

EXECUTIVE SESSION, SPECIAL SESSION (32ND VOTING SESSION), AND WORK SESSION
FEBRUARY 8, 2022
MAYOR AND CITY COUNCIL HAGERSTOWN, MARYLAND
EXECUTIVE SESSION, SPECIAL SESSION (32ND VOTING SESSION), AND
WORK SESSION – February 8, 2022

EXECUTIVE SESSION – February 8, 2022

Mayor Keller called the meeting to order at 3:02 p.m.

On a motion duly made by Councilmember R. E. Bruchey, II, and seconded by Councilmember T. Martinez, 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 3-305(b)), and 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)), on Tuesday, February 8, 2022 at 3:02 p.m. in the Council Chamber, 2nd 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, City Administrator Scott Nicewarner, City Attorney Jason Morton, City Attorney Ann Rotz, Michelle Hepburn, Chief Financial Officer, Kathleen Maher, Director of Planning and Code Administration, Jill Thompson, Director of Community and Economic Development, Nancy Hausrath, Director of Utilities, Fire Chief Steven Lohr, Rodney Tissue, City Engineer, Doug Reaser, Business Development Specialist, Wes Decker, Communications Manager, and Donna K. Spickler, City Clerk. Councilmember S. McIntire was not present.

The meeting was held to discuss membership of the Board of Zoning Appeals and three business proposals. No formal action was taken at the meeting. On a motion duly made, seconded, and passed, the meeting was adjourned at 3:45 p.m.

SPECIAL SESSION (32ND VOTING SESSION) AND WORK SESSION – February 8, 2022

Mayor E. Keller called this Special Session (32nd voting session), and Work Session of the Mayor and City Council to order at 4:03 p.m., Tuesday, February 8, 2022 in the Council Chamber at City Hall. Participating with the Mayor were Councilmembers K. B. Aleshire, R. E. Bruchey, II, T. Burnett, and T. Martinez, City Administrator Scott A. Nicewarner, and City Clerk D. K. Spickler. Councilmember S. McIntire was not present.

SPECIAL SESSION (32ND VOTING SESSION) – February 8, 2022

On a motion duly made by Councilmember T. Martinez and seconded by Councilmember R. E. Bruchey, II, the Mayor and City Council unanimously agreed by voice vote of all members present to meet in Special Session at 4:03 p.m.

Action: On a motion duly made by Councilmember T. Martinez and seconded by Councilmember R. E. Bruchey, II, the Mayor and City Council unanimously agreed by voice vote of all members present to approve a contract in the amount of \$ 100,850.00 with Newcomer Associates for all the design services to competitively bid the renovations to the newly acquired property at 32 North Potomac Street.

Approval of Design Services for Parking Deck on West Antietam Street

Action: On a motion duly made by Councilmember R. E. Bruchey, II and seconded by Councilmember T. Martinez, the Mayor and City Council unanimously agreed by voice vote of all members present to approve a contract in the amount of \$ 286,840.00 with Newcomer Associates for all the design services to competitively bid the construction of a five-story, 380+/- space parking deck on West Antietam Street.

Discussion: Councilmember Bruchey noted this has been considered for more than 20 years.

Approval of Purchase of Four Vehicles for Police Use

Action: On a motion duly made by Councilmember K. B. Aleshire and seconded by Councilmember T. Burnett, the Mayor and City Council unanimously agreed by voice vote of all members present to approve the purchase of four vehicles for police use. These vehicles will be purchased from Joe Cecconi's Chrysler in Niagara Falls, New York, for a total of \$ 129,680.00.

Funding will be from Hagerstown Police Department's Vehicle CIP Account #C0129.

Acceptance of Vehicle Recording Device Grant

Action: On a motion duly made by Councilmember T. Burnett and seconded by Councilmember R. E. Bruchey, II, the Mayor and City Council unanimously agreed by voice vote of all members present to accept a \$ 19,711.000 grant award to the Hagerstown Fire Department (HFD) from Local Government Insurance Trust (LGIT), the City of Hagerstown's insurance administrator for the purchase of in-vehicle recording devices (cameras). These devices will record driver behavior and gather meaningful data for coaching opportunities for the staff of HFD. The grant will cover the cost of the recording devices and one year of the monthly monitoring cost.

The Special Session was closed at 4:06 p.m.

WORK SESSION – February 8, 2022

Request for Support of The Black Economic Empowerment Summit 2022

Kalim Johnson, E.A.R. N. (Expect Amazing Results Now, Inc.) was present to discuss the first ever Black Economic Empowerment Summit 2022. The event will take place in downtown Hagerstown on March 12, 2022 at the Maryland Theatre. They are expecting between 200 and 250 people to be in attendance along with 12 vendors from the area.

The keynote speaker is Philadelphia native Ra-tah Johnson, a real estate developer and entertainment manager. The panel is made up of entrepreneurs, educators, doctors, and politicians. The event is open to all that would like to support black owned businesses and hear about the current state of the black economy in 2022.

Twenty five percent of the proceeds will go directly to the E.A.R.N. Scholarship program that has already provided up to \$ 1,000.00 per semester to three students in the area.

Attendees and participants are being encouraged to support the downtown restaurants after the event is over and this could add some economic relief especially as restaurants are still struggling with COVID challenges.

He asked Mayor Keller to address the summit and talk about some of the plans for Hagerstown and what type of opportunities may be available to business owners and leaders in the community. He thanked the Mayor and City Council for their support and previous work with him. He hopes the good working relationship will continue to grow.

Mr. Johnson stated this is the second event he has been involved with in Hagerstown. The first was the Freedom Festival. That event was well attended. He asked the Mayor and City Council to consider supporting the Summit in the amount of \$ 2,000.00.

It was the general consensus to provide the requested \$ 2,000.00 support of the Black Economic Empowerment Summit 2022.

2021 Land Management Code Updates

Stephen Bockmiller, Zoning Administrator/Development Review Planner, was present to discuss the 2021 Land Management Code Updates.

The Mayor and City Council held a public hearing on this matter on January 25, 2022 and left the record open for 10 days to accept additional materials. The record was closed on February 4, 2022.

The Hagerstown Planning Commission submitted testimony for the record on February 3, 2022. While they are open to suggestions to improve the recommended amendments, the Commission is strongly (albeit not unanimously) supportive of these changes. Unfortunately, in reviewing the materials and testimony presented, they feel that there is some general misunderstanding on the parts of those who testified about what this proposal does, and they did not take into consideration other factors in the Commission's assessment.

The Commission is always looking at ways to make quality development more developer friendly in Hagerstown; development in character with the community that is creative and doesn't create a "we've seen this in a thousand other places before" environment. The City's zoning and subdivision ordinances are intentionally written to be as flexible as possible.

The last two Comprehensive Plans emphasized the creation of neighborhoods in keeping with the urban nature of the City – meaning a more traditional layout. The subdivision ordinance was adjusted this way in 2005-06 to encourage this, but unfortunately, the Great Recession of 2007 ground residential development to a standstill for a decade. These changes also help implement objectives of the strategic plan adopted by the Mayor and Council in November. It is only now the City is seeing the potential to frame new developments that will be set into the landscape – that are essentially set forever once infrastructure is built and lots are subdivided. What gets approved and built now, the community can mostly expect to love or endure for the next two hundred years. There are parts of this community constructed today that were built in a rush from about 1875 to about 1910 to accommodate the workforce of the railroad boom. Those homes and subdivisions are still in use today, and will be into the indefinite future. Do-overs are rare.

When crafting these amendments, the Commission took into account that land values are lower here than in other places and knowing that price points here are not like those in some other places in the region. But the combination of lower raw land cost, lower water and sewer rates within City limits, no school APFO in the City, as well as possible capital savings from revised street profile widths currently under consideration by Planning, Fire, and the City Engineer will offset this.

They looked at numerous traditional neighborhoods in South Central Pennsylvania, Frederick, Maryland, and Charles Town, West Virginia, and with some adjustments, they see no reason why they cannot be expected to be part of the housing mix here. Using an unprecedented field trip meeting attended by planning staff, the City Engineer, and the Fire Chief, they did visit one development near Mechanicsburg, Pennsylvania to view layout and concepts.

The Planning Commission addressed the following statements from the Public Hearing:

1. Preferred vs. Expected – In the discussions on this matter, the term preferred was viewed as unenforceable. By changing the term preferred to expected as differentiated from required which is not proposed), it offers the Commission more authority, while not specifically stating that traditional design must be used.
2. Would all new residential subdivisions be traditional design? – Absolutely not. By using the term expected it starts design questions from a base point of assuming traditional design (rather than assuming front loaded, more suburban design), but also allows the Commission to consider suburban design on a case-by-case basis depending on the situation.

The Planning Commission also addressed the points raised by those testifying on January 25, 2022. A copy of the Commission’s testimony is included in the meeting material.

The Commission put a lot of time and work into these proposals. They believe these adjustments achieve the stated goals within the reality of the local environment.

Regardless of how this discussion goes, the issue of front entry garage townhouses in Hagerstown is an ongoing problem that, without aggressive HOAs and sufficient police parking enforcement, should be strongly discouraged in the City. It just doesn’t work here.

For too many years, Hagerstown has been told “that can’t be done here. This is Hagerstown”. This community has had to accept whatever was offered because it was better than nothing.

There are numerous factors that point to a positive outlook for Hagerstown. Frederick is starting to run out of developable land and housing costs there are rivaling those farther east on I-270 and I-70, which is helping the City’s “drive to quality” market. The evolving economy post-Covid suggest more people will be employed from home and need not live within daily commute of the major metro areas. The changing economy appears to now be presenting the City with new-found commercial development in the region and is driving the renaissance of the downtown forward. Local factors that make development attractive in the City, such as the absence of impact fees and lower water and sewer rates for city residents, will help offset real or perceived additional development costs. It is now time for Hagerstown to stand up and state clearly what it wants to accommodate (and live with to the better or worse for the next two centuries).

This community should strive to obtain the best designed development it can secure. “Good enough for Hagerstown” is not good enough anymore.

Mayor Keller noted serious concerns about the alley design requirement were raised by those who spoke at the public hearing. She stated they also indicated the cost difference to meet the requirement would be significant.

Mr. Bockmiller believes that concern is based on incorrect assumptions. He does not think anyone would lose any lots in cluster developments. The proposed regulations don't require green space in between lots. The proposal is intended to make development more flexible. The terminology of expected does mean it is required. The expectation will push designs more toward traditional developments.

Councilmember Bruchey clarified that expected does not mean required.

Councilmember Aleshire stated he likes the design with an alley in the rear. His primary interest is making interconnections in developments and not having cul-de-sacs.

Mr. Bockmiller stated the City's subdivision regulations discourages cul-de-sacs as well. That type of development is not prohibited but it is discouraged. He noted the Planning Commission currently can demand that every development be designed as a traditional development. They would not but they could. Some developments will still have a front loaded design when a traditional design doesn't make sense. These proposed amendments put the Planning Commission in a better position.

In response to Councilmember Aleshire's concerns about the text amendment proposal for the Historic District Commission to require outside consultants to evaluate demolition requests, Mr. Bockmiller included information in the meeting material. In particular, he noted that the Commission currently has some authority regarding findings or requiring additional assessments of properties for which demolition is requested. There are other jurisdictions with similar language in their ordinances and HDC guidelines. This provision will be rarely used. It is not likely to become a frequent element of demolition applications. But when it's needed, it's needed. The additional time and money are minimal in context to the project. The additional time incurred by the applicant will be a small piece of the overall process. The minor amount of money spent for securing a third-party rental property manager or other professional to evaluate projected rents for a rehabbed building would be a tiny piece of the overall cost of demolition. It will help protect the HDC in doing what the code and general historic preservation principle demands of it as it does its job.

Councilmember Aleshire stated the examples do not change his mind about his concerns. He is concerned about providing carte blanche authority to the HDC. He wants to know where it applies. In recent examples, the City has paid dearly to prop up a building or gotten to the point where the City is in the reactionary process to remove the building. He thinks this ultimatum puts the City in a worse position.

Mr. Bockmiller noted the language that is proposed is already treated as an expectation during the review process. The HDC is reasonable when buildings are in severely dilapidated conditions. They are also objective.

Councilmember Aleshire does not see the necessity of amending the language if the current regulations are sufficient.

Mr. Bockmiller stated the examples noted are to show that other jurisdictions are using this requirement. He asked if the proposed language is not amenable enough. Councilmember Aleshire stated the examples don't give him an assurance that the City is maintaining the course of absolute flexibility that has been maintained without this language. He does not believe there will be absolute objectiveness to every application.

Mr. Bockmiller asked if applying the regulations to properties classified as A or B under HDC regulations would be more acceptable. Councilmember Aleshire stated he does not support any amendment to this section of the Land Management Code.

Mr. Bockmiller stated the requirements for certification of hardship for a demolition permit are not new. There is a need to demonstrate why a building needs to be removed.

Councilmember Aleshire stated forcing an owner to provide a third party review doesn't make sense to him.

Mr. Bockmiller noted the HDC currently has the authority to require a third party review but they don't have a budget for providing the review. He asked if the Mayor and City Council would consider covering the cost of a review, if the proposed language is approved.

Mr. Nicewarner anticipates there would be more interest in acquiring parcels for downtown redevelopment if a dilapidated building has already been removed.

Mr. Bockmiller indicated there is a specific exemption for public improvements. There is also a provision for a project that is unique to Hagerstown.

It was the general consensus to remove the entire section of proposed amendments for the HDC.

It was also the general consensus to update the proposed amendments and to schedule introduction of an ordinance for the February 22, 2022 Regular Session.

Recommended Amendment to Transportation Element of 2018 Comprehensive Plan,
visionHagerstown 2035

Kathleen Maher, Director of Planning and Code Administration, was present to discuss the recommended amendment to the transportation element of the Comprehensive Plan.

A public hearing was held on January 25, 2022 to hear input on the Planning Commission's recommended amendments to the transportation element of the Comprehensive Plan. The amendment process was initiated at the Mayor and City Council's direction to remove the northern leg of R. Paul Smith Boulevard from the plan. Other revisions were included to update sections prepared in 2015 and to recommend

additional road improvements in the southeast area of the City. There was no public input at the meeting or since, as the record remained open for 10 days.

It was the general consensus to include approval of a resolution amending the Comprehensive Plan on the February 22, 2022 Regular Session agenda.

Hagerstown Sustainable Communities Renewal 2022

Kathleen Maher, Director of Planning and Code Administration, stated Planning staff is working on the City of Hagerstown's application for renewal of its Sustainable Community designation. The City first received this designation in 2012 and renewed it in 2017. This designation is required by the State of Maryland for eligibility for Department of Housing and Community Development (DHCD) funding programs like Community Legacy and Strategic Demolition Fund.

For consistency with existing plans, the major framework strategy for the new Sustainable Community Action Plan is to continue with the main goals and strategies from the 2107 Plan, which includes the Comprehensive Plan and Community City Center Plan goals, with updated strategies and action items based on the Mayor and Council Strategic Plan and Federal American Rescue Plan Act (ARPA) funding.

Staff have also re-established some of the work groups for this renewal round and have reached out to individuals to form groups based on the following categories: Community Facilities and Services; Economic Development; and Housing and Neighborhoods. They have already hosted Zoom meetings with these groups and plan to continue accepting input until submission.

Councilmember Bruchey understands the need for a year round homeless shelter but it should not be in an area being revitalized. This is one part of quality of life.

Mayor Keller stated quality of life involves getting people off the streets.

It was agreed to add approval of the submission to the February 22, 2022 Regular Session agenda.

Review of Central Lot Addition to the Competitive Negotiated Sale Program

Doug Reaser, Business Development Specialist, was present to review the Central Lot, and the possibility of adding these sites to the City's Competitive Negotiated Sale (CNS) program with the goal of transferring the property to the private sector for redevelopment.

The Department of Community and Economic Development (DCED) staff have received inquiries about potential sale of a portion of the Central Parking Lot to private entities for redevelopment. The site was previously included in the Community City Center Plan as Catalyst Project #1 for Class A office space. A developer had responded to the a RFQ but the agreement has since expired. Including the sites would eliminate

further surface parking. Site A includes 48 surface parking spots, and Site B includes 16 surface parking spots.

Staff recommend including a requirement that any proposal include underground or off street parking since there is a loss of parking spaces.

Councilmember Aleshire and Councilmember Bruchey support adding Site B to the Competitive Negotiated Sale Process. Neither support adding Site A, because that site is used significantly for parking.

Mayor Keller asked if proposals for either site should at least be accepted.

Mayor Bruchey stated Site A should not be included on the CNS.

Councilmember Aleshire thought the parking lot would become part of the M & T Bank property. He is concerned traffic flow will be challenging without the lot being part of the M & T Bank property. He wondered how traffic would move around the area without that parking lot.

Mayor Keller stated she thinks it is short sighted to not at least see what ideas someone may have for that area.

Mr. Nicewarner asked if there is serious interest currently in the site. Mr. Reaser stated there is but it cannot be forwarded until the lot is included on the CNS list.

Mr. Nicewarner reminded everyone that the Customer Service division will be moving to the M & T building. He does not want to create a situation where people would double park on Potomac Street.

It was the general consensus to include Site B on the CNS list and to discuss more information about Site A.

Request for Exception to City Water and Wastewater Policy – TC Mid Atlantic Development V, LLC

Doug Reaser, Business Development Specialist, and Nancy Hausrath, Director of Utilities, were present to review a request from the Washington County Board of Commissioners for consideration of approval of Exception 6 to the City's Water and Wastewater Policy for a vital economic development project or an economic development project located in the targeted economic development area as delineated in the County's 2002 Comprehensive Plan.

The developer is TC Mid Atlantic Development V, LLC. The business type is speculative industrial warehouse located on Maryland Rt 63 (Greencastle Pike) just north of its intersection with MD Rt. 40 on 99 acres. The investment is anticipated to be \$ 100 million, with an estimated creation of 500 jobs. The estimated water use is 2,4000 gallons per day (12 EDU's).

The property is under contract and in a feasibility study period. Upon water approval, TC Mid Atlantic will proceed to settlement and begin development of the site.

The location of the site is within the agreed upon boundary adjustment of the Medium Range Growth Area (MRGA) which was reviewed by the City and County in June, 2020.

As the Community and Economic Development and the Utilities Departments, staff recognize that water service to this parcel may be available per Exemption #6 of the Water and Wastewater Policy. Staff is seeking direction from the Mayor and City Council for Exemption #6 for this proposed economic development project.

Approval using this exemption is contingent upon the recommendation of the Board of County Commissioners (approval attached) and the County Economic Development Director, as well as the City Economic Development Director and the City Utilities Director; and upon the approval of the Mayor and City Council.

Mayor and City Council approval will also be contingent upon receiving a copy of a recorded Pre-Annexation Agreement.

Councilmember Aleshire noted requests like this one are not using as many EDU's as anticipated. The City wants everyone to understand the water and wastewater services are finite resources. They are expensive and governed by the State of Maryland. The City's system has to be able to serve the needs of the users within the City limits of Hagerstown. The City should convey to Washington County and developers that there is one growth area where City services are available. By establishing a growth area, the City is engaging in choosing which areas to serve and managing the finite resources adequately. The purpose of the policy has changed dramatically. Users outside the City limits are still required to complete the pre-annexation agreements. He wondered if everyone is aware of what the system's capacity truly is.

Kathleen Maher, Director of Planning and Code Administration, provided a map showing the area of the property. City and County staff met to discuss boundaries and eventually mutually agreed to adjust the outline, based on the County's priorities as they were stated. The final version has not been finalized because of many moving parts.

Councilmember Aleshire thinks it changes every two years.

Councilmember Bruchey stated if this is the designated area today, use that to determine availability. He will support the request from TC Mid Atlantic.

Ms. Hausrath suggested holding requests that are not in the newly designated MRGA until June, when there may be better numbers the City is comfortable with. In the meantime, anything within the proposed area will be settled and anything outside will be discussed with the Mayor and City Council.

Mr. Nicewarner stated this has been discussed with County staff. There needs to be a joint understanding between the Commissioners and the Mayor and City Council about

the services available. He wondered if a simple 101 type educational discussion would be helpful highlighting the parameters of the service availability.

Councilmember Bruchey stated part of that discussion has to be future enhancements. Mr. Nicewarner stated the staff group discussed that too. He noted they discussed the reality that with increased capacity comes increased regulations.

It was the general consensus to move forward with approving the request for service from TC Mic Atlantic Development V, LLC.

Hagerstown Field House

Rodney Tissue, City Engineer, and John Wack, President of Eastern Sports Management, were present to review Phase I of the Hagerstown Field House project. In October, 2021, the City entered into a working relationship with Eastern Sports Management (ESM) to develop the facility. Specifically, the City contracted with them to complete the Phase I analysis that included development of a business plan, initial design concepts, financial projections and a feasibility study of the market. ESM and staff are now ready to report their findings.

Some highlights of the Phase I work include the following:

1. The preliminary design is a 114,000 square foot facility that includes two turf fields, hard courts, fitness area, esports area, fitness center, restaurant, kids' zone and other space to support the operations. As designed, the 2024 projected price would be \$ 22 million.
2. ESM contracted with Pinnacle Indoor Sports to conduct the market analysis. They conducted extensive interviews with the existing local sports and recreation stakeholders and user groups as well as a demographic analysis. A public meeting was held on December 2, 2021 to also gather public input. Pinnacle concluded the community interest is in place and the facility would be financially successful provided it was operated well and had limited debt service to repay with operating funds.
3. Based on this, the City should strive to minimize the city debt on the facility. Finance has set aside \$ 2.2 million from FY21 surplus as part of the City's contribution to the funding. The City must actively seek County, State, and Federal funding for the balance. The City already has the financial obligation to remove the stadium structures estimated at \$ 250,000 and address the stormwater issues on site (\$ 700,000 in ARPA funds will be used for this).
4. ESM will lease the property from the City and will operate the sports business. They will assume the risk of negative cash flows from operations. ESM will guarantee tax payments and revenue share payments sufficient to cover City debt service. An operations agreement detailing these important points will need to be developed in the next phase of the project.
5. The facility is proposed at the Municipal Stadium site and will revitalize the neighborhood.

Suggested next steps would be:

1. Continue to assemble the capital to fund the construction of the project
2. Contract with ESM for Phase II including continued capital development, bid documents and legal agreements stipulating parameters for building and operating the facility. This phase could be approved at the February 22, 2022 Regular Session and will take through August to complete. The estimated cost is \$ 400,000 and would be funded by FY21 general fund revenue surplus.

Mr. Tissue has read through the report several times and is impressed with the study. Funding is in place for the next phase.

Councilmember Aleshire is curious to see how the closing of the facility in Frederick will impact this project.

Mr. Wack stated he believes there will be people coming to Hagerstown to play rather than people leaving Hagerstown to play. It will likely be less than what may be anticipated. The Hagerstown facility will hit certain capacity levels. The hard core users will travel to Hagerstown but not those families with 3 year olds learning to play soccer.

Councilmember Aleshire believes there is a 50/50 split of where folks will travel to.

Mr. Wack may be able to get information from a customer base to see where people live who go to the Frederick facility.

Mr. Nicewarner asked why the Frederick facility is closing. Mr. Wack stated the owner wanted to be out of the business and has spent time trying to find a sports buyer. When you are a private entity looking at another private owner who wants market rate it is difficult to approach the City for funding. When the industrial groups approached the current owner, they made him an offer he couldn't refuse.

Mr. Nicewarner clarified the closing is not due to low revenue and/or attendance. Mr. Wack stated the owner indicated the pandemic affected them and some of the small leagues stopped coming back. The closing is not an indication of interest in a field house facility.

It was the general consensus to move to the next phase of the project. Approval of the expenses for the Phase II study will be on a future voting session.

Demolition of Municipal Stadium

Rodney Tissue, City Engineer, was present to discuss the demolition of Municipal Stadium. In October, 2021, the Council voted to direct staff to develop the contract for demolition of Municipal Stadium. Since then, staff were waiting to hear from the new professional baseball team's ownership if they would need to temporarily utilize the stadium during the 2023 baseball season while the new stadium is being constructed downtown. On January 24, 2022, the Council indicated that the ownership informed

In preparing the demolition contract, staff has a few questions that require Mayor and City Council direction prior to bidding. Staff requests the Council's input on the items below:

1. The single biggest issue is salvage rights. Typically, prior to a demolition, City staff removes anything they want for other City operations and then the selected contractor has all rights to anything that remains. In this case, staff have heard there is interest in the community for the individual seats, light towers, field tarp, wall padding, and historic markers. Mr. Tissue asked if the City wants to set up a system for people to acquire these items or just tell them to buy from the demolition contractor? Staff suggests Finance use an independent party auction site such as "Government Surplus" to auction off the items.
2. Staff suggests the City keep the field but only mow it until the Field House is constructed. Staff do not plan to maintain the warning track or skinned infield areas and they will grow up in grass.
3. Staff suggests leaving all the paving (asphalt and concrete) in the concourses and walkways. Where the buildings are removed, staff will backfill and cover in gravel. The Field House project will finish the areas as needed.
4. Finally, staff want to confirm the Council wishes to bid the demolition before the future Field House funding is determined.

Estimated cost of the demolition is \$ 250,000 and will be funded by current year budget savings or fund balance reserves. The less the contractor can salvage, the more it will cost. If awarded in March, the demolition should be complete by late summer.

Councilmember Bruchey asked if the Pony League could use the light towers. Mr. Tissue stated it is expensive to put in a lighting system and the light towers are only a minute part of the system. Having the lights would not get them close enough to installing lights.

Councilmember Aleshire believes there will be community interest in an auction but he thought the demolition could occur sooner than estimated. Mr. Tissue reminded the group the more salvage rights a contractor has will lower the cost.

Mayor Keller stated the chairs should at least be auctioned off. Councilmember Aleshire does not want to have a hybrid type auction. Mr. Tissue confirmed the chairs to be auctioned are the orange ones. This is correct.

Councilmember Aleshire asked if anything at the decorative entry can be reused. Mr. Tissue stated that should go to the contractor. The City will be able to re-use the shield canopies.

Michelle Hepburn, Chief Financial Officer, clarified that an auction will be held through Public Surplus, where only governmental entities can list items but anyone can bid. If a different auction site is used, there may be a requirement for a bidding process.

Councilmember Bruchey wants the auction well-advertised.

Mr. Tissue summarized the discussion that the City would keep re-usable items and hold an auction to sell the seats.

Based on direction on these items, staff will advertise the demolition contract for bids. Staff will return to review the bids with the Mayor and Council as soon as possible.

CITY ADMINISTRATOR'S COMMENTS

Scott A. Nicewarner, City Administrator, had no additional comments.

MAYOR AND COUNCIL COMMENTS

Councilmember K. B. Aleshire had no additional comments.

Councilmember T. Burnett participated in a STEM panel discussion at Northern Middle School last week. Tribe Cold Press Juice Bar had an interesting demo at the forum that showed how math is involved in making the juice drinks.

Councilmember T. Martinez had no additional comments.

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

Mayor E. Keller had no comments.

There being no further business to come before the Mayor and City Council, on a motion duly made, seconded and passed, the meeting was adjourned at 5:39 p.m.

Respectfully submitted,

Original signed by D. K. Spickler

Donna K. Spickler
City Clerk

Approved: March 22, 2022