



Work Session
Tuesday, March 26, 2019
Mayor and City Council
Town of Ocean City, Maryland

CALL TO ORDER

THE HONORABLE MAYOR AND CITY COUNCIL PRESIDING

Attendee Name	Organization	Title	Status	Arrived
Lloyd Martin	Ocean City	Council President	Present	
Mary Knight	Ocean City	Council Secretary	Present	
Dennis Dare	Ocean City	Council Member	Present	
Tony DeLuca	Ocean City	Council Member	Present	
John Gehrig Jr.	Ocean City	Council Member	Present	
Matthew James	Ocean City	Council Member	Present	
Mark L. Paddack	Ocean City	Council Member	Present	
Richard W. Meehan	Ocean City	Mayor	Present	

STAFF IN ATTENDANCE: City Manager Doug Miller, City Solicitor Guy Ayres, Finance Director Chuck Bireley, City Clerk Diana Chavis, Special Events Director Frank Miller, Tourism and Marketing Director Donna Abbott, City Engineer Terry McGean, Planning and Community Development Director Bill Neville, Zoning Administrator Frank Hall, Members of the Press and Interested Parties.

Council President Lloyd Martin called this Work Session to order at 11:00 AM in the Council Chambers of City Hall, 301 N. Baltimore Avenue, Ocean City, Maryland 21842.

NOTICE AND REPORT ON CLOSED SESSION

- A. Closed Session - Tuesday, March 26, 2019, 11:00 AM - 1:00 PM to discuss Legal, Real Estate and Contractual Matters

Convened into Closed Session to: 1) consider the acquisition of real property for the public purpose and matters directly related thereto; 2) consult with counsel to obtain legal advice; and 3) before a contract is awarded or bids are opened, discuss a matter directly related to a negotiation strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

Motion to convene into Closed Session by Council Member DeLuca; seconded by Council Secretary Knight. The vote was unanimous with Council Member Gehrig absent for the vote.

Council President Lloyd Martin reported on Closed Session. Persons present were Mayor Rick Meehan [arrived 12:00 PM], City Manager Doug Miller, Council President Lloyd Martin, Council Secretary Mary Knight, Council Members Dennis Dare; Matt James; Tony DeLuca; John Gehrig and Mark Paddack, City Solicitor Guy Ayres, City Clerk Diana Chavis, Public Works Director Hal Adkins, Airport Manager Jaime Giandomenico and Finance Director Chuck Bireley.

Motion to adjourn Closed Session at 12:35 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Gehrig Jr., Council Member
SECONDER:	Dennis Dare, Council Member
AYES:	Martin, Knight, Dare, DeLuca, Gehrig Jr., James, Paddack

ACKNOWLEDGEMENTS AND RECOGNITIONS

A. Retirement Recognition of Recreation Manager Al "Hondo" Handy

Mayor Meehan and Recreation and Parks Director Susan Petito celebrated Hondo's 39 years of dedicated service. To honor his contribution, the sportsmanship program will now be called the Alvin "Hondo" Handy Sportsmanship Counts Program.

COMMENTS FROM THE PUBLIC

NEW BUSINESS

A. Private Event Approval Request for Ocean City Air Show 2019 Memorandum of Understanding and Date Hold for 2020 and 2021 - June 15-16, 2019 presented by Special Events Director Frank Miller

Although staff was going to recommend eliminating Section 11 of the MOU entitled Secondary Dates, they now recommend reinserting Section 11 to read as follows: "Secondary Dates. As per the Request for Military Aerial Support application [DD2535], should a conflict arise with any one of the primary event dates listed herein, the Mayor and City Council shall review for approval the applicable alternate date listed on the DD2535. Alternate dates as submitted are June 8-9, 2019, and June 20-21, 2020, with the alternate date for 2021 to be identified no later than August 1, 2019, currently recommended as June 12-13, 2021. OCAS shall work with TOC on the development of alternate dates as to not conflict with other TOC planned events."

Motion to approve Memorandum of Understanding with addition of Section 11 as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Gehrig Jr., Council Member
SECONDER:	Matthew James, Council Member
AYES:	Martin, Knight, Dare, DeLuca, Gehrig Jr., James, Paddack

B. Sandpiper Energy Natural Gas Conversion Update presented by Manager of External Affairs Steve Ashcraft and Manager of Natural Gas Conversions Rob West

Presented natural gas conversion update and timeline with potential completion date in first quarter of 2021. Requested permission to continue work during summer months, primarily in the Montego Bay area, to reach the timeline goal.

Per letter dated April 19, 2017, from Sandpiper Energy to the Town of Ocean City regarding Franchise Term Renewal: "In accordance with Section 39-307 of the franchise granted by the Town

of Ocean City to Sandpiper Energy, Inc. [Ord. No. 2015-18, 9-8-2015], Sandpiper hereby notifies Ocean City that on April 4, 2017, Sandpiper first flowed natural gas across the under bay pipeline to the regulator station at 1st Street and Dayton Lane. Consequently, the term of the franchise automatically renews for an additional 25 years from that date, pursuant to Section 39-307."

Therefore, the gas franchise agreement term with Sandpiper Energy is April 4, 2017 to April 4, 2042.

Motion to allow Sandpiper Energy to continue work during the summer months to further progress the conversion project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mary Knight, Council Secretary
SECONDER:	Dennis Dare, Council Member
AYES:	Martin, Knight, Dare, DeLuca, Gehrig Jr., James, Paddack

C. Sports Complex Study Scope of Services presented by Tourism and Marketing Director

At the March 12, 2019, Work Session, Mayor and Council voted to approve a room tax increase and, included in that vote, was the approval to fund a sports complex study. To initiate the study, the Mayor will write a letter to the Maryland Stadium Authority (MSA) requesting they undertake the study. MSA will contract with Crossroads Consulting. Cost to complete the study is \$49,400. Funds are available in the Tourism Advisory Board's FY19 allocation.

Motion for Mayor to write a letter requesting the Maryland Stadium Authority initiate a sports complex study.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mary Knight, Council Secretary
SECONDER:	Matthew James, Council Member
AYES:	Martin, Knight, Dare, DeLuca, Gehrig Jr., James, Paddack

D. Review of 2018 Parking Statistics presented by City Engineer

Reviewed street meter, municipal lot and inlet lot revenue; ticket revenue; ParkMobile use and lessons learned.

E. July 4 Inlet Lot Parking Rate presented by City Engineer

Motion to set July 4, 2019, inlet lot parking rate at \$5 per hour for 24 hours [12:00 AM - 11:59 PM; A resolution will be prepared to adopt the rate.]

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark L. Paddack, Council Member
SECONDER:	Dennis Dare, Council Member
AYES:	Martin, Knight, Dare, DeLuca, Gehrig Jr., James, Paddack

F. Proposed Zoning Code Amendments - Group 2 Briefing presented by Planning and Community Development Director and Zoning Administrator

Public hearings were held on September 8, 2018, December 4, 2018, and January 8, 2019. The Planning and Zoning Commission recommended approval of Group 2 zoning amendments to include: 1) Section 110-2 Amended Definition of Accessory Building and Accessory Use (Residential); 2) Section 110-2 New Definition of Base Density Calculation (Residential); 3) Section 110-2 Amended Definition of Transfer of Development Rights (TDR); 4) Section 110-744(2) Clarification of Density Calculation method; 5) Section 110-942(2)(b) Limitation of parking non-conformity with TDR density increase (OPTION A); 6) Section 110-2 Amended Definition of Accessory detached building, Accessory detached use, and Accessory attached use (Commercial); 7) Section 110-933(k) Clarification of accessory use in a mixed use building.

Motion to approve Group 2 zoning amendments and move to ordinance form.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark L. Paddack, Council Member
SECONDER:	Mary Knight, Council Secretary
AYES:	Martin, Knight, Dare, DeLuca, Gehrig Jr., James, Paddack

ADJOURN

Motion to adjourn at 2:40 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew James, Council Member
SECONDER:	Mary Knight, Council Secretary
AYES:	Martin, Knight, Dare, DeLuca, Gehrig Jr., James, Paddack

Approved by Mayor and Council this ____ day of _____, 2019.

Diana L. Chavis, CMC
City Clerk