

44TH SPECIAL SESSION, WORK SESSION AND EXECUTIVE SESSION – June 17, 2014

EXECUTIVE SESSION – June 17, 2014

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 of all members present 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 (Section 10-508(a)) and to consult with Counsel to obtain legal advice, #7 (Section 10-508(a)) at 3:07 p.m. in Room 407, 4th Floor, City Hall, Hagerstown, Maryland.

The following people were in attendance: Mayor D. S. Gysberts, Councilmember K. B. Aleshire, Councilmember M. E. Brubaker, Councilmember D. F. Munson, Councilmember P. M. Nigh, City Administrator Bruce Zimmerman, City Attorney William Nairn, City Attorney Mark Boyer, Rodney Tissue, City Engineer, Karen Paulson, Director of Human Resources, Scott Nicewarner, Director of Information Technology and Support Services, and Donna K. Spickler, City Clerk. The meeting was held to discuss potential membership of the Community Garden Task Force and to discuss the recently submitted IAFF Union petition. No formal action was taken at the meeting. On a motion duly made, seconded and passed, the meeting was adjourned at 4:09 p.m.

44th SPECIAL SESSION – June 17, 2014

Mayor D. S. Gysberts called this 44th Special Session and Work Session of the Mayor and City Council to order at 4:23 p.m., Tuesday, June 17, 2014, in the Council Chamber at City Hall. Present with the Mayor were Councilmembers K. B. Aleshire, M. E. Brubaker, D. F. Munson, and P. M. Nigh; City Administrator Bruce Zimmerman, City Attorney William Nairn, and City Clerk D. K. Spickler. Councilmember L. C. Metzner was not present.

On a motion duly made by Councilmember D. F. Munson and seconded by Councilmember M. E. Brubaker, the Mayor and City Council unanimously agreed by voice vote of all members present to meet in Special Session at 4:23 p.m.

Karen Giffin, Community Affairs Manager, Scott Nicewarner, Director of Information Technology and Support Services, and City Attorney William Nairn, reported a draft franchise agreement for the Mayor and Council's review is nearly complete. An additional two month extension is needed to complete the process.

Introduction of an Ordinance: Authorizing Two Month Extension to the Cable Television Franchise Agreement with Antietam Cable Television, Inc.

Action: On a motion duly made by Councilmember D. F. Munson and seconded by Councilmember M. E. Brubaker, the Mayor and City Council unanimously agreed by voice vote of all members present to introduce an ordinance to authorize a two month extension of the Cable Television Franchise Agreement with Antietam Cable Television, Inc.

The Special Session was closed at 4:26 p.m.

WORK SESSION – June 17, 2014

Preliminary Agenda Review

The Executive Session tentatively planned for June 24, 2014 will not be held. There will be a Work Session held at 5:00 p.m. in the Council Chamber.

Consent Agenda

- A. Department of Parks and Engineering:
 - 1. Installation of Sidewalks and Alley Modifications for the Handicapped – Odd Jobs Contractors, LLC (Keedysville, MD) Not to Exceed \$ 86,000.00
 - 2. Curb and Sidewalk Replacement Program – Huntzberry Brothers, Inc. (Smithsburg, MD) Not to Exceed \$ 25,000.00

- B. Department of Public Works: Central Air Conditioning for Public Works Operations Center – M. S. Johnston Co., Inc. (Hagerstown, MD) \$ 35,625.00

- C. Department of Utilities:
 - 1. Light – Fuel Oil Tank Replacement – Apex Companies, LLC (Rockville, MD) \$ 91,000.00
 - 2. Water – Goulds Pump Assembly – Geiger Pump and Equipment (Baltimore, MD) \$ 24,985.00
 - 3. Water – Water Pipe for Inventory – Atlantic States (Phillipsburg, NJ) \$ 54,549.36

There were no questions about the consent agenda.

**Approval of Resolutions: Parking Leases with the State of Maryland
Department**

Eric Deike, Director of Public Works, stated multiple divisions of the State of Maryland rent parking spaces from the City of Hagerstown in different locations. The City does not require lease agreements for parking spaces; however, the State of Maryland insists that a lease be signed due to obligatory requirements to their Board of Public Works. While not a requirement of the City of Hagerstown, signing of the supplemental agreement will satisfy obligations for the Maryland state agencies.

**Approval of 2014 Pavement Preservation Program – Craig Paving, Inc.
(Hagerstown, MD) Not to Exceed \$ 825,000.00**

Rodney Tissue, City Engineer, presented the list of streets to be included in the pavement preservation program. Highway User Revenue of \$ 901,912 and Parking Funds of \$ 17,000 are identified as funding sources.

Stormwater Grant Agreement

Rodney Tissue, City Engineer, stated the City was awarded a \$ 170,000 grant from the State of Maryland for Stormwater management. There will be an agreement for the Mayor and City Council to act upon at the Regular Session. There is a matching requirement, which will be covered by funds for pavement markings at Park Circle.

This completed the preliminary agenda review.

Trash/Recycling/Yard Waste Collection Services

Rodney Tissue, City Engineer, was present to discuss the waste collection services contract. On January 1, 2012, the City entered into a contract with Waste Management for collection of single-stream recycling, yard waste, and trash. In addition, trash is hauled to Waste Management's landfill in Upton, PA and the City pays \$ 42.00/ton for the disposal. The original contract was awarded on a 36-month basis from January 1, 2012 and will expire at the end of this calendar year. The contract was written that the City may grant the contractor the right and privilege of renewing the contract for another 36-month period, extending the contract from January 1, 2015 to December 31, 2017 on the same terms and conditions as stipulated in the original contract documents. The contractor has notified the City in writing of their request to extend the contract. Waste Management has indicated that they will continue to hold their collection prices as well as the landfill disposal rate.

Staff feels that the collection contract is going well. As discussed with the Mayor and City Council last fall, the recycling rates are up significantly from the old system and the amount of trash collected and disposed in the landfill is down. Based on this, staff

recommends that the contract be extended an additional three years as provided for in the original bid documents.

If Council wishes to rebid the contract, staff will begin work on the documents, based on direction from Council whether or not to change the service.

Residents have requested enhancements to the recycling program in the form of electronics recycling. Staff has been discussing this with Waste Management. Recently staff applied for a grant through the Maryland Department of the Environment to obtain funds that could be used to offer a once per year e-recycling day where electronics could be dropped off by City residents and recycled. If the grant is awarded to the City, staff will develop a plan and bring it back to the Mayor and Council for review.

Councilmember Brubaker asked what factors would be involved if the contract was put out for bid. Mr. Tissue stated landfill fees would probably increase and there is no guarantee that collection rates would decrease.

Mr. Tissue noted resident participation in the recycling program is near 70%.

It was the general consensus to extend the contract with Waste Management.

Urban Partners: Review of Report – Downtown Hagerstown Economic Analysis and Implementation Plan

Kathleen Maher, Planning Director, Jill Frick, Economic Development Manager, and Jim Hartling, Urban Partners, presented Urban Partners' report on the Downtown Hagerstown Economic Analysis and Implementation Plan.

As presented at the April 8, 2014 Mayor and Council Work Session, each catalyst project and program was recommended because they stem from prior efforts by the City to identify downtown improvements as part of the Sustainable Community Plan. In addition, they are supported by the market analysis undertaken by Urban Partners of the community and the downtown in particular and by various stakeholders interviewed and community feedback gathered through the public outreach effort.

The detailed development analysis undertaken by Urban Partners on the eight catalytic projects and programs was intended to study the feasibility of the projects, determine what resources and/or partnerships would be necessary to bring these ideas to fruition, develop cost-benefit analyses and pro formas for the projects and programs. During the course of their analysis Urban Partners remained in close contact with community stakeholders and City representatives to evaluate their analyses and ensure a realistic underpinning for the implementation plan.

Recommended New Development Initiatives

1. Strategy for New Office Development and Recruitment – involved identification of potential build-to-suit sites in the Downtown appropriate for larger users and will involve forming a partnership with a developer to market the sites, recruit tenants, and be ready to develop immediately upon receiving commitment from a prospective office user. The Central Lot is potentially an ideal site since the City owns the land, it is already vacant aside from parking, and it is centrally located in the City Center. This strategy goes beyond specific site selection to create a process whereby the City is continuously competitive for large office users through active marketing and nimble responsiveness to opportunities as they emerge. One of the first steps will be undertaking a Request for Qualifications (RFQ) for the developer-partner and selection of the developer-partner.

Three buildings are suggested – two fronting on Potomac Street and one fronting on Washington Street. Parking for one office building would deplete available parking. A 500 space parking deck will be essential for 70,000 square feet of office space. The response to this idea from the development community has been positive. The City will have to work closely with tenants to meet their needs. Incentives offered by the City, including the First Third Program, Enterprise Zone tax abatement, Partners in Economic Progress and County and State tax credits, would lower the square foot cost.

The overall development program costs are estimated at \$ 43.9 million.

2. Maryland Theatre Expansion Project – involved analysis of the Maryland Theatre Board’s plans for expansion of the facility’s footprint and strengthening of its role as a hub for the A & E District. This project includes analysis of the capital improvements required to make the theatre state of the art, the capacity of the organizational infrastructure to grow the number of events annually at the theatre, and the desire to expand the footprint of the theatre to create a more effective presence on S. Potomac Street, improve audience reception and circulation, and provide space to host other performances that do not require the full capacity of the existing auditorium. One of the first steps will be securing funding for the seat replacement project and three years of funding to expand outreach and booking of show days.

Preliminary implementation tasks include secure funding for/complete seat replacement, secure funding to expand outreach and booking for 3 years, increase activity by 25 shows in 3 years, design/fund/implement “rear of house” facility improvements, add 25 more shows in years 4 to 6, design/fund/implement entrance/expansion improvements, and add another 25 shows in years 7 to 10. Overall development impact is \$ 8.25 million.

3. University of Maryland at Hagerstown (USMH) Expansion Support Strategy – involved developing an understanding of USMH’s expansion plans and exploring the feasibility of development of student housing by the private sector to serve the growing enrollment of new students from outside the community. One of the first steps is

providing technical support to USMH, if necessary, to facilitate leasing of available office/lab/service space. Another initial step is development of the first USMH student housing prototype.

The location of USMH in downtown offers a tremendous opportunity for student housing downtown. The basic assumption is the building owner would secure the deed for all the properties and lease the units out to individuals. The effort will support the rehabilitation of upper floors of three buildings. All units would be 1,000 square feet, 2 bedroom, 2 bath units. USMH would provide a master lease for the first two efforts and the government or foundation will commit to support 50% of losses incurred by USMH. Units can be rented for \$ 780.00 (\$ 390.00 per student).

The overall development costs are estimated at \$ 2.5 million.

4. Hotel/Conference Center/Heritage Center/Commemorative Park – involved exploration of financial feasibility of adding a successful hotel property in the Downtown that is likely tied closely to parallel development of a hotel room-night generator such as a large conference center. It would be critical that the new Downtown Hotel be at least competitive in quality with the best in the market or, ideally, establish a new higher market standard in the “Upper Upscale” class. For analysis purposes, two sites were considered on the east edge of the City Center: the Meritus Health property on E. Washington Street and the Best Western Grand Venice Hotel and Conference Center site. In addition, the former hospital site on E. Antietam Street is recommended for development of a Civil War heritage center/park to capitalize on its significance to the Battle of Hagerstown in 1863 and help to draw heritage tourists already in the region to the City Center. One of the first steps will be to secure agreement from both property owners to seek a hotel developer/operator and then issue an RFQ for the developer.

This project would grow the tourism industry in Washington County and increase the room-night demand. There is an opportunity for a new hotel closely tied to parallel development of a room night generator, i. e. Conference Center. It is proposed to be competitive in quality, or exceeding, with the current best in the market. It would create a new attractive gateway to downtown and provide the opportunity to highlight Civil War heritage at the site.

There are advantages and disadvantages with both sites. Therefore, site acquisition and preparation costs are paramount in determining which site is more feasible. If all factors are considered equal, the Meritus site offers greater public benefits.

Plans include a 200-room “Upper Upscale” hotel and 20,000 sf conference center. The hotel operator will operate the conference center. The conference center will be built with public/civic funding and the operation will not be required to retire debt from operating income. The average per night room rate in year 1 will be \$ 145, growing modestly.

The development program for the heritage center includes the heritage center, signage, trails, etc. The cost for acquisition and capital improvements is \$ 3.3 million. Operations/staff support will be critical for success. Staffing will be provided by civic organizations, USMH internships, and volunteers.

Total development costs are estimated to be \$ 43.8 million. Mr. Hartling stated many jurisdictions use hotel/motel taxes to fund projects such as this.

The first step for the heritage center is to find an organizer. The key to a successful center is that the enthusiasm has to be continued by the community.

Mayor Gysberts stated he thinks this center would be a logical location for headquarters for the Heart of the Civil War group and the eight heritage areas.

5. Linking City Park and A & E District with Trail and New Housing – involved exploration of feasibility of linking City Park and the A & E District via development of a new pedestrian/bicycle trail, new townhomes mainly on already open land in that area of the proposed trail, and renovation of key buildings on W. Antietam Street for loft and rental housing. One of the first steps is securing commitments from the affected property owners for the proposed trail and then securing funding for design of the trail.

There are multiple locations for phased new or rehabilitated housing along the proposed trail route including the Dagmar Hotel, W. Antietam Historic Buildings, and publicly-owned property, followed by privately-owned property.

Implementation tasks include supporting rehabilitation of one loft building (less than 10 units), identify developer for townhomes on public property, complete/market package of townhomes.

The trail will be completed and maintained as a public entity. There will be new, three bedroom townhomes along the trail. Three other existing buildings may be rehabbed for apartments. All rehabbed properties will qualify for federal and Maryland historic tax credits. Financing packages can be secured. The Dagmar would be acquired, vacated, and held until the market improves. At that time, the Dagmar will be marketed to private developers as 40 market-rate loft apartments.

The cost is anticipated to be \$ 19.2 million total.

Mayor Gysberts stated he has started conversations with the contractors and developers in the community to preliminarily discuss renovation of some of the properties. He stated the issue is the concentration of people with the challenges, not that the people with challenges exist. The concentration of low income residents has been an issue the City has been wrestling with.

Councilmember Aleshire stated buying buildings is not going to buy the City out of the poverty issue. Mr. Hartling stated the City has to be careful to not just be “chasing” people to a different part of the City. He stated eliminating the concentration of low income housing is a seminal question; but it needs to be addressed in order to get this project complete.

6. Expanded Downtown Arts/Events Programming Strategy – involved exploration of community’s capacity for expanded events programming that would result in more regularly scheduled events downtown. One of the first steps would be development and distribution of a consolidated calendar of events to avoid conflicts and to identify periods of low activity for planning of new events. An additional early step would be to coordinate with expanded marketing and activity at the Maryland Theatre.

7. Expanded Operations of the City Farmers’ Market – involved exploration of the recommendation to expand hours of operation and the number of vendors at the Farmers’ Market. The market analysis revealed a gap in specialty food stores in the retail market and public input revealed a desire to support local farmers and provide enhanced grocery opportunities to serve basic needs of Downtown residents. One of the first steps is development of a new model for managing and operating the market on a three or four day per week basis. If appropriate, solicit proposals from private managers to direct the market.

Specialty food stores capture 35% of the demand. The gap in supply could support 15,000 – 20,000 SF of new specialty food stores. An expanded City Farmers Market could provide the basis for a special food district. This would support local farmers, provide services for downtown residents, supply area restaurants and promote healthier eating.

Current tenants could be polled to determine their interest in expanding their operations. Other implementation tasks include developing a space program for expanded operations, determine capital needs, how to acquire and financing, assess market’s visibility and access and make improvements as needed and develop a rebranding/marketing campaign for a “new” City Market.

8. Expanded and targeted homeownership support strategies – involved exploration of strategies to remove blighting influences and improve the quality of the housing stock in targeted areas of the Sustainable Community Area and to facilitate an increase in homeownership in these areas. Four target areas for this strategy were recommended based on existing home-ownership patterns, recent pricing of homes purchased by home-owners, and location of concentrations of strong architectural incentives for new residents and home-buyers in the City Center. An additional recommendation is to increase inspection resources to allow for more proactive code enforcement activities.

A highly targeted, block specific effort should be made to create noticeable impact.

Key elements include marketing the City's down payment assistance program in target areas, target Neighborhoods 1st supportive programs to these areas, target Neighborhoods 1st infrastructure improvements to tightly defined blocks: play equipment, traffic calming, lighting, trees; continue acquisition, rehab, resale program in targeted areas; establish rental licensing inspections on a regular basis to avoid poorly-maintained properties and continue excessive nuisance enforcement programs.

The following are annual objectives for the target areas: acquiring, rehabbing, reselling 2 properties to home owners annually; attracting three new home owners annually with development assistance; conducting regular rental licensing inspections of all rental properties; and completing three small entity enhancement improvements annually.

Aggregate funding for the eight catalyst strategies is \$ 125,000,000 over 10 years, with approximately \$ 90,000,000 from the private sector. Eventually a new parking deck will have to be built. About \$ 4,000,000 will be needed for new housing programs. Mr. Hartling suggested developing a financing plan for the investment needed that includes Washington County and developers. The impact of creating new housing or improved rehabilitated properties would a \$ 1,845,000 increase in the tax base.

The Urban Partners report includes a 10 year implementation plan. In Year 1, the cost would be less than \$ 4,000,000. In Year 2, estimated costs are \$ 3,200,000. Construction of the new 70,000 sf office building is included in Year 3, making anticipated costs \$ 26,805,000. Years 4 and 5 include large investments with improvements to the Maryland Theatre, construction of hotel/conference center complex and completing the USMH student housing development. Funding required for years 4 and 5 is \$ 38,645,000. A new parking deck is included during Years 6 and 7, as well as continuation of projects started in previous years, making the estimated costs \$ 33,290,000. Completion of projects started and continuing a full range of housing support activities in Years 8 through 10 bring the estimated costs to \$ \$ 18,945,000.

Mr. Hartling reminded the Mayor and Council these projects are doable and the City won't be completing them alone. Investors will support the projects as the momentum builds.

Mayor Gysberts thanked Mr. Hartling, staff and the community for their efforts to improve Hagerstown. This is a good road map and shows that for every public dollar, there would be three private dollars invested. He asked for official acceptance of this report from the Council. Many of the implementation tasks will come back to the Council for further action.

Councilmember Brubaker stated this report and analysis is one of the best reports he has seen. There is input from different sectors. The assumptions are rational and well thought-out. He believes other funding may be available for a new parking deck. He

also believes the City will have to purchase the Dagmar, even though general revenues are limited. He thanked Delegate John Donoghue for securing the funding from the State of Maryland for this report. He views the report as a practical guide. He would like staff to develop an action plan in a short period of time. Some initiatives have already been developed.

Councilmember Aleshire disagrees that the City should purchase the Dagmar building. He also disagrees on waiting until Years 6 and 7 to build a new parking deck. He believes a new deck in the area of Antietam Street may encourage the owners of the Dagmar to move in a more productive direction. The Board of Education is considering expanding its presence in downtown and a deck is crucial for the expansion. He noted First Third funding is slated to be used for a number of residential projects in the plan. His vision for the First Third program is for commercial projects, not residential. He does not think residential projects would meet his goal.

Councilmember Aleshire pointed out this plan focuses a lot of City money into the urban core. The City just passed an 11 cent tax rate increase, with the probability of another increase next year. The City is losing homeowners on the fringes and as he watches his taxes increase and the quality of his neighborhood decrease, he wonders how it will be shown to residents in the stable neighborhoods that the City cares about them too.

Councilmember Brubaker stated the new parking deck should be funded through the parking fund and not the general fund.

Councilmember Aleshire does not view the farmer's market as a top priority. Even though improvements to the market are not high cost, it could make a difference with funding other projects. He thinks the Dual Highway is a great promenade to welcome people to Hagerstown. His dream is to have a sports complex in the community and a good location would be somewhere on the dual highway. Connecting youth activities with the golf course makes sense to him.

Councilmember Munson asked where two of the best events in the City, Blues Fest and Augustoberfest, will be held when the new office building is constructed since they are both held in the Central Parking Lot. Mr. Hartling indicated a new building will use less than 1/3 of the existing parking lot.

Mayor Gysberts noted the original draft include a parking deck in the middle of the Central Parking Lot. He is glad comments have been submitted because a lot of people look forward to the events. He stated it is evident the Urban Partners group has put a great deal of effort into the plan and the analysis. He views the plan as opportunity oriented. He agrees with Councilmember Brubaker that the City needs to initiate a plan on how to meet the timelines in the plan. Hagerstown is sometimes its own worst enemy. There has to be an action plan from the City government to get beyond negative thinking

and be successful. There may not be many more chances for revitalization. He is looking forward to working with this plan. This clearly shows the Mayor and Council's plan for Hagerstown. No one will be able to say they don't know what the City's plan is.

Councilmember Nigh stated this is a good report. She is hoping investors are willing to take a chance and work with the City to move forward. More performances at the Maryland Theatre will make a big difference downtown.

Councilmember Munson reiterated his statement in a previous meeting with Mr. Hartling that he hoped Urban Partners will be working with the City for a long time. He asked what Urban Partners can do for the City for the following ten years.

Mr. Hartling stated Urban Partners has an on-going working relationship with the City of Swarthmore. He would be happy to continue working with Hagerstown. He noted the City has a good and knowledgeable staff. City staff has participated in the analysis process more than any other client he has worked with. On the private investment side, he stated it isn't just about finding private investors, it is also about developing partnerships with the investors. This involves shaping strategies.

Mayor Gysberts stated he learned at a Smart Growth conference that there is a segment of developers who are interested in the challenge of working with the City.

Mr. Zimmerman stated staff worked hard with a lot of passion for the downtown because they recognize the need for downtown. They have a lot of enthusiasm for what Urban Partners has provided through the implementation plans. Staff likes that Urban Partners indicated Year 1 is doable. This is a good plan for the community and establishes roles for the community beyond the City. It includes the State, the County and the private sector. The City will have to take the lead in establishing the strategies. He suggested discussing the strategies during a July work session. He thanked the Mayor and Council for the opportunity to work on this plan. He noted this elected body has more experience than previous groups. That translates into more knowledge for downtown and its needs. Good knowledge, good experience and a passionate staff are elements for a successful plan.

Councilmember Aleshire thanked Urban Partners for proving a good plan didn't have to cost \$ 1,300,000.

FY 15 Community Legacy Application

Kathleen Maher, Planning Director, Alex Rohrbaugh, Planner, and Jim Hartling, Urban Partners, were present to discuss the FY 2015 application to the State's Community Legacy Program.

The Maryland Department of Housing and Community Development has \$ 6 million in Community Legacy funding for grant and loan awards around the State in FY 2015. Community Legacy funds may be used only for capital projects – bricks and mortar projects or loan/grant programs for bricks and mortar projects. The City’s Community Legacy representative at the State has indicated that projects must be ready to go and be completed within two years. While there is no matching requirement, the application needs to show that the project will leverage other funds. The average award amount is anticipated at \$ 100,000.

The City of Hagerstown has been fortunate to receive a number of Community Legacy awards in the past for various city or City-supported downtown revitalization and housing improvement projects. The City also received companion awards totaling \$ 324,262 from other State programs as a part of the Community Legacy requests in FY 2002 and 2003.

Staff have reviewed the strategies in the Sustainable Community Plan and have devised a project list that meets the current priorities and is consistent with the expectations of the Maryland Department of Housing and Community Development for Community Legacy projects. The projects recommended by Staff for application directly relate to several of the Catalytic Projects proposed by the Downtown Economic Analysis and Implementation Plan prepared by Urban Partners. Potential projects and the corresponding catalytic project are:

1. Design of the trail linking City Center to City Park - #5 – Linking City Park and A & E District with Trail and New Housing (Total Project \$ 660,000, Community Legacy Grant \$150,000)
2. Acquisition and Rehabilitation of Two (2) Properties for the homeownership within the Targeted Areas - #8 – Expanded and Targeted Home Ownership Support Strategies (Total Project \$ 240,000, Community Legacy Grant \$ 120,000)
3. A student housing model project with a private developer in the vicinity of USMH - #3 – USMH Expansion Support Strategy (Total Project \$ 150,000, Community Legacy Grant \$ 100,000)

It was the general consensus to include approval of a Resolution of Support on the June 24, 2014 agenda.

CITY ADMINISTRATOR’S COMMENTS

Bruce Zimmerman, City Administrator, stated the Urban Partners report is available from the City’s website.

MAYOR AND COUNCIL COMMENTS

Councilmember P. M. Nigh hopes the owner of the apartment building near the Alms House continues to improve the property.

Councilmember D. F. Munson stated it was a nice weekend in the community. He attended a play at the Academy Theatre and the Municipal Band concert at City Park. Councilmember Nigh stated the Fishin' Frenzy was held at Pangborn Park and events were taking place at Fairgrounds Park as well.

Councilmember K. B. Aleshire had no additional comments.

Councilmember M. E. Brubaker stated he and Mayor Gysberts attended the MML Convention last week. There were many work sessions held which covered a wide variety of topics. He thanked Urban Partners for their work and stated it is incumbent for the Mayor and Council to move forward with the plan.

Mayor D. S. Gysberts echoed the comments about Urban Partners. He sees potential to expand the Community Yard Sales held at Fairgrounds Park. He thanked Councilmember Aleshire for cooking hamburgers and hot dogs at the Fishin' Frenzy. He attended the MML Convention and a Smart Growth America conference.

Councilmember Nigh wondered if there is someone interested in organizing additional yard sales at Fairgrounds Park.

There being no further business to come before the Mayor and City Council, on a motion duly made, seconded and passed, the Special Session was adjourned at 7:02 p.m.

Respectfully submitted,

Original signed by D. K. Spickler

Donna K. Spickler
City Clerk

Approved: August 26, 2014