



City of Mount Rainier

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CITY MANAGER REPORT DECEMBER 6, 2011

Civic Center Project

The city has consulted with engineers and architects for this project and it has been determined that the Star-Potts Hall building is solid and not in need of demolition. The most recent report indicates that while the building is almost one hundred years old it has withstood the acid test of time. The deformation and racking of the building exhibits spider-web hairline cracks that are typically found in buildings of this type and age. The report further address the historical significance of the structure and that it remains a focal point for the city.

It has been known since the purchase for the building that the facility is not currently code complaint and renovations will have to take this into account. The report further indicates that restoration will require electrical, mechanical, plumbing, fire safety, handicapped accessibility, and possible structural enhancement up to and including a new roof. The consulting engineer report is attached for reference. The consulting engineer also suggested a termite inspection of the property. The city's exterminator stated following his inspection that there is no evidence of termites. He further indicated that Chlordane (a chemical no longer allowed as a permitted use for termites) was used decades ago which further supports the lack of termite invasion. The consultant further tested the wood molding around the floor boards which showed no signs of termite damage. The existing floor in the facility consists of slab material and the base construction is consists of concrete. In his estimation the building is solid and more than likely will require some replacement and pointing of masonry material. Thus three opinions have been gathered as to the integrity of the facility.

Mount Rainier Library

The existing library currently has a leaking roof. Both the architect and engineer state that repairs rather than replacement appears to be the best option since it is a part of the civic center project. It should be noted here that three separate roofing experts state that the roof needs to be replaced. It is for this reason that the management team recommends AA Roofing Company due to this being the lowest bidder for the replacement.

City Buildings Audit Report

As part of the city's attempt to obtain a grant to increase the energy efficiency of the city's buildings including city hall, Star Potts Hall, the police station, and the Mount Rainier Library, Maryland Department of Energy was contacted to conduct an assessment of these facilities. The report issued February 2011 to the assistant city manager regarding the conclusions of its audit. A summary of the findings follows:

CITY HALL – recommendations

- Compact florescent lighting upgrade
- Motion sensors in private offices
- HVAC Upgrade
- High efficiency domestic hot water heater

LIBRARY – recommendations

- high efficiency T8 Lighting Upgrade
- solar photovoltaic PV array

TERMINAL SNACK BAR

- high efficiency heat pump in restaurant area
- high efficiency furnace in chamber room

POLICE STATION

- None due to limited access to HVAC equipment

A copy of the full report is available upon request.

Local Government Insurance Trust (LGIT)

Each year the city receives a "Report Card" from its insurance provider for all property, vehicles, buildings, and public official liability claims. The reports compares how the city is doing compared to other members of the trust including municipalities. The following categories were rated for the coverage year ending in 2011:

General Liability claims – the city ranked 32 out of a total of 164 and was rated low to moderate in this category in terms of the need for additional loss control measures.

Auto Physical Damage Losses – the city ranked 116 out of a total of 122 members in this category: thus the city is ranked red and is recommended for additional loss control measures based on the loss ratios. This is a result of the number of loss claims in the police department. In the past the measures taken by management have included referral of those officers and employees involved in auto accidents (especially those accidents that were preventable) to driver's training classes offered by LGIT. Take home vehicle privileges were also temporarily suspended. Pro-active measures were also taken to address with staff the concern for individual safety as well as the safety and protection of vehicles and equipment. Management will pursue additional measures in the future to address this issue.

Auto Liability Losses – the city ranked 99 out of 124 members and the need for additional loss control measures was considered low to moderate. While analyzing the numbers alone appear not to support the ranking, apparently the members in the trust ranked very high in this category. Management will continue to look into ways to improve in this category.

Law Enforcement Liability Losses the city ranks number 2 out of 83 members in this category and is considered excelling in this category.

Public Officials Liability Losses – the city is ranked 159 out of 163 and given a low level alert in the category in terms of the need for additional loss control measures bases on the loss ratios. This relates to the number of losses as a result of claims against the city's sworn officer force.

Property Losses the city is ranked 125 out of 140 members and is considered a low to moderate risk in this category.

Injured Worker's Insurance Fund

The city received an award for 25 years of partnership with the company that ensures employees during on-the-job injuries. The city was also commended for performing in an excellent manner in this category in terms of the number of open vs. closed claims.

Other matters

The city manager has drafted letters for the legislative package which will be presented to County Executive Municipal Liaison Bea Tignor and David Ianucci concerning the city's request for funding support for its revitalization initiatives and the letter to Mayor Gray and the Prince George's County Executive Baker concerning the problems with pedestrian crossing and vehicle accidents at the intersection of Eastern Avenue and Randolph Road in NE Washington, DC. Vice Mayor Thompson provided revisions to these drafts which are scheduled to be voted upon during the council meeting scheduled for this evening.

The Snow Removal Agreement with North Brentwood has been finalized, reviewed and approved by the attorneys from both jurisdictions.

The city received its annual audit report from the firm of Bridgette Mock and Associates and is one of the best yet. The city is in good financial condition. The city council is scheduled to formally approve the report this evening.

The city manager also drafted a summary statement for the Green Sustainability Plans and Assessment which was available for council review at the work session on November 15, 2011.

Funding Requests

Management has prepared a list of items in a separate report that will require a budget amendment for fiscal year 2012. Many of the items including the repairs to the public works

garage roof, the library roof, and the police station roof need immediate attention. Also in the request include the police station generator, repairs to the city hall building masonry, the match requirement for the re-pavement of the Perry Street lot, and the repairs to the hole in the 4000 block of 34th Street. The city has in the past normally prepared one budget amendment ordinance covering all of the amendments to the approved fiscal year budget. Due to the amount and numerous items that require additional funding, some of these items are being brought up for discussion. The funding amounts are recommended to be transferred from contingency, speed camera, and reserve funds. A separate report of these amounts is available upon request and is attached to this report. It will also be available on the city's website www.mountrianiermd.org under the city management reports under the government tab. Look for the title *Report to the Council for Infrastructure Needs*.

State Highway Administration

State Highway has asked that municipal governments to partner with them in sharing the fines and fees for illegal signs posted in the median on state roadways.