



**Minutes for the City of Mount Rainier Mayor and Council Meeting on
Budget Public Hearing and Work-Session**

Date: April 19, 2011

Place: One Municipal Place, Mount Rainier MD 20712

Presiding officer: Mayor Malinda Miles

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

Councilmember's absent: N/A

Staff present: City Manager Jeannelle Wallace and City Treasurer Vijay Manjani

Meeting called to order at 7:10 pm

This is a special meeting on the adoption on the budget and tax rate Ordinance 4-2011
Summary and first reading given by City Manager Jeannelle Wallace

Question from Councilman Knedler on the expense of replacing the Kaywood lights we own. Have we received an estimate from Pepco as to abandoning our lights and use Pepco lights? Have you looked at how much it would cost to do that?

City Manager:

No, the one we are anticipating replacing are a portion of them and it is with a grant.

Vijay Manjani City Treasurer (Budget)

The largest change we have is on page 46 shared state income tax revenue went from \$400,000.00 to \$420,000.00. Revenue increased by \$20,000.00. Speed camera revenue will go from \$10,000.00 to \$50,000.00. \$125,000.00 of the speed camera revenue will be used for Public Safety expenditures. We moved the category amount. This includes the \$38,500.00 for employee cola's and it also includes the increase that we agreed for the speed camera revenue from \$10,000.00 to \$50,000.00.

Page 54

We agreed to \$5000.00 for community activities which includes \$3000.00 for the Farmers Market and \$2000.00 for House Tour project. We added \$1500.00 for Neighborhood Watch Program. Those two changes are highlighted on page 54 and that changes the total of expenditures to \$702,600.00.

Page 58= Special Funds Revenue

The CDBG façade program will be \$135,000.00

Page 59

The CDBG contract is \$125,000.00

Page 62

The security camera revenue has been moved to the police department. The total has been changed and these changes the Mayor & Council's total to \$50,750.00.

Page 75

Department of Public Safety

I transferred security line item 5610 of \$500.00 into the police departments of public safety budget. That total has changed to \$1,818,000.00

Highway and Streets

\$100.00 was moved from waste collection to material and supplies and that became \$60,100.00.

Debt services no change nothing was changed for fiscal year 2012 budget.

Page 95

Community Programs

Farmers Market was added \$3000.00, House tours \$2,000.00 and Neighborhood Watch \$1500.00.

Page 100

Contingency Funds

\$82,500.00 includes the city wide COLA and it includes \$38,500.00 which is the 2% for city wide employees. \$240,000.00 projected speed camera revenue is also included.

Councilman Tarlau:

Take out the whereas sentence from Ordinance 4-2011 which states that the 2% COLA will be given.

The Mayor and Council agree with the 2% and it will be put into the contingency fund.

Councilman Tarlau:

Move to strike the second whereas in Ordinance4-2011.

Second Councilman Knedler

Vote 3-0

There's a new motion on the floor to delete the entire sentence with the whereas and to amend the budget. We also want the note on page 100 deleted.

Motion to delete the whereas and the cost of living of 2% along with the note on page 100

Councilman Tarlau

Second Councilman Knedler

Vote 4-0

Councilman Knedler:

Our property tax revenue is going up and that means that the value of some of the properties is going up in order for our tax revenue to increase.

Vijay Manjani Treasurer:

This is required by law. The law says if our tax rate is at the current level or above the constant yield tax rate then we must advertise CYTR (Constant Yield Tax Rate) and have a public hearing. The constant yield tax rate came at 0.7665 and the city rate is 0.79. The constant yield tax rate is calculated based on the estimated real property assessable base.

Councilman Tarlau:

While the appraisals have gone down the state tax assessments have gone up but not our taxes.

Motion to close special meeting and public hearing

Councilman Tarlau

Second Councilman Knedler

Vote 4-0

Work - Session

Agenda

Moving the attorney up and the bike co-op

Move to accept agenda

Councilman Updike

Second Councilman Knedler

Vote 4-0

Ken Sigman (City of Mount Rainier's Lawyer)

The states ethics commission is going to have to review the cities new law to make sure it's in compliance.

I've taken the local ordinance and made some edits so it will fit with the realities in the city. I think its something that complies with state law.

Mayor Miles:

What is the difference with out current law?

Ken Sigman:

Elected officials are required to make extensive disclosures of your ownership interest in business, stock holding, real property and even property located outside the city limits. You have to have an improved Ordinance in place by October 1, 2011. We need to get to where we are going with the legislation. Send it and get an advanced review to make sure everything is okay before you go ahead and enact it and we have to get the commission appointed so they can certify to the State commission that it's in compliance with the law.

Mayor Miles:

Can we ask for persons outside this room to consider reading and reviewing the Ethic's Commission ordinance and consider serving on the Ethic's Commission so we can submit those at the same time?

Ken Sigman:

The ordinance has to be in place before you appoint them.

Councilman Tarlau:

Financial disclosure, these forms don't make sense. We must work on one at some point.

Jeannelle Wallace City Manager:

You should do one right after the election.

Mayor Miles:

Everyone must do one annually. We have to update the financial form. Ms. Wallace make sure this is on the next Work-Session.

Alvin Nichols: RFP Report

In response to the RFP do a survey on the outcome and feedback. This is not the first RFP not to get any responses. I'm here to give data on what the next steps might be.

1. The property has some unique characteristics
2. It's big enough to command the interest of major developers.
3. Because of its size it doesn't create its own market.

Step number 2 would be the strategy that will draw people to that property.

Developers find there is risk with this property and would the city consider taking on some of this risk?

Mayor Miles states we have some developers interested but they didn't have enough time to get in their RFP. She feels the Council should extend the RFP.

Councilman Updike:

We've been approached by some commercial brokers, what do you think about the process?

Mr. Nichols:

That is an alternative.

Councilman Knedler:

I think we should make it fair and open it up to everyone. Re-open it for one month.

Councilman Updike:

I'm proposing to re-open the RFP for one month and not two months.

Councilman Tarlau:

I'm supportive of that.

Councilwoman Thompson:

I will go along with Council.

Mayor Miles:

The question is do we want to re-open and for how long?

Councilman Tarlau feels it should go to the next session for a vote.

Councilman Updike asks Mr. Nichols his opinion on the appropriate time and if 45 days would be enough time to extend the RFP.

Mr. Nichols recommends sixty days for adequate time to allow people to find out about it. Most of the Council will go with the 60 days but will wait to finalize.

Keller Williams Organization

Bruce Lucas: (Commercial Consultant)

Keller Williams is a local company with international reach. Mr. Lucas is on the board of directors of CCIM ((Certified Commercial Investment Member). He suggest that the city get directly involved with the investors, contact them, set up meetings with them and give them your proposal on what you're looking to do. Another strategy would be to talk to the local banks because developers want to know that financing is in place. If the financing is in place you will get more responses to your FRP and that helps to spread the risk around that the city is about to take; this means the developer is not assuming all the risk. We should enhance the features of the progressiveness of the city.

Councilman Updike:
What different would you do from the consultant we have?

Bruce Lucas:
Marketing, you need to have someone on the ground to represent Mount Rainier. Some of my contacts might help you cut through the chase.

Councilman Updike:
Would you be funded through commission, pre payment or what's the structure that you operate under?

Mr. Lucas:
I'm normally paid through commission but if you go the consultant route I'm paid hourly.

Mayor Miles thanks Mr. Lucas for his presentation.

Gateway CDC
Councilman Updike heard from the CDC stating that they have funds available to do an art project in Mount Rainier. CDC does not have the money to move the project forward and is asking the city to give the money to CDC. CDC will pay the artist and when they get reimbursed for the grant they will forward the money back to the city. The deadline is June 30th, 2011 for the money to be spent.

Councilwoman Thompson:
Ms. Thompson says she has a problem with the way CDC does business.

Councilman Updike:
They have been in transition with getting a new director.

Councilman Knedler wants to know who is administrating the grant because he doesn't want city staff doing any of it. Bryan wants to see proof that CDC can take on a project on like this. It looks like all we have to do is loan them \$5000.00 and the rest is CDC's problem. We need to set up a committee and decide which projects get funded. They shall have no ownership of what's created the CDC does. There is a consensus that the city will support the CDC with the \$5000.00 grant on artwork for the city.

Bike Co-op/Tool Shed

Will McKinley Ward (Membership Coordinator for Bike Co-op)
Mr. Ward gave a brief description of the board for the Bike Co-op and discussed the possibility of them becoming a 501-3C organization. Issues were brought forward on rent and cleanliness. Mr. Ward stated that all monies from the Co-op is donated to the city and feels that should take care of the rent.

Councilwoman Thompson:
Ms. Thompson feels there should be a written agreement between the Bike Co-op and the city.
With regards to the facility the city is not to run Bike Co-op and Councilman Updike agrees.

Anthony Lee (Tool Shed Coordination)
Mr. Lee asks if a decision has been made on the tool shed sharing 1/2 the basement? He states it's a question of access and security that he not share the basement with Bike co-op. He also has a problem with going through Bike Co-op to get to the Tool Shed.

Councilman Updike suggest another location for the Tool Shed,

Mayor Miles says no.

Councilman Updike:
When was the last time someone borrowed a tool?

Mr. Lee:
This past weekend a tool was borrowed.

Councilman Updike:
There are a lot of repairs needed for the tool shed and we need to figure out how to fund that.

Mayor Miles:
I can do that and Mr. Lee can you also give me a list of what's not working?

Dave Cahill says that the pictures of the Bike Co-op don't tell the truth. He asks that Mayor Miles come and visit the tool shed and make her own assessment.

Mayor Miles:
We need to write clear expectations for the Bike Co-op. The mayor needs to visit and check out conditions and inventory.

Councilman Tarlau:
What are your expectations of the city?

Mike Turner: (Bike Co-op Treasurer)
Mr. Turner gives the Council three designs a painting plan and a maintenance plan.
He has solicited people into the operation. The three designs are as follows. Two designs are of the sun and one is of leaves and water. On May 21, 2011 the painters will start the project.

Councilman Updike:
The assistant city manager told volunteers they can't paint in the crosswalk area.

Mayor Miles:
The legal reading states you can do anything you want in there. The intersection is in bad shape and we need to get it in shape before painting.

Councilman Updike:
Maybe we can use the \$5000.00 from CDC to fix the street.

The audience voted on the sun as the painting for 34th Street and Bunker Hill Road.

Councilman Tarlau:
Mr. Tarlau is for having a bed and breakfast in the city.

Motion to adjourn Councilwoman Thompson
Second Councilman Tarlau
Vote 3-0
Meeting adjourned