

WORK SESSION – January 21, 2020

Mayor R. E. Bruchey, II called this 91<sup>st</sup> Special Session and Work Session of the Mayor and City Council to order at 4:05 p.m., Tuesday, January 21, 2020 in the Council Chamber at City Hall. Present with the Mayor were Councilmembers K. B. Aleshire, A. Heffernan, E. Keller, L. C. Metzner, and S. McIntire, City Administrator Scott A. Nicewarner, City Attorney Jennifer Keefer, and City Clerk D. K. Spickler.

91<sup>ST</sup> SPECIAL SESSION – January 21, 2020

On a motion duly made by Councilmember S. McIntire and seconded by Councilmember A. Heffernan, the Mayor and City Council unanimously agreed by voice vote to meet in Special Session at 4:05 p.m.

**Introduction of an Ordinance: Amend the Code of Hagerstown to Adopt a New Chapter 224, Tax Sale Property Repurpose Program Which Establishes a Program for Addressing Delinquent Tax Sale Properties in the City**

**Action:** On a motion duly made by Councilmember S. McIntire and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to introduce an ordinance to amend the Code of the City of Hagerstown to adopt a new Chapter 224, Tax Sale Property Repurpose Program which creates a Tax Sale Property Repurpose Program for Vacant and Abandoned Tax Sale Properties. This program will facilitate the repurposing and revitalization of tax delinquent, vacant and abandoned properties located within the City of Hagerstown in order to protect and enhance City neighborhoods. The City will seek opportunities to transition subject properties to new ownership through tax sale foreclosure as permitted by State of Maryland law. The amended City Code section is attached with the motion.

**Introduction of an Ordinance: Tax Sale Property Repurpose Program Process and Guidelines**

**Action:** On a motion duly made by Councilmember S. McIntire and seconded by Councilmember A. Heffernan, the Mayor and City Council unanimously agreed by voice vote to introduce an ordinance to establish processes and guidelines for the Tax Sale Property Repurpose Program for Vacant and Abandoned Tax Sale Properties. This program will facilitate the repurposing and revitalization of tax delinquent, vacant and abandoned properties located within the City of Hagerstown in order to protect and enhance City neighborhoods. The City will seek opportunities to transition subject properties to new ownership through tax sale foreclosure

as permitted by State of Maryland law. The process and guidelines are attached with the motion.

### **Adoption of Rules of Procedure**

**Action:** On a motion duly made by Councilmember A. Heffernan and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to adopt Rules of Procedure dated January 21, 2020. These Rules of Procedure shall apply to all meetings of the Mayor and City Council to be held by this administration and shall be in effect upon adoption of the Mayor and City Council.

Discussion: Mayor Bruchey pointed out the time limit for Citizen Comments on agenda items will remain at five minutes, while general Citizen Comments will be limited to three minutes.

The Special Session was closed at 4:08 p.m.

### Environmental Health and Economic Development

Earl Stoner, Health Officer, and Sarah “Lou” Trescott, Director of Environmental Health, Washington County Health Department, were present to discuss issues to be addressed in Washington County. In an effort to assist fellow citizens, an Interagency Workgroup was formed to discuss environmental and public health issues with local jurisdictional partners. The primary Workgroup members are Nancy Hausrath, City Director of Utilities, Kathleen Maher, City Director of Planning and Code Administration, Jill Baker, Washington County Planning Director, Jeremy Mose, Washington County Director of Division of Environmental Management, Lou Trescott, Washington County Health Department, and Tim Lung, Washington County Health Department. Ms. Baker and Ms. Trescott were identified as co-chairs of the Workgroup.

Initial findings demonstrate that historically identified problem areas have not been addressed. Legacy issues must be addressed to maintain and promote residential and commercial entities for Washington County citizens. After a thorough discussion, three main areas of focus have developed:

1. Engage the Mayor and City Council of Hagerstown and the Washington County Commissioners to issue a joint letter of support of the Workgroup. This is important moving forward as the Workgroup enters into discussions with state and local agencies.
2. Outline issues involving competing interests, such as, updating the Washington County Water and Sewerage Plan, private well and on-site disposal systems, and aging public water and sewer infrastructure supply systems with state and local jurisdictional partners.

3. Meet with relevant state agencies to begin a collaborative process to provide a way forward for Washington County residents and business partners.

Additionally, the Workgroup has identified three primary areas of potential:

1. Feasibility Study: The R. E. Wright feasibility report was completed in March 1980, over 40 years ago. It described the hydrogeology of the County and been used to formulate decisions even today; however, the report is outdated. A new study should be funded jointly between the City, County, and State and used to develop a way forward for public health and economic development decisions.
2. Develop plans for funding opportunities: City, County, State, and innovative governmental/private partnerships.
3. Ensure public involvement and outreach to educate the public regarding the importance of addressing public health and developmental issues and the consequences of inaction.

Ms. Trescott stated they are asking for the Mayor and City Council's support of the workgroup, along with the County Commissioner's support, so that all groups are working together when they ask the State for assistance. There are challenges with loading capacity, infrastructure, and private wells and an updated feasibility study will show what service is in place and where development can be supported and where it cannot be. A funding apparatus is needed for the new feasibility study.

Ms. Baker indicated the County planning department is responsible for updating the County Water and Sewer Plan. They are creating a cohesive document. Ms. Maher, Scott Nicewarner, and others have been working together on the Medium Range Growth Area (MRGA) boundary. The study will be a starting point for this workgroup.

Councilmember Heffernan clarified this is a hydrology study of what is currently in the ground. He asked if there is any possibility permission will be granted for wells for people to develop in the north end, even though there may be a service line in that area.

Mayor Bruchey asked many well permits have been issued in the last few years. It was indicated 200 + permits were issued.

Councilmember Aleshire asked how this group is different from the Water and Sewer Advisory group from several years ago.

Ms. Trescott indicated this would be a subset group. Everyone needs to know what is under the ground. Karstology is tricky in that contaminants can move quickly through the karst. They are attempting to gain as much information as possible in order to move forward.

Councilmember Aleshire pointed out the City and the County are required to include water and sewer service information in their Comprehensive Plans. He assumes this workgroup will be using the data in both plans, as well as the information in the Capacity Plan. He assumed a starting amount of allocation would be established and any additional development would not exceed that capacity.

Ms. Baker indicated she does not see the discussions as being those of a capacity management group. This group is finding more conflicting mandates which can be impractical and not feasible. They will be reviewing how to meet the public's safety needs.

It is hoped funding for an updated study will be provided jointly by the State, the County, and the City. At this point, the group is not requesting any funding just support.

Mayor Bruchey stated he is not opposed to this but he is concerned that the issues with the MRGA haven't been settled with the County. He would like to complete and solve one issue at a time. Everything is in limbo until the MRGA/UGA boundary is settled for where the City's resources should be obligated.

Ms. Maher indicated staff have been meeting to discuss the MRGA boundaries and reviewing the analysis to see if there is enough information to discuss amendments with the Mayor and City Council.

Councilmember Metzner noted the City is aware of what the water and wastewater capacity is. This doesn't seem to be a City issue but rather a County issue.

Mr. Trescott stated the letter of support would not be a commitment to the findings. They are asking for the letter for when they meet with the Commissioners to show the City supports the workgroup.

There was a consensus of support for the workgroup.

### Preliminary Agenda Review

#### **Consent Agenda**

##### A. Department of Community and Economic Development:

1. Street Closure Requests – 2020 Events

##### B. Department of Parks and Engineering:

1. 2020 Pool Management Services – Community Pool Service (Columbia, MD) \$ 110,476.00
2. Medal of Honor Triangle Improvements – Advantage Landscape & Construction (Hagerstown, MD) \$ 76,024.74

C. Public Works:

1. Air Conditioning Unit for Human Resources – M. S. Johnston Company  
(Hagerstown, MD) \$ 12,500.00

This completed the Preliminary Agenda Review. There were no additional questions about any items. All items, unless noted, are scheduled for approval on January 28, 2020.

I-81/CSX/Halfway Blvd. Annexation Public Input

Megan Flick, Planner, and Kathleen Maher, Director of Planning and Code Administration, were present to review the input from the public hearing for Annexation A-2019-01 held on January 14, 2020. Jason Divelbiss, representing Hopewell Valley property owners who provided pre-annexation agreements to the City, provided input at the hearing. He indicated these property owners are against the annexation due to the future impact it might have on their properties. They were not expecting to be required to annex into the City. Mr. Divelbiss also questioned the legality of extending the cooperate boundary in this fashion. He claimed that the annexation is not consistent with the requirement that the property to be annexed be contiguous and adjoining to the corporate boundary in a unified sense.

Prior to the public hearing, staff had email exchanges and a phone call with a representative of commercial development in the vicinity of the proposed annexation who expressed the opinion that owners of pre-annexation agreement properties should have been notified so they could comment on this annexation. Staff explained that if developers were required to provide a pre-annexation agreement as a condition of City water for their planned development, they agreed not to object to annexation when the property becomes contiguous to the city. The actual language of the pre-annexation on this issue is that “property owner(s) agrees that he will, if an annexation resolution shall be initiated for the property, agree to support the annexation of the property and the annexation procedure.” The pre-annexation agreements are recorded in the courthouse and “run with the land” obligating all future owners to the agreement, because it was the condition of receipt of water service that made their development possible and which they utilize.

Doug Wright, Planning Commission Chair, spoke on behalf of the Planning Commission at the hearing and commended the City for annexing property to increase the tax base. He stated that it will only benefit the City in the future.

According to Planning staff research, a 1997 Maryland Attorney General opinion opined that if the relationship between the municipality and the real object of the annexation would result in a unified sense of identity between the municipality and the annexed land if the length of the “strip” is not a considerable distance, the annexation would likely be approved by the courts as being appropriately contiguous and adjoining.

This proposed I-81/CXS/Halfway Boulevard annexation is within the City Medium Range Growth Area and provides future access to other lands within the MRGA which

have similar character to the city in this area. The northern portion of the proposed annexation is completely adjoining the corporate boundaries. The southern portion of the proposed annexation might be described as a “strip” – the I-81 ROW from Railway Lane to its southern terminus. This “strip” is 0.6 miles in length which is not excessive in length.

The intent of this annexation is to enable future annexation on all sides of this “strip” to capture similar character areas developed in the vicinity on City water via pre-annexation agreements. Properties in this area are already benefiting from City fire service without any compensation to the City for this costly service. When those future annexations occur, the “strip” aspect will be lost and the area included in the corporate boundaries will be of similar and homogenous character with other city zoning and development in this area, reinforce a unified sense of community identity between the municipality and the annexed land which already exists, and bring in areas already receiving City services as contributors to the fiscal health of the municipality.

Councilmember Aleshire asked if the County Commissioners submitted comments. Ms. Flick indicated they did not. Ms. Maher noted they did request notification for future annexations. Councilmember Aleshire pointed out this is not required.

Approval of the Annexation Resolution is scheduled for January 28, 2020.

#### Comprehensive Plan Amendments Public Input – Hebb Road Property

Megan Flick, Planner, and Kathleen Maher, Director of Planning and Code Administration, were present to review the public input from the public hearing for Comprehensive Plan Amendments held on January 14, 2020. At the public hearing, the only public input received was related to the proposed change to the Future Land Use Map for the Hebb Road tract to put it back to High Density Residential to match the existing zoning. The following is background on the Hebb Road zoning and Future Land Use Map recommendation and the Comp Plan amendment proposal, and more detail on the input received.

The Lyles tract on the south side of Hebb Road bounded by Hebb, Emmert and Beaver Creek is currently zoned RH, High Density Residential. It was given high density residential zoning as requested when the property owner (same family) sought annexation in 1977. The annexation became effective in 1978 with R3 zoning, which is now called RH. In current times, RH not only allows apartments but also the smallest lot sizes for SFR, DUP, and TWN. If rezoned to RMOD only SFR and DUP would be permitted with the largest lot sizes. If rezoned to RMED, SFR and DUP with smaller lots sizes and TWNs would be permitted. The Comp Plan recommends extending R. Paul Smith Boulevard through this tract to help with traffic issues in the area.

When drafting the Comp Plan (adopted in 2018), the Planning Commission considered this property and decided to recommend medium density residential for the Future Land Use Map since it hadn't developed and lower density might be more

reasonable for this area. During the comprehensive rezoning public hearing (June 2019), the Planning Commission heard from the owner's representative and they requested that the zoning not be changed. Their reasoning being that the zoning was what was granted with the voluntary annexation, they have investment backed expectations to utilize that zoning, and there have been inquires lately of interest in the property with that zoning. The Planning Commission determined those were fair points and decided not to rezone the property during the comprehensive rezoning. The comprehensive rezoning process is on hold while the Comp Plan amendment process proceeds.

The Comp Plan amendment is recommending changing the Future Land Use map back to High Density Residential for this property to allow the property to remain RH in the comprehensive rezoning. At the Mayor and Council's public hearing on January 14, 2020, two residents of the area and a representative of one of the residents expressed opposition to high density residential development on this tract. The owner's representative again expressed the desire for this land to remain zoned as is and stated the owner has no plans for development at this time. The public input received is summarized below:

1. Tom Scrivener (representing daughter Virginia Scrivener at 33 Hebb Road, who submitted a letter):
  - a. Rural area
  - b. Assumed it would develop at some point, but high density residential development would completely change the character of the area
  - c. Roads are inadequate for development
  - d. Remote area raises concerns for police protection
2. Lisa Seifer (Emmert Rd):
  - a. Sign alerting neighbors of public hearing was not very visible
  - b. Would like the area to be Medium Density Residential
  - c. Area has bad access and heavy traffic already at rush hour
  - d. Public safety concerns
3. Mark Bishop (Hebb Rd):
  - a. Stormwater flooding in the roads
  - b. Road issues (old country roads)
  - c. Things have changed – let zoning be consistent with existing development
  - d. Concerns about Funkstown annexation
  - e. Against high density development in area
4. Jason Divelbiss (representing owner of Hebb Rd property):
  - a. Supports Hebb Rd High Density Residential future land use designation
  - b. Property was annexed in 1978 with R3 (what is now RH) zoning – 40 year old zoning
  - c. No imminent development plans at this time (there are clear challenges to development which owner is fully aware of)
  - d. Supports amendment to create consistency between zoning and Comp Plan

In case the Mayor and Council desire to see any changes to what is recommended by the Planning Commission, staff made an inquiry to the Maryland Department of Planning on the ability of the Mayor and City Council to modify a Planning Commission recommendation on the Comp Plan and also what happens to the codified deadline for Mayor and Council review if remanded back to the Planning Commission for reconsideration of an issue. So far, the City is well within the 90 day review period for Mayor and Council review and consideration.

Ms. Maher noted she received questions about what would be happening at the former YMCA corner. She stated the last correspondence from the owner indicated he would support commercial zoning.

Councilmember Aleshire noted the statements seem contradictory – such as extending R. Paul Smith Boulevard and keeping the property zoned as high density. He is concerned about the development plan for townhouses on a property on Burhans Boulevard. Part of the City's goal is to promote homeownership and also to promote good rental development. He asked why high density districts would be recommended, which will deplete in-city development. This would discourage homeownership on the fringe of the City limits and promote rentals. It seems more appropriate to have high density residential in the center of the City and lower density residential toward the fringe of the City limits. He recommended medium density zoning, which makes sense for fiscal and utility responsibility. This would also provide sustainability for the City.

Mayor Bruchey asked if the owners of the property on Hebb Road asked to be annexed. Ms. Maher stated they did 40 years ago and asked for high density zoning at that time. It was noted the annexation process was different at that time.

Councilmember Metzner agrees with Councilmember Aleshire's comments about homeownership vs. rental.

Councilmember Aleshire asked if a property has been rezoned independently from a land owner's request. Ms. Maher does not recall this happening.

Councilmember Metzner asked if the rezoning process is typically started without input from the property owner. Ms. Maher indicated during Comprehensive Rezoning the entire City is reviewed. She noted if the Mayor and City Council approve the Comprehensive Plan Amendments, Comprehensive Rezoning review would begin next month.

Councilmember Metzner stated the area at Hebb Road seems to be prime land for residential development. He does not think medium density zoning would be detrimental to the property value.

Councilmember Aleshire stated 40 years have passed and it is reasonable to expect that market value of the property has increased. The owners would still gain value with medium density zoning. They would also have access to public utilities.

Mayor Bruchey disagreed. The owner requested (and was given) the high density zoning and it should remain high density. People are concerned the zoning is being changed to high density. In reality, it has been high density since 1978.

Councilmember Heffernan would not want to change the zoning if there is new interest in the property and it has been marketed for many years as such.

Mayor Bruchey pointed out the City can control the road improvements and include conditions on any development.

Ms. Maher noted another concern was the capability of the Hagerstown Police Department to serve the property.

Councilmember Keller agrees with Councilmember Aleshire's comments but also understands Mayor Bruchey's concerns. She stated the original zoning should stay on the property.

Councilmember Aleshire stated he looks at requests and determines what he believes is best for the citizens in the long term.

Councilmember Metzner stated the dilemma between the rights of property owners vs. the good of the community is something government deals with regularly.

Councilmember Aleshire pointed out it was the City's Planning Commission that reviewed zoning classifications city-wide and determined the land use map should be revised. All the changes with regulations over the past 40 years have impacted someone's development capability.

Ms. Maher indicated the Mayor and City Council does have the ability to modify what is recommended by the Planning Commission.

Councilmember McIntire stated the City has to expect better for its citizens, otherwise there won't be a difference. She is more inclined to support medium density zoning on this property.

Mayor Bruchey is concerned that rental properties will be pushed toward the core of the City, rather than homeownership. He does not think the wishes of the property owner should be overlooked.

Councilmember Aleshire asked for information on the highest number of units possible in both high and medium density zoning districts.

A resolution approving the recommended Comprehensive Plan amendments will be included on the agenda for January 28, 2020.

Stephen Bockmiller, Development Planner/Zoning Administrator, and Kathleen Maher, Director of Planning and Code Administration, were present to review the information discussed with the Mayor and City Council on January 14, 2020 regarding the 2019 Proposed Package of Amendments to the Land Management Code. There are 29 proposed corrections, revisions, and updates. A listing of all the updates is available in the meeting packet information.

Ms. Maher noted the Public Hearing presentation will summarize all 29 amendments.

Councilmember Keller asked if there is something that triggered prohibiting sleeping in tents. If this is not permitted, where will the homeless go? She would rather have people sleeping in a tent than without protection.

Mr. Bockmiller indicated a proposal for an ongoing business or institutional use triggered the proposed amendment. There is a growing trend for garages in a box, which is basically a 10' x 20' tent used as a carport. Councilmember Aleshire indicated this would be acceptable to him for covering a recreation vehicle or at a kid's birthday party but not for a garage in your front yard.

Mr. Bockmiller indicated a minor adjustment had been made to the proposed amendments to the PUD classification. It now includes a cross reference on how to address an existing PUD. Ms. Maher stated there are only two PUDs left in the City – Hager's Crossing and Haven Road.

Councilmember Aleshire asked what prompted amendment # 17 – Add mixed use (comm./res.) buildings as permitted uses in the CG and CR Districts with design standards. Mr. Bockmiller stated staff has been receiving questions from property owners about creating a small main street area. There is significant interest from young people who like the idea of walking to some of the services and entertainment they want to use.

Councilmember Aleshire pointed out 9 of the 23 amendments affect density in the Zoning Ordinance.

A Public Hearing before the Mayor and City Council is scheduled for January 28, 2020.

#### Community Meeting Discussion

Councilmember McIntire and Councilmember Keller reviewed two recent community meetings with the group. A summary of both meetings was distributed to all interested parties.

The first meeting was held in the West End on November 20, 2019. Two conversations regarding downtown were held on Tuesday, December 3, 2019.

Councilmember McIntire thanked Mary Ellen Waltemire, Leadership Coach and Facilitator, and Police Chief Paul “Joey” Kifer for their assistance with both meetings.

The conversations were held to hear citizens’ concerns in these areas.

During the West End meeting, citizens expressed concern about lack of police presence, issues with trash and trash collectors, gangs, shooting, and drugs, lack of sense of community, absentee landlords, homelessness, vacant buildings and overall crime. Some solutions discussed included encouraging residents to download the “See it, Say it, Send it” app to report crimes that don’t need 911 immediate attention, use of the “Next Door” app, community clean-up days, community block parties or events to encourage a sense of community, and developing a Neighborhoods 1<sup>st</sup> program. Chief Kifer explained that Lieutenants are now in charge of areas instead of people. Lt. Zimmerer is now assigned as the West End Commander and his contact information was provided.

The downtown conversations audience included city residents, and business and community leaders. Several experts were on hand to clarify information and provide correct and accurate data during the sessions. Experts included: Delegate Paul Corderman, City Police Chief Paul “Joey” Kifer, CAC Executive Director Geordie Newman, Goodwill representative – Brooke Grossman and several City Council members and staff. The conversations began with sharing of the positive aspects of Hagerstown. These positive aspects included events, education systems, entertainment opportunities, cost of living, bike friendly, walkability, big town amenities with a small town feel, great history, outreach programs, and uniqueness of neighborhoods.

Concerns about the downtown area were also expressed, along with possible solutions. These concerns and solutions include lack of activities for youth (complex for youth activities), feeling unsafe downtown, panhandling and loitering (better lighting, more visible police presence, reporting of incidents to police, more foot traffic), housing stock (develop a 10-20 year plan for housing downtown), loss of business when streets are closed due to construction (provide funds to support small businesses during construction), and closing streets for special events (consider impact on small businesses; reduce parking meter costs).

Councilmember McIntire stated increasing foot traffic downtown would help address many of the concerns. Increased lighting, especially in the alleys, would create a better environment. She suggested creating a Hagerstown welcoming committee that would act as ambassadors for Hagerstown. Downtown looks scary because its empty. A community engaged in progress would encourage foot traffic. After this event, police made a point of visiting downtown businesses. She doesn’t want the perception of an unsafe downtown to become the reality. A marketing plan is needed.

Councilmember Keller would like to see the business community get together and do combined events. This will bring people downtown as well.

Councilmember McIntire stated making downtown cool will make people want to stay downtown. On New Year's Eve the restaurants were closed. Restaurants can afford to stay open on nights like that if there are more people downtown. More benches are needed downtown. More people may sit outside and enjoy a sandwich and drink if there were more benches. There needs to be an inexpensive and cool way to increase foot traffic downtown.

Mayor Bruchey stated when USMH located downtown, there was an idea of making the alleyway connecting the parking deck to USMH pedestrian only. Lighting and other amenities were added at that time. It may be time to refocus on that idea.

Councilmember Metzner stated more lighting and general clean up efforts will help. He recently visited the Convention and Visitors Bureau where he heard about someone who was stranded in Hagerstown and they were excited about their experience. Councilmember Keller and Councilmember Heffernan have suggested adding restrooms downtown. A place for basic needs (bathroom facilities and showers) should be provided.

Councilmember McIntire stated there are many organizations that want to work together to address the issues. With many working together, great improvements can be made.

Councilmember Metzner reminded everyone the downtown dollars program was successful. He thinks that program is a good investment.

Councilmember Keller stated people need to come downtown and see the exciting things that are here.

Councilmember Heffernan thinks the City's economic development efforts have to focus on helping businesses and restaurants. He stated food trucks at events takes away business from restaurants.

Councilmember McIntire suggested using the ideas to make a 90 day timeline for implementing changes.

Councilmember Keller stated more information on this kind of plan will be presented later.

### **CITY ADMINISTRATOR'S COMMENTS**

*Scott A. Nicewarner, City Administrator*, stated many resorts have a "local night" and that type of event may be successful here. He expressed his condolences to the family of City employee Roger Reed who passed away last week. Mr. Reed was the first Certified

Playground Inspector for the City. He was instrumental in the Cultural Trail and City Park lake dredging project. City employees are planning to plant trees in his memory near the playground equipment he helped design at City Park. Mr. Reed's passing is a great loss to the City.

**MAYOR AND COUNCIL COMMENTS**

*Councilmember E. Keller* had no additional comments.

*Councilmember K. B. Aleshire* asked that the schedule for trash collections be published for those who may have missed it.

*Councilmember A. Heffernan* had no additional comments.

*Councilmember L. C. Metzner* thanked Councilmember Keller and Councilmember McIntire for their efforts with the Washington County Recovers event last week. He knows some people's lives were saved that day.

*Councilmember S. McIntire* had no additional comments.

*Mayor R. E. Bruchey, II* asked that everyone remembers a man's house is his property and his property is his castle.

There being no further business to come before the Mayor and City Council, on a motion duly made, seconded and passed, the meeting was adjourned at 5:52 p.m.

Respectfully submitted,

*Original signed by D. K. Spickler*

Donna K. Spickler  
City Clerk

Approved: February 26, 2020