to Hagerstown and Washington County and something needs to be done. He wondered how the police department is planning to deal with the increased numbers of gang members.

Councilmember L. C. Metzner had no additional comments.

Councilmember M. E. Brubaker stated two complex issues were discussed earlier today. There has not been a plan developed for financing for either proposal. The Mayor and Council has the fiduciary responsibility to review the proposals and make the equations work.

Councilmember K. B. Aleshire agreed they had a long conversation on large ticket items with limited discussion about impact on the budget. He mentioned again the delinquency on utility bills. Customers who pay on time are being penalized for those who don't. The outstanding debt on the revolving loan funds should be reviewed again. The Mayor's letter about gun control should have referenced keeping illegal guns off the street. There were nine economic development related items on the agenda today. He asked for patience from the community for deliberations of \$ 30 million projects. The gang increase, unpaid utility bills and bed bugs relate to quality of life issues. The Mayor and Council's job is to provide the best possible quality of life for residents. These issues need to be aggressively addressed.

Mayor D. S. Gysberts appreciates working with the Council and he appreciates the spirited debate on the issues. What motivates the members of the Mayor and Council is to create and maintain the best quality of life for all citizens.

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 8:47 p.m.

Respectfully submitted,

Donna K. Spickler, City Clerk

15TH REGULAR SESSION AND WORK SESSION
2013
MAYOR AND CITY COUNCIL

APRIL 23,
HAGERSTOWN, MARYLAND

Approved: May 21, 2013