

THE CITY OF TAKOMA PARK, MARYLAND  
EXECUTIVE MEETING OF THE MAYOR AND COUNCIL

February 9, 1976

City Officials Present:

Mayor Roth  
Councilman Forshee  
Councilman Garcia  
Councilwoman Medina  
Councilman Ricks  
Councilman Nishimoto

City Administrator Gilsdorf  
Asst. to the City Administrator Nichols  
City Clerk Pusti  
Chief of Police Porter  
Recreation Director Ziegler  
Public Works Director Barile  
Corporation Counsel Gingerich

Councilmen Faulkner and Webb excused.

The Mayor and Council met in Executive Session on February 9, 1976, at 8:02 PM in the Council Chambers, 7500 Maple Avenue, Takoma Park, Maryland. Following the Pledge of Allegiance to the Flag, a motion to approve the minutes of the January 26 meeting was made, seconded and approved.

MAYOR'S COMMENTS AND PRESENTATIONS

Mayor Roth received a letter in reference to the Montgomery County Community Development program. The County has set aside <sup>20</sup> thousand dollars (Community Development funds) for improvement of some local retail shopping centers. Upon the Mayor's request Laurel Avenue Shopping Center was included.

ADDITIONAL AGENDA ITEMS

Montgomery College Parking (Councilman Nishimoto)

CITIZENS REMARKS

- (1) Ellen Marsh, 7405 Maple Avenue told that Old Takoma Park Association met to discuss the Sp. Ex. 7320 Piney Branch (Beauty Shop) and concluded that because they normally oppose Sp. Ex. of this type they would also oppose this Sp. Ex. She asked that if Council grants the Sp. Ex. to eliminate the sign advertising the business.
- (2) Russell Romer, 702 Chaney Drive asked three questions for the Mayor and Council to consider concerning Rent Control in Takoma Park, (see agenda item #1).
- What was the impact of the voluntary restraint program since Sept. 8?
  - How statistically representative was the sample?
  - How many tenants are in Montgomery and Prince George's Counties portions of Takoma Park?
- (3) Phil Vogel, 7117 Garland Avenue responded to a letter he received (dated Dec. 15) from the State concerning WMATA's request to comment on the Historic District. Mr. Vogel was concerned that WMATA would not come to the City's Public Hearing and because they held their comments until it came to the State level; urged Council to write WMATA telling them to let their feelings be known to the City. Mayor Roth noted that he had received a letter recently that Metro wrote to the State Clearing House claiming they had no objection to the Historic District. Mr. Vogel inquired about the Courtesy Service Company. Mr. Gilsdorf replied stating he had no address of the Company and only an out-of-order phone number. Referring to the Sp. Ex. 7320 Piney Branch Road, Mr. Vogel reminded Council that to be consistent they would have to oppose this Sp. Ex.
- (4) Lou D'Ovidio, 7324 Piney Branch Road agreed with Mrs. Marsh's opposition to the Sp. Ex. at 7320 Piney Branch Road. He asked why the Feb. 10 P.T.A. meeting was not publicized in the Jan. 26 minutes; feels this meeting (on possible closing of some Jr. High Schools) will be very important and urged everyone to attend. Councilman Nishimoto pointed out that the Mayor and himself are cancelling their plans to meet with Montgomery County Delegates to the Legislature to attend the P.T.A. meeting.

(5) Kathryn Pappas, 7420 Buffalo Avenue was concerned with statement by Mayor Roth printed in a newspaper referring to the distress to the Community if construction at the College was not finished soon; asked if that was a personal opinion or the opinion of the City Council. Mayor Roth explained he was speaking as the Mayor of what he thought was the consensus of the majority of the citizens of the City of Takoma Park. Mrs. Pappas felt that many people would rather work out the problems of parking before continuing construction. Councilwoman Medina believed that the College should finish its program of construction as intended because it is needed to maintain stability; she added that significant progress has been made with the parking problems but still needs work in the future. Councilman Nishimoto expressed hopes of Council creating an ordinance to cut down on parking in critical areas. Mrs. Pappas noted that permit parking was not constitutional.

(6) Moses Karkenny, 9 Pine Avenue does not believe in rent control; it's against the nature of business and free market. He said landlords can not control taxes, utilities, mortgages, etc., so rents should not be controlled either. Asked that the elements of rent be controlled not the rent itself. Mr. Karkenny claimed he had not increased his rent and urged Council to be patient in making their decision. He also noted that he had some vacant apartments.

FINANCIAL STATEMENTFINANCIAL STATEMENT

Bank balances  
as of January 31, 1976

Suburban Trust Co.-General Funds		
Balance: December 31, 1975	\$ 46,736.98	
*January Receipts	<u>295,347.10</u>	\$342,084.08
**January Disbursements		<u>246,673.75</u>
Balance: January 31, 1976		<u>\$ 95,410.33</u>
Suburban Trust Co.-Payroll Account		
Balance: December 31, 1976	\$ 13,575.50	
January Receipts	<u>97,234.11</u>	\$110,809.61
January Disbursements		<u>95,099.11</u>
Balance: January 31, 1976		<u>\$ 15,710.50</u>
Suburban Trust Co.-Rehabilitation Loan Fund		
Balance: December 31, 1975	\$ 757.49	
January Receipts	<u>34.00</u>	\$ 791.49
January Disbursements		<u>-0-</u>
Balance: January 31, 1976		<u>\$ 791.49</u>
Citizen Bank of Md.-General Funds		
Balance: December 31, 1975	\$ 44.66	
No transactions	<u>-0-</u>	
Balance: January 31, 1976		<u>\$ 44.66</u>
Citizen Bank of Md.-Special Assessment Fund		
Balance: December 31, 1975	\$ 1,225.16	
No transaction	<u>-0-</u>	
Balance: January 31, 1976		<u>\$ 1,225.16</u>
* Treasury Bill Matured 1/8/76 Cost \$99,101.25		
Treasury Bill Matured 1/3/76 Cost \$96,770.00		
** Treasury Bill purchased during month of January Cost \$97,877.92		

Citizens Bank of Md.-Public Improvement Fund		
Balance: December 31, 1975	\$ 534.53	
No transactions	<u>-0-</u>	
Balance: January 31, 1976		\$ 534.53
Citizens Bank of Md.-Savings Account		
Balance: December 31, 1975	\$ 189.12	
No transactions	<u>-0-</u>	
Balance: January 31, 1976		\$ 189.17
American National Bank-General Funds		
Balance: December 31, 1975	\$ 75.53	
No transactions	<u>-0-</u>	
Balance: January 31, 1976		\$ 75.53
Petty Cash .....		\$ 250.00

<u>U.S. Treasury Bills</u>	<u>Cash</u>	<u>Maturity Value</u>
<u>Purchased</u>		
7/2/75                    2/10/76	\$ 96,222.81	\$100,000.00
8/7/75                    3/9/76	95,958.89	
9/10/75                  4/6/76	96,089.64	100,000.00
9/18/75                  5/4/76	95,535.42	100,000.00
9/22/75                  6/1/76	95,072.44	100,000.00
10/2/751                6/19/76	47,437.92	50,000.00
1/22/76                  6/29/76	97,877.92	100,000.00
Total Treasury Bills.....	\$624,195.04	650,000.00
5/25/75 Certificate of Deposit 5/25/76.....	100,000.00	108,687.50
Total Investments .....	\$724,195.04	758,687.50

ITEMS FOR COUNCIL CONSIDERATIONAdministrative Reports and Recommendations for Council ActionAdministrative report on response to rent increase survey

Responding to Mr. Romer's question, Mr. Gilsdorf stated that:

- (1) State Rent Control expired July 1 and City Council did not pass the Voluntary Restraint until Sept. 8. Indications show that the voluntary restraint has been favorable.
- (2) The survey taken was 40% of the tenant population of Montgomery County (Takoma Park). The survey includes 40% of the rental units, but is not a statistically structured representative sample.
- (3) According to the 1970 census, 5,800 tenants are in Montgomery County and 2,000 in Prince George's County (both within Takoma Park).

Councilman Nishimoto requested a vacancy list of apartments in Takoma Park. Mr. Gilsdorf reported that 7 large apt. units had been surveyed. Six of the 7 indicated they have complied with the voluntary restraint. He noted that Winchester-Takoma will increase 1/3 of the units (Feb. 1) by 10% due to improvements made in the building (according to Montgomery County rent control, increases may be granted for extraordinary repairs to the apt.). From this survey there was no evidence of exorbitant rent increases. In response to Councilman Ricks question, Mr. Gilsdorf reported that the Deauville Apts. did have what is known as a pass-through leading to a rent increase, due to an increase in the assessment for the upcoming fiscal year. The Mayor explained to Councilman Ricks that Montgomery County rent control law has three processes: 5% increase, 3% increase, and extraordinary increases. He added that if most apt. owners comply with the

voluntary restraint then why should the City pay the County \$14,000 for Rent Control? Councilman Furshee said the Mayor and City Administrator have spent a great deal of time with landlords and feels that some progress has been made and continuation with this program will further its success. Mayor Roth remarked that the Council was trying to determine what is good for the City as a whole. After some discussion, he said he would appoint a committee comprised of several tenants and landlords and Councilmembers whose purpose is to look into the problems of landlords and tenants and report back to the Council with specific recommendations based on factual information. Those appointed to the committee are Councilmembers Medina, Nishimoto and Ricks. He added that the City had been struggling for years to improve maintenance of Winchester-Takoma Apts. and it is now on an upward trend.

Administrative reminder--Caucus February 24, 1976, 8:00 PM

March 8 is the deadline to register to vote in City election (March 23). One may register at the County Board of Election offices or by mail. Mail applications may be obtained at the City Office or Library or those living in Montgomery County can register at Hecht's in Silver Spring on Thursday evenings 7-9 PM. Those registered via mail are not officially registered until they are so notified by the Board of Election Supervisors.

Special Exception S-462, 7320 Piney Branch Road, beauty shop in R-60 Zone (Hearing: 9:00 AM, 3-23-76, COB auditorium, Rockville)

A survey taken to receive opinions from neighbors resulted in 36 respondents out of 72 requests. (18 opposed, 17 did not oppose, one had no opinion). In view of Council's earlier objection to this special exception, consideration that this neighborhood does not want to look like a changing neighborhood, and undesirability of a commercial sign, Councilwoman Medina moved that the Board of Appeals be notified that Council opposes the Sp. Ex. S-462. Councilman Ricks seconded and the motion was approved unanimously. Councilwoman Medina added that this was a good neighbor but it was the impact on the neighborhood that made people concerned.

Report on status of signalization projects

Mr. Gilsdorf did not receive a response from the SHA and asked that the signalization report be postponed until the next Council meeting. Councilman Ricks felt the SHA has been ignoring Takoma Park. He said it had been a month since the poles were set up and the lights have still not been installed; added that the City should correspond with them again and moved that the City write Governor Mandel to get the status of signalization for Takoma Park. The motion died for lack of a second. Councilwoman Medina felt the SHA is taking their time because the City would not give them Rt. 410 to widen. The Mayor said that through persuasion the City will eventually get the lights. Councilman Nishimoto agreed that the City had fought for Rt. 410 which the SHA did not look upon with warm feelings. Councilman Garcia moved that Council send a letter to Jerry Glaubitz to expedite the matter but withdrew the motion in favor of a person to person contact. Councilman Nishimoto informed Council that Mayor Glaubitz would be attending the Governor's Commission on Law Enforcement for Region 4, Feb. 10 in the City Municipal Building. Councilman Ricks moved that there be verbal contact with Mayor Glaubitz along with a letter asking for a status report on the signalization. Councilman Garcia seconded and the motion was passed unanimously.

Report on Code Enforcement-- Winchester-Takoma Apartments

Mr. Gilsdorf reported that from a January evaluation of this property, in regards to fire safety, reveals a vast improvement in conditions for the tenants. The Fire Prevention Officer noted a few violations that are being corrected (one empty fire extinguisher, blinds that were being spray painted). He added that the management is in the process of replacing the #1 boiler and fire response by the Fire Department has dropped approximately 75% in the last year. In response to Councilwoman Medina's question, Mr. Gilsdorf said that calls to Code Enforcement from the Winchester-Takoma have dropped off since many complaints are now handled by the management. As of Nov. 21 there were no violations in the Apts. and on Jan. 28 there were none in the public areas. He described the inspections which are done twice a year (next one scheduled for March) with Winchester-Takoma being inspected quarterly. The Mayor reiterated on the fact that Winchester-Takoma was not perfect but slowly getting better.

Ordinances authorizing purchase of Police Department vehicles and equipment

Bids on the needed items have been opened and competitive prices have been secured. Councilman Forshee asked if all the items would be covered by the LEAA grant. Chief Porter answered that all items are covered except about \$400 on the car. Responding to Councilman Nishimoto's questions, Chief Porter explained that the light-weight motorcycles were to transport Policemen, who will also be on foot patrol, from one area to another. He added that there were three unmarked cars and one detective car. He also explained the Neighborhood Watch Program where policemen will make security inspections and encourage citizens to do the same. Councilman Nishimoto felt the success of the program will depend on the public participation. After some discussion and upon motion by Councilman Nishimoto, seconded by Councilman Garcia, the following ordinance was passed by roll call vote as follows: AYE: Councilmembers Forshee, Garcia, Medina, Ricks, and Nishimoto; NAY: none; EXCUSED: Councilman Faulkner and Webb.

ORDINANCE #2376

BE IT ORDAINED BY THE MAYOR AND COUNCIL CITY OF TAKOMA PARK, MARYLAND

SECTION 1. THAT WHEREAS Planned use for the Crime Control Federal Aid Revenue earmarked funds for Capital expenditures for the "Concentrated Crime Reduction project; AND

SECTION 2. THAT WHEREAS the Chief of Police has obtained the lowest prices available for certain equipment required for the operation of the project;

SECTION 3. THEREFORE THAT purchases are hereby authorized as follows:

- 1 - Yashica TL Electro 35mm camera, (f2.8 wide angle lens, pentax mount and elevator tripod).....\$276.75  
Supplier: W. Bell and Company
- 3 - Vehicular chargers with three cable hookups.....\$330.00  
Supplier: Motorola, Inc.

SECTION 4. FURTHER THAT funds to cover these purchases in the total sum of SIX HUNDRED SIX DOLLARS AND SEVENTY-FIVE CENTS (\$606.75) be appropriated from Crime Control Federal Aid Revenue, A/C 11.1231.

Upon motion by Councilman Ricks, seconded by Councilman Garcia the below ordinance was passed by roll call vote as follows: AYE: Councilmembers Forshee, Garcia, Medina, Ricks, and Nishimoto; NAY: none; EXCUSED: Councilmen Faulkner and Webb.

ORDINANCE # 2377

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND

SECTION 1. THAT after having been duly advertised and notices sent to qualified dealers, bids on two (2) lightweight motorcycles for Police Department use in "Concentrated Crime Reduction" project were opened at 3:03 PM, EST, February 4, 1976; AND

SECTION 2. THAT the net bid of Free State Cycle Corporation in the amount of \$1,060.20 for two (2) 1976 Honda CT90 motorcycles was the lowest bid meeting all specifications and requirements.

SECTION 3. THEREFORE THAT the purchase is hereby awarded to Free State Cycle Corporation for two (2) Honda CT90 motorcycles for the net sum of ONE THOUSAND SIXTY DOLLARS AND TWENTY CENTS (\$1,060.20)

SECTION 4. FURTHER THAT funds to cover this purchase in the amount of ONE THOUSAND SIXTY DOLLARS AND TWENTY CENTS (\$1,060.20) be appropriated from Crime Control Federal Aid Revenue, A/C 11.1231.

Upon motion by Councilwoman Medina, seconded by Councilman Nishimoto, the below ordinance was passed by roll call vote as follows: AYE: Councilmembers Forshee, Garcia, Medina, Ricks and Nishimoto; NAY: none; EXCUSED: Councilmen Faulkner and Webb.

ORDINANCE #2378

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND

SECTION 1. THAT after having been duly advertised and notices sent to qualified dealers, bids on three (3) portable FM 2-way radios (with 5 watts and 2 channel capability) for use in the "Concentrated Crime Reduction" project were opened at 3:03 PM, EST, February 4, 1976; AND

SECTION 2. THAT the net bid of Motorola, Inc. in the amount of \$2,079.00 for (3) portable FM 2-way radios (with 5 watts and 2 channel capability) was the lowest bid meeting all specifications and requirements.

SECTION 3. THEREFORE THAT the purchase is hereby awarded to Motorola, Inc. for three (3) portable FM 2-way radios (with 5 watts and 2 channel capability) for the net sum of TWO THOUSAND SEVENTY-NINE DOLLARS (\$2,079.00);

SECTION 4. FURTHER THAT funds to cover this purchase in the amount of TWO THOUSAND SEVENTY-NINE DOLLARS (\$2,079.00) be appropriated from Crime Control Federal Aid Revenue, A/C 11.1231.

Upon motion by Councilman Forshee seconded by Councilman Nishimoto, the below ordinance was passed by roll call vote as follows: AYE: Councilmembers Forshee, Garcia, Medina, Ricks, and Nishimoto; NAY: none; EXCUSED: Councilmen Faulkner and Webb.

ORDINANCE # 2379

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND

- SECTION 1. THAT after having been duly advertised and notices sent to qualified dealers, bids on one (1) 1976 Model, four-door sedan Police vehicle for use in the "Concentrated Crime Reduction" project were opened at 3:03 PM, EST, February 4, 1976; AND
- SECTION 2. THAT the net bid of Lustine Chevrolet, Inc. in the amount of \$4,117.61 for one (1) 1976 Model Chevrolet Nova 4-door sedan Police vehicle was the lowest bid meeting all specifications and requirements.
- SECTION 3. THEREFORE THAT the purchase is hereby awarded to Lustine Chevrolet, Inc. for one (1) 1976 Model Chevrolet Nova 4-door sedan Police vehicle for the net sum of FOUR THOUSAND ONE HUNDRED SEVENTEEN DOLLARS AND SIXTY-ONE CENTS (\$4,117,61).
- SECTION 4. FURTHER THAT funds to cover this purchase in the amount of FOUR THOUSAND ONE HUNDRED SEVENTEEN DOLLARS AND SIXTY-ONE CENTS (\$4,117.61) be appropriated from Crime Control Federal Aid Revenue, A/C 11.1231.

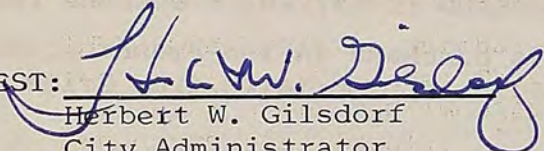
ADDITIONAL AGENDA ITEMS

Montgomery College Parking (Councilman Nishimoto)

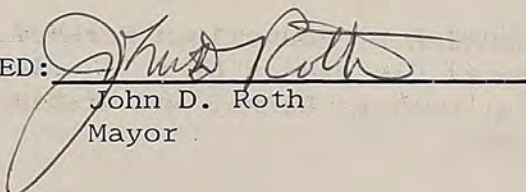
Since the parking problem has continued, Councilman Nishimoto proposed that the City move in terms of a parking permit program in that area. People have opposed any further construction because it would increase the parking problem around their homes. Councilman Nishimoto recommended a hearing so all the community people can participate. He requested that the City Administrator investigate the legislative enactment of the Montgomery County Council, get the Districts' enactment and talk to the people in terms of their problems and plans. He moved that the City Council begin on the development of an appropriate ordinance for permit parking. Councilman Garcia seconded and the motion was passed unanimously by voice vote. Councilwoman Medina felt the Montgomery County legislation would be best to base the ordinance on and executive guidelines should be available to interested persons. She urged the task forces to take the problem into consideration. Mayor Roth requested Councilman Nishimoto and Councilwoman Medina to work with the City Administrator on this.

ADJOURNMENT: 10:16 PM - Council to reconvene February 23, at 8:00 PM.

ATTEST:

  
Herbert W. Gilsdorf  
City Administrator

APPROVED:

  
John D. Roth  
Mayor

THE CITY OF TAKOMA PARK, MARYLAND  
REGULAR MEETING OF THE MAYOR AND COUNCIL  
February 23, 1976

City Officials Present:

Mayor Roth	
Councilman Faulkner	City Administrator Gilsdorf
Councilman Forshee	Asst. to the City Administrator Nichols
Councilman Garcia	Recreation Director Ziegler
Councilwoman Medina	Corporation Counsel Gingerich
Councilman Ricks	Corporation Counsel Culpepper
Councilman Nishimoto	
Councilman Webb	

The Mayor and Council met in Regular Session on February 23, 1976, at 8:00 PM in the Council Chambers, 7500 Maple Avenue, Takoma Park, Maryland. Following the invocation by Reverend John Paterson, Takoma Park Presbyterian Church, and the Pledge of Allegiance to the Flag, a motion to approve the minutes of the Feb. 9 meeting was made, seconded and approved.

ADDITIONAL AGENDA ITEMS

Councilwoman Medina noticed in a monthly information report from Montgomery College, on Takoma Park Campus redevelopment that there is a notification on the Carroll House that a staff report on possible use of this property has been prepared for the consideration of College Board of Trustees at its Jan. 26 meeting. At this meeting the Board agreed on an interim basis to the continued use of this house for its present limited use and will hold a public hearing before the College Board of Trustees, April 21 for a decision on the matter. She urged concerned citizens to prepare presentations and plan to be at the meeting.

SSI Site Committee (Councilman Nishimoto reporting)

The SSI Site Committee met February 12. Ken Haser (Park and Planning) presented a proposed site plan for the park ground. Ken Haser, Chuck Beard and Saul Honigsberg of Mo. Co. Dept. of Recreation and Belle Ziegler met to discuss the proposed plan and it was decided that Mr. Haser will present 4 or 5 conceptual plans at the March 11 meeting. Councilman Nishimoto spoke of the need to preserve the green spaces.

Piney Branch Middle School LEC (Councilman Nishimoto reporting)

Councilman Nishimoto recently attended the Board of Education meeting to represent Piney Branch Middle School (See attachment #1). He added that Mayor Roth wrote a letter to the BOE representing TPES. (See attachment #2). Councilwoman Medina added that decisions on the Takoma Park Cluster will be made at the March 3 meeting of the Board of Education.

MAYOR ROTH'S COMMENTS AND PRESENTATIONS

Mayor Roth opened one of the Takoma Horticulture Clubs' Bicentennial events Feb. 23. There was a seminar on how plants were raised in George Washington's Day.

Tuesday, Feb. 17 the Mayor and most of the Council met with the tenants' groups and talked about some of their problems. Mr. Long asked to be put on the Feb. 23 agenda.

The Mayor spoke of the School Board Meeting Feb. 17 noting that problems with the schools have been severe. The School Board closed Montgomery Hills Jr. High forcing decisions to be made as to which elementary schools will be shifted around.



He added that Councilman Nishimoto, Chairman of the LEC for Piney Branch Middle School, Gene Herman for TPES, and Bill Brailey, Roy Corbin, and Peggy Brutan, all gave good presentations.

Mayor Roth and County Executive Winfield Kelly will be serving on a committee to look into how the quality image can be improved for Prince George's County.

The Mayor announced that at the Takoma Park Volunteer Fire Department Annual Dinner Feb. 18, City Administrator Gilsdorf was awarded a plaque for helping the Fire Dept. with their organizational problems during the past two years. The Mayor congratulated him for the fine job he has done with the Fire Dept. as well as with the City.

He noted that three of the Councilmen met again Feb. 18 to discuss some of the ideas presented by the Tenants' Association on Tuesday, Feb. 17.

Thursday, Feb. 19 Prince George's County Fiscal Committee of the County Council met to talk about the amount of money given to the City for services in the City not performed by the County. They are trying to give the cities the same amount of money they did last year but this may not be possible.

Councilman Nishimoto and Mayor Roth met with Mrs. Cohen and representatives of the Parking Action group. There was some statement made that the parking patrol officer had not been seen on duty (it was reported that she had been ill for two days but is back on duty now).

Saturday, Feb. 21 the Mayor attended the Prince George's County Municipal Association's annual seminar. Those attending were the County Executive Kelly, Congresswoman Spellman, State Senator Emanuel, Delegate Rummage and Chrm. of the County Council Hartlove. Next year in the State Legislature is likely to be a year in which all questions of how taxes are to be raised will be open. Mayor Roth suggested the Council get involved so not to lose by that process.

Saturday afternoon (Feb. 21) ground breaking was held for the Parker Memorial Church. Everyone was impressed with the new plans.

February 23, it was announced that Takoma Tower is a first in the State of Md. to receive funds called sheltered housing. Senior citizens will be receiving additional service for physical needs.

The Mayor was informed that there was a conference with regard to the possible moving of Columbia Union College to a place near Hagerstown. The College saw the benefit of staying in Takoma Park and decided against the move.

#### CITIZENS REMARKS

(1) Helen Bridgett, 7620 Maple Ave., Representative of Tenants Coalition  
Reminded the Council that at the Feb. 17 meeting of the Coalition to Save Tenants most of the City Council members were present and the Mayor promised to hear the tenants' problems at the next Council meeting. She explained the issues of the Coalition as follows: (1) commitment from the Mayor and Council for an independent professional study to establish an economically fair housing policy for the City (which may or may not lead to rent control). The Coalition hopes to negotiate with the Council as to who is acceptable to do this study and plan to have their list prepared in three weeks, (2) demanded an immediate rent freeze so landlords will not seek a retaliatory rent increase during the study. Mrs. Bridgett was upset that the Tenants Coalition was listed with citizens remarks rather than agenda items as promised. Insisted that the tenants will continue to strive for fair rent control. Felt that the report on rental unit vacancy rates was informative but not adequate. She told the Mayor and Council to stop ignoring tenants

and show some action. The Mayor said he did not recall saying that the Council would make decisions on the issues at the Council meeting but did agree to discuss them. Councilman Nishimoto said he would make a report about the Rental Committee and issues made about the voluntary restraint resolution. Councilman Ricks asked if the discussion would be open for citizens during the agenda item on rental unit vacancy rates. The Mayor answered saying that that is a time where the Council can make some decisions after hearing what the citizens had to say.

(2) Princess R. Chapman, 7902 Takoma Avenue felt that the tenants of Takoma Park have made a reasonable request that Council freeze all rents in the City until a long term fair housing agreement can be reached. Adding that if sincere in their efforts to help the tenants the Council will freeze rents tonight to make sure tenants are not saddled with another rent increase the next day or anytime that is unfair. Asked Council if they were prepared to act at the Council meeting. Mayor Roth replied by saying the Council is prepared to discuss the issues and go as far as their authority will allow them. She asked the Mayor and Council if they had planned anything that will satisfy the tenants that night. The Mayor pointed out that the Council has been unfairly criticized for making decisions before meetings therefore no decision has been made prior to the meeting. Mrs. Chapman restated that she asked if the Council was prepared to make a decision, not if they had made a decision. It was explained that Councilman Nishimoto was prepared to put a motion on the floor to go as far as possible in that direction. She questioned the Mayor as to who had the authority to make a decision for immediate rent freeze; asking if a rent increase was imposed on tenants the next day was the Mayor prepared to rescind it. In response to Mrs. Chapman's question, Mayor Roth explained that the County Council in passing their law excluded all the cities from their rent control law.

(3) A. Russell Romer, 702 Chaney Drive Questioned the Mayors credibility; spoke of bringing a letter to the Mayor from the office of Landlord Tenant Affairs that said Takoma Park negotiated with them deciding to accept everything except rent control. He accused the Mayor of lying. Mr. Romer claimed there was no mistake in the letter and that the initiative was on the Council members. Felt that it was evident that the Mayor and Council did not want to come under the rent control law. Mayor explained again that the Montgomery County law excludes all the cities. Mr. Romer pointed out that the Council failed to take the initiative and that they didn't want to spend the \$14 thousand for rent control. He said the low vacancy rate (3%) was not the City's fault and that landlords are increasing their profits at tenants' expense. Stated that the voluntary restraint unleashed the forces of economics and wide spread abuses. The Council has left a feeling that those who violate rules get rewarded. He was shocked to hear members of the Council say their eyes were opened when people in this City are worrying about their rents. Asked for a rent freeze, an investigation by experts, and a decision immediately. Mr. Romer concluded that it was evident that the Mayor and Council do not want rent control.

(4) Audrey Gibbs, 7520 Maple Ave. was upset about the rents and agreed with Mr. Romer on the need for a rent freeze. Was concerned about the decrease in security in the Maple corridor and parking lots. Noted that she had never seen a Policeman inside the building and asked that the Council do something about this. Mayor Roth told Mrs. Gibbs of the new Patrol that will be working on burglary apprehension and assured her that apts. would not be excluded from that coverage. Mr. Gilsdorf explained that scooters will be used to patrol parking lots for apts. and the Laurel Ave. Shopping Center area and other areas.

(5) Lee Ann Bacon, 666 Houston Avenue said that many were here to request and demand a rent freeze which is needed until a fair unbiased committee has studied the problems and an accurate survey can be taken. Tenants are struggling to keep their heads above water. She criticized Mr. Karkenny's remark that renters who don't want to pay their rent can move to another apartment. Noted that not everyone can afford to move somewhere else. Asked for fairness for all regardless of race, color and creed. In response to Councilman Garcia's question, Mrs. Bacon said her rent had been increased at least \$70-\$80 in two years.

(6) Herbert Green, 7620 Maple Avenue called attention to photographs of violations in several apartments that have been apparent for some length of time. He explained one situation where the ceiling leaked when it rained describing it as a health hazard. This was reported to the manager but nothing was done about it. He invited the Council to inspect for themselves. Noted the need for security. Reminded Council that just because people live in the Winchester-Takoma doesn't mean they are dregs of society. Stated that most of the apts. around here look the same no matter what the price. Asked the Mayor to explain Article 6 entitled rent control, Ordinance 2350 (Sec. 1), and the Article 1,2,3,5 of the fair Landlord & Tenant relation act adopted by the Council. He understood that if a tenant has a complaint he can go to the Landlord-Tenant Commission for help and that the City is paying \$14 thousand for this service but feels that the service is not very good. Asked if this money could be applied towards a committee to study if rent control is feasible for Takoma Park. Mayor Roth stated that this law was to help seek solutions for all tenants who have arguments with their landlords and that a contract was made with the County for this. Mr. Green was concerned that they are paying higher rents but receiving nothing in return; urged Council to make apts. liveable. Mr. Gilsdorf mentioned that outstanding violations were corrected in January at the Winchester-Takoma and another inspection by Code Enforcement is scheduled in March. Referring to the photographs shown, the Mayor assured Mr. Green that no one on the Council is happy with those situations and will see to it that the Code Enforcement will investigate these offences. Mr. Green believed that Councilmember, Mayors, and Senators are against rent control because of revenue; a lot of landlords are reluctant to come into any County where there is rent control. Reminded Council that after July 1 the landlords can raise rents to any price eventually causing massive evacuation (referring to vacancy decontrol).

(7) Dr. Stanley Evans, 7520 Maple Avenue the tenants at 7520 Maple Ave. are aware and continue to strive to make a lot of corrections with the apartment. Stated that every April 15 part of his money from federal return comes back to Takoma Park and hopes to see some of this applied to safety. Police cars used to patrol through the area but have slacked off considerably. Tenants want to be sure that nothing will happen to them while in the parking lot. Realized that two new cars have been purchased for the police department along with some scooters and expressed hopes of getting more security for the Maple Ave. area. The tenants association wrote to the Chief of Police about a similar problem and never received a reply. Dr. Evans said he understood that the Police have other problems to take care of but felt that it was important for the police to be seen in order to discourage problems.

(8) Helen Jordon, 7667 Maple Ave. understood the Mayor to say that the County Council made a decision on rent control for Takoma Park and felt this to be arbitrary. Asked if the County Council could make decisions like that for the City then what is the City Council's role to the citizens as Mayor, Councilmembers, and Administrator. Mayor Roth stated that the County has had the practice of

passing laws and excluding the cities leaving it to the City to decide if and when they want those laws to cover the City. In some cases it can be done free and sometimes it can not. Responding to Mr. Gisldorf's statement, Mrs. Jordon agreed that she had occasionally seen police patrolling the Maple corridor but usually sees them in the parking lot of the Park Ritchie (7600 Maple Ave.), socializing or whatever and resents them doing this on her time as a taxpayer.

(9) Ron Chaney, 7600 Maple Ave. Security Guard explained that police can not be in the buildings unless they are called because it is private property. You have more police officers at 7600 Maple Ave. because they have been called for assistance. He added that the only kind of security you will find in apts. will be what the management provides. He explained the security arrangements in some apts. (some security guards live in the building on an on call bases and yet some apts. have security guards for Friday and Saturday nights only).

(10) Mrs. Shifflett, Park Maple complained that if you call the County Police they tell you to call the Takoma Park Police and you get the same response with the ambulance services. Wondered why the Council could not decide on whether or not to have rent control. Claimed to be getting very little out of the discussion.

(11) Mr. Long, 7620 Maple Ave. asked the Mayor if he was in favor of rent control. Mayor Roth stated that a committee is being organized to study the situation and if they feel the need for rent control then he would support it. Mr. Long asked Councilwoman Medina if she was willing to take someone into her home if evicted. She responded by saying it was a matter on which she would have to consult with the other members of her family. Responding to Mr. Long's question, Councilman Faulkner stated that if there are code violations then they should be submitted to the City and persued vigorously. Mr. Long asked Councilman Garcia why he did not attend the meeting with the tenants. Councilman Garcia replied by saying he had already made another commitment. Mr. Long felt that rent control was very important and wanted the Council to understand that a rent freeze is to roll back rents. Claimed he was not threatening the Council but asked that the people be represented. Mayor Roth told Mr. Long that a lot of time has been spent trying to improve the Winchester-Takoma and some progress has been made. Mr. Long felt that nothing had been accomplished at Winchester-Takoma. He explained that out of his rent \$8.00 per unit a year goes to the City and he would like to see this applied towards rent control. Felt the Council didn't care about the tenants at Winchester-Takoma. Asked them to think about the concerns of renters. Mayor Roth, speaking for all the Council, felt that there was a lot of concern for tenants and code enforcement violations at the Winchester-Takoma and other apts..

(12) Helen Bridgett asked to be placed on the agenda when discussing rent control in order to give some input when the Council was ready to make a final decision. Councilman Ricks moved to make rent control the last agenda item reported and allow a reasonable time for discussion oppn to the floor. Councilman Faulkner seconded, and after some discussion, the motion was approved unanimously.

(13) Jeanette Tice, 7521 Maple Ave. lived here since 1967 and did vote for many of the present Councilmembers but complained that she has not gotten anything out of the meeting so far. Said she worked in the District and if a commuter tax is placed on the people then she will move back to the District because they have rent control. Councilman Garcia mentioned that rent increases in the district have risen to 43%. Mrs. Tice noted that she had talked with the Landlord-Tenant Commission and knows that Takoma Park turned down the option to have rent control. She said the money she pays for commuter tax could be used for rent. Reminded the Council that her taxes pay the Council's salary. In regard to Mrs. Tice's remark,

Mayor Roth stated that his salary was \$1200 and Councilmembers was \$800 a year and are part time jobs. Mrs. Tice commented that the Mayor and Council treat their jobs as if they were part time.

(14) Dave Daigle, 7206 Central Avenue announced that this was the first time he had attended a Council Meeting and remarked on what an experience it was. Mentioned he was fortunate that he didn't own rental property in Takoma Park but does own rental property in Maryland and has seen taxes go up 150% since he has lived here. Congratulated the Mayor for taking all the guff at the meeting and thought he was doing a fine job. Felt that many landlords don't want to increase rents but are forced to because of the increase in taxes and utilities. Suggested that those whose rents are continuously raise seek to negotiate a lease for protection. Suggested that if an additional \$14 thousand be spent for rent control then a tax be added on to apts. to pay for it. (There was some protest by tenants attending the meeting.)

(15) Carlos Gomez has listened to people complain of rent increases due to utilities and maintenance which aren't visible and reiterated on the need for a rent freeze.

(16) Joseph G. Ferrier, 7413 Maple Ave. hoped to be a home owner some day but finds himself sympathetic with the tenants. Felt that the Mayor and Council were not villians and had an interest in the people but some could be improved. He thought Councilman Ricks showed a degree of consistency. Mr. Ferrier mentioned he heard the Council say they would do what was feasible or what they could but he never heard them say they would do anything definite towards rent control or a rent freeze. He advised the people to endure to the end and hopefully they will win their fight for a fair rent control.

(17) Allan Marsh, 7405 Maple Ave. said he shared a mortgage and endorses a rent control for the citizens. Felt it was long overdue. He expressed concern regarding the preservation of the residential quality of Takoma Park. Mr. Marsh noted that in 1973, Mr. Jewell Peake speaking for the General Conference of the SDA at a public hearing before the County Council stated they had no plans for further expansion in Takoma Park and was purchasing property off Rt. 29 for its future expansion. This is not the case at all. Mr. Osborn of the SDA, related to the task force on zoning and land use, mentioned plans to acquire the R-60 property at 7414 Willow Ave. so that the house may be torn down for the expansion of two existing parking lots which are also on R-60 property. Mr. Marsh said he brought these cases to the Council some time ago and no action was taken. He noted efforts to purchase property at 7813 Carroll Ave. by the SDA to expand their facilities. there. Also R-60 property at 8001 Maple Ave. was purchased by the Washington Adventist Hospital for \$36 thousand (Mr. Marsh was sure the small house on this property would not be used for nursing quarters). He asked how many other houses have been bought for what ever purpose they plan. Thought the Church was a threat by this expansion. Stated he wanted homes in Takoma Park and taxpayers not parking lots or 10 story office buildings classified as Churches by the zoning board. Requested survey for how much acreage is currently owned by the SDA and affiliated organizations and where this property is located. He preferred this survey to be done by the City.

(18) David P. Gray, 700 Chaney explained that the City budget was 1.7 million dollars and \$14 thousand represented less than 1% of that budget. Stated there were 20,000 people in Takoma Park and over half were tenants. Mr. Gray wondered why the City Council could not spend less than 1% of the budget for 50% of the people. He made clear Mayor Roths' opinion obtained through the Corporation Counsel stating that the Mayor and Council didn't have the power to create a rent

freeze immediately. Asked if the Council could not pass a rent freeze were they powerful enough to pass a study. Felt it was unfair to make the people wait until the end of the meeting to hear the Council's mystery proposal. Requested that the agenda be changed again. Mayor Roth felt there was some merit in what Mr. Gray requested. Seeming there were a few others to speak Mr. Gray proposed that the agenda item on rent control be discussed after the citizens remarks.

(19) Moses Karkenny, 9 Pine Ave. felt it was unfair to control the elements of something that is not controlled. He urged the Council to be patient in making their decision and listen to all the parties involved.

(20) Charlene Cohen, 7815 Takoma Ave. Co-Chairman of the Parking Action Group After presenting City Administrator with parking permit regulations and guidelines, Mrs. Cohen expressed hopes that the Council would move on this as fast as possible and vote favorably on an ordinance for this at the next Council meeting.

(21) Delores Stowell, 7704 Takoma Ave. Reiterated on problems North Takoma Park citizens are facing in trying to protect their homes. Said tenants are just trying to protect their homes which happen to be apartments and deserve to have a rent freeze.

(22) Bill Brailey, 7113 Holly Ave., President TPES P.T.A. as a homeowner and a tax payer was sure that a lot of homeowners agreed with those who rent and that renters have the right to ask for rent control. Thought that if rent control was refused by the City Council then the tenants will go to the County Council, State Court, or Circuit Court if necessary. Mr. Brailey said he understood the Council's concern about property owners and if they don't want to discuss this matter in just one session then they should say so. Reiterated on the fact that tenants have the right to be heard. Mayor Roth felt that the Council was hearing and listening to their petition and was working towards a decision.

(23) Mrs. Younger asked where in the City Code it stated the Council did not have the authority to issue rent freeze. Said the Council would have to show the people in order for them to believe it. Councilman Nishimoto reported that he had legal information on this and is prepared to answer this particular question.

#### AGENDA ITEMS

##### Administrative report and Council discussion on rental unit vacancy rates

The Mayor reported that at the last Council meeting he appointed three Councilmembers to serve on a committee (Councilmembers Nishimoto, Ricks and Medina). Three landlords and three tenants will also serve on the committee. These Councilmembers met Wed., Feb. 18 to discuss the issues mentioned at a previous tenant meeting. Councilman Nishimoto said the main point was the establishment of the committee to discuss the whole issue of rent control. He informed citizens that the nominations were open for those to serve. As soon as these people meet, they will decide who is to serve on the committee and begin to discuss the problems at open meetings. In terms of the rent freeze, Councilman Nishimoto obtained from the Corporation Counsel the following information: To freeze rents of rental units in the City at their present levels without a public hearing would deprive property owners of their property rights without due process of law an act forbidden by the United States and the State of Maryland. He felt the Council could come up with a request to freeze rents voluntarily during the study. The committee could review the possibilities and experts suggested for the study and decide who would be best to do the job. The City Administrator has been

requested to study the rent situation in Prince George's County. One of the problems involved is if the committee recommends a rent control law for Takoma Park, it would have to include Prince George's Co. section of the City. Councilman Ricks asked if the Council meeting could be considered a public hearing. Corporation Counsel replied by saying no, because proper notice was not given to the public. Councilman Ricks explored the different reasons for which rent control could be applied with the Corporation Counsel insisting the Council would need more facts. Mr. Gingerich explained the difference between a rent freeze and rent control (rent control would allow some increases under certain conditions and a rent freeze would allow for no increases). Councilman Faulkner felt that an ordinance should be prepared so it can be discussed. It was noted that a public hearing is required on a proposed ordinance of this type. In response to Councilman Garcia's question, Mr. Gingerich said that if the Council chooses to use the Montgomery County office to enforce rent control for Takoma Park, Prince George's Co. would have to be considered and he feels that Mo. Co. already has too heavy a work load to take on the extra apartment units in Prince George's Co. Councilman Faulkner felt the Council should find out how much it would cost the City to establish rent control. Councilman Ricks was concerned with the length of time involved to have public hearings, etc. and meantime the tenants are getting no relief. Councilwoman Medina understood the frustrations in wanting to do something immediately but felt there were not enough accumulated range of specific problems presented to consider this an emergency and hoped that citizens would present this information to the committee for their study. She felt the tenants have problems and suggested they and the landlords begin documenting their cases to enhance the study. It was noted that for the City to establish its own rent control it would have to increase the staff, set up a commission to hear the appeals for rent increases, someone to investigate complaints and to prosecute there would be a need for more legal assistance. Mr. Gingerich emphasized the need for a just reason to adopt rent control with the need exceeding the rights of the landlords. He was sure the City did not have enough reason and information to support an ordinance that would be valid. Councilman Nishimoto moved that the City Administrator prepare a letter to landlords asking them to voluntarily freeze rents until a study is completed. Councilman Webb seconded. [Before the motion was approved citizens were allowed to make input:]

Helen Bridgett presented the Council with documented vacancy rates prepared by the office of Housing. She read the vacancy rate portion of a fact sheet noting that on June 16, 1975 from a total number of responses from landlords of 13,811 units the vacancy rate was 2.6 % adding that when vacancy rates fall below 3%, housing authorities agree that rent control is needed. She asked that the letter to landlords insist that they give a public hearing before raising rents.

A. Russell Romer was concerned about the amount of tenants and landlords to serve on the committee and hoped that the tenants were fairly represented. Mr. Romer suggested that a time limit of thirty days be set and a resolution adopted immediately. Asked that the Council as a whole listen to the recommendations presented by the landlords and tenants and get some experts advice too. Reiterated on the need for a time table.

Mr. Green wanted to know what type of information Councilwoman Medina needed. Said there should be more than a few apts. and enough of a City wide problem to be dealt with through a City legislation and expressed a willingness to look at any information tenants or landlords wished to present.

Citizen (name not given) claimed she had problems understanding how a committee of landlords and tenants can be organized to solve problems when none have the expertise to do so.

Mrs. Long said the coalition would prefer the three Councilmembers on the committee to do a study and the tenants do one, meeting later to compare in an open meeting.

[There was concern by many citizens that the tenants might not be represented fairly.]

Mr. Brailey presented the Council with documented information on rent increases at 116 Lee Ave. (H.G. Smithy property owner) from Dec. 1970 (\$120) to Jan. 1975 (\$227). Asked if the committee would allow three homeowners to participate. Asked the Corporation Counsel if the Council could pass a resolution cautioning landlords against further rent increases without justification or approval of the City Council. He was told this would have no legal basis. Mr. Brailey felt some of the Councilmembers on the committee were biased.

Princess R. Chapman read a portion of the minutes of the Feb. 9 Council Meeting regarding the Mayor's appointment of members to the committee and asked what the Council has done for the past 14 days.

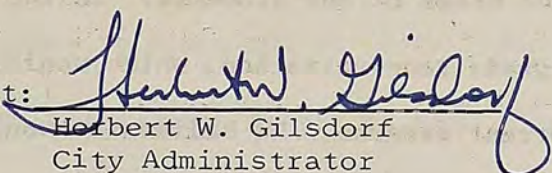
Councilman Garcia stated that the 2.6% vacancy rate covers East Silver Spring and the Montgomery Co. section of Takoma Park but the committee will have to have evidence before them about Prince George's Co. portion of the City. Councilman Ricks urged the Council to proceed with the fact finding so the committee can begin working. He suggested the committee begin meeting and work on the mechanics of the group later. Mayor Roth said he expected landlords to comply with the voluntary rent freeze; urged tenants to report code violations to the City Office. After some discussion the Council approved unanimously the motion for a letter to be sent to the landlords asking for a voluntary rent freeze for 90 days. Councilman Faulkner suggested the committee look into the possibility of a year's lease for those who are interested. Councilman Nishimoto announced that the committee will be meeting March 4 at 8:00 PM, second floor, Municipal Building.

#### Discussion on Parking Permit Control

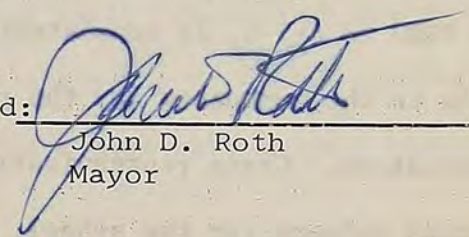
Councilman Nishimoto moved that the City Administrator be instructed to prepare a parking permit ordinance for consideration by the City Council at the next meeting; Councilwoman Medina seconded and the motion was approved unanimously. It was suggested that the guidelines be flexible.

ADJOURNMENT: 12:50 AM - Council to reconvene March 8, at 8:00 PM.

Attest:

  
Herbert W. Gilsdorf  
City Administrator

Approved:

  
John D. Roth  
Mayor



2-17-76

STATEMENT OF KEN NISHIMOTO,  
CHAIRMAN, LOCAL EVALUATION COMMITTEE,  
PINEY BRANCH MIDDLE SCHOOL

As Chairman of the Local Evaluation Committee of the Piney Branch Middle School, I have been asked to present the position of the LEC on the Superintendent's proposal of January 14, 1976, to the Board of Education.

We realize and appreciate the effort spent by both the Board of Education and the school system in developing the many alternative options to achieve better utilization of schools and improve racial balance. Superintendent Bernardo has stated, "that the most effective means of influencing the quality of education is through active parental participation . . .", where "everyone has an opportunity to provide leadership and affect the final product of the school system . . ." We agree; that is why we are here tonight.

The Board of Education adopted a Quality Education/Racial Balance statement on 11/24/75 that told about the need for "integrated education" and "pluralism." The Piney Branch Middle School has achieved integrated education and pluralism and there is a consensus in the community that it is meeting our needs. We think the time, energy and creativity invested to establish the special program and the fine staff at Piney Branch is paying off.

The issue for the community and the parents is how to maintain this successful program.

A recent survey of the extended community which Piney Branch serves indicates that our present 5-6 grade structure now meets the needs of our students. In the judgment of the LEC, the Superintendent's proposal for grade reorganization, which would expand grades at PBMS to 4-5-6, is consistent with the current program. We believe it would be acceptable to the community for the purpose of providing a better racial balance for our school population. Grade reorganization is not sufficient, however, to provide a long-term racial balance for the school. A change in feeder school populations is required.

We recommend, as we did in our LEC Report of November 1975, an expanded Takoma Park cluster of Dennis Avenue, Forest Grove, Parkside, East Silver Spring, Highland View, Takoma Park, and Piney Branch Middle School. Bringing together the student population of these communities in a cluster will permit essential long-range planning. The minority percent of this cluster in September 1975, was 0.2964, within Department of HEW guidelines. The 1980 projected minority of this cluster is 40%, well within Board of Education guidelines. We urge the Board to approve the Takoma Park cluster proposal and to authorize the initiation of appropriate program planning.

We believe the following guidelines to be essential in the formation and utilization of this cluster:

1. Assuming the approval by the Board of the cluster concept, and the implementation of the plan By September 1977, the interval might be used to
  - a. develop preliminary plans for alternative programs within the cluster;
  - b. introduce pilot programs beginning in September 1976;
  - c. educate the communities about educational opportunities created by the cluster;
  - d. survey the community for interest in alternative programs prior to full-scale application.

Cluster communities need to be fully informed about what is at stake in making the cluster work and be involved in planning programs for the cluster schools. This interval will also allow the New Hampshire Estate and Rolling Terrace students to phase out of Piney Branch before the fourth grades arrive.

2. Racial balance should be considered on a cluster basis. Busing of children should facilitate selection of school programs according to family preferences.

In any event, busing among communities should be reciprocal; one-way busing must be avoided.

- 3. We feel that two schools in this cluster can be used as alternative middle schools of grades 4-5-6. These schools would be Highland View and Piney Branch Middle School. Following articulation at neighborhood early childhood education centers (K-3) parents would choose to send their children to either Piney Branch or Highland View. Busing to provide an/educational program that would meet parental desires for quality education for their children would be provided within the cluster on a voluntary basis for grades 4-6.
- 4. Two Junior High Schools (Eastern and Takoma) would provide alternative programs for the children upon completion of programs at the middle schools.
- 5. The children would then all articulate to Blair Senior High School.

Community acceptance of this plan will depend upon:

- (1) voluntary, reciprocal busing to achieve racial balance;
- (2) providing articulation possibilities from K-12 grades;
- (3) adequate time for thorough planning;
- (4) pilot testing of programs;
- (5) widespread effort to inform the community of the benefits of the cluster program.

Superintendent Bernardo has offered us some options--one received February 10, 1976.

The options are not viable. They do not offer long-term solutions acceptable to our communities. They deny our communities an opportunity to respond maturely to the problems we face. Specifically, our objections to the Superintendent's proposals are as follows:

- 1. It is short-range planning, since the minority population will exceed Board of Education guidelines within three years.
- 2. A large minority area (BLAIR) is added to an already high minority cluster.
- 3. There is an implication of one-way busing.

- 4. The articulation pattern is pre-set without racial balance being considered. The Junior High, as a result, will have to be closed within three years because the BOE decisions create under-utilization and racial imbalance.
- 5. There is no alternative for the 4-6 grade structure.

The Piney Branch Middle School LEC, as representatives of an expanded neighborhood community, strongly urge the Board of Education to continue our successful, enriched Piney Branch Middle School program using either the current grade structure of 5 - 6 or an expanded grade structure of 4-5-6. We further suggest that Piney Branch Middle School is an alternative school that can be offered to an even larger student population through the use of open enrollment and area-wide publicity.

A much more detailed analysis of the Superintendent's proposal of January 14, 1976 and February 10, 1976, is attached for consideration by the Board, the Superintendent and the planning staff.

ATTACHMENT #2

February 17, 1976

Mrs. Verna M. Fletcher  
President  
Montgomery County  
Board of Education  
850 Hungerford Drive  
Rockville, Maryland 20850

Dear Mrs. Fletcher:

I ask that this letter be entered into the record to show that the Mayor and Council of Takoma Park are concerned about the recent decision of the Board of Education regarding feeder schools for Takoma Park Junior High School.

The decision to remove Rolling Terrace and New Hampshire Estates as feeder schools, and not replace them with school populations of similar size, represents a conscious decision to reduce the number of students at Takoma Junior High School.

Since the Board of Education recently spent more than \$2,000,000 to renovate the school we recommend that you make full use of these facilities and that you replace the Rolling Terrace and New Hampshire Estates populations with a similar number of students.

I would like to say again for the record that we have already had one school closed in our City. No community should be asked to bear a burden of more than one closed school.

I ask that a copy of this letter be furnished to the other members of the Board.

Sincerely,

John D. Roth  
Mayor

## THE CITY OF TAKOMA PARK, MARYLAND

## CITY CAUCUS

February 24, 1976

The meeting was called to order at 8:00 PM by  
 A City Caucus for the purpose of nominating candidates for the offices of Mayor and seven Councilmembers was held on February 24, 1976, in the Municipal Building, 7500 Maple Avenue, Takoma Park, Maryland. The meeting was called to order at 8:00 PM, with City Administrator Gilsdorf in the chair. Following the invocation by Rev. Theron Snyder of the Trinity United Church of Christ, the Assistant to the City Administrator, Alvin J. Nichols, gave a brief presentation covering the purpose of the meeting, an outline of the order of procedure and the requirements for nomination and seconding of candidates. The City Clerk was present to certify the eligibility of nominees, their nominators and seconders, and to record their names for placement on the ballot for the March 23, 1976 election. Upon failure of the Chair to receive any nominations for Secretary of the Caucus, he named Mr. (Alfred) Phil Vogel, 7117 Garland Avenue, to serve in this capacity.

Nominations of candidates for electives offices were made as follows:

NOMINATIONS FOR MAYOR:-

Robert Mandel, 7003 Woodland Avenue, Takoma Park, Md., nominated:

JOHN D. ROTH, 7608 Hammond Avenue, Takoma Park, Md.\*

The following seconds were made:

Sidney W. Tymeson, 8118 Flower Avenue  
 Joseph B. Simpson, Jr., 7300 Cedar Avenue  
 Lee A. Jordan, 107 Geneva Avenue  
 Virginia O. Gallagher, 1306 Elson Place  
 Evelyne J. Ferry, 24 Hickory Avenue  
 Ralph F. Sidell, 606 Boston Avenue

Leslie Agro, 7306 Willow Avenue, nominated:

DAVID P. GRAY, 700 Chaney Drive, #5

The following seconds were made:

Joseph G. Ferrier, 7413 Maple Avenue  
 Opal C. Ferrier, 7413 Maple Avenue  
 Abraham Russell Romer, 702 Chaney Drive  
 James Arthur Sturdevant, 219 Park Avenue  
 Horace Lee Johner, 7620 Maple Avenue, #108

William E. Brailey, 7113 Holly Avenue, nominated:

SAMMIE A. ABBOTT, 7308 Birch Avenue

The following seconds were made:

Robert H. Moore, 7314 Willow Avenue  
 Faith E. Stern, 103 Grant Avenue

Upon motion by Joseph G. Ferrier, duly seconded, the Caucus voted to close the nominations for Mayor.

\*All addresses are Takoma Park, Md.

NOMINATIONS FOR TWO COUNCILPERSONS FROM FIRST AND SECOND WARDS:

David B. Weisman, 7701 Takoma Avenue, nominated:

PRINCESS R. CHAPMAN, 7902 Takoma Avenue

The following seconds were made:

Joseph G. Ferrier, 7413 Maple Avenue  
Geneva V. Cross, 39 Oswego Avenue  
Horace Lee Joyner, 7620 Maple Avenue, #108

Ian K. Burgess, 7405 Wildwood Drive, nominated:

KENICHI NISHIMOTO, 7409 Holly Avenue

The following seconds were made:

Cicero Satterfield, 6801 Allegheny Avenue  
Evelyne J. Ferry, 24 Hickory Avenue  
Stephen S. Hiten, 7 Hickory Avenue  
Nancy C. Schallhorn, 7401 Maple Avenue

Eugene H. Herman, 511 New York Avenue, nominated:

MARY ANN MEDINA, 7425 Buffalo Avenue

The following seconds were made:

Faith E. Stern, 103 Grant Avenue  
Geneva V. Cross, 39 Oswego Avenue

Robert H. Moore, 7314 Willow Avenue, nominated:

JOSEPH G. FERRIER, 7413 Maple Avenue

The following seconds were made:

Mary P. Pennifield, 7305 Takoma Avenue  
Faith E. Stern, 103 Grant Avenue  
James Arthur Sturdevant, 219 Park Avenue

Following a motion by Joseph G. Ferrier, seconded by Cicero Satterfield, members of the caucus, with no objections, voted to close nominations for Councilmembers from the First and Second Wards.

NOMINATIONS FOR COUNCILPERSONS FROM THE THIRD AND FOURTH WARDS:

Stephen S. Hiten, 7 Hickory Avenue nominated:

JOSEPH H. WEBB, 7412 Jackson Avenue

The following seconds were made:

Lowell I. Tripp, 7115 Carroll Avenue  
Lee A. Jordan, 107 Geneva Avenue  
Douglas G. Ziegler, 109 Sheridan Avenue

Henry C. Daniels, 19 Sherman Avenue, nominated:

VERNON H. RICKS, JR., 5 Lee Avenue

The following seconds were made:

Austin T. Brown, 802 Elm Avenue  
Douglas G. Ziegler, 109 Sheridan Avenue  
Stephen S. Hiten, 7 Hickory Avenue

William E. Brailey, 7113 Holly Avenue, nominated:

FAITH E. STERN, 103 Grant Avenue

The following seconds were made:

Geneva V. Cross, 39 Oswego Avenue  
Nancy L. Moore, 7314 Willow Avenue  
Joseph G. Ferrier, 7413 Maple Avenue  
Robert H. Moore, 7314 Willow Avenue

Upon motion by Joseph G. Ferrier, duly seconded, nominations for Councilpersons from the Third and Fourth Wards were closed by voice vote.

NOMINATIONS FOR COUNCILPERSONS FROM THE FIFTH WARD:

Sidney W. Tymeson, 8118 Flower Avenue, nominated:

CLAYTON D. FORSHEE, 722 Kennebec Avenue

The following seconds were made:

Evelyne J. Ferry, 24 Hickory Avenue  
Ralph F. Sidell, 606 Boston Avenue  
Lowell I. Tripp, 7115 Carroll Avenue

David P. Gray, 700 Chaney Drive, nominated:

ABRAHAM RUSSELL ROMER, 702 Chaney Drive

The following seconds were made:

Joseph G. Ferrier, 7413 Maple Avenue  
J. Aurel LeMay, 704 Philadelphia Avenue

A motion by Joseph G. Ferrier to close nominations for Councilpersons from the Fifth Ward was seconded and passed by voice vote.

NOMINATIONS FOR COUNCILPERSONS FROM THE SIXTH AND SEVENTH WARDS:

James F. Holland, 19 Pine Avenue, nominated:

FRANK V. GARCIA, 1117 Holton Lane

The following seconds were made:

John T. Baker, 7133 Sycamore Avenue  
Henry C. Daniels, 19 Sherman Avenue  
Ian K. Burgess, 7405 Wildwood Drive



Austin T. Brown, 802 Elm Avenue, nominated:

JOSEPH A. FAULKNER, 1007 Sligo Creek Parkway

The following seconds were made:

- Frances E. Phipps, 7210 Holly Avenue
- Donald T. Schaeffer, 907 Sligo Creek Parkway
- Abby J. W. Mandel, 7003 Woodland Avenue
- James F. Holland, 19 Pine Avenue

A motion made by Opal C. Ferrier to close nominations for Councilpersons from the Sixth and Seventh Wards was seconded by Joseph G. Ferrier and carried by voice vote.

All nominations having been made and there being no further business to come before the meeting, the Caucus adjourned at 10:00 PM

*Alfred Phil Vogel*  
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 Secretary of the Caucus

*M. Selby Pugh*  
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 City Clerk

*John P. Roth*  
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 Mayor