



## **Minutes for City of Mount Rainier Maryland Work-Session**

**Date: 2-15-2011**

**Place: One Municipal Place, Mount Rainier MD 20712**

**Presiding officer: Mayor Malinda Miles**

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

**Councilmember's absent: None**

**Staff present:**

**City Manager Jeannelle Wallace and Chief Scott**

**Agenda**

**Motion to approve agenda**

**Councilman Tarlau**

**Second Councilman Knedler**

**Vote 4-0**

**Tree Commission Applicants Introduction**

**Maria Paoletti 33rd & Bunker Hill Rd.**

**Jessie Kristofferson 32nd & Arundel Rd.**

## **Election Board**

**Elections are held the odd year of every two years and the first Monday in the month of May.**

**Maxine Drakeford – election judge for 20 years. Ward II**

**Diana Williams 3202 Upshur Street Ward I**

**Carl Jones Ward I**

**Pat Surman Ward II**

**We need two alternates and this must be ready by the first Monday of March which is March 7<sup>th</sup> 2011.**

**Councilman Taralu would like details of their job description.**

## **Singer Building**

**Jack Priestly= (Owner of architectural and financial firm also; is the builder of Franklins Restaurant)**

**April Brown=Market Analysis**

Mr. Priestly has come up with a basic design. The Singer building is owned by Metro Development. Mr. Butler doesn't own the building but will own it shortly. Mr. Butler has been paying taxes for the last eight years. Mr. Priestly has an architectural firm and financial firm. Part of his goal is to work with who ever is developing the former Bass property and funeral home. Mr. Priestly is a contractor and has been in business for thirty years and he built Franklin's Restaurant in 1981. Looking at the design the study recommends a fourth floor could be added to the building. At present there are eight residential units in the building.

The first floor could be a store or restaurant or divided up. A restaurant would be good and would jump start the development. I'm trying to locate someone who would be interested in putting a restaurant in that location. The building is a mess and we would want to add condos on the fourth floor. If a fourth floor is added that would be the profit margin to make things work. I would borrow the money for financing and pay for pre-construction and do the infrastructure improvements. We need water, sewer, electric, gas and a sprinkler system through out. We would provide the infrastructure improvements and we would like to keep and lease the first floor as oppose to selling it. I would like to condoize the rest of it and sell as condos.

Research needs to be done on the windows on the first floor. We would go back and put in wood windows because of an historical façade to maintain historical integrity of the building. This building is going to be significant to Mount Rainier. Mr. Butler wants to partner with Mr. Priestly and develop the building on his own. Parking is a problem and Mr. Butler asked about buying the property at 33<sup>rd</sup> and Perry Street and turning it into a parking lot.

Mayor Miles likes the idea of adding a fourth floor to the Singer Building.

Councilman Tarlau: likes the design and the Council support the idea of condos but is a little confused about the ownership.

Mr. Priestly:

Once the building comes out of foreclosure they will form a LLP. It will be a 50-50 partnership. There are sources of funding for the public space in front of the building and façade.

Councilman Knedler:

I like the design and you aren't going to deal with the other two properties. Look into the historical tax credits.

Councilwoman Thompson:

Ms. Thompson has concerns about the first floor being a restaurant space because across the street at the Art-space building it's been a challenge.

Mr. Priestly:

You're not looking at a first time restaurant tour we have a track record and a lot of experience coming in.

Councilman Tarlau:

I would like to see you get some input from the neighbors.

## **Tool Shed**

**Councilman Updike did inventory on the tool shed. Joe and Bea Trickett shifted the tools to the right side of the basement. Evan Wilder is the new volunteer for the tool shed. Joe Robbins has concerns about electrical problems in the house and feels an electrician should evaluate the house. The light switches aren't working near the front door and are hot to the touch. The alarm system needs to be evaluated.**

**City Manager Jeannelle Wallace:**

**Tony Lee has not resigned and still wants to run the tool shed. He has an accurate list of tools that are there and he did inventory when he took it over and there are missing tools and are not a result of people not returning the tools. The city is looking into finding out why the backup in the bathroom. One of the problems with running the tool shed is the bike co-op materials were in the basement and took over. The computers and printers in the basement don't belong to the city and were stored there by someone else.**

**Councilman Updike:**

**I did do inventory and sent the list to the City Manager .The base list didn't include a lot of tools. The numbers went up to 300 but the database sys 120. We can't tell what's missing between 120 and the highest number. We can tell from 1-120 what's' missing.**

**Mayor Miles:**

**I have concerns about the Bike –Co-op and the condition of the house. The building has not been maintained. I would like to schedule a meeting with Bike Co-op. Ms. Wallace please schedule the meeting.**

**Councilman Updike wants to donate the computers stored in the basement of the building.**

**City Manager Jeannelle Wallace:**

**None of those things belongs to the city.**

**Mayor Miles:**

**I want those things moved from the property.**

## **Volunteer Recognition**

**We have great volunteers that the city would like to recognize them with a lunch, breakfast or dinner. I would like to propose to do something to recognize the volunteers.**

**The above verbal proposal was agreed upon by the following Councilmember's.**

**Councilwoman Ivy Thompson and Councilman Tarlau.**

## **35<sup>th</sup> & Shepherd Street (No Parking Zone)**

**Councilman Tarlau suggest making 35<sup>th</sup> & Shepherd Street a no parking area and to hold off on changing the street to a one-way street.**

## **Speed Camera Revenue**

**Councilman Tarlau wants to get this money appropriated this fiscal year and immediately purchase the generator.**

**City Manager Jeannelle Wallace:**

We have two people looking at it. We never got the U&O permit for the basement because of concealed combustibile space. The city must have the contractor correct that for the life of the building. The initial recommendation from D.E.R. (Department of Environmental Resources) and the county was that the ceiling needed to be ripped out because it could cause a fire.

**Mayor Miles:**

What would the generator give us?

**City Manager Jeannelle Wallace:**

In case the city loses power we will still have some back up.

**Mayor Miles:**

The generator will only power the police station. Do we have a limit on what we are willing to pay?

**Councilman Tarlau:**

I think we should move and get it done.

**Councilman Updike:**

If we can get the unit on the outside it will solve the combustibile space problem in the basement.

**Councilwoman Thompson:**

We need to have the engineering drawings so we can the U&O (Use and Occupancy Permit).

**Mayor Miles:**

Do we want to move forward on a maximum of \$4,000.00 to get the engineering drawings?

**Councilman Tarlau:**

I'd like to get both done.

**Mayor Miles:**

The consensus is not to exceed \$10,000.00 for both.

**Councilman Updike:**

It would be good to get clarity on the electrical issue concerning the generator.

**Mayor Miles:**

Work with the Chief and Ms. Wallace on this.

**City Manager Jeannelle Wallace:**

We already have an assessment on what's wrong with it.

**Mayor Miles:**

Are there any more projects to be done from this camera revenue? I think we should get our officers new tasers.

**Chief Scott:**

Using the capitol improvement, the cost for 12 tasers is \$9,780.00.

**Mayor Miles:**

I would like to move forward on getting the tasers out of this year's budget. Let's get some recommendations on the following.

1. Generator
2. Engineering drawings
3. Tasers

After the recommendations then, let's see what monies we have left and prioritize what to re-allocate.

**Councilman Updike:**

I would like to see the Chiefs top five in order.

**Councilman Knedler:**

Star Potts Hall want's an extension until May.

**Mayor Miles:**

Give them to the end of this fiscal year until June 30<sup>th</sup> 2011.

**Snow Emergency**

**City Manager Jeannelle Wallace:**

You have in your packets new and revised Snow Emergency Procedures, this changes chapter 13-A. This chapter will deal with snow emergencies and the process of declaring a snow emergency. There will be a new chapter added dealing with a city emergency and extending the authority to the city manager and give her the authority to call a city emergency even if Washington DC has not done so and it will also cover other kinds of emergencies other than snow. We will be using Fox 5 and USA-9 in addition to our own media channels.

**Councilman Knedler:**

I am comfortable following Washington, DC. Check with Colmar Manor and Cottage City and find out what they do.

**Councilman Tarlau and Councilwoman Thompson like the language the city manager used.**

**City Manager:**

Delete line E

**Councilman Knedler wants to change the section about chains on tires and snow tires**

**Pg. 3 section E, take out snow.**

**Mayor Miles wants to put election guide changes back on the agenda for March.**

**If we can do a first read March 7<sup>th</sup> 2011 we will still have time to make the changes.**

**Councilman Tarlau:**

**These changes effect the April nominations?**

**Mayor Miles:**

**We will get it done.**

**Motion to adjourn**

**Councilman Updike**

**Second Councilman Knedler**

**Vote 4-0**