



Minutes for the City of Mount Rainier Work-Session

Date: 9-15-2009

Place: One Municipal Place, Mount Rainier MD 20712

Presiding Officer: Vice Mayor Bryan Knedler

Councilmember's present: Alta Morton, Ivy Thompson and Jimmy Tarlau

Councilmember's absent: Mayor Malinda Miles

Staff present: Treasurer Vijay Manjani and City Clerk Janis Lomax

Meeting called to order @ 7:09 pm

Agenda

Fence placement on alley withdrawn

FOP contract extension stricken

Adding Party Time report

Agenda approved as amended

Moved Councilwoman Morton

Second Councilman Tarlau

Vote 3-0

Zip Car presentation (Ellice Perez)

This car is environmentally friendly and for every one zip car on the road we take 15 regular cars off the road. Zip Car is looking for designated parking spots on city streets. If you're parked in a zip car space it will cost you a \$100.00 fine and your car will be towed. The fee to join is \$25.00 and \$50.00 annual fee. For starters one or two spaces must be designated.

Councilwoman Morton:

Can we put a link on our website to Zip Car?

Ms. Perez:

Yes

Vice Mayor Knedler

The city will get back with you.

Gateway CDC Tax Incentive

Brad Froam: Assistant to County Councilmember Will Campos

The Gateway website is up and running. We are looking for incentives to get people to come to gateway or invest in gateway. We will be able to get a 10 year credit against property tax. The county pledged 10 years ago to put tax credits on the books and did not do so. County legal council will look into whether or not this is retro active. There are a couple of property tax credits you receive as an artist listed below.

- 1. Credits against state income tax.**
- 2. Credits against state property tax**
- 3. Up to a ten year tax against your property taxes**
- 4. If there is a conversion of your property into an art related building than there can be a tax credit against that increased value. The extra tax credit is only related to improvements on arts related improvements.**

We are now drafting legislation with the county and putting the tax credits on the books will be a good incentive.

Cheryl Derricott:

There will be an Art of Dessert fund raiser on September 26, 2009 for the Gateway Arts District.

Storm Water

Brent Bolin: These are some of the problems that occur when storm water runs off into the Anacostia River. It picks up oil and debris off the streets and goes into the river. The idea is to keep water local so it won't run into the river. Mr. Bolin is proposing a resolution in support of Protective Storm Water Regulations. Further discussion on this resolution will resume on the first Tuesday in October 2009.

Redevelopment Authority Board Meeting

In attendance at the meeting were Will Campos, Pedro Briones, Alta Morton and Ivy Thompson. The request of extending business owner of Party Time Liquors lease until year 2016 was up for discussion and the business owner was not in attendance. Party Time Liquors has asked for early consideration of their lease and the city is not in agreement. Business owner Cheryl Fountain of Fountain Framing and Art Gallery Inc 3311 RI Ave. spoke at the meeting with complaints that Party Time activity is hurting her business. County Councilmember Will Campos spoke on our behalf and they did not take a vote at that time. Ms. Morton feels that Party Time Liquors has not been a good neighbor. County Councilmember Campos made a request to the board to revoke their lease. Ms. Morton says that Party Time has not had very many complaints.

Councilmember Tarlau:

Would owner occupied businesses qualify?

Cheryl: yes

Councilmember Knedler:

We will look forward to seeing that legislation.

Councilman Knedler:

Code Enforcement is not on the agenda but I would like to discuss a few things. I have received some complaints. It seems there is some confusion about property maintenance code and what it requires. Some of the complaints I received are as follows.

1. Proper containers for yard waste.
2. A resident was told that they could not put yard waste in trash cans.

Councilman Knedler feels that code enforcement needs more direction from Mayor & Council as to what's more important when they are in the field. Some of the code officers feel that plants' hanging over the sidewalk is an obstruction. I'm trying to avoid code enforcement becoming so strong and overboard that there is a reaction against any code officer. I feel that health and safety should be the main priority. Do we need to strengthen the code or make it clearer? Also, the citations are unclear.

Councilwoman Morton:

Ms. Morton mentioned that part of the problem is communication from management and Mayor & Council as to not having enough clarity on prioritizing certain things and that they need more direction from Mayor & Council.

Resident Brent Bolin: 33rd and Perry Street

Mr. Bolin complains that notices are unclear and he only see's pink notices on houses not on buildings, businesses or burnt houses. Management is not directing them to focus on priority things and it's coming from management down.

Councilwoman Ivy Thompson:

You can drive through the town and see a lot of issues that the city has with residents. They are needed for major issues on residential properties.

Motion to go into closed meeting on property acquisition

Moved Councilwoman Morton

Second Councilwoman Thompson

Vote 3-0

At the conclusion of the closed session, the council came back into open session and discussed the need to meet with Torti Gallas architectural firm regarding the contract to do design work for Rhode Island Avenue (\$25,000 contract). The target date was set for September 22, 2009.

Meeting adjourned at 9:35 pm.

Motion

Councilman Tarlau

Second Councilwoman Morton

All in favor