

Official Minutes of the City of Mount Rainier

MAYOR AND CITY COUNCIL WORK SESSION

DATE: January 16, 2018

COUNCIL CHAMBERS, UPPER-LEVEL CITY HALL

Call to Order

7:12 PM, Council Chambers, City Hall, One Municipal Place, Mount Rainier MD

Presiding Officer

Mayor Malinda Miles

Officials Present

Councilmember Luke Chesek
Councilmember Bryan Knedler
Councilmember Shivali Shah

Councilmember Celina Benitez not in attendance.

Staff Present

City Manager Miranda Braatz

Minutes provided by:

City Clerk

Review and Approval of Agenda

Motion to Adopt the Amended Agenda: Councilmember Shivali Shah Second: Councilmember Bryan Knedler Vote Recorded: 3-0-0, Motion Passed
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Councilmember Shivali Shah read the Agenda for the Minutes.

Review of Variance 3803 31st Street

Councilmember Bryan Knedler said the owner agreed with the recommendations of the Design Review Board (DRB) and has gone back to the architect with their suggestions. He wants the Council to vote to ask the Zoning Board to put this variance on the hold. It will take a few weeks for the owner to work with the architect. Mayor Malinda Miles instructed the City Manager to send a letter to the County Zoning Board asking to keep this item open for another month to give owner the time to create a design based on DRB recommendations and come back to the City Council.

Review of Variance for 4037 34th Street

Mr. and Mrs. Charles of 4037 34th Street came to the meeting to ask the Council for a variance because their lot exceeded the 30% allowed for lot coverage by 5.7% and they also want to put in a driveway pad. The Council discussed the request with the couple and said that they will approve it. Mayor Malinda Miles said the Council will vote on it officially tonight in Special Session. Councilmember Bryan Knedler and Mayor Malinda Miles explained to the couple how to proceed after the vote tonight to get approval from the County.

Menkiti Landscaping Project Update

Mark Rindle from the Menkiti Group gave an update on scheduling and progress on the Menkiti Development Project. He said that the apartments are now complete and they are waiting for approval from the County. The commercial areas are almost complete and are up for lease. He thinks the restaurant will open in June. The fence should be down in about two months. He gave the Council a plan for review that describes the potential exterior landscape and hardscape upgrades for the block including Memorial Park, public improvements for sidewalks and seating, and landscaping. Mayor Malinda Miles said that she should have required Menkiti to fix Memorial Park, but she is happy to partner with the Menkiti. Mark Rangle said Menkiti is committed to approve the block over several years. He is working with The City Director of Economic Development Samantha Olatunji to write grants for block improvement. Councilmember Luke Chesek wants to improve the Memorial Park to improve foot traffic and would be open to Council delegating money for this. He asked for estimate for the Memorial Park. Mark Rangle there are no landscape designs yet. Councilmember Luke Chesek said that he be open to the City and Menkiti sharing costs for the designs. Miranda Braatz said she needs a number for the City budget, so she needs a design to base costs on. She asked Menkiti to provide a landscape architect. Menkiti agreed to do this. Councilmember Bryan Knedler asked if there is a MOU between the City and Menkiti for their use of City property (sidewalk) for restaurant seating. If not, the City needs it. Councilmember Bryan Knedler asked Menkiti about their plans will deal with storm water and existing teams. Mark Rangle answered appropriately. Councilmember Bryan Knedler cautioned that Menkiti needs to consultant with the Green Team on exterior cement for seating pad and sidewalks. He asked Mark Rangle to send the plans to the entire Council by email.

Mayor Malina Miles listed next steps:

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| <ul style="list-style-type: none">• Menkiti needs to work with the City to get City Manager Miranda Braatz a budget number to get Memorial Park completed.• The City and Menkiti need to sign an MOU for the restaurant to have seating on the City property. This will be a series of discussion to create this document.• Menkiti needs to allow a walk and see with the Council and the Green Team to get feedback on plans and catch potential problems. |
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Councilmember Luke Chesek said not to forget moving the flag and statue. Mayor Malinda Miles said that is for another discussion. She asked Mark Rangle to make sure he tells the Council when the ribbon cutting will happen, so they can attend.

Trash and Recycling Rules

Department of Public Works(DPW) Director Mr. Kamali joined the Council at the table. Councilmember Luke Chesek read the trash and recycling rules changes that were amended in previous Work Session. The rules included the definition of trash and recycling containers. Council members discussed implications of implementing the rules and that some rules may need further explanation. They also discussed what are the responsibilities of the Department of Public works in buying and providing containers for trash or recycling for the City.

The Council consensus was that City will give one free container for trash and recycling. For trash, resident can buy extra at 50% off. If the trash and recycling container is destroyed, City will replace container but with limits. New residents can get free containers within 90 days of moving to the City.

There was discussion of new County recycling rules and making sure residents are aware of them. DPW Director Mr. Kamali has concerns of his team walking on people lawns to get trash and containers. Mayor Malinda Miles said it has been City practice to go onto property of disabled or seniors to get containers.

Councilmember Shivali Shah said that there should be application for residents to fill out to request the DPW goes on a property to get containers to empty. Applicants will know they have to waive liability for DPW to do this services. The DPW should have a list of people that need this service and/or stickers be place on the containers to identify the residents in need of help. Applicants can be asked to put containers in front or side of the house for easy accessibility by DPW.

Councilmember Luke Chesek made a Motion made to extend session for 10 mins. Council agreed. City Manager Miranda Braatz agreed with Councilmember Shivali Shah suggestion for the waiver and feels the City should implement and said other municipalities do this. If the program implementation is a problem, she and DPW will come back to the Council to review the rule.

Other rules clarified were:

- Current non-compliant containers can be used for trash or yard waste for next two years they can use them for trash or yard waste.
- Only those houses with legal and registered tenants will get the containers from the City.

The opt-out options and messaging to residents for trash or recycling rules were read by Councilmember Luke Chesek and discussed by the Council. A page will be added to *The Message* with the amended trash and recycling rules for residents to review and comment.

Break

Economic Development Incentive Fund

City Manager Miranda Braatz said that there has been previous discussion and legislation that has been read into Record. Tonight is specifically for staff to answer question from the Council about how the Fund will be managed. Director of Economic Development Samantha Olatunji presented to Council

previously stated overview and incentives. City Manager Miranda Braatz reviewed how the program will be administered. There was discussion between City staff, Council and Mount Rainier Business Association (MRBA) members in attendance (Brooke Kidd, Joe's Movement Emporium; Shelia, Sweet and Natural; Dizzie, Glut; and Nisey, Nisey Boutique) were at the meeting.

Economic Development Fund procedures and rules as discussed:

- There will be a rolling application for the Fund.
- Applicants will fill out an application and it will be reviewed by Director of Economic Development Samantha Olatunji and she will then meet the applicant in person.
- If Director of Economic Development Samantha Olatunji feels the applicants meets all criteria and meets current economic development goals of the City she will send the application to be reviewed by City partners for that incentives.
- If the Partner approves the application, it will be reviewed by City Manager Miranda Braatz.
- If Miranda approves, she will bring the application to the Council to vote up or down.
- Full applications can be disclosed to the Council in closed sessions.
- Loan applicants will be required to make an equity contribution to replenish the revolving loan fund.
- The Fund is only for economic development.
- Home businesses registered with the City do qualify for the fund.
- City would target designated geographic business zones in the City, but the Funds will not be limited to target areas.
- Potential advisory and matching fund partners to review applications for the Fund are:
 - The City of Mount Rainier Attorney
 - Prince George's Economic Development Corporation
 - FSC First Community Corporation (manage fund for City of Bowie)
 - City of Bowie (Annexation)
 - City of Mount Rainier Green Team (Green Incentives)
 - Design Review Board (Rehab and Construction)
 - Sun Trust Bank and other bank partners
 - City Consultants: Financial and Real Estate
 - Mount Rainier Business Association (MRBA_
 - Green Team

Mayor Malinda Miles asked Council to share their comments. Councilmember Bryan Knedler supports the Fund. Councilmember Shivali Shah said that the Fund might encourage on registered businesses to register with the City. She wants outreach to them. Mayor Malinda Miles is concerned that there is a focus on new business and not enough focus on nurturing the old. Brooke Kidd said that the MRBA has discussed doing workshops for local business to ensure they will be strong applicants. They want two members of the MRBA Board to weigh in on the Fund. Councilmember Shivali Shah reviewed her proposal. She wants a new committee formed to review applications to the Fund with local reps from two or three businesses, nonprofit organizations, business tenants, and residents. She is thinks more incentives are needed to support existing businesses in the City. She is concerned there is not enough staff to handle the Fund and feels the Director of Economic Development Samantha Olatunji will need more support to handle the work. There are already issues with follow thru from developers, businesses, and residents. Finally, getting the word out to local business about opportunities needs bolstering and there is a need for translation too.

Councilmember Luke Chesek is concerned about forming another committee with an approval process. He felt that would not be a nimble process. City Manager Miranda Braatz said that she feels the proposal for a committee from Councilmember Shivali Shah, comments from MRBA, and comments from the Mayor Malinda Miles all tell her there is a lack of trust in the City's Economic Development Department. She wants to build trust between the Economic Development Department and the business community. Mayor Malinda Miles agreed that there is lack or trust, so we need to continue to develop the check and balances for the Economic Development Finance Program so there is trust. Councilmember Luke Chesek is worried about the circle conversations and the City having the Fund for County Economic Development Conference March 21 and March 22, 2018. There was discussion.

Mayor Malinda Miles said she will call a meeting next Wednesday for Work Session with a Special Meeting to discuss the issue and then call a vote. Councilmembers have will send all questions to Samantha to respond to on Wednesday.

Line Bike

Line Bike is private company that rents out its bikes in communities and users can leave them anywhere to be found by the next user via app. City Manager Miranda Braatz said the City has three issues with Line Bike. The owner of the 3501 37th Street building owner has agreed to store 250 to 350 bikes for Line Bike. This building has numerous City Code violations due to major structural issues and does not have proper licenses. Line Bike does not have a City business permit and they argue they should be treated like Uber. The Line Bikes are being left all over the City causing complaints and Code Enforcement and the Police need to know how handle them. City Manager Miranda Braatz is coming to Council for advice and policy. There was discussion and decisions.

Council decided the following:

- City Manager Miranda Braatz needs to ensure the building owner complies with City Code and has a UNO.
- City Manager Miranda Braatz must ensure Line Bike gets a City business license. They have a business hub in the City, unlike Uber, so they must have a license.
- The Council needs to send the City Manager Miranda Braatz suggestions for policy on where users can leave Line Bikes in the City. If users don't compl, the bikes by Line Bike will be confiscated and Line Bike will be fined.
- If these issues continue, City Manager Miranda can come back to the Council to address them.

Announcements

Mayor Malinda Miles shared her announcements.

Motion to Adjourn to Special Meeting to Vote: Mayor Malinda Miles
Mover: Councilmember Shivali Shah
Second: Councilmember Bryan Knedler
Ayes: 3-0-0, Motion Passed

Special Meeting 9:55 pm

Council voted on two items:

Motion to Send a Letter to Zoning Board Support Variance 4037 34th Street : Mayor Malinda Miles
Mover: Councilmember Bryan Knedler
Second: Councilmember Luke Chesek
Ayes: 3-0-0, Motion Passed

This vote will cause the Council via the City Manager Miranda Braatz to send a letter to the Zoning Board approving plans for the residents of 4037 to build a small parking pad on Cedar Lane and have 5% over 30% lot coverage.

Motion to Send a Letter to Zoning Board for 3803 31st Street to Postpone Variance Vote for 30 days:
Mayor Malinda Miles
Mover: Councilmember Bryan Knedler
Second: All
Ayes: 3-0-0, Motion Passed

This vote will cause the Council via the City Manager Miranda Braatz to send a letter to the Zoning Board requesting a 30-day wait for the variance request already submitted by the residents of 4037. They need the time to get new plans from the architect and resubmit to the City Council. County Zoning Hearing is January 27, 2018, City Manager Miranda Braatz will send the letter for 3803 immediately.

Motion to Adjourn from Special Meeting: Mayor Malinda Miles
Mover: Councilmember Luke Chesek
Second: Councilmember Bryan Knedler
Ayes: 3-0-0, Motion Passed

Work Session

Adjournments

Motion to Adjourn Meeting: Mayor Malinda Miles
Mover: Councilmember Shivali Shah
Second: Councilmember Luke Chesek
Ayes: 3-0-0, Motion Passed