

EXECUTIVE SESSION AND WORK SESSION – February 1, 2022

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Mayor E. Keller called this Executive Session to order at 2:35 p.m.

On a motion duly made by Councilmember R. E. Bruchey, II, and seconded by Councilmember S. McIntire, the Mayor and City Council unanimously agreed by voice vote to meet in closed session to consider the acquisition of real property for a public purpose and matters directly related thereto; (#3) (Section 3-305(b)), to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State (#4) (Section 3-305(b)), for an Administrative Function (#15) (Section 3-305(b)), and to consult with counsel to obtain legal advice (#7) (Section 3-305(b)), on Tuesday, February 1, 2022 at 2:35 p.m. in the Council Chamber, 2<sup>nd</sup> floor, City Hall, Hagerstown, Maryland.

The following people were in attendance: Mayor E. Keller, Councilmember K. B. Aleshire, Councilmember R. E. Bruchey, II, Councilmember T. Burnett, Councilmember T. Martinez, Councilmember S. McIntire, City Administrator Scott Nicewarner, City Attorney Jason Morton, Ann Rotz, Attorney, D. Bruce Poole, The Poole Law Group (remotely), Kathy Poole, The Poole Law Group (remotely), Michelle Hepburn, Chief Financial Officer, Jill Thompson, Director of Community and Economic Development, Rodney Tissue, City Engineer, Nancy Hausrath, Director of Utilities, Doug Reaser, Business Development Specialist, Jonathan Kerns, Community Development Manager, Wes Decker, Communications Manager, and Donna K. Spickler, City Clerk.

The meeting was held to discuss a potential property acquisition for a public park, one business proposal, and pending litigation. No formal action was taken at the meeting. On a motion duly made, seconded, and passed, the meeting was adjourned at 3:36 p.m.

WORK SESSION – February 1, 2022

Mayor E. Keller called this Work Session of the Mayor and City Council to order at 4:03 p.m., Tuesday, February 1, 2022 in the Council Chamber at City Hall. Participating with the Mayor were Councilmembers K. B. Aleshire, R. E. Bruchey, II, T. Burnett, T. Martinez, and S. McIntire, City Administrator Scott A. Nicewarner, and City Clerk D. K. Spickler.

Proclamation – Black History Month

Councilmember Martinez read a proclamation naming February, 2022 as Black History Month in Hagerstown, Maryland. Mayor Keller, Councilmember Burnett, and Councilmember Martinez presented the proclamation to Andy Smith, Brothers Who Dare to Care.

Proclamation – Neighborhoods 1<sup>st</sup> Month

Mayor Keller read a proclamation naming February, 2022, as Neighborhoods 1<sup>st</sup> Month in Hagerstown, Maryland. Dr. Mark Meany, Evelyn Meany, and Andy Smith accepted the proclamation.

Boys and Girls Club of Washington County Recreation Year in Review

Addie Nardi, Executive Director of the Boys and Girls Club of Washington County (BGCWC), was present to provide an update of what's new at the club. Chris Collette, E. J. Fuller, and Tony Rodeschimer were also present. The Boys and Girls Club has been providing after school and summer programming for 81 years. Participants are primarily from lower income areas. The programs closely align with the developmental need of young people, including The Arts, Education, Health & Wellness, Leadership & Service, and Sports & Recreation.

As the result of a multi-year partnership with the Governor's Office of Crime Prevention, Youth and Victim Services, the BGCWC and other clubs in the state received funding through Governor Hogan's Project Bounce Back. While a portion of their funding is going into outreach into Allegany and Garrett Counties, half is going into outreach in Washington County. This includes putting a mobile club unit in neighborhoods in the county who cannot get to one of the clubs because of transportation limitations.

The Club at 805 Pennsylvania Avenue is in need of repairs. Buckets line the windows for leaks when it rains. The bathrooms are inadequate for safety considerations and the plumbing is old and prone to clogging. There are holes in the walls and stairs in various places in the building. The kitchen has evidence of mold and is the main source of rodent infestations. The window in the office has vines growing through it from the abandoned house next door.

While the gym remains the biggest draw and is in decent shape, the lights are systematically breaking and no one has been able to fix them permanently. The building has no central HVAC unit. It is currently heated by a 50-year-old underground storage tank and window units are placed around the building for the summer.

The open area on the second floor has served as a space for dance, distance learning, meals, and programming. The space, along with the arts and crafts room and teen center, has been deemed unsafe for members at this point due to inadequate lighting, ventilation, mold, and water damage. The arts and crafts room was a bright, fun space for members to create and escape.

Prolonged water damage created a rotting window pane, mold, and crumbling plaster. The teen center served as a place for our high school kids to safely hang out. It is currently unusable.

What is next? Through the generous donation of an additional 1.25 acres from the Blaine Family, the BGCWC has an opportunity to replace the existing building with a state of the art 32,000 square foot club. Bushey, Feight, Morin Architects have donated their architectural services to the project. The project has raised just over \$ 2.3 million through the generous support of the Fletcher Foundation, Callas Foundation, Bowman Family Foundation and the board of directors. They also have \$ 2 million reserved in Governor Hogan's capital budget.

With the project, they will have the chance to bring redevelopment to a crumbling, neighborhood and serve up to 250 community youth. However, this comes with an \$ 8 million price tag and a race against time for the current building.

The new facility will have a cafetorium and a commercial kitchen.

Councilmember Burnett asked if parking will be improved. Ms. Nardi stated it will be and outdoor play space will be added.

Ms. Nardi stated they are hoping to have \$ 3 million from government sources secured by summer. They are also presenting information about the project to the Washington County Commissioners. They hope they can begin construction of a new building next year. It is time to give these kids a building that shows the community cares about them.

Councilmember Burnett informed the group she attended activities at the Boys and Girls Club and now her daughter does. The Club she and other elected officials visited in Cambridge, Maryland was fantastic and she wants that for Hagerstown kids. She has a lot of good memories there and agrees it is time for something new.

Councilmember Martinez informed the group her first community job was as a teen director at the Pennsylvania Avenue location. She was trained by Miss June and she learned how to play chess from her. The Boys and Girls Club is near and dear to her heart.

Mayor Keller appreciates all that the Boys and Girls Club does for the kids and the community. She asked if they have a request for the City at this time.

Ms. Nardi stated this was an informational presentation and they are just developing funding plans now. She anticipates there may be a funding request later.

#### Main Street Hagerstown Update

Jill Thompson, Director of Community and Economic Development, and representatives of the Main Street Hagerstown Advisory Council (Council), were present to provide an update on the activities of the Main Street Hagerstown program including a Main Street logo development and rebranding project.

Members of the Main Street Hagerstown Advisory Council are: Brittany Arizmendi, Carlos Davis, Sarah Elwood, Chas Redman, and Chris Reese. Mr. Redman and Mr. Reese were not present.

Ms. Arizmendi reported the Council has been meeting for several months and have created a new mission statement: “To create a downtown where people and businesses come together to live, work, and thrive”. Brand traits include resilient, authentic, industrious, fresh, encouraging, unapologetic, inspiring, inclusive, innovative, and prosperous. They identified the aesthetic as bold, vibrant, gritty, distinctive, artistic, experimental, Instagram able, and brazen.

For brand identity, they are moving away from Main Street and using a logo of Downtown Hagerstown. For one design concept, the word Hagerstown is used for its length, creating an abstract street, with each letter being playfully juxtaposed in various heights to resemble the different building heights of downtown. Signs, emblems, badges and slogan logos will be plastered everywhere. Merchandise with the logo will also be available.

Councilmember McIntire likes the ideas and they are fun.

Mayor Keller appreciates the group for their efforts to bring life back to Hagerstown. This branding of Main Street will be separate from the City wide rebranding but it will be taken into consideration in advertising.

Updates will be provided in the coming months.

### **CITY ADMINISTRATOR’S COMMENTS**

*Scott A. Nicewarner, City Administrator*, thanked Support Services staff for the work they did in setting up the new payment portal. Customers can pay most any charge through the portal. The new portal also offers the opportunity to set up auto pays and offers a wide variety of payment options.

### **MAYOR AND COUNCIL COMMENTS**

*Councilmember T. Martinez* noted February is Black History Month. She urged everyone to teach their children and young people about the local community and leaders. There are a lot of artists and leaders in this community. She challenged Hagerstown to look at local leaders, who are doing great things.

*Councilmember K. B. Aleshire* had no additional comments.

*Councilmember T. Burnett* had no additional comments.

*Councilmember R. E. Bruchey, II* has used the new payment portal and making payments is now easier.

*Councilmember S. McIntire* had no additional comments.

*Mayor E. Keller* thanked everyone who participated in the A & E District zoom meeting. She thanked Fire Chief Steven Lohr and the firefighters for their work in the last several days. It's been a rough couple of days.

Mayor Keller received a request for a letter of support for a grant that APPLES for Children, Inc. is applying for. It was the general consensus to send the letter of support.

Mayor Keller is a member of a committee of MML and MAACO for the opioid litigation and follow up. Contracts need to be signed as part of the litigation. It was the general consensus of the Council to authorize Mayor Keller to sign the required contracts on behalf of the City of Hagerstown.

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 4:43 p.m.

Respectfully submitted,

*Original signed by D. K. Spickler*

Donna K. Spickler  
City Clerk

Approved: March 22, 2022