

CITY OF TAKOMA PARK, MARYLAND
MAYOR AND COUNCIL WORKSESSION

Council Meeting Room

September 6, 1977

7:30 PM

Councilmembers Present:

Mayor Roth

Councilman Forshee

Councilman Faulkner

Councilman Garcia

Councilwoman Medina

Councilman Nishimoto

Councilman Webb

The meeting was called to order by Mayor Roth at 7:30 PM, and the City Administrator made the following reports:

1. 7209 Cedar Avenue. This house has recently been sold and the new owners have assured the Code Enforcement section that 1st notice violations will be corrected in the near future.
2. City Owned Property at 214 Grant Avenue. Bids received from contractors relative to 214 Grant Avenue on September 1st would include an upgrading of electrical service and installation of base-board heating. The Mayor and Council authorized the City Administrator to honor the low bid in the amount of \$1,873 and to proceed with this phase of work.
3. Code Enforcement. The City Administrator presented a plan of action for possible improvement of the Code Enforcement efforts. Included in the presentation was a report on a staff meeting held Thursday, September 1, in which Code Enforcement inspectors were directed to more exactly apply provisions of the BOCA Code in their day-to-day inspections. Aspects of the overall problem--such as court enforcement, Ordinance 1946, the vagueness of some portions of the BOCA Code and other related matters were discussed by the Mayor and Council. Recommendations made by the City Administrator were 1) tightened BOCA Code enforcement; 2) adopt a system of administrative fines which could involve eventual liens on properties for non-payment, and; 3) request a special Project Improvement Inspector for additional Code Enforcement in the 1978 CDBG application. This inovative approach would make available staff to deal with problem properties, not only through an administrative fines process, but also to make loans, grants, or other assistance to landlords.

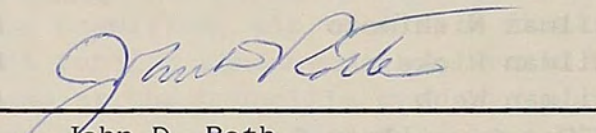
WORKSESSION

September 6, 1977

- 4. Zoning Text Amendment. Mayor Roth presented to the Council a discussion paper relative to the Zoning Text Amendment question which was briefly discussed and a decision reached to consider the matter further at a future worksession.

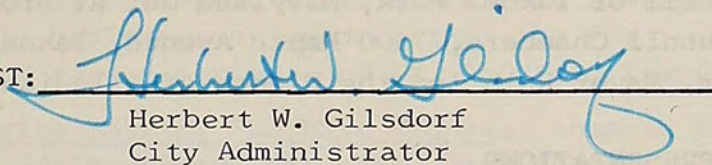
There being no further discussion, the meeting adjourned.

APPROVED:



 John D. Roth
 Mayor

ATTEST:



 Herbert W. Gilsdorf
 City Administrator

THE CITY OF TAKOMA PARK, MARYLAND

MEETING OF THE MAYOR AND CITY COUNCIL

September 12, 1977

City Officials Present:

Mayor Roth	City Administrator Gilsdorf
Councilman Faulkner	Asst. City Administrator Nichols
Councilman Garcia	City Clerk Pusti
Councilwoman Medina	Public Works Director Barile
Councilman Nishimoto	Police Chief Porter
Councilman Ricks	Recreation Director Ziegler
Councilman Webb	Asst. Corporation Counsel Culpepper
EXCUSED: Councilman Forshee	Asst. Corporation Counsel Hoffmann

The Mayor and City Council of Takoma Park, Maryland met at 8:00 PM, September 12, 1977, in the Council Chambers, 7500 Maple Avenue, Takoma Park, MD. Following the Call to Order, Mayor Roth led the Pledge of Allegiance.

MAYOR ROTH'S COMMENTS AND PRESENTATIONS

Mayor Roth announced that a change has been made in the meeting place for "Town Meeting" (Winfield Kelly); to be held at Northwestern High School on Adelphi Road on September 28, 1977 at 8:00 PM.

Announced that the City had just been informed of a Montgomery County Board of Education meeting in which possible closure of Takoma Park Junior High School will be discussed (also two additional schools). The meeting will be held in Rockville on Thursday, September 15 at 7:30 PM. The Mayor urged citizens to attend the meeting.

Mayor Roth noted that the City Administrator has been requested to make a study and recommendation to the Council of actions to be taken to strengthen the Code Enforcement Division's inspection procedures. Also to review the City and BOCA Codes for any improvement thereof.

Announced that Congresswoman Gladys Spellman will be holding an "Open-Door" meeting on Thursday, September 29, 1977 at 8:00 PM in the Municipal Building for citizens who wish to have questions answered on Federal, State, and local problems.

Reported that there would be a Bloodmobile sponsored by Takoma Park Lions Club located at the Takoma Park Seventh-Day Adventist Church (near D.C. line) on September 26 from 4 to 7 PM. Noted that each donor would be given an azalea plant.

ADDITIONAL AGENDA ITEMS

Question of continuous yard sales (Councilman Nishimoto).

Report on Operation Turnaround Board by Allan Marsh (Councilman Faulkner).

Report on CDBG Citizens' Advisory Committee by Lou D'Ovidio and announcement of National Hispanic Heritage Week (Councilwoman Medina).

CITIZENS' REMARKS

1. Allan Marsh, 7405 Maple Avenue: speaking for the Operation Turnaround Board, stated that with the CDBG funds, the City is now in the possession of two multi-family properties: 7103-05 Cedar Avenue, which will be converted to two townhouses; and 7101 Cedar Avenue, a historic property which will be **renewed** and sold as a single-family home. Mayor Roth noted that this action may serve as a stimulus for others in the neighborhood.
2. Lou D'Ovidio, 7324 Piney Branch Road: speaking for the Community Development Block Grant Citizens' Advisory Committee, stated that a final "draft report" for Fiscal Year 1979 Block Grant funding recommendations would be forthcoming. Recommended that it be discussed at the Council's next worksession, prior to the Public Hearing on September 26. He commended Mr. Alvin Nichols for his excellent work with the Committee. Mayor Roth stated that hopefully the recommendations would receive the same favorable response as last year. Councilwoman Medina questioned whether the Public Hearing would include a question-and-answer period, and Mr. D'Ovidio responded in the affirmative.
3. Martha Harris, 702 Eire Avenue: thanked the City Administrator and Asst. City Administrator for their assistance in introducing an ordinance to help alleviate the parking problem on Erie Avenue, but stated that the ordinance would still not help with access to her driveway, which is on a curve. Mayor Roth said that it would be discussed when the ordinance came up.
4. Renee Moss, 7620 Maple Avenue: communicated problems of housing code violations in her apartment building (Winchester/Takoma). Stated that there are insufficient maintenance workers; the resident manager has tried to correct the problems, but the owners and management company are withholding financial help. Councilman Ricks requested that this be added to the Agenda. Mayor Roth and the Corporation Counsel stated that the owner is still under a court order which can be reopened at any time under contempt proceedings. The Mayor requested that the City Administrator meet Tuesday morning with representatives of the tenants to try to resolve their problems.
5. Anthony Harris, 7620 Maple Avenue: reiterated comments of the sub-standard living conditions at the Winchester/Takoma. Emphasized that something should be done as soon as possible.
6. James Bobby Wills, 7620 Maple Avenue, #336: stated that recently released from position as maintenance engineer at the Winchester/Takoma, knows exactly what maintenance has been done to the building; that it is not adequate.
7. Junior Green, 7620 Maple Avenue, #419: emphasized the extreme urgency of the situation.
8. Peggy King, 7620 Maple Avenue, #306: stated that ceiling in kitchen had collapsed because of a leak in pipes that had been reported, but left unrepaired for 2-3 weeks. Councilman Faulkner questioned whether the leak had been reported to the management and was told yes, but not repaired. Ms. King stated that the management offered her another apartment, which she has taken, hoping to leave the building when her lease expires in October because of conditions there.

9. Delilah Gary, 7620 Maple Avenue, #501: read a letter which she had mailed to the resident manager and the management company on August 29 in regard to the poor conditions in the building; emphasized the problem of roaches and mice.
10. John Sawyer, 7620 Maple Avenue: stated that the management company and the owners are capitalizing on the situation--charging extremely high rents for the conditions prevalent. New tenants and ones whose leases have expired have had rent increases in the past six months. Upon question by Councilman Ricks, it was noted that rent for a one bedroom apartment is \$195 to \$199.
11. Cardela Beatty, 7620 Maple Avenue, #316: stated that for the past three weeks she has had to use a bucket to flush her commode because of lack of repair and reiterated the poor conditions of the building.
12. Jeanette Harris, 7620 Maple Avenue, #525: questioned whether the tenants could be assured that corrective action would be taken and was answered in the affirmative. In response to Councilman Nishimoto's question, it was stated that a Code Enforcement Officer was last at the building approximately a week ago.
13. Sam Abbott, 7308 Birch Avenue: stated that these problems had been brought to the Council's attention several years ago and that they are unabated; that the entire Council should make a personal investigation and note the lack of amenities, safety, maintenance, and other problems cited. Mayor Roth said that the building has improved considerably in the past few years, but still needed improvement.
14. Raymond Hill, 7104 Poplar Avenue: reported litter throughout the City; questioned whether there is an anti-littering ordinance. Mayor Roth stated that there is such an ordinance, and the problem would be investigated.
15. Ellen Marsh, 7405 Maple Avenue: reiterated Mr. Hill's statement; also requested that another litter basket be placed in the azalea garden on Maple/Philadelphia Avenues. Noted that E & X Exxon station on Carroll Avenue is closing; that it was re-zoned as C-1 in the 1974 Sector Plan; that when a commercial business such as this ceases voluntarily, anything that replaces it must conform to C-1 zoning; this would mean that another filling station could not be located there. Mayor Roth stated that a letter has been sent to the owner of the property requesting information on its future use, but no response has been received; there would be a follow-up inquiry.
16. Bob Melvin, 7138 Carroll Avenue: in reference to the proposed ordinance amending Sec. 6-104 of the City Code to incorporate \$100 fine for failure to register a multiple family dwelling, Mr. Melvin requested that the fine be raised to a higher value and that it apply to each unit and not only to the structure itself. Mayor Roth stated that this ordinance has been withdrawn from the agenda for further study and no action would be taken at that time.

Mr. Melvin requested that trash deposited on curb near his home be removed.

17. Mildred Shapiro, 7667 Maple Avenue: reported litter on Maple Avenue, especially in front of the stores in the 7600 block. Requested that litter signs and baskets be placed nearby.

18. John Rupertis, 105 First Avenue: reported erosion problem on First Avenue; street is unpaved at this time and not cut through to Eastern Avenue; he and his neighbors wish to keep it this way. Thanked the City Administrator and Director of Public Works for erecting a "No Through Street" sign on First Avenue at Westmoreland Avenue.

19. Bill Brailey, 7113 Holly Avenue: speaking as President of PTA for Takoma Park Junior High School, stated that he had been notified of the Montgomery County Superintendent of School's proposal for closure of TPJHS because of low enrollment. Requested that the Council contact the Superintendent and the Board of Education making clear the City's position for non-closure; that the Council consider possibility of operating City schools, if threat of closure continues. Requested citizen support, noting the BOE hearing on Thursday, September 15, 1977, urging that as many as possible attend. Mayor Roth stated that the Council would do everything it could to keep the school open; requested Dr. Faith Stern's comments. Mrs. Stern stated that the BOE should consider the utilization of the school and not the low enrollment, also reiterated Mr. Brailey's request for citizen support at the meeting on September 15 (see page 8).

20. Bernice Myers, 7212 Cedar Avenue: suggested that any action taken to support the continuance of TPJHS should be spearheaded by the Mayor and Council rather than by the citizens. Mayor Roth stated that the Council will take action, but it would also require citizen support. Stated that a telegram would be composed and sent on the following day.

21. Sam Abbott: strongly suggested that the telegram include information that legal action is being investigated.

22. Stephanie Melvin, 7138 Carroll Avenue: requested that a litter basket be placed near the corner of Carroll Avenue and Philadelphia Avenue.

23. Mary D'Ovidio, 7324 Piney Branch Road: stated that the BOE would be discussing the closure of TPJHS on their agenda from 7:30 to 8:30 PM on September 15.

FINANCIAL STATEMENT

The City Administrator gave a brief summary of the City's Financial status.

ITEMS FOR COUNCIL CONSIDERATIONCommunications

1. Donald Ramsey, 8116 Roanoke Avenue, request for street improvements on Houston Avenue from Flower to Roanoke Avenues. The City Administrator reported that this is being considered in next year's CDBG proposal.
2. Helen Stoltz, 7119 Garland Avenue, request for stop signs to replace the "Yield" signs located at the intersection of Central and Garland Avenues, including a petition with approximately 75 signatures.

Administrative Reports and Recommendations for Council Action

1. Report on WGTS's "Kaleidoscope" series dealing with City of Takoma Park services, scheduled for broadcast on alternate Thursdays at 7:30 PM, beginning September 22 and running through December. The program (91.9 FM) will be moderated by members of the City staff and Mrs. Mary Anne Leary. Mr. Gilsdorf reported that there will also be a question and answer period on each program.
2. Status report on 1977-78 Community Development Block Grant program (Alvin Nichols, Director of Community Development). Mr. Nichols reported on the processing of 60 applications for CDBG loans, which includes inspections of the properties, title search, and bids for the improvements to be done. The "Hand-in-Hone" projects include a tool library to open approximately the second week in October, and also a workshop in the basement of the Municipal Building. CDBG Public Works projects include the new sidewalk in front of Winchester/Takoma, engineering and design projects for small parks are now in progress, with bids going out to contractors later this winter when prices will be lower. Mr. Nichols said the tools will be lent with the use of a City Library card and also a signed agreement which would insure the condition of the tools and release the City from liability if someone should be injured.
3. Report on Judge's Memorandum and Order on Takoma Park vs. Maisonneuve vis-a-vis 103 Sheridan Avenue unauthorized addition (Appeal A-178). City Administrator Gilsdorf reported that a Motion for Reconsideration had been denied and that Mr. Maisonneuve has been ordered to raze the entire addition or enough of the addition as to bring it within the twenty-five foot setback.
4. Announcement of Public Hearing on Proposed submission for 1978-79 Community Development Block Grant Funds, 8:00 PM, September 26, 1977, Council Chambers. City Administrator reported that the Public Hearing will be at the beginning of the regular City Council Meeting and that members of the CDBG Citizens' Advisory Committee will be available to answer questions.
5. Ordinance prohibiting parking on the South side of Erie Avenue, 40 feet from its intersection with Maple Avenue. City Administrator Gilsdorf stated that no record could be found as to why an earlier (1937) ordinance, which prohibited parking on the South side, had been changed. In response to Councilman Ricks' question as to why the parking restriction could not be increased

in footage to facilitate egress from Mrs. Harris' driveway, the City Administrator explained that to accomplish this, the footage would have to be increased to approximately 250 feet and would take parking spaces away from several properties. Councilman Nishimoto moved that the following ordinance be adopted. It was duly seconded by Councilwoman Medina, and adopted by Roll Call vote as follows: AYE: Councilmembers Faulkner, Garcia, Medina, Nishimoto, and Webb. NAY: Councilman Ricks* EXCUSED: Councilman Forshee. * (Saying that there is no evidence that the 1937 ordinance is invalid.)

ORDINANCE #2443

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

- SECTION 1. THAT parking shall be prohibited on the South side of Erie Avenue for a distance of forty (40) feet from its intersection with Maple Avenue; AND
- SECTION 2. THAT the Director of Public Works is hereby directed to erect appropriate signs; AND
- SECTION 3. THAT this ordinance shall become effective upon completion of the signing; AND
- SECTION 4. FURTHER THAT the penalty for violation of this ordinance shall be as stated in Sec. 1-17 of the Code of Takoma Park, Md., 1972, as amended.

6. Ordinance appropriating funds and authorizing purchase of tools for stocking of Tool Bank (Community Development Block Grant). In response to questions, Mr. Nichols said that funds for replacement of tools had been included and that the list of tools had been developed by the City's Building Maintenance Supervisor, who would serve as Tool Librarian. Upon motion by Councilman Nishimoto, duly seconded by Councilwoman Medina, the ordinance below was adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Garcia, Medina, Nishimoto, Ricks, and Webb. NAY: None. EXCUSED: Councilman Forshee.

ORDINANCE #2444

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

- SECTION 1. THAT certain Montgomery County Community Development Block Grant funds have been set aside to establish and operate a Community Tool Lending Bank, to be located in the Municipal Building; AND
- SECTION 2. THAT competitive prices were solicited from six local merchants and bids were publicly opened at 3:00 PM, September 9, 1977, with three responses having been received for stock items in the areas of carpentry, electrical, masonry, plumbing and miscellaneous tools; AND

SECTION 3. THAT the responses yielded the following as the basic estimated cost for each category, with purchases to be made from the merchants listing the lowest price on each individual category:

Carpentry	\$2,200
Electrical	200
Masonry	200
Plumbing	1,300
Miscellaneous	<u>1,800</u>
TOTAL	\$5,700

SECTION 4. THEREFORE THAT a sum not to exceed FIVE THOUSAND, SEVEN HUNDRED DOLLARS (\$5,700) be appropriated from the General Fund Account, to be reimbursed by Community Development Block Grant Funds within a period of 45 days of date of expenditure.

7. Ordinance authorizing installation of STOP signs to replace YIELD signs on Central Avenue at its intersection with Garland Avenue. Councilman Faulkner recommended that the proposed ordinance be amended to include a 4-way STOP instead of a 2-way STOP, which was seconded by Councilman Nishimoto. Councilwoman Medina disagreed, saying that the 2-way STOP should be given a trial period. After further discussion, Councilman Nishimoto moved to adopt the amended ordinance; it was duly seconded by Councilman Webb, and the ordinance below was adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Garcia, Nishimoto, Ricks, and Webb. NAY: Councilwoman Medina. EXCUSED: Councilman Forshee.

ORDINANCE #2445

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

- SECTION 1. THAT Ordinance No. 1910, adopted September 12, 1966, be hereby repealed, said ordinance having authorized the installation of YIELD signs on Central Avenue at its intersection with Garland Avenue; AND
- SECTION 2. THAT all vehicular traffic shall come to a complete stop at the intersection of Central Avenue and Garland Avenue; AND
- SECTION 3. THAT the Director of Public Works is hereby authorized to remove the YIELD signs presently standing and to install STOP signs at each corner of the intersection of Garland Avenue and Central Avenue, with the precise location being coordinated with the Police Department; AND
- SECTION 4. THAT this ordinance shall become effective upon completion of the signing.
- SECTION 5. FURTHER THAT the penalty for violation of this ordinance shall be as stated in Section 1-17 of the Code of Takoma Park, Md., 1972, as amended.

8. Councilman Ricks requested that immediate action be taken on the housing problems at the Winchester/Takoma. It was the concensus of the Council that apartments with serious violations be closed down and that repairs are to be made within 24 hours. The City Administrator was instructed to investigate this and so notify the management company. He was also instructed to check out the water supply system and, if necessary, to hire an expert. After lengthly discussion, it was decided that available Councilmembers meet Tuesday morning and investigate the apartments with the tenants' representatives, the Code Enforcement Officers and the City Administrator.

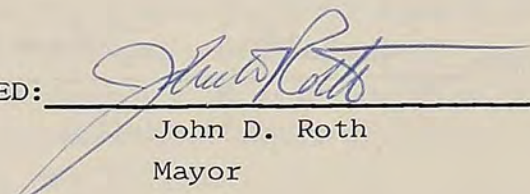
9. The Mayor and Council discussed several approaches for the problems of Takoma Park Junior High School. The concensus of the Council was to send a telegram to be drafted by the Mayor and Councilmembers on Tuesday (9/13) to be sent to the members of the Board of Education and also the Superintendent of Schools; strong support for non-closure of the school, that other junior high schools be studied, and also investigation of legal action.

10. Councilman Nishimoto questioned the legality of continuous yard sales (and posting of signs) that occur in the City. Requested that the City Administrator investigate this and report back to the Council at the next meeting. Councilman Garcia also noted a property on Ethan Allen Avenue that is selling auto parts from stripped down cars, requested that action be taken on this item.

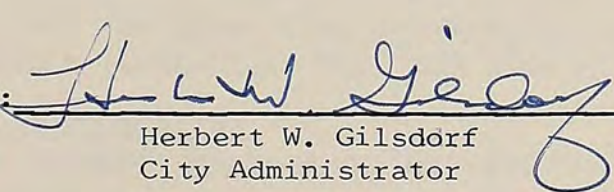
11. Councilwoman Medina announced that the week of September 12 - 19, 1977 has been designated as "National Hispanic Heritage Week." Noted that at the turn of the century, Hispanics may be the largest minority in the nation.

There being no further business to come before the Council, the Mayor declared the meeting adjourned at 11:30 PM, to reconvene Monday, September 26, 1977 at 8:00 PM.

APPROVED: _____


John D. Roth
Mayor

ATTEST: _____


Herbert W. Gilsdorf
City Administrator

CITY OF TAKOMA PARK, MARYLAND
SPECIAL MAYOR AND COUNCIL WORKSESSION
Council Meeting Room
September 14, 1977
7:30 PM

Councilmembers present:

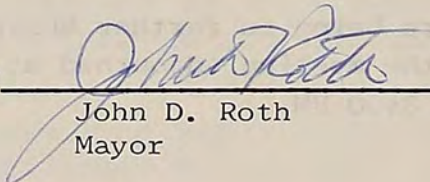
Mayor Roth
Councilman Faulkner
Councilman Forshee
Councilman Garcia
Councilwoman Medina
Councilman Nishimoto
City Administrator Gilsdorf

The meeting was called to order at 7:30 PM by Mayor Roth.

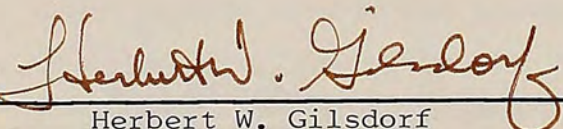
1. 7620 Maple Avenue, Winchester/Takoma Apartments. Herb Gilsdorf briefed the Council on the Tuesday (9/13/77) inspection of the Winchester/Takoma. The inspection covered all public areas and certain indicated problem apartments. As a result of the inspection, the management of Winchester/Takoma has agreed to furnish information on extermination practices (as per order of September 6, 1977), correct defective plumbing and electrical problems, and submit to a full and complete inspection of all units.
2. Discussion of Proposed Text Amendment, Montgomery County Zoning Ordinance. Position/proposals, and statements presented by Mayor Roth, Councilmembers Faulkner and Medina, and Herb Gilsdorf were discussed at length. A consensus was reached on various goals, but future discussion will be needed to establish a complete "Council Position" relative to this issue.

There being no further discussion, the meeting adjourned at 11:00 PM.

APPROVED: _____


John D. Roth
Mayor

ATTEST: _____


Herbert W. Gilsdorf
City Administrator

61
57 p.

THE CITY OF TAKOMA PARK, MARYLAND

MEETING OF THE MAYOR AND CITY COUNCIL

September 26, 1977

City Officials Present:

Mayor Roth	City Administrator Gilsdorf
Councilman Faulkner	Asst. City Administrator Nichols
Councilman Forshee	City Clerk Pusti
Councilman Garcia	Administrative Assistant Swinton
Councilwoman Medina	Public Works Director Barile
Councilman Nishimoto	Police Chief Porter
Councilman Ricks	Recreation Supervisor Rouse
Councilman Webb	Corporation Counsel Gingerich
	Asst. Corporation Counsel Hoffman

The Mayor and City Council of Takoma Park, Maryland met at 8:00 PM, September 26, 1977, in the Council Chambers, 7500 Maple Avenue, Takoma Park, MD. Following the invocation and the pledge of allegiance to the flag, a motion to approve the minutes of September 12, 1977 meeting was made and seconded. Mayor Roth requested that a correction be made under Administrative Reports - WGTS radio program (page 5, item 1), to indicate that Mrs. Leary will be conducting her own radio program, with the City's program on alternate Thursdays.

MAYOR ROTH'S COMMENTS AND PRESENTATIONS

Announced the outcome of the Montgomery County Board of Education meeting on 9/15/77 which touched on the possible closure of Takoma Park Junior High School. Mayor Roth noted that he and several members of the Council attended the meeting (along with a number of citizens) with the decision of the Board being to defer study of junior high closures until early spring, indicating that some junior highs must be closed. He stated that plans should be made for input into the spring meetings.

Announced that Ms. Emily Amt of Takoma Park was one of the 15,000 semi-finalists in the National Merit Scholarship Awards; that the granddaughter of Mrs. Evelyn Ferry and the son of Blair Ewing (member of BOE) were also among the semi-finalists.

Expressed appreciation for the members of the Community Development Block Grant Citizens' Advisory Committee for their hard work on the FY-1979 proposals.

Announced that Councilman Garcia was recently honored with an award from his employer, the National Oceanic Survey's Aeronautical Chart Division. He was given the second highest award offered by his Division.

Noted that the Lions Club Bloodmobile on September 26 received a good turnout with a little less than 100 donors.

ADDITIONAL AGENDA ITEMS

Prince George's/Montgomery Counties Bill No. 12-78 concerning WSSC - Councilman Garcia.

CITIZENS' REMARKS

I. Public Hearing on Takoma Park Community Development Block Grant Proposal for Fiscal Year 1979, based on recommendations of the CDBG Citizens' Advisory Committee. (CDBG/CAC)**

1. Allan Marsh, 7405 Maple Avenue, Old Takoma Park Citizens Association: noted the efficient handling of this years CDBG monies. Endorsed the concept of "targeting" key neighborhoods for next year, especially the Metro impact area. Requested that monies for multi-family grants/loans and vacant lot vegetable gardens be reexamined; said that guidelines must be adopted by the Mayor and Council for the City's Historic District, prior to award of housing renovation grants/loans; requested that this be done immediately.
2. Robert Leyshon, 7013 Sycamore Avenue: commented on Section III of the CDBG Proposal, stating that the owners and operators of the commercial establishments should be involved in the planning/progress of the upgrading, citing the area surrounding Ethan Allen, Carroll, and Sycamore Avenues as needing help. At the Mayor's request, Mr. Lou D'Ovidio (Chairman, CDBG/CAC) stated that owners of several stores had attended the CAC meetings and were in on the planning process. Mr. Leyshon noted that the State Highway Administration has started their survey for the new traffic signals in the same area.
3. Martha Harris, 702 Erie Avenue: requested that a sidewalk be considered for Maple Avenue between Maplewood and Erie Avenues; that school children face a dangerous situation there in walking to school "in the street." Later in the meeting, Councilman Ricks requested that the staff estimate a price for the installation of the sidewalk.
4. Opal Daniels, 19 Sherman Avenue, member of CDBG/CAC (Recreation Council representative): requested that as many green spaces and recreation areas as possible be included in the FY-1979 proposal; especially interested in a play area in the S. S. Carroll Addition, near Sheridan and Hancock Avenues; noted that funds proposed for this item seemed excessively small.
5. Mr. Leyshon: referring to the Operation Turnaround Board, suggested that it buy and renovate 7700 Takoma Avenue (Carroll House) and sell as a single-family home. Councilman Faulkner stated that this year's funds were to be used for multi-family renovation; possibly next year consideration could be given to single-family homes.
6. Edward Hutmire, 21 Columbia Avenue: questioned whether there was a line item breakdown of the suggested amounts listed in the proposal. City Administrator Gilsdorf stated that the figures were only estimated.

**NOTE: The proposal, as revised and approved by the Mayor and Council, is attached. Major changes made are noted on pages 8, 9, and 10.

7. Kathryn Simpson, 7300 Cedar Avenue, member of CDBG/CAC (Community Improvement Board): stated that the CIB had discussed the 2nd draft of the CDBG proposal at their last meeting; that the Board, for a number of years, had proposed a rehabilitation program for houses in need; commented favorably on that part of the FY-79 proposal and the public works projects.
8. Mae Clark, 22 Darwin Avenue: stated that the proposal for a center island on Maple Avenue from Philadelphia Avenue to Sligo Creek Parkway was an unnecessary suggestion, noting that it would impede auto traffic.
9. Renee Moss, 7620 Maple Avenue: questioned whether the CDBG monies . . . could be used to renovate the Winchester/Takoma apartments; the City Administrator stated that there are three projects planned for these apartments: one being the sidewalk already installed in the front, a proposed sidewalk on the Ritchie Avenue side, and a proposed neighborhood park--hopefully on the Winchester/Takoma property. Also noted that CDBG monies could not be used for renovation of the apartment units themselves.
10. David Harris, 702 Erie Avenue: questioned whether the City could make repairs to the apartments and then charge the owners through a tax lien, and was told that could not be done. Mayor Roth noted that in the proposal, (item E-C, page 2) it is suggested that monies can be spent for the hiring of an additional Code Enforcement Officer, which may help the situation.
11. Martha Harris: stated that if nothing is done to help the tenants of the Winchester/Takoma, that the City's populace would gradually become totally middle- to upper-middle class, as has happened in Capitol Hill.
12. Lou D'Ovidio, 7324 Piney Branch Road: stated that the four main priorities of the CDBG loan/grant home improvement proposal are: 1) homeowners who have a funding need and code violations; 2) homeowners who have a funding need, but no code violations; 3) homeowners who have code violations, but no funding problems; and 4) homeowners who don't have code violations or funding needs.
13. Opal Daniels: requested that the green areas and parks be included under public improvements.
14. James Wills, 7620 Maple Avenue, #336: suggested that lights for the Winchester/Takoma parking lot be included in the proposal, since the money could not be used inside the buildings.
15. Pat Cunningham, 7620 Maple Avenue, #111: requested that money from some source be used for renovation of the Winchester/Takoma. Councilwoman Medina suggested that Montgomery County's Apartment Improvement Projects be investigated as a source of renovation.
16. Joseph Ferrier, 7413 Maple Avenue: questioned whether the Winchester/Takoma is too big a complex for the City to deal with, to which the Mayor answered "no."

II. Other Remarks by Citizens

1. Dave Weisman, 7701 Takoma Avenue: Thanked the Council for their letter of support to Montgomery College Board of Trustees in regard to the selling of the Carroll House, 7700 Takoma Avenue. Read remarks from the Suburban Record and Montgomery County Journal in regard to the previous week's meeting with the Board (9/19) on the disposition of the property. Invited the Council and citizens to attend a vigil on the property to be held Sunday, October 2nd from 2 until 4 PM.

2. Renee Moss: regarding the full inspection of the Winchester/Takoma apartments starting September 28, by the Code Enforcement Division, requested that members of the tenants' association be allowed to accompany the inspectors; that tenants and the general public be made aware of the violations found; and also that a time table of the corrections be made public. City Administrator Gilsdorf noted that at the last inspection, the inspectors could not gain entry to every apartment because some tenants have changed or added locks and the management was not given a key; Mayor Roth asked Ms. Moss if she might possibly help with that situation, and was told she would try. Ms. Moss stated that the building is usually cleaned before an inspection takes place, that afterwards, it returns to the same condition as before; questioned what assurances there were that corrections will be made. It was noted that the surety bond on the property would provide this assurance. Ms. Moss requested that the price of the surety bond be raised, and was told that this would be the judge's decision.

Later in the meeting, Mayor Roth made the following motion, which was seconded by Councilman Ricks, and approved by majority vote: "The position of the Council is clear and unanimous: (1) the Council wants the housing code enforced at the Winchester/Takoma as well as any other place in the City. (2) It is the job of the City Administrator to carry this out, and we direct him to give special attention to this operation. (3) We expect him to do this by a) regular inspections, b) by special inspections when he receives a tenant complaint, and c) by other special measures as needed. (4) To help carry out this special attention, we direct that he schedule regular meetings with Ms. Moss as a representative of the tenant association. (5) We direct that he report back to the Council periodically on progress and results."

3. Marvel Werner, 17 Darwin Avenue: requested that overgrown weeds and bushes be cut at the corner of Piney Branch Road and Grant Avenue, stating there is a visibility problem. Public Works Director Barile noted that the trees and bushes keep the dirt bank from eroding. Councilwoman Medina noted that this area was included in the CDBG proposal for improvement.

4. Ruth Abbott, 7301 Birch Avenue: requested that the list of violations derived from the inspection of the Winchester/Takoma be given to the tenants' association and also that members of the association be allowed to accompany the inspectors on the tour of the building. Corporation Counsel Gingerich stated that violations found are a matter between the owner and the Code Enforcement Division/City, and that it is illegal for anyone other than an inspector to enter the apartments for inspection purposes. In response to Mrs. Abbott's

57
6/10
S.P.

statement that inspections are infrequent, Mayor Roth stated that the building is inspected every 6 months, as compared to regular inspections of other apartment buildings once a year; that the City's inspection schedule are more frequent than either County, i.e., Montgomery County every 2 years; Prince George's County on a complaint basis only (NOTE: see attached listings of inspections made); said that tenants should make their complaints known to the CED as soon as possible so they may be corrected (assuming here that initial complaint has been made to the management, with no satisfactory response).

5. Cardella Beatty, 7620 Maple Avenue, #316: reiterated complaint from previous Council meeting (commode inoperative, even though "repaired"); apartment to be reinspected the following morning.

6. Unidentified Lady, 7620 Maple Avenue, #506: stated that the ceiling in her apartment had fallen in April 1977, was repaired, and now has fallen again. In response to her question, it was stated that State Law prohibits a tenant from withholding rent. Asked and was given assurance that repairs would be made.

7. James Wills: inquired about duties of Theodore Socha. City Administrator Gilsdorf stated that Mr. Socha is a City Code Enforcement Officer, trained to apply the BOCA Code to rental units in the City; inspections made on a daily appointment basis; notes violations, if any, issues a 1st notice violation giving a reasonable amount of time for repairs/corrections; reinspection for corrections to be made; if not made, issues a 2nd notice violation, after which, if corrections are not made, the owner is taken to court. Mr. Wills requested that a list of violations be made available to the tenants of the building and also the time limit for repairs to be made.

8. Sam Abbott, 7301 Birch Avenue: reiterated request made by Mr. Wills in regard to the time period on corrections; it was stated that there is no set time period for corrections; that, depending on the violation, a reasonable time is given for correction. Mr. Abbott suggested that the Council adopt an amendment to the BOCA Code stating that if corrections are not made after the reasonable time period, that the City make the repairs and assess the amount to the owner's taxes, also to include a stiff fine. Questioned why the City did not adopt a rent control ordinance. Mayor Roth said the City is looking into the possibility of an administrative fine procedure.

9. Robert Leyshon: suggested that the time periods for corrections of different housing violations be published and made available to the public.

10. Joseph Ferrier: stated that tenants being treated unjustly. Suggested a meeting between the tenants' association and the Corporation Counsel to have legal questions answered. Mayor Roth noted that this would possibly be a good idea, that questions should be in writing first, so that the Corporation Counsel would have time to review them.

11. Bill Brailey, 7113 Holly Avenue: reiterated comments made by several tenants of the Winchester/Takoma, especially noting the filth in the building. Mayor Roth noted that a violation notice had been served on September 9 in regard to the roaches and rodents; an inspection and violations of specified apartments made on September 14; he and Councilwoman Medina had investigated several areas of the Winchester/Takoma on September 13; and a 100% inspection is to be conducted September 28, to continue until the entire building has been inspected.

ITEMS FOR COUNCIL CONSIDERATION: City Administrator Gilsdorf
Administrative Reports and Recommendations for Council Action

1. Special Exception S-591, addition and renovation of Washington Adventist Hospital; Public Hearing: 9:00 AM, 12-1-77, COB, Rockville (Plans will be presented by Hospital staff at a public meeting on October 12, at 8:00 PM, Municipal Building). City Administrator Gilsdorf reported that the petition was for the addition of another floor on the new wing; that there would be no demolition.

2. Report on progress with 7620 Maple Avenue maintenance problems. The City Administrator stated that he and Mr. Socha had investigated the complaints along with the tenants on September 14; Allied Exterminating Company has been hired by the management to exterminate the entire building; a full 100% inspection has been scheduled for September 28, to continue until all apartments have been inspected; also a request has been placed with Montgomery County Environmental Protection Agency/Division of Public Facilities, that an inspector from that office accompany the City's Code Enforcement officers on the inspection. Council requested that a report be made at the next Council meeting on the outcome of the full inspection.

3. Report on legal controls available for regulating yard sales, as requested by Councilman Nishimoto. City Administrator Gilsdorf reported that through investigation, the following information had been obtained: yard sales are permitted as a "one-time operation" without a license, otherwise a State Traders License must be obtained; County Zoning Inspectors can cite persons who have continuing yard sales on the basis of operating a commercial business in a residential zone; and the Maryland State Code states that "...any private individual may conduct a public sale of his personal effects on his own property without a license, provided that no more than one sale is conducted for a period not to exceed 14 consecutive days in any one calendar year." Councilman Nishimoto requested that information on yard sales be published in the City Newsletter; also that it is a violation to leave the placards advertising yard sales on telephone poles, etc.

4. Fall Leaf Collection - Mr. Barile. Reported that the Fall leaf collection would begin about the first of November to continue until near Christmas time. Signs will be posted 3 days in advance of collection. Mr. Barile requested that citizens raking leaves do not place them in the street because of the possibility of accidents with children; it was also noted the possibility of fire caused by the extreme heat from catalytic converters on new automobiles.

5. Ordinance authorizing purchase of Recreation Department equipment (Revenue Sharing Funds). Councilman Ricks moved that the following ordinance be adopted. It was duly seconded by Councilman Webb, and adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Forshee, Garcia, Medina, Nishimoto, Ricks, and Webb. NAY: None. EXCUSED: None.

ORDINANCE #2446

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

SECTION 1. THAT the FY-78 Federal Revenue Sharing Funds proposed use schedule set aside certain funds for the purchase of Recreation equipment; AND

SECTION 2. THAT the prices on articles listed below represent the lowest price quoted on items which meet the specific needs of the Recreation Department, and are hereby approved for purchase:

1 - Nissen, model #2400, Tuck-Away Table Tennis Table (R. P. Clarke Co.).....	\$318.00
1 - Nissen #404 Circular Mini-tramp (R. P. Clarke Co.),.....	321.00
2 - North American Recreation Pedestal Game Tables, Model NL-005A (North American)@\$89.50plus frt.	179.00
1 - Steel Storage Cabinet (36x24x78) (R. A. Donley & Son, Inc.).....	<u>141.00</u>
TOTAL.....	\$959.00
	plus freight

SECTION 3. THEREFORE THAT the sum of NINE HUNDRED FIFTY-NINE DOLLARS (\$959.00), plus freight, be appropriated from the Federal Revenue Sharing Fund Account and transferred to the appropriate Recreation Department Account.

6. Council action on Community Development Block Grant proposal for FY-79. Councilwoman Medina noted her support for Allan Marsh's suggestions for the CDBG proposal in regard to the guidelines for the City's Historic District, requested that the Council make a decision and vote on it at the next Council meeting.

Due to the lateness of the hour, Councilwoman Medina moved that the meeting be recessed, to continue on Tuesday, September 27, 1977 at 8:00 PM. The motion was duly seconded and unanimously approved. The meeting was recessed at 12:18 AM

CONTINUATION OF THE COUNCIL MEETING OF THE MAYOR AND CITY COUNCIL
September 27, 1977

Mayor Roth called the meeting to order at 8:00 PM, September 27, 1977; the Mayor and all members of the Council were present, except Councilman Webb who was necessarily late.

6. Council action on Community Development Block Grant proposal for FY-79, continued. The Council's approval, changes, and deletions are listed separately by category below. (see attached proposal for identification of reference numbers):

I. A. Upon motion by Councilman Garcia, duly seconded, it was requested that this item be approved. Mayor Roth requested that the sentence stating "homes were built prior to 1902" be deleted and changed to "homes that are at least 75 years old...". With this change this item was approved unanimously.

I. B. Upon motion by Councilwoman Medina, duly seconded, this item was approved unanimously.

I. C. Councilwoman Medina moved that this item be approved, and was duly seconded. Councilman Nishimoto requested that an addition be made to this item to include "...one additional full-time code enforcement officer for one year...", with the addition of this, it was approved by majority vote.

I. D. Councilman Forshee moved that this item be deleted upon the contention that it is too similar to item I. A. The motion was seconded and, after lengthy debate, approved by majority vote. Later in the meeting, upon motion, duly seconded, and following a long discussion of alternatives, the Mayor and Council approved this section by majority vote, with the provision that funds would be available on the basis of financial need only.

I. E. Councilwoman Medina moved approval of this item, and it was seconded. Following a lengthy discussion, the Council approved it with the provision that funds be available on the basis of financial need.

I. F. A motion made by Councilwoman Medina, duly seconded, that this item be approved. Mr. Nichols stated that citizens applying for this item would have to submit a set of plans to be approved, and also the work would have to be officially approved before there was a reimbursement of monies. With this understanding, the item was approved.

I. G. Councilwoman Medina moved that this item be approved, and was duly seconded. The Council discussed this item and approved it by majority vote, with the provision that the suggested funding be reduced by half.

I. H. Upon motion by Councilwoman Medina, duly seconded, this item was approved by the Council with the provision that funds be awarded on basis of financial need.

I. I. Upon motion by Councilman Ricks, duly seconded, and by unanimous vote, this item was deleted from the proposal for reasons concerning the proposed Montgomery County Text Amendment on non-conforming multi-family housing. The proposed item read as follows:

Multi-Family Owner Occupied Loan Fund: This program will make low interest loans available to owner-occupants of multi-family dwellings which are legal (with respect to existence), conforming (with respect to zoning), and which are in violation of the City's multi-family building code and/or in need of preventive maintenance. Specific guidelines for administration of this program are in the process of development. However, funds will be available only to those owners whose financial limitations preclude conventional private financing of property rehabilitation.

II. A. Councilwoman Medina moved to approved these items, and was duly seconded. Following discussion, it was agreed that these items should be listed in order of priority (with items 2 and 3 being moved to the end of II. A.) and was thus approved by the Council.

II. B. Upon motion by Councilwoman Medina, duly seconded, this item was approved.

II. C. Upon motion by Councilwoman Medina, duly seconded, this item was approved with the provision that sections 1 and 2 be reversed.

II. D. Upon motion by Councilwoman Medina, duly seconded, this item was approved by the Council.

II. E. Upon motion by Councilwoman Medina, duly seconded, this item was approved.*/

II. F. A proposal was made and a discussion ensued on the possibility of including in this item a sidewalk on Maple Avenue from Maplewood to Erie Avenue (as requested by Mrs. Harris during the citizen participation segment of the meeting). The City Administrator was requested to investigate the possibility of funding with this year's grant and to notify the Council before the entire proposal is delivered to the County for approval. Councilwoman Medina then moved that this item be approved; it was seconded, and approved by the Council.

II. G. Mayor Roth requested that this item be included in the proposal at this time, but that the Park and Planning Commission may already have plans for this neighborhood/area; if so, could be excluded from the proposal. With this information, Councilman Faulkner moved that this item be approved; it was duly seconded, and approved by the Council.

II. H. Upon motion by Councilwoman Medina, duly seconded, the Council approved this item.

II. I. Upon motion by Councilman Garcia, duly seconded, this item was approved.

II. J. Upon motion by Councilman Garcia, duly seconded, this item was unanimously approved by the Council.

II. K. Upon motion by Councilman Garcia, duly seconded, this item was approved by the Council.

II. L. After a lengthy discussion, upon motion, duly seconded, this item was deleted from the proposal by majority vote of the Council. The item read as follows:

Hampshire Greens (P. G.): 1. Sidewalk on east side of Hammond between Jackson and Kirkland.

III. Commercial Areas Improvement: Asst. City Administrator Nichols stated that the implementation of improvements to the Laurel Avenue shopping area is to be done by Montgomery County, that the amount of \$200,000 has been earmarked in the County's Fiscal Year 1979 Capital Improvements Program--planning this year, with implementation next year. This idea may be taken up for the Ethan Allen/ Carroll Avenue business district also.

*/ With the provision that priorities be assigned by renumbering Sections 1-7, and that Section 5 be subdivided into two parts.

III. A. Upon motion by Councilwoman Medina, duly seconded, the Council approved this item.

III. B. Mr. Nichols noted that this year's proposal is moderate, stating that the City is trying for a visual improvement and possibly in next year's proposal would suggest larger projects. Upon motion by Councilman Garcia, duly seconded, this item was approved.

III. C. Councilman Garcia requested that the notation of "Northwest Corner" be deleted from this item, and that "within the City limits" be substituted. Upon motion by Councilman Garcia, duly seconded, this item was approved by the Council with the change included.

7. Authorization to solicit verbal bids on small Public Works trailer (RSF). A motion to approve this authorization was made and duly seconded and carried.

8. Authorization to advertise for bids on grading and topsoil placement of four City parks--Spring, Forest, Jequie, Heffner--using CDBG funds. A motion was made to approve this authorization and duly seconded; the motion passed.

9. Ordinance restricting parking on a portion of the Library parking lot to facilitate loading and unloading of school buses. Upon motion by Councilman Nishimoto, duly seconded, the ordinance below was adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Forshee, Garcia, Medina, Nishimoto, Ricks, and Webb. NAY: None. EXCUSED: None.

ORDINANCE #2447

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

SECTION 1. THAT Ordinance 2265, adopted by the Mayor and Council on June 11-18, 1973, be amended by the addition of the following subsection g to Section 2:

SECTION 2.

q. Parking in the first ten spaces adjacent to Philadelphia Avenue along the west side of the library parking lot shall be restricted during the hours of 8:00 AM to 4:00 PM, Monday through Friday, to school buses only.

SECTION 2. THAT the Director of Public Works is hereby authorized to erect signs at the appropriate locations to read: "NO PARKING FROM 8:00 AM to 4:00 PM, Monday through Friday"; AND

SECTION 3. THAT this ordinance shall become effective upon completion of the signing; AND

SECTION 4. THAT the penalty for violation of this ordinance shall be as stated in Sec. 1-17 of the Code of Takoma Park, Md., 1972, as amended.

10. Councilman Garcia stated that PG/MC Bill No. 12-78 (concerning WSSC turning over responsibility of storm drains to respective counties) would be heard by the Montgomery County Delegation on Wednesday, September 28, in the Delegation Office in Rockville; requested that Council notify the Delegation of its non-support of this bill either by letter or by sending a representative to the meeting. Mayor Roth noted that Montgomery County already has responsibility of the storm drains in its jurisdiction, excluding the section of the County that lies in Takoma Park, but that Prince George's County's storm drains along with those in Takoma Park are still under WSSC jurisdiction. The Mayor also stated that if this bill is passed, Takoma Park would have to deal with the respective counties concerning repairs of storm drains. A motion was passed to have a letter hand delivered to the County Delegation office on Wednesday, September 28 stating the City's position.

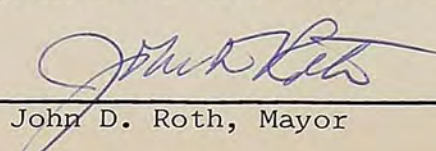
11. Councilman Ricks requested that at the next public hearing, the Council initiate the guidelines for public participation, i.e., speaker's list, and timing device. Mayor Roth stated that a handout should be available to notify the citizens that the guidelines will be used with directions on how they are to be followed.

12. In regard to the question of the City taking over jurisdiction of the schools (raised during the September 12 Council meeting), Mayor Roth stated that he questioned the Corporation Counsel on this matter and that the answer would be no; explained that the schools are a function of the State and that the State delegated the control of them to the individual counties. Counties are also empowered to levy taxes for this purpose.

Mayor Roth noted the receipt of a letter from Commander Charles M. Troublefield, Commanding Officer, 4th District, D. C. Police Department, in which Takoma Park Detective Daniel Wortman was commended for his "immeasurable assistance...in the course of an investigation of a series of rapes, attempted rapes and burglary offences which occurred in both Maryland and the upper northwest section of the District of Columbia." The letter went on to say that the Metropolitan Police Detectives were "continually impressed with the expertise and professionalism exhibited by Corporal Wortman..." and that the "conduct of Cpl. Wortman throughout the course of this complex, major investigation should stand as an example of the highest standard of inter-jurisdictional cooperation and dedicated law enforcement." The Mayor and Council joined in congratulating him and upon motion by Councilman Garcia, duly seconded, the Council voted unanimously to notify Ms. Amy Eisman, Montgomery County Sentinel, of this commendation and request that she use it in such a way as to demonstrate her contention of fair reporting practices.

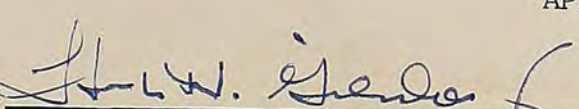
Upon motion, duly seconded, the meeting adjourned at 11:33 PM, to reconvene on Tuesday, October 11, 1977 at 8:00 PM.

APPROVED: _____



John D. Roth, Mayor

ATTEST: _____



Herbert W. Gilsdorf, City Administrator

In Package
09/16/77

MEMO TO: Herbert Gilsdorf, City Administrator

MEMO FROM: Donald L. Olson, Code Enforcement Division *D L Olson*

SUBJECT: 7620 Maple Avenue, number of inspections made since last court date of October 10, 1974.

DATE: September 16, 1977

<u>DATE</u>	<u>TYPE OF INSPECTION</u>	<u>NUMBER OF VIOLATIONS</u>	<u>DATE ABATED</u>
2/27/75	Complaint	9	
3/14/75	Reinspection of 2/27/75 -	9	3/14/75
9/30/75	Regular Inspection	82	
11/25/75	Reinspection of 9/30/75 -	82	11/25/75
3/23/76	Regular Inspection	124	
7/9/76	Reinspection of 3/23/76 -	124	7/9/76
10/1/76	Complaint	5	
11/11/76	Reinspection of 10/1/76 -	5	11/11/76
11/15/76	Regular Inspection	38	
12/13/76	Complaint	4	
1/21/77	Reinspection of 12/13/76 -	4	1/21/77
2/28/77	Reinspection of 11/15/76 -	38	2/28/77
3/24/77	Compalint	1	
4/11/77	Reinspection of 3/24/77 -	1	4/11/77
6/13/77	Complaint	1	
6/13/77	Complaint	17	
6/30/77	Reinspection of 6/13/77 -	1	6/30/77
7/28/77	Reinspection of 6/13/77 -	17	7/28/77
9/6/77	Complaint	1	

The last inspection was made on September 6, 1977 for the extermination of insects and rodents in all apartments and in all public areas, with a compliance date of September 30, 1977.

NOTE: In addition to the above, two inspections per week were made of all public areas.

9-22-77

RECOMMENDATIONS OF CDBG/AC */

TAKOMA PARK COMMUNITY DEVELOPMENT BLOCK GRANT PROPOSAL

FISCAL YEAR 1979

Following is the Fiscal Year 1979 funding request for the City of Takoma Park, Maryland, under the fourth year of the Community Development Block Grant Program. This program request is geared toward continued implementation of the same basic concepts of "comprehensive" community development which were formally initiated with third year Block Grant funding.

The program also continues to stress the neighborhood oriented concept of community improvement, based upon self-determination by the residents living there-in.

It will be noted that several projects contained in this year's request are essentially continuations of successful projects which were funded in year three. The several new projects which appear represent the City's continuing effort to diversify its approach and increase its chances for obtaining the highest level of success possible.

The Fiscal Year 1979 Takoma Park program is formulated around three categories:

- 1) Housing and Property Rehabilitation;
- 2) Comprehensive Improvement of Neighborhoods;
- 3) Commercial Areas Improvement.

The various project components of each of these program categories and the amounts of funding required for each are generally described below.

I. HOUSING AND PROPERTY REHABILITATION

A. Single-Family Owner-Occupied Grant-Loan Fund: \$ _____

This program will make grants and/or low interest loans available to owner-occupants of single-family homes, for the sole purpose of elimination of code violations and/or preventive maintenance. Generally, applicants will be eligible to receive assistance in amounts of up to \$7,500 per household. However, because of the tremendous expense often incurred in the rehabilitation of very old structures, applicants whose homes are at least 75 years old in any portion of the city, will be eligible to receive amounts of up to \$10,000 per household. Rehabilitation of homes in this latter category will be governed by the "Guidelines

*/ As amended and approved by the Mayor and City Council, September 26-27, 1977.

for Restoration of Historic Properties", as adopted by the City of Takoma Park. A key additional component of this program is that those specific streets and neighborhoods within the City which have been identified as being in the greatest need of home rehabilitation have been earmarked to receive 75% of the funds allocated to this program. However, if after four months from the date of program inception these earmarked funds have not been expended or committed, they will be released for use in the balance of the City. These "target" neighborhoods and/or streets have been identified in Category "II" of the program.

B. Operation Turnaround: \$ _____

Operation Turnaround is a _____ program whereby the City will purchase multi-family structures which are nonconforming and/or substandard, renovate and convert them to single-family suitability and sell them back to the public for single-family occupancy. Funds realized from the resale of acquired properties will be used toward the continuation of the program.

C. Project Neighborhood Improvement: \$ _____

"Project Neighborhood Improvement" is a concentrated code enforcement project which will supplement the City's on-going code enforcement program by being devoted exclusively to the upgrading of the City's "hard-core substandard" rental properties. Funds allocated to this project will contribute toward: (1) the salary of one additional full-time code enforcement officer, for one year, (2) clerical support, and (3) attendant administrative expenses. It is anticipated that the project will take approximately two years to complete.

D. Best Foot Forward \$ _____

"Best Foot Forward" is an exterior _____ maintenance program for owner-occupied single-family properties. It will make funds available to reimburse qualified* applicants for the cost of paint in painting the exteriors of their homes, upon presentation of appropriate paint purchase receipts, and inspection and approval by City Code Enforcement Authorities.

E. Project Do-It-Yourself \$ _____

This project is an owner-occupied single-family home rehabilitation program which will make grants and/or loans available to qualified* applicants for the purchase of materials to be used strictly for the elimination of code violations and/or for preventive maintenance. Rehabilitation performed under this program must meet all applicable codes and standards.

*Qualified on the basis of financial need.

F. Hand 'n Home: \$ _____

Funds allocated for implementation of this project will be utilized to hire instructors and purchase supplies for a series of home maintenance and improvement workshops. These workshops will be supplemented by a public tool library, which was established with third year Block Grant funding.

G. Project Vegetable Garden: \$ _____

"Project Vegetable Garden" will seek to acquire suitable vacant poorly maintained properties throughout the City, which will be used by citizens as vegetable gardens.

H. Project "Trim 'A Limb": \$ _____

This project will concentrate on improving both "street" and "land"-scapes throughout the City, but principally in the target neighborhoods. Areas of concern will be erosion control, tree trimming and removal of dead trees and limbs, pruning of overgrown shrubs and bushes, screening of unsightly eye sores, stump removal, and others.*/

II. COMPREHENSIVE IMPROVEMENT OF NEIGHBORHOOD

This program will address the upgrading of public services and facilities within identifiable neighborhoods. The improvements for which funds are being sought are listed below:

A. North Takoma (M.C.) \$ _____

1. Fenton Street (New York Avenue to Juniper Street Bridge):
curbs, gutters, sidewalks, and street resurfacing.

*Funds to be allocated on the basis of financial need.

- 2. Piney Branch at Philadelphia: purchase vacant lot on Northeast corner of intersection and use as demonstration project for techniques in erosion control and other helpful property maintenance demonstrations.
- 3. New Play Area: vacant land between the 7300 & 7400 blocks of Holly Avenue, extending through to Piney Branch Road. (Accompanied by improvement to entrance sidewalks)
- 4. Neighborhood Park: triangle median at intersection of Baltimore and Albany Avenues. (benches, chess/checker tables, period lighting)

B. Old Takoma (M.C.) \$ _____

- *1. Philadelphia Avenue (Chestnut Avenue to Cedar Avenue): curbs, gutters, plantings, and street resurfacing.

C. Lincoln Valley (M.C.) \$ _____ **

- *1. Ethan Allen Avenue (Sycamore Avenue to Jackson Avenue): curbs, gutters, street resurfacing, sidewalks, landscaping and trees.
- 2. New Neighborhood Park: vacant land at intersection of Boyd and Jackson Avenues.

D. B. F. Gilbert (M.C.) \$ _____

- 1. Street Resurfacing, Curb and Gutter Projects: Pine, Columbia (including sidewalks on southside), and Hickory Avenues.
- 2. Montgomery Avenue: curbs, gutters, street resurfacing, and sidewalks.

E. S. S. Carroll (M.C.) \$ _____ ***

- 1. Hancock Avenue (between Sherman and Lee Avenues): new sidewalk
- 2. General Neighborhood, Sidewalk and Curb Repair (especially Carroll, between Lee and Sherman)
- 3. Street Resurfacing: Hancock Avenue
- 4. Sidewalk: Maple Avenue (East side), Lincoln Avenue to Sligo Creek Parkway
- 5. Maple Avenue (between Sligo Creek Parkway and Philadelphia Avenue):
 - A. Additional shrubbery; covered bus stop
 - B. Engineering review and planning for installation of center road island with trees and shrubbery.

*Housing Rehabilitation Target Area
 **Plus cost of #1
 ***Plus cost of #6 and #7

6. New Recreation Area: vacant land at intersection of Hancock and Sheridan Avenues.
7. New "Kiddie" Play Area: vacant lots in 100 block of Grant Avenue.

F. West of Flower Avenue (M.C.): \$ _____

1. Sidewalk: connecting Sligo Creek Park and the West end of Hudson Avenue, accompanied by some form of safe pedestrian access to the park.
2. Houston Avenue: curbs, gutters, and sidewalks. (Flower to Roanoke)
3. Sidewalk: Carroll Avenue, between Sligo Creek Bridge and Flower Avenue (odd numbered side). (7500 block)
4. Curbing: Carroll Avenue, Flower to Garland (both sides).

G. Takoma Metro Station Neighborhood (M.C.): \$ _____

- * 1. (See Attachment "A")
2. Development of Comprehensive neighborhood design plan.

H. Laurel - Westmoreland (M.C.): \$ _____

- * 1. (See Attachment "B")
2. General Repair: curbing, sidewalks, gutters, tree planting.
3. Play Areas (Hard surface, multi-use):
 - A. First Avenue - block connecting Allegheny and Westmoreland
 - B. Cockerille Avenue (at First Avenue)

I. Lincoln Valley-Spring Park (P.G.): \$ _____

- * 1. Ethan Allen Avenue (Jackson Avenue to City Line): curbs, gutters, sidewalks, street resurfacing, and trees and landscaping.

J. Westmoreland (P.G.) \$ _____

- *1. (See Attachment "C")
- 2. General Repair: Sidewalks, curbs and gutters
- 3. Play Area (Hard surface, multi-use):
 - A. Second Avenue
 - B. Lake Street

K. Longbranch - Sligo (P.G.): \$ _____

- 1. General Repair: Neighborhood curbs and sidewalks.
- 2. Trees: various locations throughout neighborhood (approx. 20)
- 3. Flower Avenue Bridge at the Parkway (over Sligo Creek): paint, repair walkway, and landscape.

III. COMMERCIAL AREAS IMPROVEMENT

Although Takoma Park is a small city with no major commercial centers, it does have many older small businesses interspersed throughout the City, which are vital to the neighborhoods which they serve. The following recommendations represent an initial effort to upgrade the publicly maintained areas in these local business districts and provide an incentive for the owners of these shops to make an effort to upgrade the appearance of their properties.

The business districts identified below represent but a few of the commercial areas in the City in need of the aforementioned improvements. These areas mark not the culmination, but rather the beginning of a process which will eventually touch all of the City's business areas.

* Housing Rehabilitation Target Street

A. Ethan Allen/ Carroll Avenue Business District: (M.C.) \$ _____

The concepts expressed in the planning being done for the Laurel Avenue shopping area by Montgomery County are whole heartedly endorsed and it is requested funds be allocated to continue planning and implementation of this theme in the Ethan Allen/Carroll Avenue Business District.*

B. New Hampshire and University Blvd. (P.G.) (Southwest Corner):
\$ _____

Funds allocated for this project will go toward landscaping and appropriate screening of the rear of the commercial area.

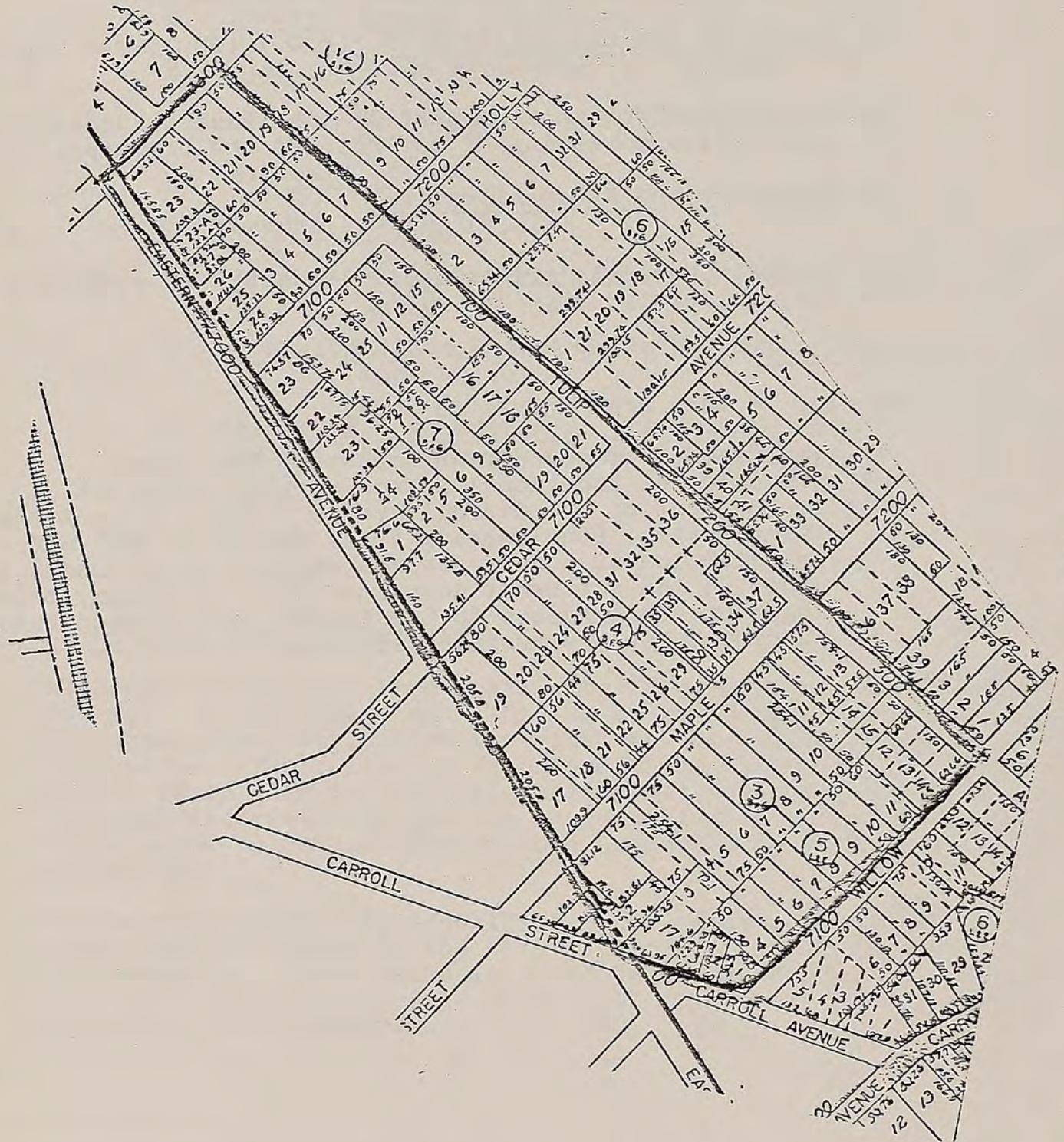
C. New Hampshire and Ethan Allen Ave.
\$ _____

This project consists primarily of landscaping, screening and planting shrubbery, within City limits.

* Planning in this area should include:

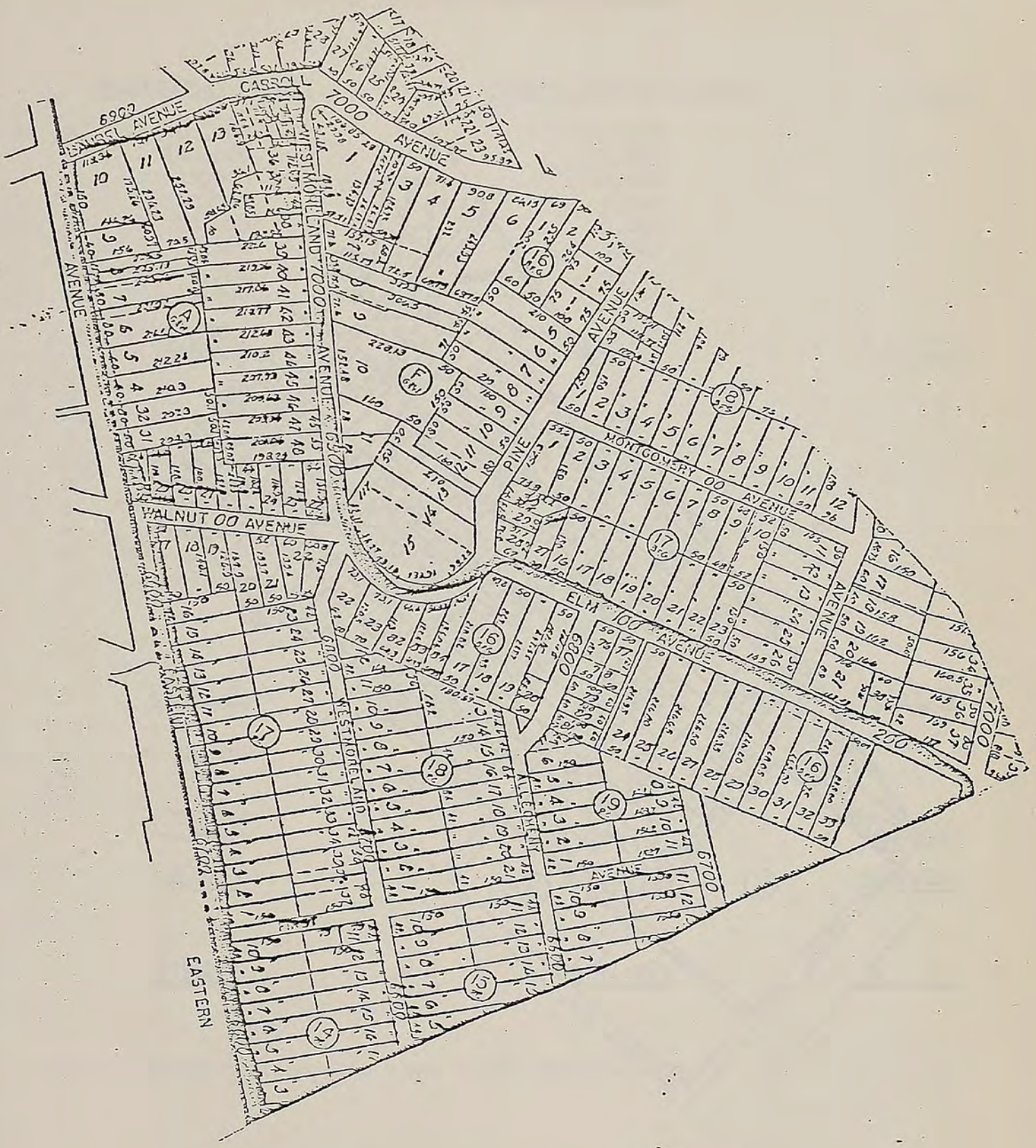
- 1) improvement of pedestrian access to the shops;
- 2) provision of additional patron parking -Kass lot
- 3) improvement of the Carroll Avenue - Ethan Allen Avenue intersection; (engineering study needed by SHA) and
- 4) construction of a hard-surface service drive behind the shops on the Northwest corner of Carroll Avenue, extending from Grant Avenue to Lee Avenue, with appropriate screening for the residential area.

Attachment "A"



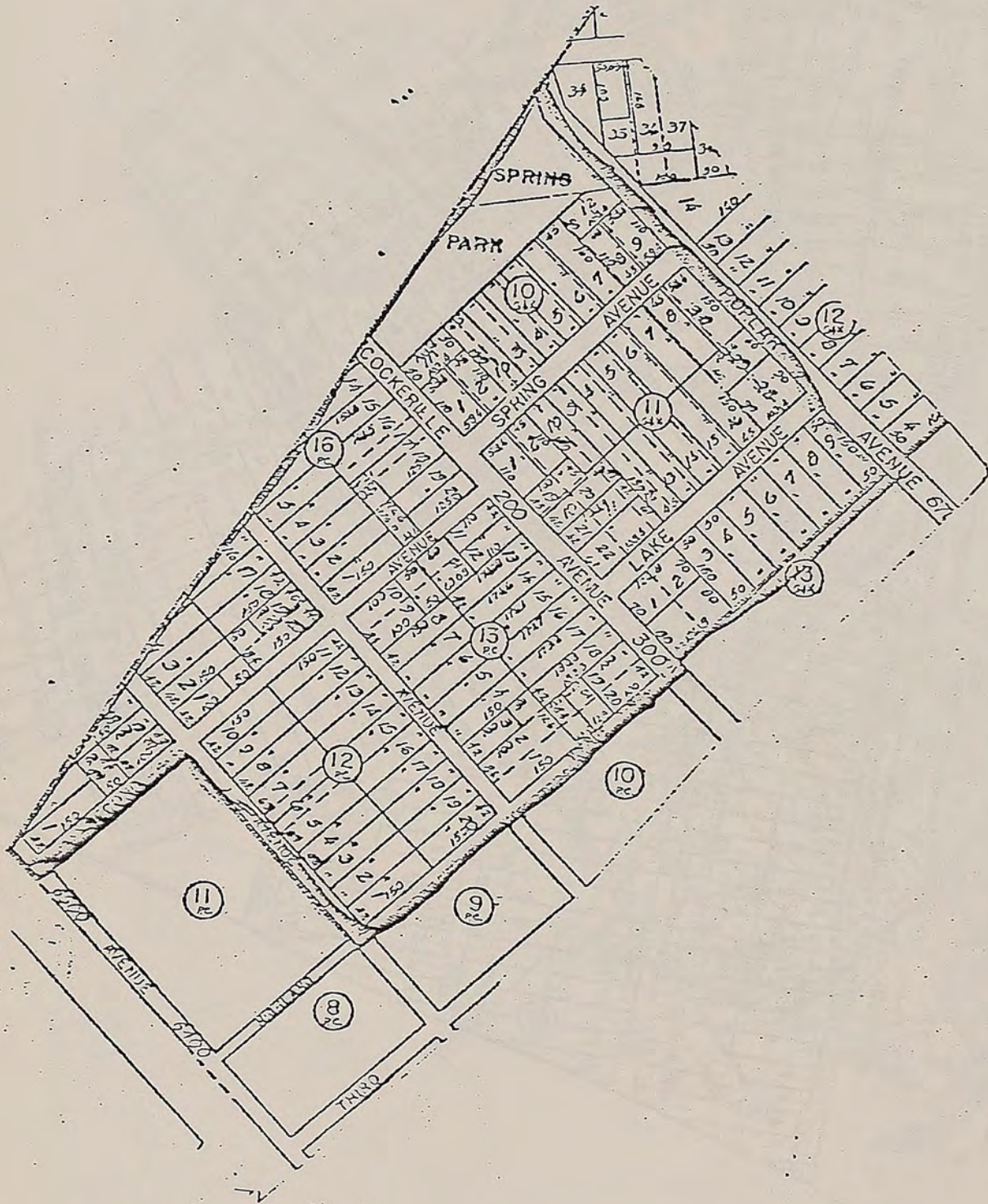
Takoma Metro Station Neighborhood

Attachment "B"



Laurel - Westmoreland Housing Rehabilitation Target Area

Attachment "C"



Westmoreland Housing Rehabilitation Target Area

September 26-27, 1977

COMMUNITY DEVELOPMENT BLOCK GRANT
FISCAL YEAR '79 PROGRAM FUNDING

	<u>MONTGOMERY COUNTY</u>		<u>PRINCE GEORGE'S COUNTY</u>		<u>TOTALS</u>
I.	A. \$100,000		\$50,000		
	B. 100,000		50,000		
	C. 15,000		10,000		
	D. 10,000		5,000		
	E. 25,000		10,000		
	F. 7,500		5,000		
	G. 2,500		1,250		
	H. 10,000		7,500		
	<u>\$270,000</u>	+	<u>\$138,750</u>	=	<u>\$408,750</u>
II.	A. \$ 53,260				
	B. 33,700				
	C. 79,890 (plus #2)				
	D. 75,000				
	E. 37,200 (plus #'s 6 and 7)				
	F. 40,000				
	G. 10,000				
	H. 35,000				
			I. \$ 66,400		
			J. 23,340		
			K. 12,000		
	<u>\$364,050</u>	+	<u>\$101,740</u>	=	<u>\$465,790</u>
III.	A. \$ 50,000				
	B.		\$ 10,000		
	C.		<u>10,000</u>		
	<u>\$ 50,000</u>	+	<u>\$ 20,000</u>	=	<u>\$ 70,000</u>
*IV.	A. <u>\$ 25,000</u>	+	<u>\$ 17,000</u>	=	<u>\$ 42,000</u>
GRAND TOTALS:	<u>\$ 709,050</u>	+	<u>\$277,490</u>	=	<u>\$ 986,540</u>

* Program Administration (Two Staff Positions: Full Cost)