

**Official Minutes of the City of Mount Rainier**

**MAYOR AND CITY COUNCIL MEETING**

**DATE: March 6, 2018**

**COUNCIL CHAMBERS, UPPER-LEVEL CITY HALL**

**Call to Order**

7:00 PM, Council Chambers, City Hall, One Municipal Place, Mount Rainier MD

**Presiding Officer**

Mayor Malinda Miles

**Officials Present**

Councilmember Celina Benitez  
Councilmember Luke Chesek  
Councilmember Bryan Knedler  
Councilmember Shivali Shah

**Staff Present**

City Manager Miranda Braatz

**Minutes provided by:**

City Clerk

**Review and Approval of Agenda**

Motion to Adopt the Agenda as Amended: Mayor Malinda Miles Move: Councilmember Bryan Knedler Second: Councilmember Celina Benitez Vote Recorded: 4-0-0, Motion Passed
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**Mayor and Councilmember Announcements**

Announcements were made.

**Architects with Civic Center Designs**

Councilmember Bryan Knedler introduced the effort to remodel The Mount Rainier Library and Potts Hall. This remodel would connect Potts Hall via elevator and stairs to City Hall. It will be a phased project with the first phase connecting City Hall and Potts Hall. Architect Jill Schick presented two design

options to the Council both onscreen and with a 3-D model. Design Option 1 includes an atrium and plaza and Design Option 2 excludes the atrium. She said that there has been lot of work done in terms of structural review and work design for all three structures that has already been paid for. It would have to be reviewed, but much of the work has been done. The Council and the Architect discussed a variety of options and issues for the redesign. The cost estimate for first phase is at \$400 as square foot, so the estimate was \$2.3 to \$2.6 million for Design Option 1 and \$2.9 to \$3 million for Design Option 2. The Council will need to get real cost estimates for this phase of the project. The Council would also need to review the design to confirm that the City's solar panels would work with the designs.

Councilmember Bryan Knedler said the Council needs to pick one of the design options or reject them. Councilmember Celina Benitez asked that the design options and budget estimates be sent to the Council for review so an informed decision can be made at a future meeting.

### **Bond Bill for Potts Hall Renovation and Repair**

Mayor Malinda Miles submitted a \$300,000 bond bill for the renovation and repair of Potts Hall. There will be a hearing the coming Saturday, but the time is to be determined. Council and City residents can write letters in support. The Council should go to the Saturday meeting in person to support the Bond Bill.

### **County Library Presentation**

City Manager Miranda Braatz introduced two representatives, Mr. Gannon and Ms. Cameo, from the Prince George's Public Library System to discuss the status of The Mount Rainier Library Branch. The Library System Representatives discussed the state of the Library and its needs. The Mount Rainier Library Branch is a small space that cannot host events, so it hosts events at the Waterhole, Joe's Movement Emporium, etc. The biggest event for Library is the story time with over 30 kids per session and this takes place at The Waterhole. The Library's busiest time is between 2:00 pm to 5:00 pm and the rest of the days see only a few patrons that stay all day. The Library has a high number of alcohol-related incidents and it serves a lot of homeless people. City Manager Miranda Braatz said that The City is sending their social worker to Library to provide services to users.

The Prince George's Public Library System Representatives said that the heating and cooling of the Library is problematic. The County does not own the building, so they cannot apply for a grant for an upgrade. Mayor Malinda Miles asked if the City partner with County to renovate the Library or consider moving to Potts Hall and would the County consider moving the Library during renovations? Councilmember Bryan Knedler asked would the County consider buying the property? The representatives said no, the County will not buy the property due to its code violations and neither would they be interested in a tear down, saying there is no money for this at County level.

Mount Rainier needs the Library to provide a computer room, tutoring and reading space, lockers, interlibrary loan, children books, workforce development and social service delivery space versus a traditional library. There was further discussion about options the Library will agree to in terms of its future locations programs and hours; about Prince George's County procedures to renovate or build libraries; and the Council's strategy to advocate for renovations for a new library space and services.

This was beginning of the dialogue between the Prince George’s Public Library System and the City to determine the best use for and how to run a County-operated Library in the City.

### **Trash and Recycling Rules**

There was discussion of trash and recycling program rules that were presented at the Public Hearing on February 20, 2018 with the Council and Mr. Kamali from the Department of Public Works. The Council discussed whether the default size for the City’s trashcans will be either 45 gallon or 32 gallon containers and if there be an option available to residents. Councilmember Luke Chesek wants the default to be 45 gallons with option for residents at 32 gallons. There will be two years for implementation phase once the rule is written and residents must use the new cans. The new City trash and recycle cans will have a City logo and recycles rules in Spanish and English. Councilmember Shivali Shah said recycling rules change often, so don’t put the rules on the recycle cans. Councilmember Luke Chesek wants uniform rules to aid in the smooth administration of the program. The rules for recycling and trash will follow Prince George’s County. For recycling, can residents opt out of 65 gallons? What is the replacement option? Councilmember Shivali Shah wants uniform recycling cans.

The Council agreed to the following:

- 65 gallons will be the standard recycling can for the City.
- The Opt-out option can be 32 gallons or higher that residents buy for themselves, but it must have a lift rod and tight lid.
- There was quorum for residents to pay 100% for extra get trashcan and a discussion of prices.
- Department of Public Works will pick up and remove residents noncompliant trash cans.

The Council reviewed and agreed to language for the proposed rules. For the record, there are no changes to yard waste rules or containers.

Mayor Malinda Miles said there will be a Special Session prior to the March 13 meeting to review trash and recycling rules, signage on trash cans, and the public communication plan. Councilmember Celina Benitez will translate the rules.

### **3803 31<sup>st</sup> Street Variance by Design Review Board**

The 3803 31<sup>st</sup> Street design will have a full front porch that will cover the cantilever and the window will be one over one as reviewed and supported by the Design Review Board. The Council has approved the variance and the will send a letter of approval to the County.

Motion to Send Letter Approving the Variance: Mayor Malinda Miles

Mover: Councilmember Shivali Shah

Second: Councilmember Celina Benitez

Vote Recorded: 4-0-0, Motion Passed

### **Keywood Theater Feasibility Study**

Review of questions from the February 27<sup>th</sup> presentation from the Kaywood Team asking for \$29,000 for a Feasibility Study on the Kaywood Theater Property. Councilmembers debated whether the Feasibility Study should be paid in part by or its results shared with the Kay Family. There answer was no for both issues. The Council asked the City Manager Miranda Braatz what line items she would move from the City Budget to pay for the Feasibility Study. She said she could move the funds from either the Call-a-Bus, Annexation, and Salary budget lines. We can take from one or combination of these budget lines. The Council discussed whether Sutton Hoo may have to apply for an application for Annexation money because it is economic development money. The Council discussed there is no process at this time for application. The Council does not want to use the reserve for this purpose.

Mayor Malinda Miles recommended that the funds come from the Call-a-Bus. Council is in support, but Council consensus is that the Kaywood Team should submit a document that outlines exactly what the Feasibility Study would entail in detail that can be reviewed at the next meeting. In the meantime, City Manager Miranda Braatz will email the Feb. 27<sup>th</sup> Proposal to Council and will get to work on the budget amendment. This item will be on the March 13th Agenda.

### **Bike Co-op**

The Council reviewed the MOU between The City of Mount Rainier, The Carpenter's Union and The Neighborhood Design Center to complete the Bike Co-op building renovations. By July 1, 2018, the Neighborhood Design Center will have a design for the Bike Co-op. The Carpenter's Union is covering most of the costs, completing the work, and organizing the work volunteers. Neighborhood Design Center needs a payment of \$375.00 to move forward. Council agreed that Mayor Malinda Miles should not be financial contact on the MOU and instead they should list the City Manager Miranda Braatz.

Motion to Amend the MOU Redesign Bike Co-op that was Discussed so Correspondence is Addressed to the City Manager and to pay \$375 to Neighborhood Design Center: Mayor Malinda Miles  
Moved: Councilmember Bryan Knedler  
Second: Councilmember Celina Benitez  
Vote Recorded: 4-0-0, Motion Passed

### **Pots Hall Bond Bill**

Mayor Malinda Miles submitted the Potts Hall Bond Bill today. At next meeting, she will have copy of the Bond Bill for the Council to review and then there will be an official vote.

### **Adjournments**

Motion to Adjourn Meeting: Mayor Malinda Miles  
Second: Councilmember Bryan Knedler  
Ayes: 4-0-0

<b>Closed Session Summary</b>	Date: 2/28/18	Location: City Hall	Time: 7pm
Closed Under Annotated Code # __1, 5__	Those in Attendance: Knedler, Cheseck, Benitez, Miles, Shah, Braatz, City Real Estate Agent	Topics Discussed: Buy and Sell of Public Property with the City Real Estate Agent – 3200 Rhode Island Avenue	Relevant Notes: City Real Estate Agent Jerry in attendance
Those who voted to go into closed session: Unanimous of Elected Officials in Attendance	Actions Taken: no votes were taken, please see relevant notes.		