



**Minutes for the City of Mount Rainier Maryland
Public Hearing & Work-Session**

Date: June 16, 2009

Place: One Municipal Place, Mount Rainier MD 20712

Presiding Officer: Mayor Malinda Miles

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

Public Hearing

Mayor Miles:

The speed camera legislation has passed and will be implemented in October however; we need to pass an ordinance for this.

Ordinance 9-2009 (An Ordinance Authorizing Use of Photo Speed Monitoring Systems in School Zones in the City of Mount Rainier.)

Chief Scott:

This ordinance gives the City of Mount Rainier the authority to establish photo speed monitoring in school zones only between the hours of 6: am until 8: pm Monday through Friday. Thirty days after installation of the camera warnings can be issued to violators and after the thirty days we publish the locations of the speed cameras. Any citations issued will be \$40.00 and no points can be accessed.

Councilman Tarlau:

Each time we change locations do we have to give notice?

Chief Scott:

Yes

Only warnings can be issued within the first thirty days after that citations will be issued.

Councilman Knedler:
Is this enforced year round and no weekends?

Chief: Yes

Councilman Knedler:
What is the speed limit during school hours on Queens Chapel Rd.?

Chief Scott:
The speed limit is 35 miles an hour.

Councilman Knedler:
The school is usually 15 miles per hour.

Chief Scott:
It depends on the nature of the road way.
We have the authority to change the speed limit on 34th Street because
it's city road way but not on a state highway.

Councilman Knedler:
What's the speed limit on Rhode Island Avenue?

Chief Scott:
25 miles per hour.

Councilman Knedler:

I just want to say that we can only do this because of the annexation.

City Manager Jeannelle Wallace:
Will this legislation go into effect October 1, 2009?

Chief Scott:
Yes

Councilwoman Thompson:
Will residents be able to pay online?

Chief Scott:
Yes

Motion to close the Public Hearing
Councilman Knedler
Second Councilman Tarlau
Vote 3-0 passed

Work Session

Agenda

**Motion to approve agenda
Councilman Tarlau
Second Councilwoman Thompson
Vote 3-0 Approved**

Mr. Winger: (MCI Construction)

**Construction on the building located at 3409 Rhode Island Ave., will cost approximately 4.4 million dollars with \$500,000.00 in contingency which is 10%. 4.9 million rounded off at 5 million.
We have come up with three options to offer the city.**

Option 1 is the city would raise the money from grants and other funding sources.

Option 2 is financing by NCI or an entity they would set up to own the lease for 25 years and at the end of that period the building ownership would revert back to the city for a \$1.00 fee or something in that range.

Option 3 is Mr. Winger would build the building, lease it for 25 years and at the end of that period MCI would own the building and the city could buy it at fair market value at that time or renegotiate a lease.

**Councilman Tarlau:
You have 99 listed is that a typo?**

**Mr. Winger:
If we build the building we need to be able to have the right not to lose the property so we would need a 99 year lease. If the city took the building back and used option II the 99 year lease would be mute point and the city would take the property back. If the city is going to take the building back it would be a 25 year lease under option II.**

**Councilman Knedler:
You're saying that after 99 years it reverts back to the city. The land verses the building is what we're talking about. The city would retain ownership of the land underneath and you would own the building.
Can we continue to use the state money?**

**City Manager Jeannelle Wallace:
Yes**

Mayor Miles:

I like option II because we can get the building built. Option II allows us to get it built and pays you \$37,000.00 monthly. We want the upper levels to be for professional rentals because that would help us to off set some of the cost. We will take this up in work-session.

Kaywood Apartments:

Mayor Miles

We don't accept Kaywood Apartment agreement and the reason is the city is now prepared to do the work ourselves from a grant that we received in an amount that is necessary to do it.

Jeannelle Wallace:

We still will have to put it out to bid and we will ask two companies that they already have to rebid and ask our contractor that we have used in the past to bid as well. The amount of the reward that we requested is the exact amount of the proposal.

Councilman Tarlau:

Is there timing on when we get the money?

Jeannelle Wallace:

It will be a quick turn around about a week or ten days.

Mayor Miles:

This is CDBG money and you spend it and they reimburse you. The city received a grant in the amount of \$98,000.00 in CDBG funds for fixing side walks and resurfacing from Kaywood Gardens.

Ordinance 9-2009 2nd reading (An Ordinance Authorizing Use of Photo Speed Monitoring Systems in School Zones in the City of Mount Rainier

**Moved Councilmember Tarlau
Second Councilmember Knedler
Vote 3-0**

Resolution 7-2009 (A Resolution authorizing the City to borrow up to \$100,000.00 at no interest from the Maryland Energy Administration for the performance of energy efficiency improvements to the City of Mount Rainier Municipal Building.)

Councilman Knedler:

Monies awarded to the city should be more publicized.

Council to recess for July and August 2009

Motion to adopt

Councilman Knedler

Second Councilwoman Ivy Thompson

Vote 3-0 Approved

Motion to adjourn to Work-Session

Councilman Tarlau

Second Councilman Knedler

Vote 3-0

Work-Session

Approval of agenda

Adding 4200 34th Street

Deleting Safety Issues

Agenda approved

Ordinance 8-2009 Postponed

Legislative issues

Councilwoman Thompson suggests amending the language in the speed camera law. I would like to recommend that anything above 10% of what the city collects from the speed camera we be allowed to keep for transportation and pedestrian safety improvements.

City Manager Jeannelle Wallace

3803 38th Street is slated for demolition. Upon inspection by our engineer there was some structural damage and water in the basement a year ago and is still there. The engineer could not ascertain how much structural damage there is because of the stagnant water in the basement and the main beam was impossible to see.

Councilman Knedler:

The bank told us they were going to knock 3803 38th Street down. The city should make the bank aware that we don't want that property torn down unless absolutely necessary. Our preference is to sell it and it should also be known that the lot cannot be subdivided.

Mayor Miles:

The façade program has \$20,000.00, \$10,000.00 from the city and \$10,000.00 from MRBA. There was \$200,000.00 applied for in this round of CDBG but they must have a \$50,000.00 match. MRBA would like to use the \$20,000.00 we have as part of that match.

Mayor Miles:

If the \$200,000.00 comes in they will use that for the façade program.

City Manager Jeannelle Wallace:

We need to improve our business district.

Councilman Knedler:

My suggestion is that we put money into our buildings and not the signs.

Mayor Miles:

We are going to move forward with Island Style to get the \$4,500.00 approved and get the sign finished and up.

We will move forward on getting the rest of the work done on façade for Glut and Nisey's. If there is money left over than we will move to the next property or project. All of the remaining money from the \$7,500.00 that the city put in the pot will go directly to the facades.

Councilman Tarlau:

Centennial Report

- **Each month there will be a different theme.**
- **There will be a number of activities during the year ending up with a dinner dance.**
- **We will start the year with unveiling of flags**
- **Having the bicentennial book reprinted and sell it to residents for \$5.00.**

Mr. Dennis (Suite Magazine)

I would like to introduce the notion of a partnership in helping to market and give some exposure to the development around Mount Rainier and to do that around the time of Mount Rainier celebration. We want to feature two towns per edition. The idea is to reinvigorate consumer interest in our cities and towns and to better circulate consumer dollars in our municipalities. A page that would cost \$6000.00 would now cost \$1000.00. MRBA seems excited and interested. The businesses would be able to list their business in the magazine for a fraction of the cost. This will be beneficial to the merchants, consumers and residents. We are hoping that the county government will come in and pick up part of the cost. Mount Rainier will be putting in about \$3000.00.

Councilwoman Thompson:

Have you figured out how the cities would be paired because that would be important to us being we are a Arts District. My suggestion is if you are going to feature us with another town it would also be an Art District.

Mr. Dennis:

Hyattsville wants to do something in October or November. The burden is less upon you if we can get more money from the county.

4200 34th Street

Jeannelle Wallace:

4200 34th Street does not require a variance but they do need a city permit and they do have a county permit.

Councilman Tarlau:

I would encourage them to do what's needed in order to move forward.

Councilwoman Ivy Thompson:

St. Johns Episcopal Church is celebrating their 100th year anniversary and invited us to attend.

Move to adjourn

Councilman Knedler

Second Councilwoman Ivy Thompson

Vote 3-0