



**Minutes on Special Meeting and Work-Session
for the City of Mount Rainier Mayor & Council Meeting**

Date: May 19, 2009

Place: One Municipal Place, Mount Rainier MD. 20782

Presiding Officer: Mayor Malinda Miles

Councilmember's present: - Bryan Knedler, Ivy Thompson, Jimmy Tarlau

Councilmember's absent: Alta Morton

Staff present: City Manager Jeannelle Wallace

Meeting called to order @ 7:10 pm

Special Meeting

Review agenda

Motion to approve

Councilmember Knedler

Second Councilwoman Ivy Thompson

Vote 3-0

Ordinance 6-2009 (Authorizing transfers of appropriated funds)

City Manager gives fair summary of ordinance 6-2009

This ordinance will take vote on 6-2-2009

Resolution 4-2009 (Vice Mayor Rotation)

Bryan Knedler 5-11-2009 thru 4-30-2010

Jimmy Tarlau 5-1-2010 thru 4-30-2011

Ivy Thompson 5-1-2011 thru 4-30-2012

Alta Morton 5-1-2012 thru swearing in of new council

Move to adopt Resolution 4-2009

Councilman Knedler

Second Councilman Tarlau

Vote 3-0 Approved

Work-Session

Doug Winger spokesman for Maryland Construction Company
Maryland Construction Company is the proposed developer for 3409 Rhode Island Ave.

The original RFP was for a four story building without a basement.

Mayor Miles:

We need to look for some options with financing.

Option 1. Find some grants or borrow some money

2. The city pays for it at the end of the project

3. Finance the building and lease back to the city for a long term lease.

Councilmember Tarlau wants specific numbers.

Doug Winger:

A four story building is \$3.7 million dollars and a basement is just under \$700,000.00, the total is \$4.4 million.

Councilman Knedler:

You're loaning us the money and the building is collateral.

Councilman Tarlar would like to see four concrete proposals and then meet on that.

Mayor Miles:

Give us a proposal on various ways we can lease and buy it back.

Find out which to go with the community legacy money.

Prepare some kind of MOU or contract.

Councilman Knedler:

Can the community legacy money be used for the temporary location of the library?

City Manager Jeannelle Wallace:

The community folks that we've been meeting with MUTC, DRB, and Friends of the Library are coming close to an agreement on the design for the exterior.

Councilman Knedler:

I think the exterior design should be put in the message.

Mayor Miles:

The electronic files of the exterior should go on the website and cable for the community to view.

Vijay Manjani City Treasurer:

We are coming towards the end and I feel that we should start talking about the finance proposal.

Mayor Miles:

Yes, we should start looking at how the city will finance this building and we need to find out if we can use the community legacy money. Mr. Winger we would like to have you back at a work-session.

Mr. Winger will give proposals to Jeannelle Wallace.

Kaywood Apartments:

Kaywood apartments would like the city to give them a credit on their rental occupancy license fees in exchange for the work that they are doing because these are city streets or sidewalks.

Linda Perlman City Attorney:

Kaywood wants a credit of \$97,000.00 towards their rental occupancy license.

This is a dollar for dollar credit against their license fees.

The amount of the work is \$97,000.00. In 2009 it would be half and 20011 would be the remainder of the work.

Mr. Tarlau:

Vijay have we budgeted for that \$48,000.00 or will we have to change the budget if we are going to do this?

Vijay Manjani:

This money was not anticipated in the budget. We would have to do a budget amendment at some point. The money is due every two years and in fiscal year 2010 \$183,000.00 is due and I did not reduce it by \$48,000.00.

Mayor Miles:

They are proposing a dollar for dollar amount and do you have a way to get the work done in a different manner.

Ms. Wallace:

You have a quote from W.P. Donaldson & Son and looking at the attachments it looks to us like you're looking for us to pay for the whole repairs.

Vijay Manjani:

**If the city is paying Kaywood 100% for the repairs why can't we do the work?
What's the benefit to the city to go through Kaywood.**

Kaywood Apartments:

My understanding was the city was not in a position to perform this work.

Councilman Knedler:

The city usually gets \$100,000.00 a year block grant.

Councilwoman Thompson:

We have to apply for the money and one of the issues with the money is how you award the contracts. We haven't applied for that funding so we can't use that and therefore it's off the table.

Councilman Knedler

What do we do with the \$183,000.00 we take in for the license fees?

Vijay:

That's a part of the general fund.

Councilman Taralu:

I can see doing \$50,000.00 in repairs and we can take it out of the reserves.

They are paying \$183,000.00 for every two years and what are we giving them so I understand what they are saying.

Mayor Miles:

The Council will get back with you.

Councilman Tarlau:

Jeannelle can we get an update CDBG repair list.

Linda Perlman:

The bank will send out notices of foreclosures so that the city will know what properties are becoming vacant.

Jeannelle:

We are not getting notices from the bank on every foreclosure property so that we can bill the trustee on any additional fees.

Councilman Tarlau:

How does this bill differ from the original bill?

Councilman Knedler:

Can you look to see if there are any penalty provisions and if we don't n get the notice in a timely manner? From the bank than we can penalize them for not letting us know who the owner is.

Linda Perlman:

Maryland did expand statewide the authorization for speed cameras but they alluded to school zones and work zones. In order to establish a speed monitoring system in the city you need to provide notice and pass a resolution or an ordinance and post where these speed cameras are on the city website.

Mayor Miles:

You have to issue warnings 30 days prior to giving a ticket.

Chief Scott:

We will do a speed on 34thStreet and on Rhode Island Ave between now and the end of June. If you establish a speed limit then the law allows you to establish it in a school zone during the time school is in session.

Councilman Knedler:

We need to have something official in place as to the disposition of the ballads after the election.

Mayor Miles:

The bal lards should be locked in a safe and held for 90 days and then shredded.

Councilman Knedler:

I would like to have that added to the election procedures.

Jeannelle Wallace:

I think there should be some rules in place on who can distribute and pick up absentee ballad applications and how they should be returned and whether or not it's appropriate for a candidate to be doing that.

The Mayor and the elections judges will reschedule their meeting for clarification on some of these issues.

Councilman Knedler:

I don't want to see the taxpayers money spent on signs.

You give them the money and six months later the business is gone and the sign is of no use and are we going to have a maximum per business. These are my concerns.

Councilman Tarlau

80% of the program was for signs and not facades.

Mayor Miles:

I recommend to the council to finish the sign for Island Style

Councilwoman Thompson:

I agree with Bryan I don't think the money should be used for signs.

Councilman Knedler is will to make an exception that the city pays the 5000.00 and this will come out of this year budget.

Mayor Miles:

I would like to come up with a fiscal program and look for grants.

Peace Month

We have authorized \$400.00 for peace lights.

Mayor Miles:

We received a proposal to purchase the old funeral home for \$750,000.00.

Move to adjourn

Councilman Knedler

Second Councilwoman Thompson

Vote 3-0