



Minutes for the City of Mount Rainier  
Mayor and Council Work-Session

Date: 4-16-2013

Place: One Municipal Place, Mount Rainier MD 20712

Presiding officer: Mayor Malinda Miles

Councilmember's present: Ivy Thompson, William Updike, Brent Bolin and Jimmy Tarlau by phone

Councilmember's absent: None

Staff present: City Manager Jeannelle Wallace

Resident: Jacqueline Raposo:

Ms. Raposo thanks the Mayor for the grant money from County Councilman Will Campos office.

She wants to discuss with the council on how to get water for the community garden

1. The community garden can get their own meter from W.S.S.C. which will require a \$500.00 - \$600.00 deposit.
2. We can use public works meter from W.S.S.C.
3. Ask public works to fill up their water container at the garden.

Councilman Updike suggests using our meter to fill up the cisterns.

Mayor Miles asks resident Bryan Knedler about the free water article.

Resident Bryan Knedler:

If public works fills the tank at public works then the water is free except for the labor and this is the cheapest way to go. The option is the city pays the meter or the community garden will pay.

Councilman Bolin:

Mr. Bolin suggests letting the community garden use our meter and log in what they are using and make the decision to pay the city or the water company. Public Works bringing the truck will be an inconvenience. At the end of the year figure out how much water was used and go from there.

Mayor Miles feels Community Gardens should get their own meter.

Councilman Bolin:

Can we split the difference and the city pay the deposit of \$500-600.00 dollars and what else would you spend money on?

Ms. Roposa:

The cisterns and the fence will be out biggest cost. The cisterns are about \$500.00 and the fence is about \$600.00.

Mayor Miles: Why any cost at all for the Community Garden?

Councilwoman Thompson:

Pay for half the meter and be done with it.

City Manager Jeannelle Wallace:

Let them use the meter from Public Works and charge 1/3 when the bill comes.

Mayor Miles:

Pick up the meter from Public Works and return it. (Consensus from Council)

Parking Permits

Councilman Bolin:

The Chief, Jimmy and I met to discuss the code. In section 13-101 the Chief ask to include a 3 ft. buffer for a driveway apron.

Councilwoman Thompson:

I think that might cause more issues.

Councilman Bolin:

13-122, this would be a new section added to the parking chapter. I took the section on traffic calming devices and cut and paste and updated with information on the residential parking permit program and we should use the same process.

Under A definitions:

1. (Residential parking permits). Each permit is associated with a particular dwelling.
2. Another thing to clarify is if a permit designates a right to park on a restricted block but it doesn't guarantee parking on the block. We said issue permits to everyone on the block and then its first come first serve. A maximum of 4 permits per dwelling unit and two visitors passes to each dwelling unit. Revise to tow permits, visitors pass is for hours and not for overnight. We will put some restrictions on the visitor's permits.

Traffic Calming listed under factors Mayor and Council should consider.

C-2 add a section on assessing the impact of residential parking permits on blocks containing schools, parks, play grounds and or other public spaces. This should be considered.

Mayor Miles:

Did you consider apartments? Are they going to require some kind of permit or pass?

This is strictly block by block.

Councilman Tarlau:

Just because a block submits a petition doesn't mean we shouldn't have a public hearing to decide if it's in public interest. We still want to look over it and make that decision. Who are the permits limited to and should it be limited to people on that specific block or people a block away.

Councilman Bolin:

There is a provision that says for residents on other streets notification will be given to residents of other streets if the RPP is being designated on streets that are their only means of parking.

Councilman Tarlau:

Can they purchase permits to park on those streets?

Councilman Bolin:

I didn't include that but I think that's a policy discussion for the council. I think we should wait and see what happens.

Mayor Miles:

Arundel Road between 34<sup>th</sup> Street and 31<sup>st</sup> Street is a long parking block. Most people from Queenstown apartments use that for parking. How would that be addressed?

Councilman Bolin:

That's one of the things that will be a block by block basis and we designate one side of the street for parking.

Councilman Tarlau:

We don't have to agree to it.

Councilman Bolin:

What is the suggested fee for permits? We suggest \$50.00 per residential parking permit.

Mayor Miles feels the fee is too low.

Councilwoman Thompson:

I think it's a reasonable start.

Councilman Bolin:

I'm not comfortable with our officers being called out to enforce residential parking. We will have to see how much of a drain it is on our resources.

Mayor Miles:

I think it's an excellent start.

Councilman Bolin:

I feel we should have a discussion tonight and get some feedback and put it in the proper format for an ordinance that should be brought to the next meeting.

Councilman Updike:

The use of the term dwelling units leaves some freedom to allow parking permits for apartments as well as our homes which I think is a good thing to leave in that way.

Councilman Bolin:

This existing definition of dwelling units is currently in the traffic calming so I left it there. One of the things discussed was should we make a distinction between multifamily homes and single family homes. So we left it that way.

Resident Lynn Zaris:

Ms. Zaris is thanking the Council for their attention. Riverdale Park has parking permits and they charge \$25.00 and you can have up to two permits at \$25.00 each and two guest permits at no charge. When an officer comes out and gives the person a fine it can be revenue generating. She also feels it would create less wear and tear on the public right away.

Resident Bradly Kennedy:

I have a suggestion on how many permits to assign to each house. You can assign one permit to each driver in the house and your car has to be registered to that address. Everyone that lives on 34<sup>th</sup> Street has to park on a side street.

Mayor Miles is passing around a three page document sent to her from Bradley on ideas and suggestions. Mayor also received from Brentwood town councilwoman concerns on the impact it will have on residents of Brentwood. The Mayor has stated that she has asked to be on the Brentwood Agenda for conversation about it.

Councilman Tarlau:

It should be per license per car.

Councilwoman Thompson:

WE need to figure out a balance; if the city gives permits to each car that does not solve the problem.

Councilman Bolin:

We can have a maximum of two permits and parking in your driveway is free.

Chief Scott:

There are some exceptions, if someone is renting a house that is a student they would have out of state tags so make some kind of provision for that.

Councilman Bolin has noted a couple of revisions.

Tonya Banks from Kay-wood Apartments is seated at the table and Mayor Miles says they would have to have a petition for parking in that area.

Councilman Bolin asks do you issue permits to residents.

Ms. Banks: No, because the streets belong to Mount Rainier.

Mayor Miles:

We will wait for Council Bolin, Chief Scott and Councilman Tarlau to do some editing. When we get the new copy we will share.

Buchanan Street Project- Phil Jones Bio habitats:

I will speak on the project and design. Bio- habitats is an ecological restoration company based in Rockville MD and six locations around the country. The Buchanan Street project is a storm water retro fit to help restore our water sheds. The project site is on Buchanan Street one block west of Chillum Road on the north side of the Prince George's Pool parking lot. That is the target area. The first design was developed in 2009 by the Neighborhood Design Center. The idea is to do a green street along this one block of Buchanan Street and allow that to grow into more of a green street project as time goes on. The project goal is to provide roadway greening. People parking on the shoulder are interfering with the natural flow of water. It will help to improve drainage and also working traffic calming for Buchanan Street.

Bio-habitats were to produce design documents which are at the 902% stage. Park and Planning has given the project a waiver because of not impacting any natural resources and the county has approved the storm water concept.

Mr. Jones is showing slides of how and where the project will be done and we are treating the south side of Buchanan Street.

Councilman Updike:

Does that include the street work or just the bio-retention cells?

Resident Bryan Knedler:

The pool had a drainage problem on the parking lot. We should have educational signing explaining what that is and the importance of it. The original idea was to capture the down spout water and it sounds like you're only dealing with the south side which is the crown. The capacity of the cell if you remove the crown and make that street permeable, would it overwhelm the cell if you tried to

include run off from the other side of the street by removing the crown in the future. Would it be able to handle it? If you want to see a bio-retention disaster go to the fire house. It's a mess.

Mr. Jones:

Educational signage wasn't in our scope but, it's something we will do. We would like to put planters along the foundation of Queenstown apartments re-pitching the street is yes. The roll of this project is to manage the water quality as well as the flooding for smaller events.

Councilman Updike:

Is there a reason why we wouldn't want to dig the cell a little bit deeper to take a larger storm event like 1 & 2?

Mr. Jones:

Because we have a under drain we are limited to the elevation.

Speeding through stop signs

Councilwoman Thompson:

I met with people in the community and residents on Otis Street. They have concerns with people speeding through stop sign on 34<sup>th</sup> and Otis Streets. I have seen it at Arundel Road and other places in the city. I want to put this back on the radar and I would like for us to come up with some way to address this issue.

Mayor Miles:

It's occurring all over the city and the speeders are us.

Chief Scott:

You have to decide whether or not you want officers sitting for 2 or 3 hours catching speeders. At 34<sup>th</sup> and Otis Street we put a camera and had 52 cars going 10 miles over the speed limit in a 4 day period. How much staff time do we dedicate to every problem intersection in the city? We target certain areas of the city where we have the most problems.

Mayor Miles:

Visibility of police cruisers is of concern to the residents.

Councilman Updike:

This is for future reference, buy cars where the lights will flash to deter speeding.

Chief Scott:

We cover every street of the city at least one day a week with two cameras.

Councilman Updike:

Do officers use bikes and Segway's?

Chief Scott:

WE are down to having no one certified to do that.

Mayor Miles:

I met with W.S.S.C. persons. They put out flyers that they will continue down 30<sup>th</sup> Street taking out old papers and putting in new ones. They are in the 4100 block coming down. Permits have been issued to Washington Gas and they will get their work done in the next few weeks.

Resident Corey Welter:

The paving W.S.S.C. is doing repaving on 30<sup>th</sup> Street north of Bunker Hill Road, they paved half of the street. Are they planning to do the other half?

Mayor Miles:

They are required to replace what they worked on, but I will talk to them about repairing the whole street of Bunker Hill Road and 30<sup>th</sup> Street.

Mr. Welter:

It would be good if you can get the residents a map of what they are going to do.

An ordinance banning the sale of synthetic drugs.

Chief Scott:

We want to tighten up our ordinance to ban the sale of these types of drugs.

Chief Scott:

If they have a prescription in D.C. for medical marijuana it's against the law to bring it to Maryland.

Ordinance 2-2013

This ordinance is drafted because of rodents around businesses in Mount Rainier. Part of the problem is that dumpsters are not on concrete and rodents are coming through the ground. The requirement is to put in pervious surface under the dumpsters.

Councilwoman Thompson:

Make sure we pay attention to where the dumpsters are located and on pervious surface.

City Attorney Ken Sigman:

It requires a concrete pad and not a pervious surface because it won't work.

Mayor Miles:

What is a reasonable time span to give businesses time to comply?

Councilman Bolin:

My suggestion is 90 – 120 days and you will have to get a permit for the concrete.

Chief Scott:

Does someone submit a site plan and does it need approval by MUTC?

Mayor suggest 120 days

Councilman Updike suggest 6 months

Councilwoman Thompson says 6 months is to long

The consensus is 120 days and can we have a stricter penalty on this?

City Attorney:

The penalty can go up to \$1000.00.

Councilwoman Thompson:

I want the penalty to be \$500-1000.00; we have to let the businesses know we are serious about not putting up concrete and fences.

City Manager:

This will affect all businesses. The fee should be \$250.00 for the first offense and \$750.00 for the second offense.

Councilman Updike:

I'm fine with leaving the fine at \$250.00 to \$500.00.

Mayor Miles: is comfortable with the same as Councilman Updike, which is \$250.00 to \$500.00

Councilman Tarlau: is also going with the \$250.00 to \$500.00

Councilman Bolin:

We are asking them to comply not pay a penalty. Our penalties are too low.

Susan White- Kaywood Garden Apartments:

Some of what you're asking is causing a logistical problem. Putting in a screen prohibits the trash truck from picking up. So, you're asking to change asphalt to concrete.

City Manager:

You have to put on concrete and not screen it for the Varnum Street Dollar Store.

I recommend that the language in J 4--5 be amended to \$250.00 for the first offense and \$500.00 for the second offense and third offense is \$1000.00.

Councilwoman Thompson feels that this is a deterrent.

Chief Scott:

Is it the responsibility of the owner of the business to do this or the owner of the property?

Councilwoman Thompson:

It depends on how the lease is written.

City Manager:

In some cases the operator is responsible for repairs, maintenance and those sorts of things.

City Attorney:

I think you would site the property owner.

The Mayor and all of the Councilmember's are okay with \$250.00 and \$500.00.

Change C from water proof to water resistant.

City Attorney:

I clarified the restriction on phone calls that doesn't apply to someone if they are on their break.

2-6B

If someone is coming in to work on an emergency then they receive comp time and overtime if they work over 40 hours a week. They get premium pay for overtime worked.

6-11

Family Medical Leave

The way we calculate leave years is to look back 12 months and see how much leave has been used and then get the balance. We will do a rolling leave.

The proposal is going from a 90 day probationary period to a one year probation period and there is a discussion it may have an unemployment insurance premiums go beyond 90 days and will increase the city's exposure to increases in unemployment insurance e premiums. The attorney recommends one year.

Councilman Tarlau:

I think it should be one year for blue collar workers.

Mayor Miles

This excludes the police and this is basically public works.

Mayor Miles: extends to 6 months

Councilman Bolin: extends to 6 months

Councilwoman Thomson: extends to 6 months

City Manager:

We have a proposed budget based on the last time we met.

Treasurer Vijay Manjani has made three charts.

1. Net increase/decrease to specific line items. You asked for \$360,000.00 to be added to legal and elections on pg. 64 line item 5110 legal services.
2. A decrease of \$3,500.00 to line item 4900 in the fire department pg. 91.
3. City tax credit pg. 92, decrease \$2,000.00 to line 4204 to historic preservation tax and an increase of \$7,500.00 to home owner's tax credit line 4205.
4. Pg. 93 Community programs line item 5632 home tour expenses decrease \$1000.00.
5. Net increase of \$37,500.00 that's the increase for all line items and it's a decrease of \$6,500.00 in the combined line item and a net increase of \$31,000.00 expenditures.

Under employee wages and benefits

Additional labor in public works. The wages of entry level will start at \$29,607.00 and the benefits will give a total of \$14,211.00 for a total of \$43,818.00. Code Enforcement Officers wages of \$40253.00 with benefits of 50% at \$20,127.00 for \$60,380.00. Assistant Director of Code Enforcement, Mr. Bolin has asked for a supervisor of Code Enforcement and Vijay gave 2 levels of wages. \$51,500.00 - \$53,046.00 with benefits totaling \$25,750-\$26523.00 for a total package of \$77,250.00 and \$79,569.00. For a police officer entry level position is \$44,915.00 and benefits at a rate of 55% = \$24,703.00 - \$69,618.00 total.

The Workers Comp premium survey as of 4-16-2013 came to us and the Treasurer Vijay Manjani compared it to six other cities in comparison to us in terms of the IWIF premium they pay and number of employers.

1. Capital Heights = Premium = \$ 105,000.00 and 23 employees with 9 sworn officers
2. New Carrollton = Premium = \$ 175,080.00 – 84 employees with 17 sworn officers
3. Mount Rainier = Premium = \$212,570.00 - 37 employees with 16 sworn officers
4. Hyattsville = Premium = \$877,020.00 - 110 employees with 43 sworn officers
5. Bladensburg = Premium = \$ 300,000.00 - 43 employees with 18 sworn officers
6. Greenbelt = Premium = \$ 932,900.00 - 220 employees with 55 sworn officers

Captain Stoots asked us to look into hybrid vehicles for the police department.

Councilman Updike: Hybrids are not for police departments.

Councilman Updike says we can look at hybrids for Code Enforcement in the future.

Councilwoman Thompson:

We have the information and will re-evaluate for Tuesday.

Susan White Kay-wood Gardens

We have concerns about the 50% increase in rental housing license fees. It places an extreme hardship on the residents. What are we getting for the additional money? Why such a large amount at one time?

Vijay:

Real property taxes are going down and the amount you pay is less.

Susan White:

Can we pay annually and not bi-annually?

Councilman Updike:

Other municipalities are a lot higher than us.

Susan White:

I will talk to Vijay about payment options.

Motion to adjourn

Councilwoman Thompson

Second Councilman Updike

Vote 4-0

