



City of Mount Rainier Work Session

Date: December 16, 2008

Place: One Municipal Place, Mount Rainier Md. 20712

Presiding Officer: Mayor Malinda Miles

Councilmember's present: Bryan Knedler, Jimmy Tarlau, Pedro Briones

Councilmember absent: Alta Morton

Staff present: Assistant City Manager Michael Jackson, and Director of Public Works Luther Smith

Meeting called to order @ 7:07 pm

Reviewing Agenda

Items removed from agenda

- 1. Attorney contract**
- 2. 34th Street parking**
- 3. DER / Permits**
- 4. Corn Committee**
- 5. Liquor Store MOU**

Adding to agenda

- 1. Zoning for Municipalities**
- 2. Single Sales**
- 3. Moving Park & Planning issues up on agenda**
- 4. Vacation Status**

Move Councilmember Knedler

Second Councilmember Briones

Vote 3-0

Councilmember Knedler:

The city has asked the County Council to set up

Architectural Conservation Overlay Zone for Mount Rainier because they have never passed any Mac mansion control legislation and the state have failed to give us that authority.

Mayor Miles:

When we are saying legislation amended it's not what we are trying to pass it the one that the county has on the books.

Brad Froam: (County Councilman Will Campos Assistant)

We have a very good Park& Planning person with us and her name is Raina Hightower, if you need help from Park& Planning give her call. We have a provision of the code that we can prevail ourselves of this is a provision of the code that's never been used. Any permit would require a detail site plan and with a detail site plan you're talking 6to 8 months and \$10 – \$12,000.00. We will talk about the MUTC Design funds that we have in the approved budget for FY09 and how that kind of interrelates to some development studies we're looking to do. This couldn't be spun off the already approved money because there is no overlap.

Councilmember Knedler:

Let me point out that M.U.T.C. would not be part of the Architectural Conservation Overlay Zone it would be separate. There were two tracks at the meeting one route were to go the Gateway plan which is to have a set of standards and booklets that people would follow. That is the easiest route to go although, we have not had success with it because people were given permits where we didn't feel they were appropriate and it causes problems. The other model is to go the town center route where you have a local committee who looks at things and report to the District Council or sends it on to D.E.R. and that seems like it would give us a little more assurance once they get the permit.

Mayor Miles:

We don't need another committee that holds up progress for extended periods of time. We don't want to make it cumbersome where people don't want to do it.

Brad Froam:

Park & Planning tried to do it by formula. Formulas are great but they never capture all the circumstances. From our office perspective we like the committee idea because it gives that human touch. I think this is a great idea and we will take the lead in coming up with a version and start putting something together as far as legislation.

Councilman Briones:

How soon can that be done?

We would as a District Council formerly ask Park & Planning to initiate the planning process to do some of the standard and design work. We think we could get discussion going in the spring and pass it in the fall.

Mayor Miles:

Is it possible to work on the legislation as well as the CIP?

Brad Froam:

I'll go back and do my home work and get back to you early January.

Mayor Miles:

We will put you on the agenda for the 4th Tuesday in January Work-Session.

Our businesses want their signage or money.

Brad Froam:

There were three mistakes made, as we all know. CDBG is a reimbursement program and you're supposed to expend the money and then get reimbursed. This is how it works you sign a contract with Department of Housing and you say you're going to spend it on these projects and they cut you a check.

Department of Housing made a mistake, what they did was give EDC \$116,000.00 in program year 32 and said go out and spend this on projects, that was mistake #1. EDC knew they shouldn't have taken money up front. They know that the CDBG program is based on reimbursement yet they took the money up front and gave the money to CDC. The question is how much of the money will CDC be able to keep.

Mayor Miles:

Can they redirect this money to Mount Rainier to cover this project?

Brad Froam:

Our response is we program it back to CDC.

Mayor Miles:

We want the money to go to the phasad improvement program for our businesses.

Brad Froam:

We will work on that as fast as we can

Mayor Miles:

Rather than making the businesses wait another year or two I think we can be proactive in getting it done, but it's something I have to discuss with the Council.

Councilman Briones:

I'd be happy to do that if it meant that the businesses wouldn't have to wait another year, but I'd want some assurance that we would get some of it back.

Councilman Tarlau:

I appreciate what Bard and Will Campos is doing to try and get this money back into our city. I went to three businesses and said go ahead and spend the money and now to be told the money shouldn't be spent someone should be fired for this.

Brad Froam:

In this year's approved budget we put \$436,000.00 for the MUTC redesign that is going out for a RFP in the course of the next month. We agreed to expand the MUTC study and expand the RFP to hire the consultants for the RFP to include a market analysis, finance analysis and a parking analysis. Right now the RFP is being rewritten to become a little bit deeper.

Councilman Tarlau:

For the development studies is there additional money?

Brad Froam:

Yes

Councilman Tarlau:

Was the MUTC Study just for our MUTC?

Brand Froam:

Yes

Department of Environmental Resources Permitting Supervisors Ruth Contee and Clarence Moseley

Ruth Contee:

We are here to reference the properties 4238 34th Street for a parking pad in the front yard and 3628 Rhode Island Ave. St. James Catholic Church for a handicap ramp responding to the letter we received from the City Manager Jeannelle Wallace. This permit was cleared by Park & Planning for 4238 34th Street. We understand that a variance was required and are you talking about a variance for the city or for Parking & Planning?

Councilman Knedler:

Are you saying that once Parking & Planning approves it you don't have any say in denying it.

Ruth Contee:

Yes, we are at the beginning of the process and we do the processing of the application and the issuance of the permit after it's been approved by all the reviewing agencies. Park & Planning determines whether there is enough lot coverage or if the property is in a historic district and then the Department of Public Works makes sure that it doesn't impede traffic and the last agency is structural review. There is a paragraph on our permit that they must comply with the Municipal Association or a fine can be imposed.

Mayor Miles:

We have asked that you make the notation much larger and put it at the top of the form where it would be more visible. We want something that says you have to go to the city before you can start this work.

Councilman Briones:

Could you add another box checked that you have cleared the city before a permit is issued?

Ms. Contee:

We have posted signs coming in and going out of the building and people still don't adhere.

Mayor Miles:

Luther will you tell us about the cost with recycling?

Luther Smith (Director of Public Works)

The plant manager where we take recycling informed me that as of November we will be paying \$30.00 a ton for recycling. Because of the economy all rebates and money we get back were cut out and he also stated in the future it could change if the market changes.

Councilman Tarlau:

How much were we getting back?

Luther Smith:

I don't know because the money goes directly to finance

Luther Smith:

On any given Friday we pick up from 4-5 tons of trash and around holidays from 7-8 tons.

Councilman Tarlau:

So, we're talking about \$300.00

Luther Smith:

No, more like \$500.00. If we go to regular land fill its \$50.00 per ton.

Councilman Knedler:

If we sold outside the county would there be any money left?

Luther Smith:

The metal we do sell, it gets goes to Smith& Sons and we only pick up metal on bulk days. The cans that go into recycling and that doesn't count.

Mayor Miles:

The city still needs to recycle and where does our recycling to where do they take it?

Luther Smith:

I don't know

Councilman Tarlau:

Is there a market for that or is it going down?

Luther Smith:

Its going down that s why we have to pay \$30.00 a ton.

Joe Robbin: (resident)

The county said it wasn't them imposing the fee it was Waste Management.

Was this ever in the budget?

Councilman Tarlau:

No, now it's an expense

Luther Smith:

I might be able to find out what we can do about it or where it's going.

The separate it and it and it goes in a different trucks.

Councilman Knedler:

Where are we with the recycling bins?

Luther Smith:

You can put them in cardboard boxes.

Councilman Tarlau:

At the last meeting we said we would put money in the budget to buy more.

Mayor Miles:

The cost was too much.

Luther Smith:

It would cost \$3000.00 for 200 bins and that the least amount we can buy.

Assistant City Manager Michael Jackson:

There are still some issues about the fences the city is going to put in the city. The board members from Eastern Star still have some concerns. We are waiting to hear from them and we're looking at closing the alley off and that their driveway.

Councilman Tarlau:

Randy the owner of Chucks Liquors and I talked about gate with key access.

Michael Jackson:

All of the fences will have key access.

Councilman Knedler:

Michael Jackson:

The chain link fence is for the bottom steps of the library

Councilman Tarlau:

On page 2 it says \$2575.00 whats that for?

Michael Jackson:

That's for the chain link fence and page 3 is for the gates between City Hall and Eastern Star. Page 4 is for the gate on Rhode Island Ave. side . That's five thousand for two gates.

Councilman Knedler:

How much did we spend on portal johns?

Michael Jackson:

That was 6000.00 a year.

Councilman Tarlau:

I think that area being gated adds some since of security.

Councilman Briones:

I support it but I'd like to hear what the police department says. Would you support it?

Captain Stoots:

Yes

Councilman Knedler:

Do we have money left in the budget from the portal johns?

Michael Jackson:

About \$2500,00

Randy owner of Chucks Liquors:

Everything in my area looks clean right now.

Michael Jackson:

We plan on giving key access to Easter Star.

Captain Stoots:

The fire department will also have key access.

Michael Jackson:

It will be a 7 foot fence.

Councilman Tarlau:

I think we should move ahead and bring it to MUTC.

Councilman Briones:

We have Alan Binstock and other artist that do metal work maybe they should look at it.

Mayor Miles:

I don't like the idea of the fence but let's give it to Bryan to take to MUTC.

Randy:

We have to have a good look for the fence.

Councilman Tarlau:

My understanding is that Randy would be willing to contribute to make it look nice.

Captain Stoots:

The police department has come up with a list of the top ten people who are out here drinking and we have six pictures and we are working on the others.

Councilman Briones:

I'd like to explore a MOU with the liquor stores. I think we should have a committee of residents to work with the businesses. I think we should formalize some of these agreements with the liquor stores agreeing not to sell single sales.. I think we should add a criminal penalty to public drinking and urination. I feel that we should also dissolve the partnership with Landmark since they can't come up with the financing.

Mayor Miles:

WE asked our attorney to get something together regarding dissolving the partnership but she has not got back with us yet.

Councilman Briones:

The county colleges are also looking for some space and the Singer building would be good coupled with the library.

Lighting for Otis Street

Councilman Knedler:

The Otis Street residents want a new light and it's very expensive. I'd like to up the wattage behind the Funkhouser apartments.

Mayor Miles:

Jeannelle should talk to Ernie Baker with Pepco about the wattage of the lights.

Budget Calendar:

Councilman Tarlau:

The budget calendar looks good.

Councilman Briones:

Could we have the budget completed by April.

Mayor Miles:

We will have to talk about it and see if that's possible.

Motion to adjourn

Councilman Briones

Second Councilman Knedler

Vote 3-0

Adjourned @ 9:35

