

**Regular Session #5
March 1, 2010
Mayor and Council
Town of Ocean City**

**Mayor Richard W. Meehan (absent)
Council President Joe Mitrecic
Council Secretary Lloyd Martin**

**Council Member Jim Hall
Council Member Margaret Pillas
Council Member Mary Knight (absent)
Council Member Doug Cymek
Council Member Joe Hall**

IN ATTENDANCE

Council President Joe Mitrecic, Council Secretary Lloyd Martin, Council Members Jim Hall, Margaret Pillas, Doug Cymek and Joe Hall, City Manager Dennis Dare, City Solicitor Guy Ayres, Assistant to City Manager Kathy Mathias, Finance Administrator Martha Lucey, Public Works Director Hal Adkins, Private Events Coordinator Lisa Mitchell, City Clerk Carol Jacobs, Members of the Press and Interested Parties.

CALL TO ORDER

Council President Joe Mitrecic called this Regular Session to order at 4:00 p.m., in the Council Chambers of City Hall, 301 Baltimore Avenue, Ocean City, Maryland 21842; then, **Council Member Jim Hall moved to convene into closed session to: (1) discuss the appointment, employment, assignment, removal or resignation of appointees, employees or officials over whom it has jurisdiction, or, any other personnel matter that affects one or more specific individuals; (2) consult with counsel to obtain legal advice; (3) discuss a matter directly related to a negotiation strategy or the contents of a bid or proposal if public discussion or disclosure adversely impacts the public body's ability to competitively bid or make proposals; and, (4) conduct collective bargaining negotiations or consider matters that relate to the negotiations; seconded by Council Member Doug Cymek. The vote was 6-0 with Council Member Mary Knight absent.**

PRAYER AND PLEDGE

Reverend George Godfrey of the Atlantic United Methodist Church led the prayer and Boy Scout Troops 225, 261 and 373 led the Pledge of Allegiance.

REPORT ON CLOSED SESSION

Council President Joe Mitrecic reopened the Regular Session at 6:00 p.m. and reported that personnel and contractual matters were discussed in the closed session. Persons present were Council President Joe Mitrecic, Council Secretary Lloyd Martin, Council Members Jim Hall, Margaret Pillas, Doug Cymek and Joe Hall, City Manager Dennis Dare, City Solicitor Guy Ayres, Assistant to City Manager Kathy Mathias, Finance Administrator Martha Lucey, Public Works Director Hal Adkins, Public Works Director Dick Malone, Steve Silvestri of Miles and Stockbridge, Ocean City Fire Chief Chris Larmore, Deputy Fire Chief Chris Schaffer and Assistant Fire Marshal Dave Hartley. **Council Secretary Lloyd Martin moved to close the closed session; seconded by Council Member Doug Cymek. The vote was 6-0 with Council Member Mary Knight absent.**

Inserted Item

Assistant to City Manager Kathy Mathias reported on the Taxi Medallion Sale held today at City Hall. She advised that 148 Fleet and 27 Independent Medallions were sold.

REPORT FROM CITY MANAGER ON UPCOMING WORK SESSION

City Manager Dare advised that the following items will be discussed in the upcoming work session:

1. Review of a proposed stormwater ordinance – presented by Planning and Community Development Director Jesse Houston and City Engineer Terry McGean
2. Report on the Police Commission Meetings of January 13, 2010 – presented by Council Secretary Lloyd Martin

APPROVAL OF MINUTES

- A. Regular Session #3, dated February 1, 2010 was approved as presented.
- B. Work Session, dated January 26, 2010 was approved as presented.
- C. Corrected Work Session, dated December 1, 2009 was approved with a change to the paragraph below Item #3.

ITEMS PRESENTED BY THE MAYOR AND CITY COUNCIL

Public Works Director Hal Adkins, accompanied by Airport Manager George Goodrow and Dave Jones of Delta Airport Consultants, reviewed the Airport Runway Alternative Analysis completed by the URS Corporation (see Attachment A). He reviewed the advantages and disadvantages of each Alternative and made a recommendation for Alternative 9B – *Runway 14-32 and 2-20 Reconstruction, New Taxiway Development associated with each Runway, and correction of the Runway 32 Safety Area - this would result in a Runway 14-32 length of 3950 feet*). Director Adkins pointed out that Alternative 9B will require the relocation (via off setting)of the Localizer (a navigational aid for pilots which is affixed on a concrete foundation off the east end of Runway 32). **Council Member Jim Hall moved to accept Alternative 9B if the localizer can be relocated from off the end of Runway 32, or, Alternative 9A if the FAA prohibits the relocation of the localizer due to impacts it would have on the apron and adjoining taxiway; seconded by Council Secretary Lloyd Martin. The vote was 4-2 with Council Member Mary Knight and Council Members Joe Hall and Margaret Pillas opposed.**

SPECIAL EVENT PERMIT REQUESTS

Private Events Coordinator Lisa Mitchell presented the following events for approval:

- A. **St. Patrick's Day Parade**, on Saturday, March 13, 2010, from 10:00 a.m. to 4:00 p.m., on Coastal Highway proceeding south from 61st Street to 44th Street in the bus lane and the adjoining southbound lane. Present for questions was Buck Mann for the Delmarva Irish American Club. **Council Secretary Lloyd Martin moved to approve; seconded by Council Member Doug Cymek. The vote was 6-0 with Council Member Mary Knight absent.**

- B. **Ocean City Maryland 5 Mile Boardwalk Run**, on Saturday, June 19, 2010, from 7:00 a.m. to 9:00 a.m., starting at the Fireman's Memorial on the Boardwalk. Present for questions was Chris Klebe of OC Tri-Running. **Council Member Jim Hall moved to approve; seconded by Council Member Doug Cymek. The vote was 6-0 with Council Member Mary Knight absent.**

UNFINISHED BUSINESS

Public Works Director Hal Adkins presented, for review, a draft Memorandum of Understanding for the Ayres Creek Water Trail Site. **Council Member Jim Hall moved to refer the MOU to City Solicitor Guy Ayres for review; seconded by Council Member Margaret Pillas. The vote was 6-0 with Council Member Mary Knight absent.**

NEW BUSINESS

- A. Melvin Friedman request approval to hold the **24th Annual AARP Chapter 1917 Health Fair** on Wednesday, March 31, 2010, from 7:00 a.m. to 12:00 p.m., at the Ocean City Convention Center. **Council Member Jim Hall moved to approve; seconded by Council Member Doug Cymek. The vote was 6-0 with Council Member Mary Knight absent.**
- B. Terry Steimer of the Ocean City Surfrider's Association gave an annual report on their 2010 projects. He asked for permission to distribute stickers that state, "Hold on to your butt". **Council Secretary Lloyd Martin moved to refer this item back to the Surfrider's Foundation to develop different slogan; seconded by Council Member Jim Hall. The vote was 6-0 with Council Member Mary Knight absent.**

Also, Mr. Steimer proposed a pilot program to remove trashcans off the beaches on 144th through 146th Street. **Council Member Jim Hall moved to reject the pilot program; seconded by Council Member Doug Cymek. The vote was 5-1 with Council Member Mary Knight absent and Council Member Joe Hall opposed.**

ITEMS REFERRED TO AND PRESENTATIONS FROM THE CITY SOLICITOR

City Solicitor Ayres presented the Second Reading of Ordinance 2010-2, amending Chapter 90, entitled *Bicycle, Skateboards and Similar Conveyances*, increasing the hours of operation for bicycles on the boardwalk. **Council Member Jim Hall moved to approve the Second Reading of Ordinance 2010-2; seconded by Council Member Margaret Pillas. The vote was 6-0 with Council Member Mary Knight absent.**

ITEMS REFERRED TO AND PRESENTATIONS FROM THE CITY MANAGER

Public Works Director Hal Adkins made a recommendation to contract with the lowest bidder, **Mervin L. Blades Construction**, for the Hangar J Construction project for the amount of \$623,500.00. **Council Member Jim Hall moved to approve; seconded by Council Secretary Lloyd Martin. The vote was 5-1 with Council Member Margaret Pillas opposed and Council Member Mary Knight absent.**

COMMENTS FROM CITIZENS

None

COMMENTS FROM THE MAYOR AND CITY COUNCIL

City Manager Dennis Dare asked the Mayor and Council for clarification on boardwalk bicycle hours during tram hours. Council President Joe Mitrecic asked Mr. Dare to schedule this discussion for a work session.

ADJOURNMENT

Council Member Jim Hall moved to adjourn at 7:44 p.m.; seconded by Council Secretary Lloyd Martin. The vote was unanimous.

Prepared by: Kelly L. Allmond, Deputy City Clerk

Approved by: Carol L. Jacobs, City Clerk

Approved by the Mayor and Council on:

Ocean City Municipal Airport

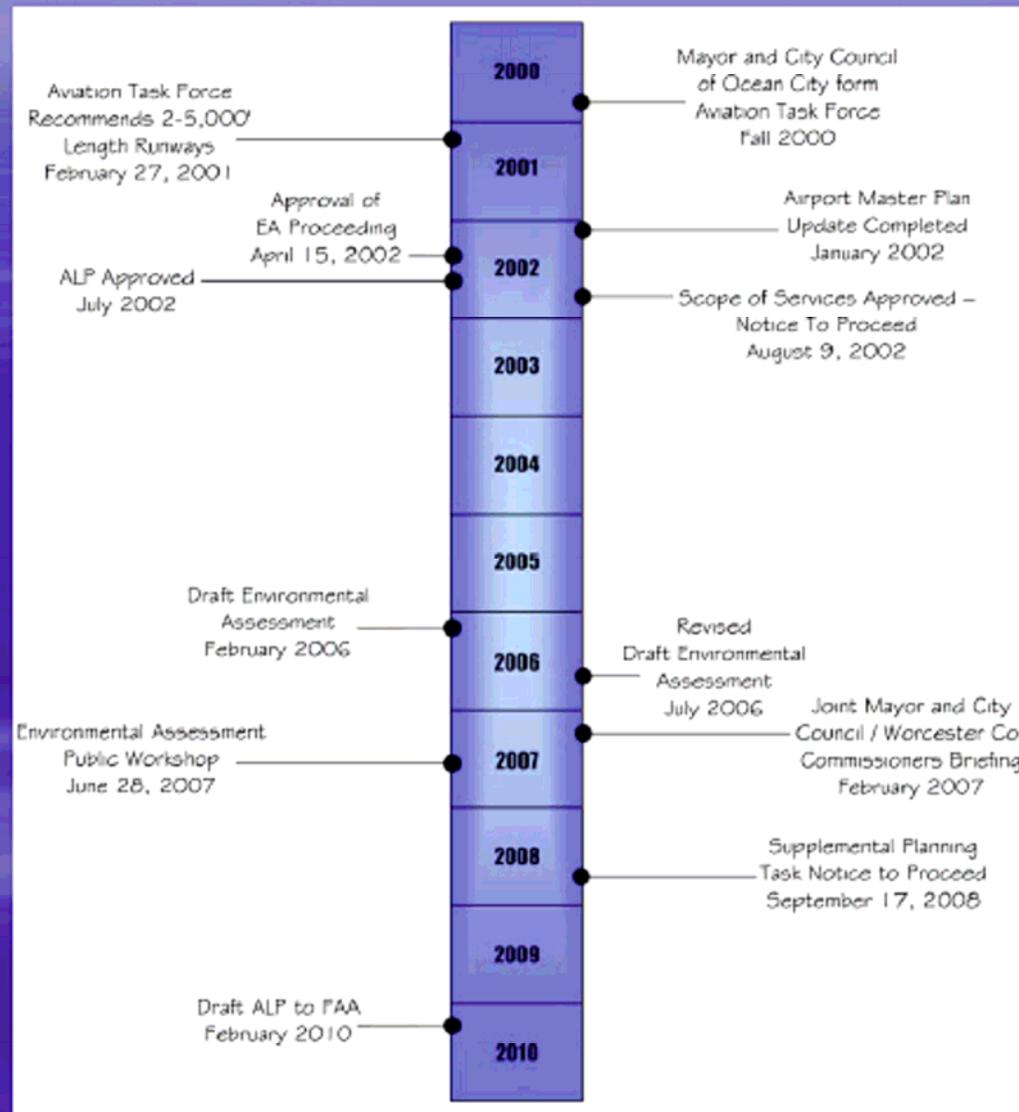
Runway Alternatives Analysis

Mayor and City Council Meeting
Executive Session
February 9, 2010

AGENDA

- Introductions
- Project History
- URS' Scope of Work
- Alternatives Discussion
- Staff Recommendation
- Questions/Comments

PROJECT HISTORY



URS' SCOPE OF WORK

- Brief Inventory
- Forecast Summary
- Alternatives Development
- Alternatives Evaluation
- Airport Layout Plan Update

KING AIR B200



CITATION JET 3 (CJ3)



GOALS AND OBJECTIVES

- 5,000-Foot All-Weather Runway
- Minimize Land Acquisition
- No Impacts to Route 611
- No Impacts to Eagles Nest Road
- No Impacts to Sinepuxent Bay
- No Impacts to Eagles Landing Golf Club
- Meet FAA Standards

ALTERNATIVES SUMMARY

- **New Runway 17-35**
 - Alternative 2
- **New Runway 2-20**
 - Alternative 7.25
- **Rehabilitate in Place**
 - Alternative 9 (Runway 14-32 - 3,620')
 - Alternative 9A (Runway 14-32 - 3,650')
 - Alternative 9B (Runway 14-32 - 3,950')
- **Extend Existing 14-32**
 - Alternative 10

ALTERNATIVE 2

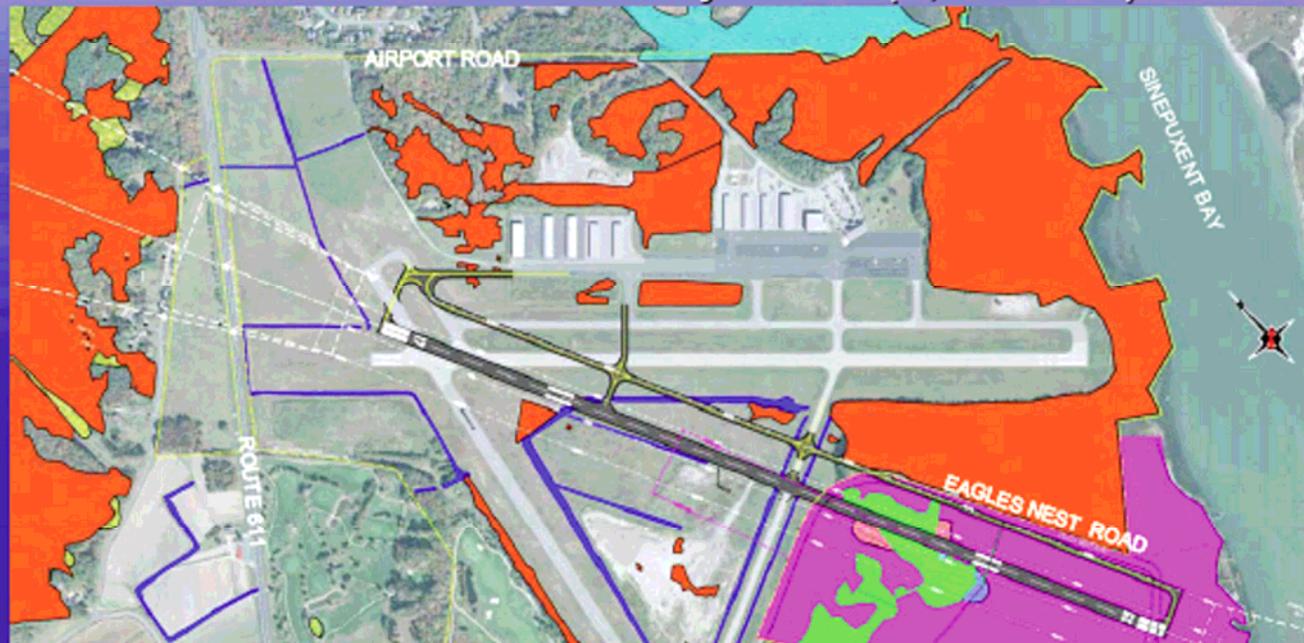
Construction of Runway 17-35 (4,800 feet)



LEGEND	
LAND ACQUISITION	
WATERS OF THE U.S.	
WETLANDS DELINEATED BY WRA	
DNR WETLANDS	
NWI WETLANDS	
WETLANDS IDENTIFIED BY RDH	

ALTERNATIVE 2

Construction of Runway 17-35 (4,800 feet)



Advantages:

- No Runway Visibility Zone (RVZ) obstructions;
- No impacts to Route 611;
- Meets FAA wind coverage requirements;
- Provides additional areas for aviation related development; and
- Does not impact Eagles Landing Golf Club holes (Runway 2-20).

Disadvantages:

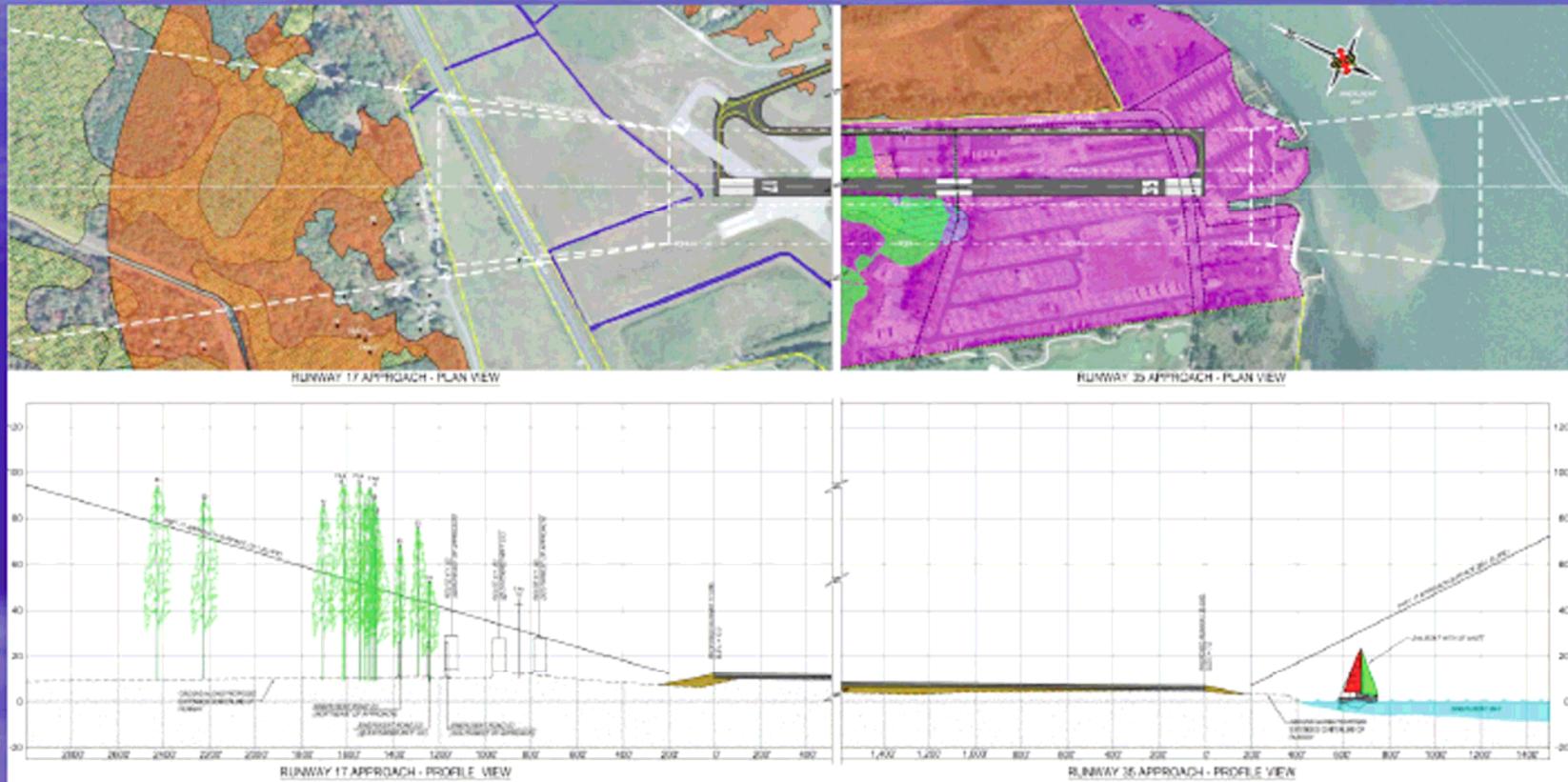
- Does not provide a 5,000-foot all-weather runway;
- Impacts approximately 2.72 acres of wetlands;
- Impacts Eagles Landing Golf Club cart barn;
- Requires modifications to Eagles Nest Road;
- Requires 2 parcels (56.25 acres) for land acquisition
 - Castaways RV Resort and Campground
 - Ewancio Property
- Not supported by FAA due to cost.

ALTERNATIVE 2 LAND ACQUISITION



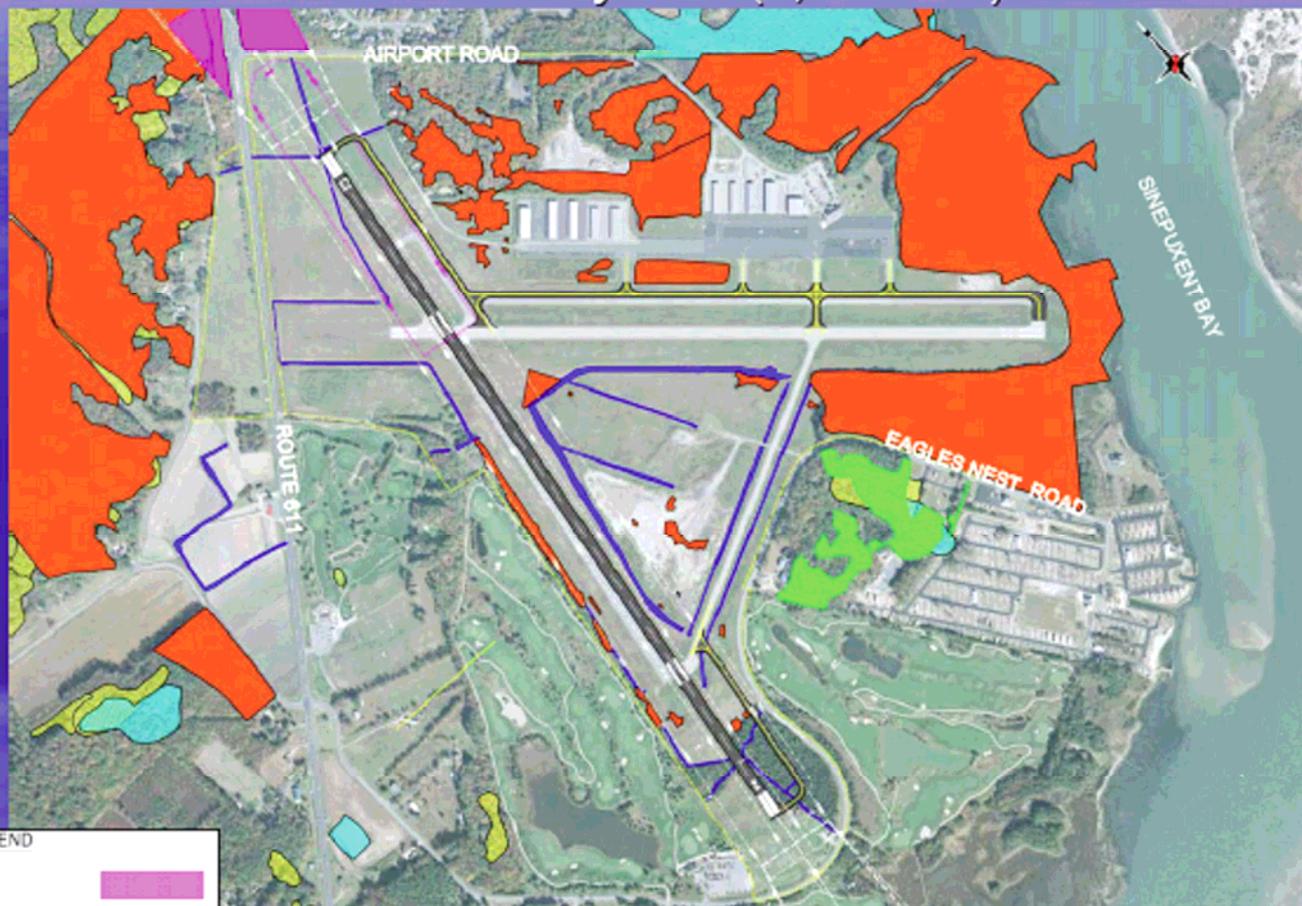
ALTERNATIVE 2

Construction of Runway 17-35 (4,800 feet)



ALTERNATIVE 7.25

New Runway 2-20 (5,000 feet)



LEGEND	
LAND ACQUISITION	
WATERS OF THE U.S.	
WETLANDS DELINEATED BY WRA	
DNR WETLANDS	
NWI WETLANDS	
WETLANDS IDENTIFIED BY RDH	

ALTERNATIVE 7.25

New Runway 2-20 (5,000 feet)



Advantages:

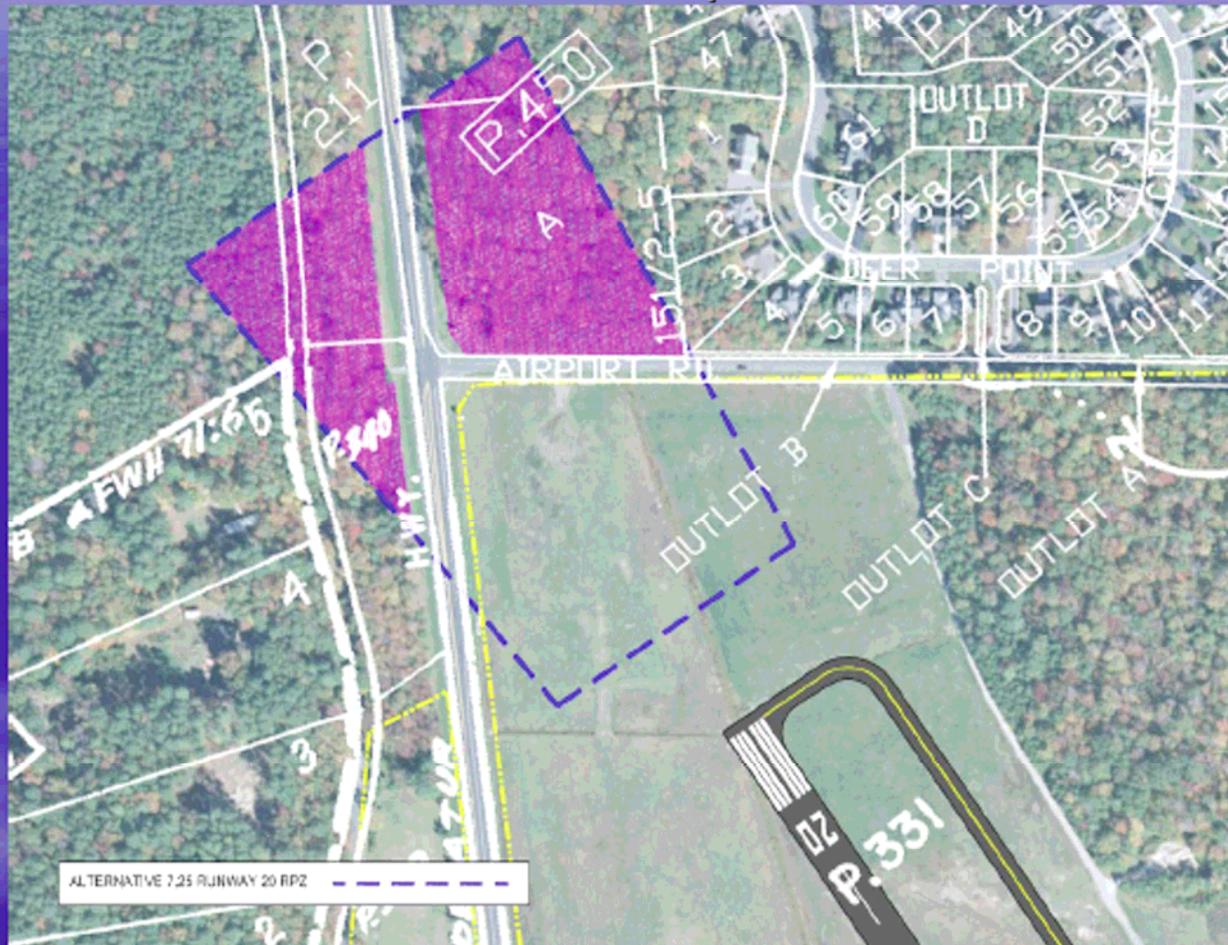
- Provides 5,000-foot all-weather runway;
- No Runway Visibility Zone (RVZ) obstructions;
- No impacts to Eagles Nest Road or Route 611;
- No impacts to the Sinepuxent Bay;
- Meets FAA wind coverage requirements;
- Provides required clearance over Eagles Nest Road and Route 611;
- No known airspace issues with existing structures;
- No impacts to the Castaways RV Resort and Campground; and
- No Impacts to Eagles Landing Golf Club cart barn.

Disadvantages:

- Impacts approximately 0.25 acres of wetlands;
- Does not provide additional area for aviation related development;
- Impacts to two Eagles Landing Golf Club holes; and
- Requires 5 parcels (7.0 acres) for land acquisition

ALTERNATIVE 7.25

RPZ Land Acquisition



ALTERNATIVE 7.25

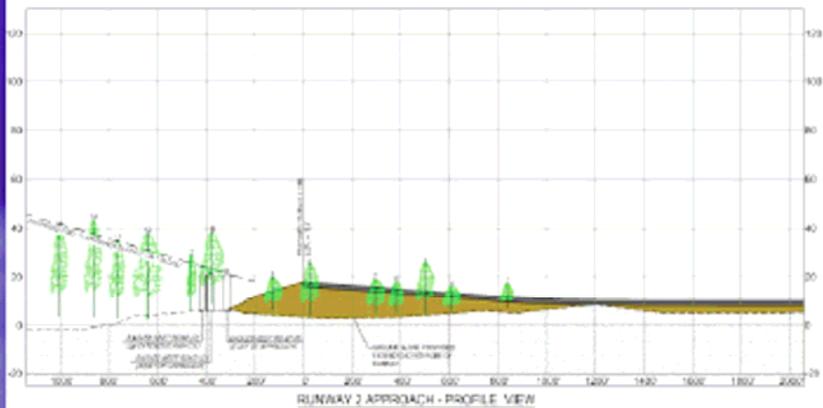
New Runway 2-20 (5,000 feet)



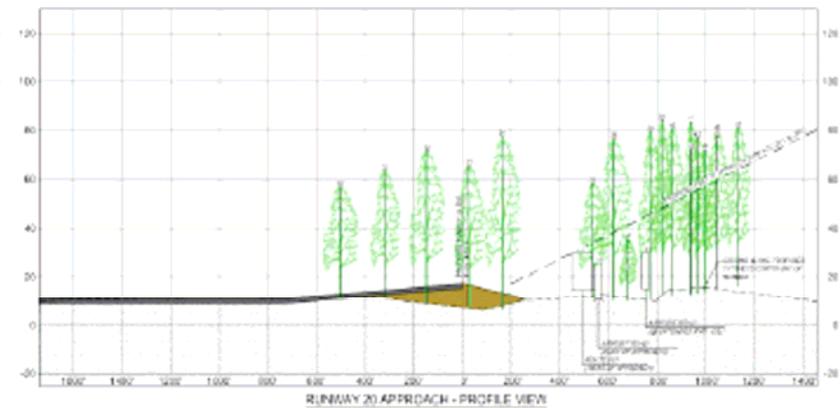
RUNWAY 2 APPROACH - PLAN VIEW



RUNWAY 20 APPROACH - PLAN VIEW



RUNWAY 2 APPROACH - PROFILE VIEW



RUNWAY 20 APPROACH - PROFILE VIEW

ALTERNATIVE 9

Runway 14-32 and 2-20 Overlay, New Taxiway Development, and Runway 32 Safety Area
Runway 14-32 (3,620')



LEGEND	
LAND ACQUISITION	
WATERS OF THE U.S.	
WETLANDS DELINEATED BY WRA	
DNR WETLANDS	
NWI WETLANDS	
WETLANDS IDENTIFIED BY RDH	

ALTERNATIVE 9

Runway 14-32 and 2-20 Overlay, New Taxiway Development, and Runway 32 Safety Area
Runway 14-32 (3,620')



Advantages:

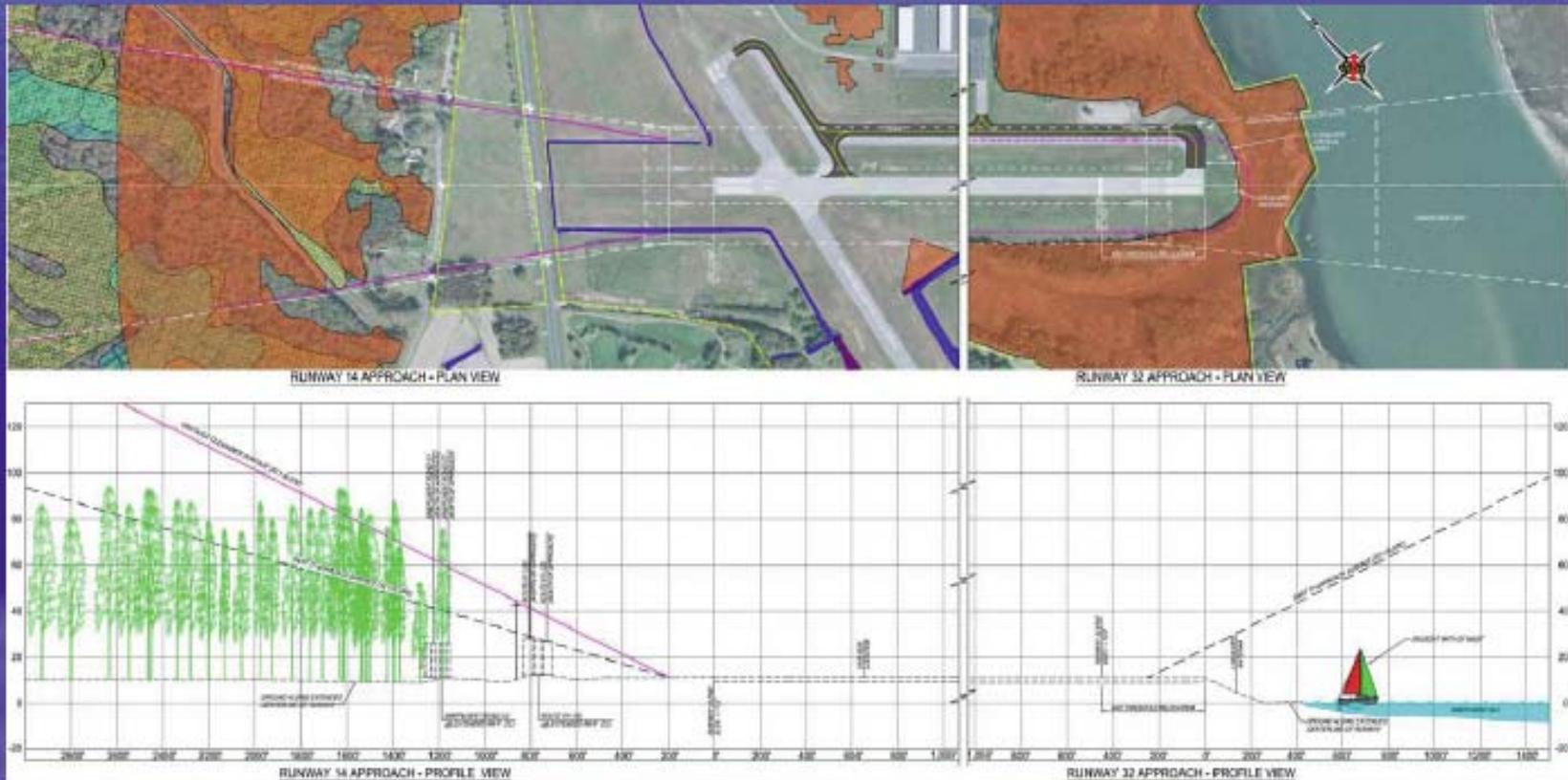
- No Runway Visibility Zone (RVZ) obstructions;
- No impacts to Eagles Nest Road or Route 611;
- Meets FAA wind coverage requirements;
- No impacts to Eagles Landing Golf Club holes;
- No impacts to Castaways RV Resort and Campground;
- No land acquisition required; and
- Least costly.

Disadvantages:

- Does not provide a 5,000-foot all-weather runway;
- Does not provide additional area for aviation related development;
- Impacts Eagles Landing Golf Club cart barn; and
- Runway 32 would be shortened by 450' (New Runway Length = 3,620')

ALTERNATIVE 9

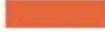
Runway 14-32 and 2-20 Overlay, New Taxiway Development, and Runway 32 Safety Area
Runway 14-32 (3,620')



ALTERNATIVE 9A

Runway 14-32 Extension and Overlay, Runway and 2-20 Overlay, New Taxiway Development, and Runway 32 Safety Area - Runway 14-32 (3,650')



LEGEND	
LAND ACQUISITION	
WATERS OF THE U.S.	
WETLANDS DELINEATED BY WRA	
DNR WETLANDS	
NWI WETLANDS	
WETLANDS IDENTIFIED BY RDH	

ALTERNATIVE 9A

Runway 14-32 Extension and Overlay, Runway and 2-20 Overlay, New Taxiway Development, and Runway 32 Safety Area - Runway 14-32 (3,650')



Advantages:

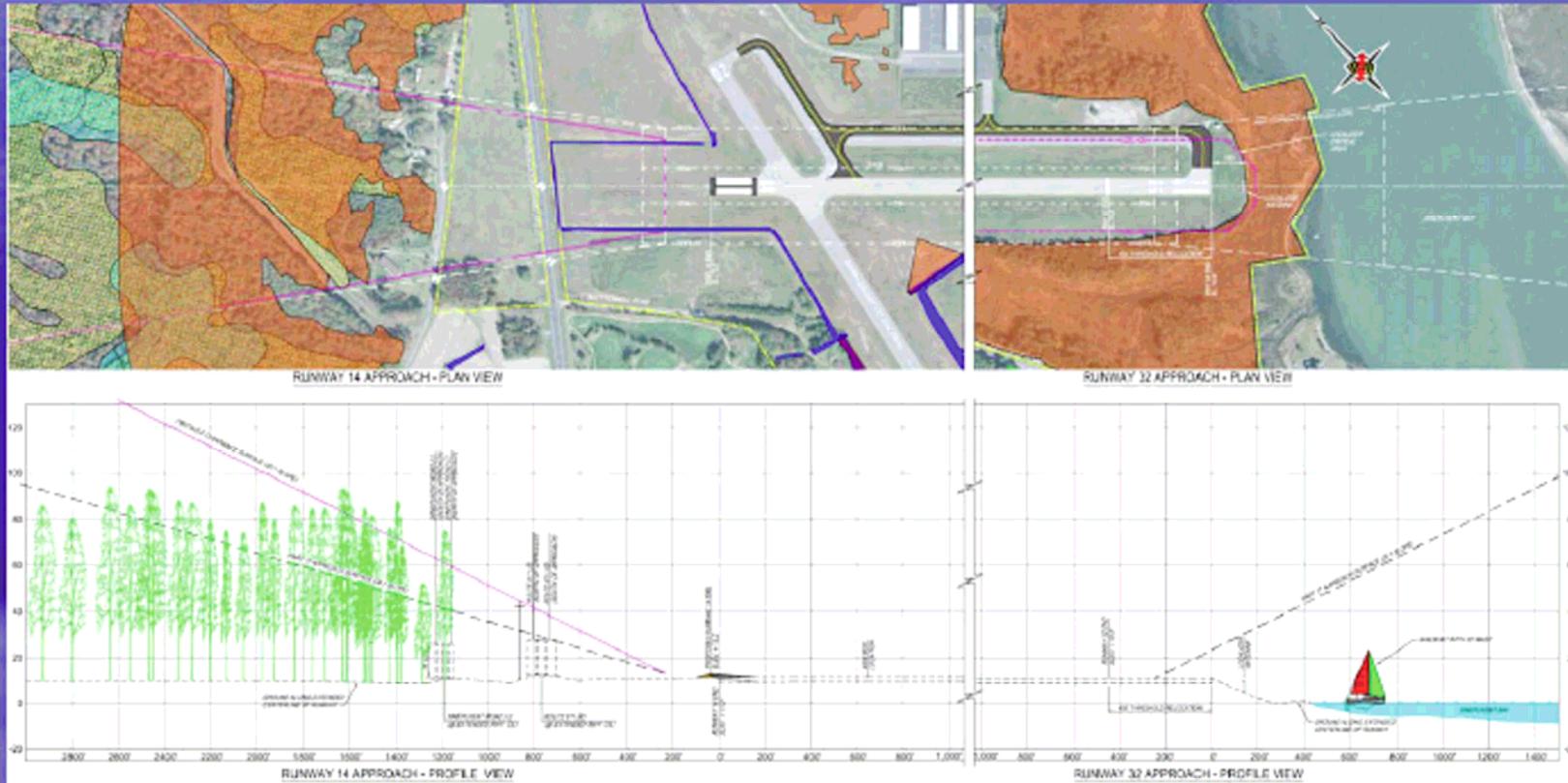
- Runway 14 would be extended by 30 feet;
- No Runway Visibility Zone (RVZ) obstructions;
- No impacts to Eagles Nest Road or Route 611;
- Meets FAA wind coverage requirements;
- No impacts to Eagles Landing Golf Club holes;
- No impacts to Castaways RV Resort and Campground; and
- No land acquisition required.

Disadvantages:

- Does not provide a 5,000-foot all-weather runway;
- Does not provide additional area for aviation related development;
- Impacts Eagles Landing Golf Club cart barn; and
- Runway 32 would be shortened by 450' (New Runway Length = 3,650' with 30' of pavement added on the Runway 14 end)

ALTERNATIVE 9A

Runway 14-32 Extension and Overlay, Runway and 2-20 Overlay, New Taxiway Development, and Runway 32 Safety Area - Runway 14-32 (3,650')



ALTERNATIVE 9B

Runway 14-32 Extension and Overlay, Runway 2-20 Overlay, New Taxiway Development, and Runway 32 Safety Area - Runway 14-32 (3,950')



Advantages:

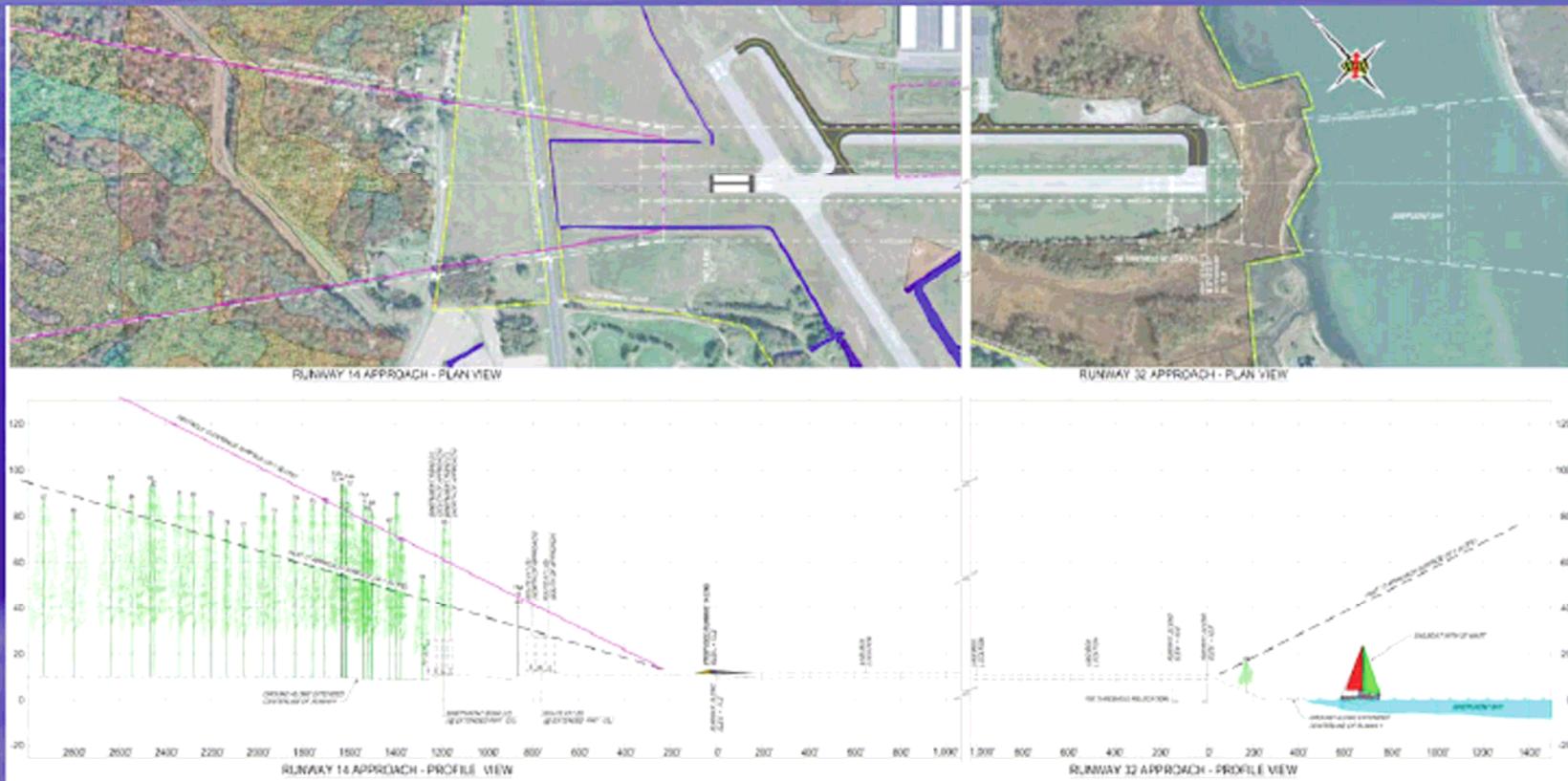
- Runway 14 would be extended by 30 feet;
- No Runway Visibility Zone (RVZ) obstructions;
- No impacts to Eagles Nest Road or Route 611;
- Meets FAA wind coverage requirements;
- No impacts to Eagles Landing Golf Club holes;
- No impacts to Castaways RV Resort and Campground; and
- No land acquisition required.

Disadvantages:

- Does not provide a 5,000-foot all-weather runway;
- Does not provide additional area for aviation related development;
- Localizer must be relocated off Runway 32 end;
- Relocated localizer impacts existing taxiway operation and 2.25 acres of wetlands
- Impacts Eagles Landing Golf Club cart barn; and
- Runway 32 would be shortened by 150' (New Runway Length = 3,950' with 30' of pavement added on the Runway 14 end)

ALTERNATIVE 9B

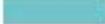
Runway 14-32 Extension and Overlay, Runway 2-20 Overlay, New Taxiway Development, and Runway 32 Safety Area - Runway 14-32 (3,950')



ALTERNATIVE 10

Runway 14 Extension (4,400 feet) and Runway 32 Safety Area



LEGEND	
LAND ACQUISITION	
WATERS OF THE U.S.	
WETLANDS DELINEATED BY WRA	
DNR WETLANDS	
NWI WETLANDS	
WETLANDS IDENTIFIED BY RDH	

ALTERNATIVE 10

Runway 14 Extension (4,400 feet) and Runway 32 Safety Area



Advantages:

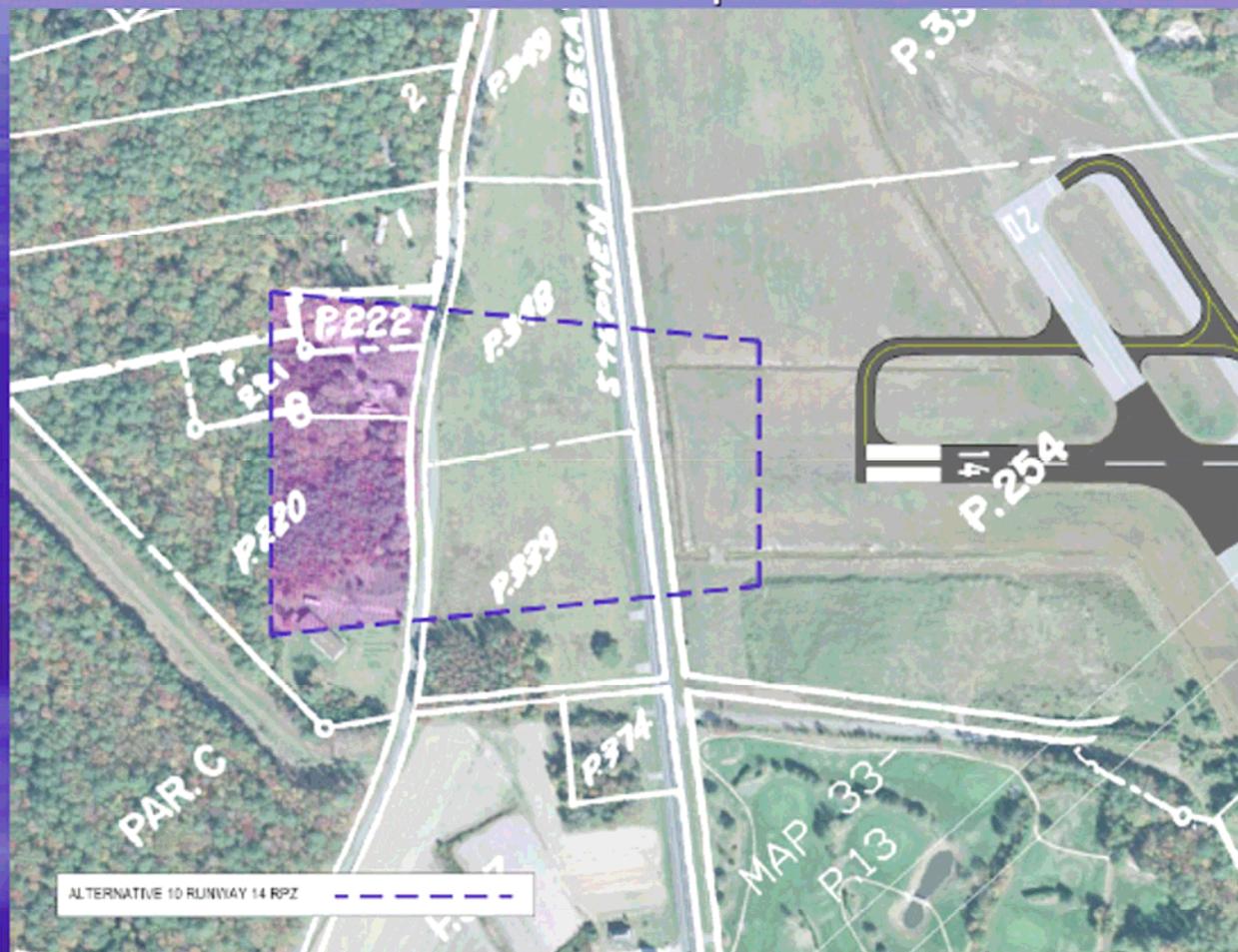
- No Runway Visibility Zone (RVZ) obstructions;
- No impacts to Eagles Nest Road or Route 611;
- Meets FAA wind coverage requirements;
- No impacts to Eagles Landing Golf Club holes;
- No impacts to Castaways RV Resort and Campground; and
- Improved Runway Intersection configuration.

Disadvantages:

- Safety area impacts 0.51 acres of wetlands;
- Does not provide a 5,000-foot all-weather runway;
- Does not provide additional area for aviation related development;
- Impacts Eagles Landing Golf Club cart barn; and
- Requires 4 parcels (4.75 acres) for land acquisition.

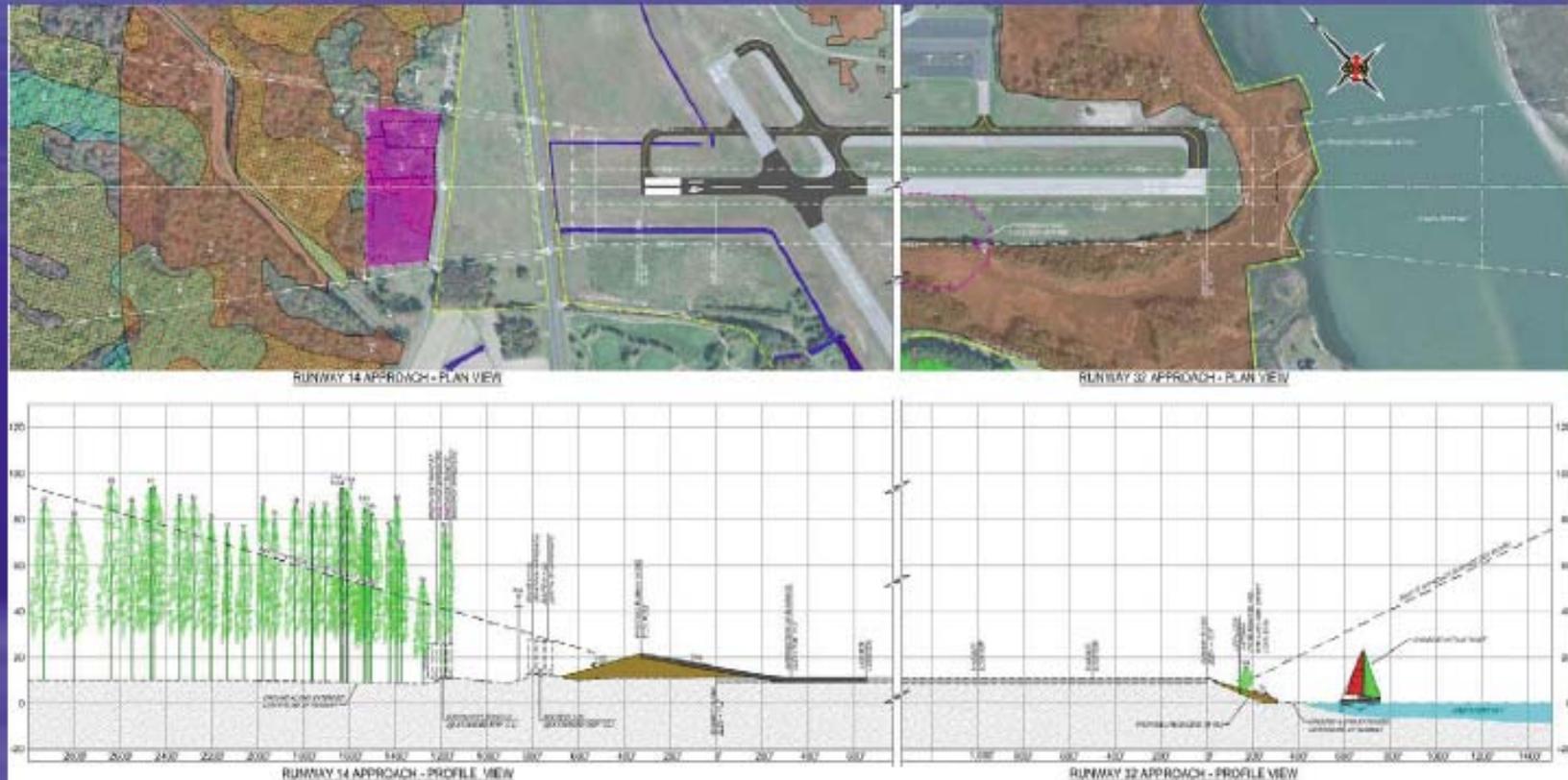
ALTERNATIVE 10

RPZ Land Acquisition



ALTERNATIVE 10

Runway 14 Extension (4,400 feet) and Runway 32 Safety Area



DEVELOPMENT COSTS

	Airfield Development	Land Acquisition	Environmental Mitigation	Total Cost (Say)
Alternative 2	\$18,767,000	\$18,095,000	\$826,200	\$37.7 M
Alternative 7.25	\$16,244,000	\$3,206,200	\$346,400	\$19.8 M
Alternative 9	\$11,152,200	N/A	\$100,000	\$11.3 M
Alternative 9A	\$11,412,200	N/A	\$100,000	\$11.5 M
Alternative 9B	\$11,462,200	N/A	\$450,000	\$11.9 M
Alternative 10	\$12,849,000	\$285,700	\$105,900	\$13.2 M

Eligible projects have typically been supported at:

- 95% FAA
- 2.5% MAA
- 2.5% Local

SUMMARY OF ALTERNATIVES

Goals	Alternative 2	Alternative 7.25	Alternative 9	Alternative 9A	Alternative 9B	Alternative 10
5,000' Primary Runway		✓				
Minimize Land Acquisition			✓	✓	✓	
No Impacts to Route 611	✓	✓	✓	✓	✓	✓
No Impacts to Sinepuxent Bay		✓	✓	✓	✓	
No Impacts to Eagles Landing Golf Club						
Meet FAA Standards	✓	✓	✓	✓	✓	✓

STAFF RECOMMENDATIONS

- **Extend Existing 14-32**
 - Alternative 10
- **Rehabilitate in Place**
 - Alternative 9
 - Alternative 9A
 - Alternative 9B
- **New Runway 2-20**
 - Alternative 7.25
- **New Runway 17-35**
 - Alternative 2

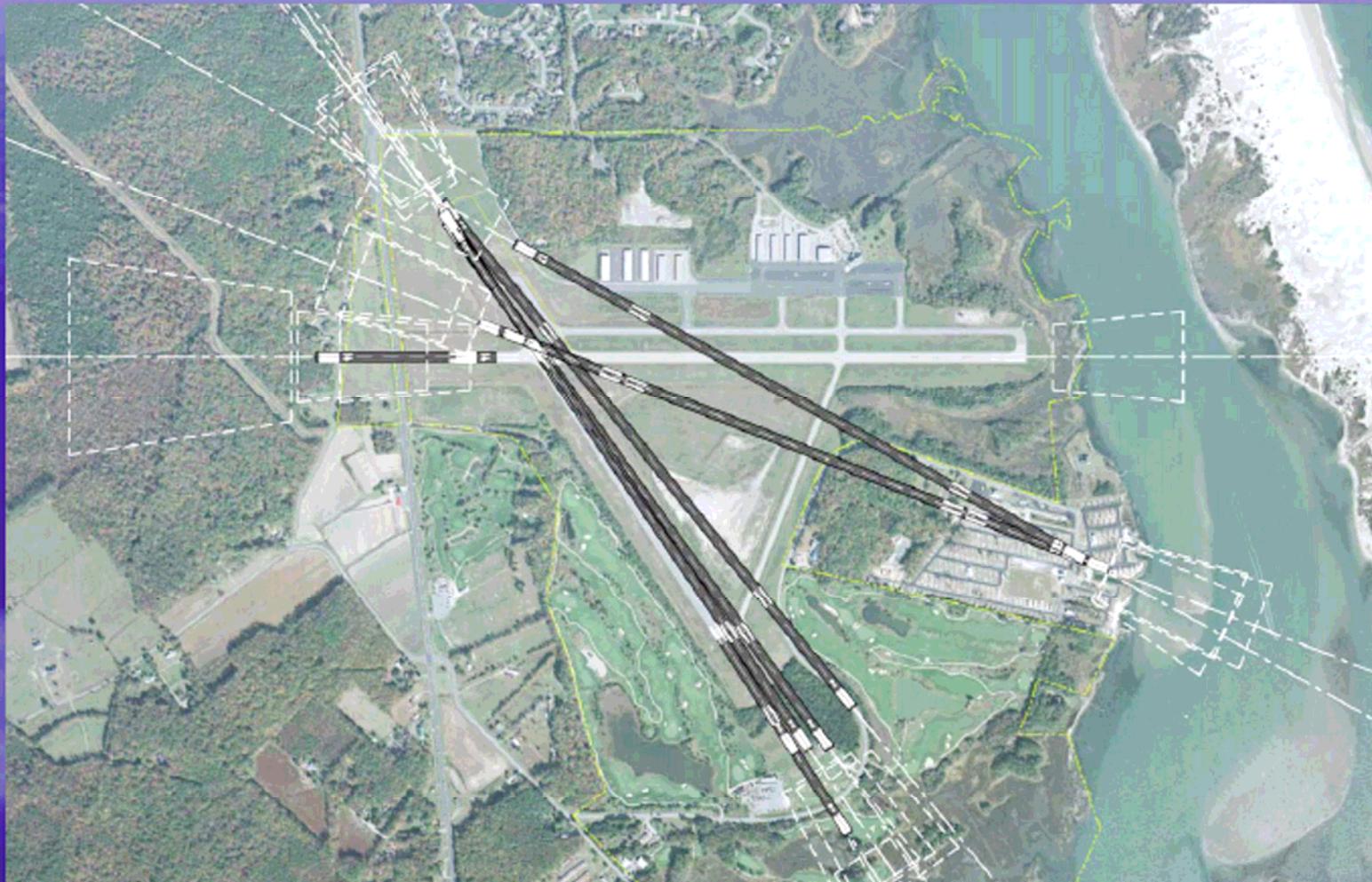
QUESTIONS/COMMENTS

LAND ACQUISITION

MAP	PARCEL	LOT	OWNER	ADDRESS	ALTERNATIVE	ACREAGE OF PARCEL	VALUE OF PARCEL
26	450	A	Mystic Harbour Corporation	Stephen Decatur Road	7.25	4.7	\$1,570,000 (Review Appraisal Report)
26	450	B	Mystic Harbour Corporation	Stephen Decatur Road	7.25	4.57	\$1,530,000 (Review Appraisal Report)
26	211		Joseph J. Balsamo	Stephen Decatur Road	7.25	2.62	\$536,600
26	275		East Coast Ventures, Inc.	Sinepuxent Road, Ocean City, MD 21842	7.25	95.82	\$555,000
26	340		A.B.P. Limited Partnership	Stephen Decatur Road	7.25	1.66	\$77,086
26	407	1	Lawrence, Elizabeth F., and James Shervanick	12315 Sinepuxent Road	10	5.78	\$145,046
26	222		Tiwana B. and Barry Gardner Henry	12311 Sinepuxent Road	10	1.00	\$104,132
26	221		Pierce Doris, Annette Bowen, and Joyce Dennis	12307 Sinepuxent Road	10	1.53	\$93,650
26	220		Wendel W. and Ellen Jane Menzley	12251 Sinepuxent Road	10	8.00	\$237,232
33	33		Eagles Nest Development, LLC	12612 Eagles Nest Road	2	53.58	\$11,433,400 + \$3,500,000 (for estimated improvements) Total: \$14,933,400
33	32		Mayor and City Council of Ocean City, MD	12367 Eagles Nest Road	2, 7.25	245	\$10,137,400
34	1		Gerard V. and Margaret S. Ewancio	12501 Eagles Nest Road	2	6.54	\$661,556

Note: Value of parcels based on current assessed values unless otherwise noted.

COMPARISON OF ALTERNATIVES



Possible Developable Land – Alternatives 9 and 10

