



Minutes for the City of Mount Rainier Mayor and Council Special Meeting

Date: July 16th, 2013

Place: One Municipal Place, Mount Rainier MD 20712

Presiding officer: Malinda Miles

Councilmember's present: Jimmy Tarlau, Jesse Christopherson, Brent Bolin and Ivy Thompson

Councilmember's absent: None

Pledge of Allegiance

Agenda

Motion to approve agenda

Councilman Taralu

Second Councilwoman Thompson

Vote 4-0

Ordinance 9 2013 - Revising chapter 7 from \$100.00 -\$200.00

Councilman Tarlau thinks it's a clerical mistake and feels \$150.00 should be voted on. He states that people were not notified of the change and that we have to be consistent.

Councilman Christopherson agrees with Councilman Tarlau

Councilman Bolin also agrees with Councilman Tarlau

City manager reads Ordinance 9-2013 amended section

The following fees will be increased. Section 1 of the Mount Rainier Code chapter, Assessments taxation and fees. 2-107 is amended as follows. Revisions

The following fees shall be changed under Occupancy License Fees effective July 1, 2013.

Multifamily rentals-the fee shall be \$150.00 per unit per year. The city collects fees annually. The fee for a biennial license shall be twice the annual fee. Effective July 1, 2013 for a single family rental dwelling the fee shall be \$150.00 originally \$100.00 per unit per year. For a hotel motel tourist facility the fee is \$175.00 per year.

Parking meter rates section 9-105 for parking meter time limits. Chapter 9 of the City of Mount Rainier Code the parking meter shall require .50 cents from 30 minutes of parking time. This is revised from .25 cents for 30 minutes. The effective date of this ordinance is July 1, 2013.

Motion to approve Ordinance 7 2013 2nd read

Councilman Tarlau

Second Councilwoman Thompson

Vote 4-0

Ordinance 8, 2013 adopting a 2013 scheduled pay scale for city employees.

Motion to approve Councilman Christopherson

Second Councilman Bolin

Vote 4-0

Councilman Bolin:

At the June 4th, 2013 meeting Street Sense presented its design. The MUTC Committee has met with them a few times to take a look at their concepts and they made a number of changes to the development plan. They were receptive to our architectural detail comments. After the presentation to Council on July 10th, 2013 and a few recommendations were made that is reflected in your packets today. The committee voted to approve the submission from Street sense. One reservation the committee had is the rear elevation the side that faces the alley on Perry Street needed more detail in terms of the presentation.

Councilman Tarlau is thanking Councilman Bolin for stirring us through some critical times. In the newest design, does it reflect the changes the committee recommended?

Councilman Bolin:

Yes, this shows some of the changes the committee recommends.

Councilman Tarlau wants to know what happens next in terms of process.

Councilman Bolin:

MUTC has made a recommendation for approval and then it comes to the Council for accepting or rejecting.

Councilman Tarlau:

If we approve and sell the land this is the design that's going to move forward.

Councilman Bolin:

As the design continues to move forward more of the details will be put on the table.

Councilman Christopherson:

Lead certification, what are the difficulties in reaching goals?

Guy Silverman: cost

Councilman Christopherson:

You are sure about what resources you have to meet a lead certification

Guy Silverman:

Yes, not sure

Councilman Christopherson:

How much more will goal cost you than silver?

Guy Silverman:

5% of the total project cost. We need to submit the revision to the county this week and it will show the numbers are more real than what they were in the initial submission. It will show what the overall project cost are.

Councilman Christopherson:

At that point you will know whether you can spend a little more money to reach goal?

Guy Silverman:

The reality of it is we are not in the position to commit to go above silver.

Mayor Miles:

I want you to talk about entry signage.

Guy Silverman:

We are open and will embrace the ability to put spectacular signage that recognizes this area.

Mayor Miles:

Would you consider working with some of the artist in Mount Rainier?

Guy Silverman: Yes

Councilman Bolin:

The Eastern and Rhode Island Avenue corner has a 38 foot radius and there's a lot of space there for a piece of public art in addition to signage. MUTC has been discussing this.

Resident of 3100 block of Bunker Hill Road

I would like to thank the MUTC Community. She wants to know what is the process and when will the residents be able to participate in the process and speak on things that are reflected in citizen interest like signage and what will happen with the gas station.

Mayor Miles:

The gas station is in disrepair and can't be saved. We can look at ways to say the station was there.

Resident:

The residents want input on who the retail tenants will be? What are the plans for retail?

Councilman Bolin:

The city needs a public art policy that we don't have right now. A dialogue with the MUTC Community will continue to be important.

Councilman Tarlau:

If we approve design plans and sell the building what is your commitment to getting citizen input? You talked about getting e-mails from people but that's not enough.

Guy Silverman:

We could have a round table meeting where people can bring their ideas and suggestions. We will keep the dialogue going.

Mayor Miles:

We need to come up with a process.

City Attorney Linda Perlman:

The contract has not been finalized at this point but close. It does not provide for periodic updates from the developer on a quarterly basis. The transfer of titles won't occur until all development approvals have been granted and almost ready to begin construction.

Guy Silverman:

We have a better project than before.

Motion to approve the recommendation of the MUTC on the designs.

Councilman Tarlau

Second Councilman Christopherson

Vote 4-0

City Manager Jeannelle Wallace:

We need to consult with the city attorney on what's going to be discussed in closed session. Several of the items should be discussed in open session. If one of the items is the TIF than finance has some items to discuss with Council.

Treasurer Vijay Manjani is giving the Council information on how the TIF works and giving scenarios. Attached will be a copy of his chart.

Pg. 1 This is how TIF works; we reduce the base value from the assessment value.

Councilman Tarlau wants to make clear that we never go into money out of our debt pay for bonds.

Vijay Manjani:

The bond payments will only be taken from incremental revenues that will come. It won't come from the city general fund. We are borrowing one million in bond.

Councilwoman Thompson:

Should we move forward with Ms. Raider from Funk& Bolton or look into others

Councilman Bolin:

Have staff do research and make recommendations.

A Motion to engage in retaining legal as well as financial assistance with the development.

Councilman Christopherson

Second Councilman Bolin

Vote 4-0

Motion to adjourn

Councilwoman Thompson

Second Councilman Bolin

Vote 4-0

