



**January 2, 2008
WORK SESSION
MAYOR AND CITY COUNCIL
TOWN OF OCEAN CITY**

In attendance: Mayor Rick Meehan, Council President Joe Mitrecic, Council Secretary Nancy Howard, Council Members Jim Hall, Jay Hancock, Mary Knight, Lloyd Martin and Margaret Pillas, City Manager Dennis Dare, City Solicitor Guy Ayres, Finance Administrator Martha Bennett, City Engineer Terry McGean, Public Works Director Hal Adkins, General Services Director Joe Sobczak, Emergency Services Director Joe Theobald, Emergency Medical Services Captain Chuck Barton, Information Technology Director Nancy Bloxom, Special Events Director John Sullivan, Planning and Community Development Director Jesse Houston, Deputy City Clerk Kelly Allmond, Members of the Press and Interested Parties.

Council President Joe Mitrecic called this work session to order at 12:02 p.m.; then, **Council Member Jim Hall moved to convene into closed session to discuss real estate matters; seconded by Council Member Mary Knight. The vote was 6-0 with Council Secretary Nancy Howard out of the room.**

The Open Session reconvened at 1:12 p.m..

1. Council President Joe Mitrecic reported on the closed session held prior to this open session at 12:10 p.m.. Topics of discussion were: to consider the acquisition of real property for a public purpose and matters directly related thereto. Persons present were: Mayor Rick Meehan, Council President Joe Mitrecic, Council Secretary Nancy Howard, Council Members Jim Hall, Jay Hancock, Mary Knight, Lloyd Martin and Margaret Pillas, City Manager Dennis Dare, City Solicitor Guy Ayres, City Clerk Carol Jacobs and Public Works Director Hal Adkins. **Council Member Jim Hall moved to extend an invitation to the Worcester County Commissioners for a Shore Transit bus stop at the Public Safety Building during the Route 50 Bridge closure; seconded by Council Member Margaret Pillas. The vote was unanimous.**
2. In accordance with the Town's Employee Recognition Program, Emergency Services Director Joe Theobald introduced Office Associate Carol Boyles; and, Emergency Medical Services Captain Chuck Barton introduced Fire Fighter Paramedic Doug Scott.
3. Information Technology Director Nancy Bloxom made a recommendation to award **Tech Depot**, for the sum of \$12,150 (FY08 Budget Allocation = \$20,000), for the Mayor and Council's laptop computers. **Council Member Jim Hall moved to approve; seconded by Council Member Lloyd Martin. The vote was unanimous.**

4. General Services Director Joe Sobczak made a recommendation to purchase 11 police vehicles under the Maryland State Contract from **Miller Brothers Ford in Ellicott City**, for the sum of \$249,528. **Council Member Jim Hall moved to approve; seconded by Council Member Lloyd Martin. The vote was unanimous.**
5. State Highway Administration Engineers, Donnie Drewer and Gene Cofiell gave an update on the Route 50 Bridge closure for repairs. First, he reiterated that the drawbridge requires a new grid deck and gear mechanism. Next, (in response to Mayor Meehan's request to finish before President's Day) Mr. Drewer stated that January 17, 2008 was the earliest they could acquire the grid span's pre-manufactured repair parts. He said the bridge will close to **marine** traffic on **January 7, 2008**; it will be closed to **vehicular** traffic on **January 17, 2008**.

Mr. Drewer said he is confident that the bridge will re-open in 35 days to vehicular traffic, and is hopeful that it will re-open before President's Day. In March 2008, they will apply the latex overlay to one half of the grid deck which will require single lane closures (as the warmer weather is more conducive for the latex application). They will apply the latex overlay to the other half in March 2009.

6. Greg Shockley and Glenn Irwin of the Ocean City Development Corporation (OCDC) gave an update on their state of affairs and projects (See Attachment A).

Also, Council Member Jim Hall introduced the idea of co-producing a documentary on Ocean City with the Town's Museum Curators. The OCDC was receptive and pledged to research the idea.

The OCDC requested permission to lease 110 Somerset Street to Beach Patrol employees **Council Member Jim Hall moved to approve the concept of leasing 110 Somerset Street to house Ocean City Beach Patrol employees and ask City Solicitor Ayres to review and negotiate a lease; seconded by Council Member Jay Hancock. The vote was 6-0 with Council Member Mary Knight out of the room.** Mr. Irwin said that the rent will fund minor renovations to the structure.

The OCDC also requested permission to install a fence on the corner property of Baltimore Avenue and Dorchester Street (similar to that of Baltimore and Talbot Street). **Council Secretary Nancy Howard moved to approve a fencing enclosure on Dorchester Street and Baltimore Avenue; seconded by Council Member Jay Hancock. The vote was unanimous.**

7. Planning and Community Development Director Jesse Houston submitted a scenario analysis that allows sexually oriented business to establish their operations 600 feet from all facilities and 300 feet from residential establishments (See Attachment B). **Council Member Mary Knight moved to approve this scenario and to ask City Solicitor Ayres to draft the ordinance for first reading; seconded by Council Secretary Nancy Howard. The vote was unanimous.**

8. Special Events Director John Sullivan and Bryan Lilley of Bryan Lilley, Inc., gave an update on the proposed 2008 Air Show, which will include civilian air demonstrations and military aircraft/team demonstrations. The date of the show will be Tuesday, June 10, 2008 and Wednesday, June 11, 2008 from 12:00 p.m. to 3:00 p.m. (see Attachment B). Mr. Lilley asked that the Town pay \$50,000 for initial costs. He said that Bryan Lilley, Inc. will return this investment with the first \$50,000 of the event's overall profit. **Council Member Jim Hall moved to support the Air Show and ask the City Solicitor to draft a Memorandum of Understanding with Bryan Lilley, Inc. to fund \$50,000 for initial costs; seconded by Council Secretary Nancy Howard. The vote 6-1 with Council Member Margaret Pillas opposed.** The Council requested that this matter be placed on a future agenda to discuss the event's need for City Staff and the associated cost.

Mayor Rick Meehan asked the Council to review and support his letter to Delegate Jim Mathias requesting him to introduce a bill, to the Maryland State Legislature, requiring Worcester County to issue a tax differential (to the citizens of Ocean City for County services that are performed by the Town of Ocean City [i.e. waste management]). Mayor Meehan stated that this letter serves as a "parallel" effort with the ongoing negotiations with the Worcester County Commissioners. **Council Member Jim Hall moved to approve the Mayor's letter to Delegate Mathias with corrections; seconded by Council Member Lloyd Martin. The vote was unanimous.**

Council Member Lloyd Martin moved to adjourn at 3:55 p.m.; seconded by Council Member Jim Hall. The vote was unanimous.

Ocean City Development Corporation

ATTACHMENT A

To: Mayor and City Council members
From: Glenn Irwin, Executive Director
Date: December 21, 2007
Re: OCDC update

The Ocean City Development Corporation requests to provide our annual update to the Mayor and City Council at the January 2, 2008 Work Session. Our last update was provided in February 2007. Greg Shockley, OCDC President, and I will present this update.

Among the items we will report on are:

- OCDC organization
- OCDC Façade Program
- New private development projects in downtown area
- OCDC Public Art projects
- Update on the Tarry-A-While Guest House project and report on 1st summer seasonal housing experience
- Sunset Park special events
- Future OCDC projects

There are two items the OCDC will be requesting approvals for at this Work Session.

- 1) The City's recent acquisition of 110 Somerset Street will eventually be included in a larger redevelopment project for this area. However, in the interim period the OCDC proposes to lease the second floor living area from the Town of Ocean City and provide additional housing for six to eight Ocean City Beach Patrol employees for the 2008 summer season. This property is ideally suited for such housing given the adjacent Beach Patrol office. The OCDC proposes to manage this unit. Revenue generated for this first summer rental operation would be used to offset minor renovation, furniture purchase, and utilities. In addition, the OCDC would use a portion of revenue from this project to apply towards five special event activities in Sunset Park for this coming summer. The OCDC is working with the Parks and Recreation Department on this special event program.
- 2) Last year, at the OCDC's recommendation, the City Council approved the installation of a perimeter fence at the City owned parking lot at Baltimore Avenue and Somerset Street. The fence was installed as a pilot program. This fence seems to have held up very well and provides an attractive detail to partially screen vehicles at this visible corner. The OCDC is requesting the City Council to install an additional fence for this summer at the public parking lot at Baltimore Avenue and Dorchester Street.

The OCDC appreciates this opportunity to provide this update as well as consideration of the two requests stated above.

ATTACHMENT B

REVISED

MEMORANDUM

TO: Mayor and City Council

FROM: Jesse C. Houston, Director of Planning and Development

SUBJECT: SOB Alternatives

DATE: December 27, 2007

Following the last discussion of this item, we have developed two more alternatives for locating sexually oriented businesses that will be presented to you at the Work Session on January 2, 2008. These alternatives retain the 600-foot separation from protected facilities and will apply a separation of 300 feet and 225 feet from residential uses. They have been added to the table below. (Note: In scenarios 1-4 the residential separation is 150 feet.)

SEXUALLY ORIENTED BUSINESSES - ANALYSIS OF SCENARIOS

SCENARIO	Area per exact measurement			Expanded area (blue box)		
	Acres	% of develop- able land	% of commer- cially zoned land	Acres	% of develop- able land	% of commer- cially zoned land
(1) 600' from all facilities	18.8	0.8%	4.6%	26.5	1.2%	6.5%
(2) 450' from all facilities	27.0	1.2%	6.6%	37	1.6%	9.0%
(3) 600' from public facilities 300' from private facilities	24.0	1.1%	5.9%	32	1.4%	7.8%
(4) 300' from all facilities	42.8	1.9%	10.4%	55	2.4%	13.4%
(5) 600' from all facilities 225' from residential	6.8	0.3%	1.7%			
(6) 600' from all facilities 300' from residential	2.0	0.1%	0.5%			

I will have maps for your review at the Work Session.