



City of Mount Rainier

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CITY MANAGER REPORT OCTOBER/NOVEMBER 2012

Correspondence

The following letters were sent on behalf of the city:

- Maryland-National Park and Planning Commission regarding the selection of Option B for South Neighborhood Park restoration on 37th Street; Ronnie Gathers sent a reply that the commission will move on this matter as soon as it can and will also install the fence along one property line funds permitting
- Maryland-national Park and Planning Commission regarding the 5K Run being sponsored by the City's Youth and Recreation Committee
- To County council in support of legislation for Hens

Meetings

The following meetings were attended and or hosted by the city:

- Meetings with proposed developer Streetsense, Neighborhood Development Corporation concerning the next steps for the development of Rhode Island Avenue properties. The city manager submitted recommended next steps to the council, and recommended negotiations priorities for the Land Distribution Agreement. City Attorney Perlman is working on a first draft which should be available for review this week. County Councilmember Campos is arranging a meeting with the planning division of M-NCPPC to discuss the immediate requirements that must be met by the developer.
- Staff has met with the city attorney concerning revisions to the Personnel Policy and Procedures Manual. These recommended revisions will be submitted for council consideration during the next month in order to adopt legislation for the revisions.
- Staff has met with the Architect on the Civic Center Project. The construction drawings are being completed as planned and on schedule. The city has received draft no. 7 to date.
- The Buchanan Street Project is moving along as well and staff met with the design team to review the 30% drawings. Once the 60% drawings have been completed, a presentation will be made to the council for review and comment.

- Public works Assistant Director has met with two bio-hazard companies concerning the removal of same at the Singer Building. To date, estimates range from \$16,000-to clean the exterior of the building to \$46,000 for complete cleaning and repair of the interior and exterior of the building. Additional information concerning this property appears in the Code Enforcement section below.
- WSSC and PEPCO met with city staff about the number of complaints on Bunker Hill Road. Water was distributed to some of the residents and from many discussions WSSC will make permanent repairs during the Spring.\

Code Enforcement

Metro Development (owners of the Singer Building) was taken to court requesting an abatement order which was ruled in favor of the city for exterior repairs. There is another court date scheduled for February 2013 requesting an abatement order for the hazardous material, disrepair of the skylight, etc., on the interior of the facility.. The city declared this property condemned and unfit for human habitation approximately one year ago and advice from the attorney is that we can move forward. The council will have to determine whether it wants to use city funds to make the repairs and then request a tax lien against the owners. Currently there is one outstanding lien.

Testing is currently being conducted on 32nd Street for storm drainage issues related to flooding in the 4500 block. This is an on-going issue involving the administrative staff, code enforcement and numerous meetings with DER and the county's storm drain management division. The county is looking to install storm drain inlets in the rear of the properties that are affected but this could take up to a year or more depending upon the funding that is available. Vacant Building lists have been updated and the manager has submitted tax lien requests to the county.

Finance Department

The finance department is still working on the Fiscal Year 2012 audit. Due to the city receiving over \$500,000 in Federal funds a separate independent audit has been required. It is estimated that the council will receive a draft report no later than the next scheduled work session. The department is also working on completing the requirements on a Department of Justice Grant that was completed in 2010.

Grants

The city managers will be working on the USDA loan to complete the Civic Center Project. It is estimated that this application will be completed this week.

Reimbursement requests have been submitted for Chesapeake Bay Trust for the design work completed thus far on the Buchanan Street Bio-retention project.

Reimbursement requests were also completed in the amount of \$31,000 for work completed thus far on the construction drawings for the Civic Center.