

CITY OF TAKOMA PARK, MARYLAND
MAYOR AND COUNCIL WORKSESSION

Council Meeting Room

December 5, 1977

7:30 PM

Councilmembers Present:

Mayor Pro-tem Forshee
Councilman Faulkner
Councilwoman Medina
Councilman Webb
City Administrator Gilsdorf

The meeting was called to order by Mayor Pro-tem Forshee at 7:30 PM.

1. Request for Extension of Time on Second Notice for BOCA Violations at 308 Boyd Avenue. Jim Welu gave the following as his reasons for requesting an extension of time.

- 1) He did not understand (from his wife) the extent of work that was required to satisfy the May 20, 1977 First Notice and the subsequent August 24, 1977 Second Notice. Mr. Welu stated that he was unable to meet with inspectors during normal working hours because of pressing business.
- 2) Mr. Welu feels that the Utility Room is not subject to the BOCA Code and should not have to be improved as stated in the violation notices.
- 3) The Council was advised that replacing the windows in the utility room was a waste of time, since they would only be broken out again by the tenants.

Mr. Welu further stated matters with a higher priority and the lack of a long enough ladder are the reasons why the exterior painting had not been completed since the May 20th Notice. He formally requested that the exterior painting deadline be extended until Spring and that his Utility Room not be considered a room for code enforcement purposes.

After discussing the matter, the Mayor and Council voted to deny Mr. Welu's request for a time extension for the following reasons:

- 1) ample time has been given since May 20, 1977 (date of first notice) to complete the work;
- 2) the contention that the attached utility room should not be sub-
subject to the BOCA Code is not compatible with existing regulations;
- 3) and further that neither communication problems between the housing inspector, his wife and himself, nor the societal orientation of his tenants are seen as valid reasons for a time extension in this matter.

WORKSESSION
December 5, 1977

- 2. 7700 Takoma Avenue. City Administrator Gilsdorf offered a status report on 7700 Takoma Avenue which indicated the County Executive's unwillingness to issue a demolition permit at this time and the apparent joining of the County Executive with the County Council, the Mayor and Council, and the neighborhood in efforts to save the property.
- 3. Teletype Line in Police Department. City Administrator Gilsdorf advised the Council that through an error, the telephone company had not been billing the City for the teletype line in the Police Department. However, beginning January 1, 1978, this billing will commence resulting in probably a \$1,200 addition to that department's annual telephone bill.
- 4. CDBG Citizens' Advisory Committee Meeting. Councilwoman Medina reported that she had called a special meeting for December 14, to review current programs as well as proposed submissions for next year. Also scheduled for discussion at that meeting are new HUD guidelines for CDBG funding.

Prince George's County CDBG Citizens' Advisory Committee meeting will be held on Wednesday, December 7, 1977. Councilwoman Medina reported that she, Alvin Nichols, Lou D'Ovidio, and perhaps others would be attending the meeting to request the restoration of funding for some suggested program cut-backs.

There being no further business to discuss, the meeting adjourned at 9:05 PM.

APPROVED: Clayton D. Forshee
Clayton D. Forshee
Mayor Pro-tem

ATTEST: Herbert W. Gilsdorf
Herbert W. Gilsdorf
City Administrator

THE CITY OF TAKOMA PARK, MARYLAND

MEETING OF THE MAYOR AND CITY COUNCIL

December 12, 1977

City Officials Present:

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

City Administrator Gilsdorf
 Asst. City Administrator Nichols
 City Clerk Pusti
 Administrative Asst. Swinton
 Public Works Director Barile
 Police Chief Porter
 Recreation Director Ziegler
 Asst. Corporation Counsel Culpepper
 Asst. Corporation Counsel Hoffman

The Mayor and City Council of Takoma Park, Maryland met at 8:00 PM, December 12, 1977 in the Council Chambers, 7500 Maple Avenue, Takoma Park, Md., with Mayor Pro-tem Forshee in the chair. Following the pledge of allegiance to the flag, a motion to approve the minutes was made and duly seconded. Councilman Garcia requested that a correction of a typographical error be made on page 8, item 8, line 10. With this addition, the minutes were approved.

MAYOR ROTH'S COMMENTS AND PRESENTATIONS

Councilman Forshee stated that in his view, equal time should be given to City departments when a complaint is made against them at Council meetings; noted a complaint made against the Police Department (see minutes of 11-28-77, page 3, item 7); stated that citizens in the area where the ticket was given had requested that the police keep a surveillance of the area because cars were passing on the double line; that this was the reason the ticket was given.

Mayor Roth stated that he was late in coming to the Council meeting because he had to give a report before the Prince George's County Central Committee, recommending Councilwoman Mildred Harkness of Hyattsville for a vacant seat as a State Delegate for the 22nd Legislative District. The circumstances of the vancancy are that a State Senator had resigned and a delegate had been promoted to fill that position; Mrs. Harkness was recommended to fill the Delegate vacancy. The Mayor noted that it would be beneficial for Mrs. Harkness to fill this position, for she has spent a number of years on a city council and she would be able to give a voice to the municipalities in the General Assembly.

Mayor Roth reported that there was a ground breaking ceremony on Saturday, November 10 at noon, for the new Takoma Park Elementary School; noted that the school should open in Spring or Winter of next year.

Reported that the ceremonial opening of the new Metro stops will be on Friday, February 3, 1978 at 10 AM. That there will be a large ceremony at the Silver Spring Metro stop and a ribbon cutting ceremony at the Takoma Park-D. C. Metro station.

ADDITIONAL AGENDA ITEMS

Progress report on CDBG projects for Montgomery and Prince George's Counties
--Councilwoman Medina.

Progress report on Operation Turnaround Board from citizen representative--
Councilman Faulkner.

Condition of City gym in basement of fire house--Councilman Ricks.

CITIZENS' REMARKS

1. Allan Marsh, 7405 Maple Avenue, representing Operation Turnaround Board: stated that a tremendous amount of interest has been shown in the Board's properties, especially 7100 Cedar Avenue. Reported that there will be an "Open House" on Sunday, December 18, from 2 to 4 PM. It was noted that the house is unimproved at this time. Mr. Marsh stated that the Board's purpose is to purchase multi-family homes and reconvert them to single-family (using HUD monies); project designed to upgrade neighborhoods.
2. Mary D'Ovidio, 7324 Piney Branch Road: reported that Takoma Park Junior High School Band will be holding its Winter Concert on December 20 at 7:30 PM, at the Blair High School auditorium; extended an invitation to the Mayor and Council as a means of showing support for the school.
3. Donald Ramsey, 8116 Roanoke Avenue: stated that he is a landlord of a two unit building. Concerned about process, warfare between the citizens over the issue of non-conforming uses. Suggested that the Council hire a professional mediator--recommended the Community Dispute Service of the American Arbitration Association; try to get the various parties to talk out their differences; to reach some sort of compromise. Noted that the Montgomery County Zoning Ordinance has a paragraph which states that educational institutions are exempt from Special Exceptions.
4. Ralph Porter, 7108 Maple Avenue: stated that he is a landlord; that the ZONE group did an inaccurate survey; that Landlords-Tenants/PLUS has done its own survey that proves these inaccuracies. Noting the suggestion from Mr. Ramsey for a mediator, stated that ZONE had refused to meet with Landlords-Tenants/PLUS which had formulated 20 valid questions to ask of ZONE.
5. Larry Robinson, 7504 Holly Avenue: stated that citizen confrontations cannot be governed. That the City has a disproportionate share of low income housing already; if continues--the new TPES will eventually become a "dump"; that Piney Branch Middle School is already receiving Title I funds because of the poverty in the City, not because of EEO statistics. The members of ZONE concerned with what will happen to the neighborhoods in terms of highrises and low income housing. Requested that the City Council demand control of zoning for the City.

6. Lewis Porter, 7128 Willow Avenue, President, Landlords-Tenants/PLUS: presented survey booklet compiled by his group to the Mayor and Council; thanked the Council for putting Text Amendment 77003 on the agenda; noted that Landlords-Tenants/PLUS were willing to discuss and to compromise, but that ZONE would not agree to this. Noted that there is a trend toward voluntary phase-out, noting the decline of registered apartments from 1953 to 1976. Stated that the eight year phase-out would mean that landlords would let their properties deteriorate since they would have to sell them anyway. Stated that reconversion is not as easy as some citizens think it is; that it is very costly.
7. Vera Lindsey, 7301 Maple Avenue: stated that she is a single-family homeowner and has lived in the City for 27 years. Stated that Landlords-Tenants/PLUS is willing to work with anyone toward stabilizing the community; work toward the future of Takoma Park.
8. Robert Melvin, 7138 Carroll Avenue, President, ZONE: stated that landlords are breaking the law by ignoring the zoning ordinance; that laws should not be redefined because of a certain group of people. Noted that in ZONE's proposal for a three year phase-out, hardship cases were taken into account; stipulation for elderly tenants and landlords. The alternative for phase-out is to segregate Takoma Park from the rest of the County; thinks that everyone should be equal under the law.
9. Bill Strum, 36 Columbia Avenue: said that, although the Council should stick by their previous decision and not be undermined by pressure groups, he did not fully agree with the 8 year phase-out. Stated that there should be some sort of compromise; that very small buildings that have been split up into numerous apartments should be eliminated, but that the larger, well maintained buildings might be kept as multi-family units; that all units should not be phased out.
10. Dennis Seekins, 8217 Roanoke Avenue: requested that he be told the former owners of the Operation Turnaround Board properties on Cedar Avenue and was told that two properties were owned by Metro Joint Venture and the other by Hult Construction Co. Stated that possibly highrise development might have come into the City, but did not occur because of the zoning regulations.
11. Sam Abbott, 7308 Birch Avenue, Save Takoma Park Committee: stated that there was no need for a mediator; that citizens should continue to develop discussion. Noted that he spoke to one of the Porters at the Community Congress meeting and that the Landlords-Tenants/PLUS group did not want property to revert back to single-family at time of transfer of title or through death of owner. Stated that the landlords of the smaller units are not concerned with the residents of the Winchester-Takoma or about rent control as are single-family owners. Did not understand why the Council is making an issue about College and Hospital multi-family properties when there are so few in R-60 zones. Declared that the situation is basically to maintain R-60 or to pave the way for highrise.

12. Debbie Rotte, 7515 Maple Avenue: noted that she is a tenant; that any community that is willing to take stands on the issues will never die. Stated that Montgomery County Tenants Association has passed a resolution in support of Option 1 of Text Amendment 77003. Remarked that she did not want highrises in the City either.

13. Terry Ruby, 7015 Sycamore Avenue: stated that he thought there would be problems with upgrading when landlords know that they will eventually have to phase-out; thought that development will come to the City with phase-out; that property values will drop with everyone trying to sell property at same time. Noted that the only difference between multi-family and single-family is that there are no regulations pertaining to single-family. Did not think that crime is as great a problem in the City as depicted.

14. John Ouram, 322 Boyd Avenue: stated that things have changed in the City; that he has been disturbed by multi-family tenants; that crime has gone up because of them; supports the laws on the books; should get rid of all multi-family units. Councilman Ricks stated that crime cannot be attributed to only multi-family homes; that it comes from multi- and single-family alike.

15. Bonnie Brock, 6761 Eastern Avenue: stated that groundbreaking for the new TPES may have been unnecessary if all the tenants with children are made to leave the City.

16. John Fleming, 6909 Westmoreland Avenue: has lived in City a little over a year in single-family home; bought the house because it was affordable; the community is good and well balanced; that a few other couples he knows have bought in the City for the same reasons. Stated that the studies indicate that once high density takes place, it is irreversible; that most renters who will have to move if phase-out takes place are transient anyway. Stated that the problem is now community interests vs. financial interests. It was noted by the Council that both sides have financial interests and that there has not been any increase in density in the City for 6 years or more.

17. Moira Magee, 7203 Holly Avenue: stated that the survey conducted by Landlords-Tenants/PLUS included all multi-family units in R-60 zones; that all but 2-3 street results are included in the survey. Of the 214 multi-family buildings (538 units) surveyed, 133 are owner-occupied, 37 owners reside in City, 64 absentee owners. In survey to date (12-12-77), attempts were made to contact 426 units in 159 buildings; have had 234 responses (tenants and resident owners), no responses from 183 units (not home), 6 who declined to answer, and 3 other. Noted that the average residency in the City is 5.25 years.

18. Bernice Myers, 7212 Cedar Avenue: noted that she is now a single-family homeowner, but had once been a landlord; that the property sold for twice as much as it cost. Stated that non-conforming uses are a corrupt perversion of the zoning law.; asked that the Council uphold laws--get rid of non-conforming uses.

19. Colin Porter, 7305 Maple Avenue: stated that Landlords-Tenants/PLUS are against the development of highrises in the City; would join with anyone that is also opposed to this.
20. Blanche Webb, 7103 Sycamore Avenue: stated that she now is the owner of one multi-family building; that at one time she had owned seven houses in rental use; that she had more problems with tenants that were renting an entire house than those who rented apartments. Asked what is to be done with the large homes if they are not rented as apartments.
21. Bart Wenger, 6729 Eastern Avenue: lived in basement apartment in this house for 9 years, finally bought it this past October; when purchased, did not know that it was in R-60 zone. Stated that if the tenants were made to leave, that he could not afford to maintain the house; that it would cost considerably more to reconvert than many people think.
22. Al Galuttia, 20 Hickory Avenue: owns 3 unit building; is planning to retire in about 9 months and would like to sell the building then; anticipates problems in selling and making any sort of profit because of the issue now being debated.
23. John Tavela, 303 Ethan Allen Avenue: stated that the voluntary phase-out suggested by Landlords-Tenants/PLUS sounds good, but that it probably will not work. Noted an advertisement in a real estate magazine that offers for sale a property in the City with an "in law" apartment; that these advertisements are not good for the City; give people the wrong idea.
24. Cheryl Jones, 402 Tulip Avenue: stated that there are differences in the financial interests of the multi- and single-family homeowners. Observed that this issue is a question of obeying the law; that R-60 is not for multi-family use.
25. Paul Plant, 7411 Carroll Avenue: stated that the City had compromised enough; that he had been fooled by the appearance of the neighborhood he moved into--thought it was single-family, when actually it is mostly multi-family. Noted that the only thing that landlords and tenants have in common is the rent. Stated that most of the officials of Landlords-Tenants/PLUS own about 50-100 units; that most of the landlords that have spoken said that tenants were satisfied, questioned who was talking for the tenants.
26. Dorothy Porter, 7305 Maple Avenue: stated that she and her husband own a 5 unit building at 7302 Maple Avenue; that this property is grandfathered; unable to tell whether it was built for apartments or not; have spent \$15,000 on upkeep and improvements to the building; that it would be very difficult to convert to single-family. Noted that some of her tenants have bought property in the City because they like it here.

27. Melvin Raff, 7319 Willow Avenue: stated that he is a landlord; that he has put more money into his property than he has gotten out of it. Observed that if single-family owners think that landlords are greedy by obtaining money from their apartments, then why are they asking that apartments move out of the City so that their property values can go up.

28. David Prost, 7428 Carroll Avenue: stated that in most cases, people buy homes that they cannot afford; that he moved here to live, not invest. Moted that the inflation rate is increasing 8-10% a year; that most landlords will be able to make investment back in 8 years. Stated that the Landlords-Tenants/PLUS position is that of gutting the zoning laws; that as soon as down-grading of zoning takes place, highrises will develop; arrived at this conclusion through a study of the facts presented. Thought that present multi-family uses in R-60 zones should change.

29. Ben Rockman, 7105 Carroll Avenue: stated that multi-family homes are a nuisance; that the one next door to him has a trash pick-up service twice weekly at 5 AM. Noted that he would like the City to be the way it was 25 years ago.

30. Lou D'Ovidio, 7324 Piney Branch Road: said the comment about single-family homeowners wanting to rid the City of multi-family homes to raise property values angers him. Stated that people are reconverting multi-family homes every day; that it must not be that much of a problem. Referred to a comment about possible deterioration of properties if phase-out occurs and the battles that would take place between landlords and zoning enforcement; he thought that these battles should have taken place long ago.

31. Kathryn Simpson, 7300 Cedar Avenue: stated that elected officials have a responsibility to decide an issue for the good of all citizens; that one group does not have the right to mandate the lifestyle in Takoma Park. Requested that the Council reconsider their decision; does not think that anyone wants to live in a plastic, one-class town.

32. Bonnie Reed, 7123 Sycamore Avenue: stated that she is a tenant; has lived here longer than many of the ZONE members, and they're trying to get rid of her, an older resident. Noted that before highrises can be developed here, people would have to sell their properties; that these people would be landlords and single-family homeowners, not the tenants.

33. Elizabeth Amt, 7111 Sycamore Avenue: she is disturbed that so many people put so much effort into something so clear; does not want properties confiscated; just wants zoning enforced in the City as it would be in the rest of the County. Asked that the Council not reverse their previous decision; that if the Council can be swayed so easily by pressure groups, that perhaps the entire decision should be left up to the County Council; requested that the Council provide the greatest good for the greatest number of people.

34. Mary Pennifield, 7305 Takoma Avenue: is against highrises and any sub-standard housing, single- and multi-family alike. Stated that the motto for the City now should be "live and let live"; believes in the civil rights of all people.

35. Elizabeth Bozarth, 7326 Willow Avenue: asked that the Council not reconsider their previous decision; that the City should be more concerned about the zoning enforcement; stated that many apartments have cropped up since the 1953 registration; that code enforcement must not be effective if this can happen; possibly should employ more people.

36. Frances Phipps, 7210 Holly Avenue: stated that sight unseen, she would offer Mr. Galuttia \$35,000 for his house, so that he could make a profit.

37. Lester Jenkins, Adelphi, Md.: stated that he is a landlord, owns property at 6839 Eastern Avenue; that he has completely renovated the building at a cost of \$73,475; is against phase-out; is going to protect his god given rights.

38. Ed Longen, 7516 Holly Avenue: stated that his citizens' association fought efforts to build a highrise where the Municipal Building is now standing; that highrises are going to be a problem. Stated that the issue cannot be settled immediately; asked that the Council look at the long range land use.

39. Frank Morris, 517 Albany Avenue: he is a single-family homeowner; is disturbed about the fairness and justice of this issue; is concerned about the plight of the tenants; this is not a fair situation to put them in; this issue may make an inadequate supply of desirable housing; pressures to form tenants as a class to be exploited; tenants are in a "no win" situation. Requested that the Council not reverse their decision; that they make some sort of provision for adequate rental or subsidies for the tenants; possibly could keep elderly owner-occupied units in use.

40. Elizabeth Porter, 907 Prospect Street: she is Secretary for Landlords-Tenants/PLUS; not condemning illegal apartments; not purpose of group to change zoning in the City, rather to be granted acceptance, referring specifically to non-conforming registered apartments. Possibly if all apartments were licensed, the ones not licensed would be reported by the tenants that lived in them.

41. Jim Holland, 19 Pine Avenue: he is a single-family homeowner; said that there is probably no way to satisfy everyone; that the facts are that the multi-family buildings in R-60 zones are definitely illegal; that the only way to contend with this is to get back to single-family homes and then if a case arises that deserves special consideration, the Council could consider a special exception.

42. Ralph Magee, 7203 Holly Avenue: owns multi-family buildings; has lived in each of them for a period of time; one is a single-family rental. Stated that while surveying tenants for Landlords-Tenants/PLUS was told by ten tenants that they were interviewed by ZONE, but not told the reasons for interview.

43. Stephanie Melvin, 7138 Carroll Avenue: stated that the issue is apartments in R-60 zones, not R-30 or R-40, etc.; that ZONE is trying to protect the single-family image of the City. Noted that ZONE members did identify themselves while doing their survey; that she does not see any substantial differences in the ZONE survey and Landlords-Tenants/PLUS survey; that ZONE seems to have done a more extensive survey, although both were essentially the same.

44. Allan Marsh, President, Old Takoma Park Citizens Association: stated that he has not heard anything new on the multi-family issue; that everyone seems to lean toward stricter code enforcement; requested that fee for registration be raised to \$200 per unit. Read Section 2-55 of the City Code, "Conduct of Employees--General Policy" pertaining to employees using public office for private gain; requested that any Councilmember that is an owner of a multi-family unit abstain from voting on this issue.

45. Ron Pelton, 7713 Carroll Avenue: stated that he is President of the Student Association, Columbia Union College; that he works at three jobs while attending school; would like the City to retain multi-family housing because he cannot afford to rent a highrise apartment.

46. Richard Amt, 7111 Sycamore Avenue: he is amazed at the emotionalism involved in this issue; that there is a problem in the City with multi-family units; noted the many ambulance calls made to the multi-family houses on his street for drug overdoses; that the Council is either part of the problem or part of the solution.

47. Elaine LaVaute, 240 Park Avenue: would like multi-family units phased out tomorrow; knows of a house that has increased the number of units in it since the original registration; stated that it is well kept now, but who knows who will buy it and what condition it will end up in.

48. Richard Bernardi, 7111 Cedar Avenue: stated that landlords should be called investors; that he knew of one in his block that was a pillar of the community and sold to a development company which has totally ruined the house now. Thought that Operation Turnaround Board is a positive action for the community; comes under heading of general welfare of the City. Noted that with increased inflation, investors could make a fair profit in selling their properties.

49. Ruth Abbott, 7308 Birch Avenue: stated that her mother, who is 85 years old, owns a registered apartment house on Holly Avenue; that Landlords-Tenants/PLUS had upset her in an interview by asking her what she is going to do when she is made to sell her house; did not like to see this sort of scare tactic. Related a problem her daughter encountered in connection with a rental unit. Does not want to see anything that would change the residential community that is in the City now.

Due to the lateness of the hour, Councilman Nishimoto moved that the meeting be recessed, to continue on Tuesday, December 13, 1977 at 8:00 PM. The motion was duly seconded and unanimously approved. The meeting recessed at 11:45 PM.

CONTINUATION OF THE COUNCIL MEETING OF THE MAYOR AND CITY COUNCIL
December 13, 1977

Mayor Roth called the meeting to order at 8:00 PM, December 13, 1977 with all members of the Council present.

FINANCIAL STATEMENT

City Administrator Gilsdorf gave a brief summary of the City's financial status.

ADMINISTRATIVE REPORTS AND RECOMMENDATIONS FOR COUNCIL ACTION

1. Reexamination of Mayor and Council position on multi-family housing issue. Councilman Ricks reiterated his statements referring to crime and drug abuse in multi-family housing, stating that these problems cannot be attributed to apartment dwellers only, that if all apartments were eliminated, crime and drug abuse would still exist in the City.

Councilwoman Medina stated that at the previous Council meeting, the Council requested that an attempt be made by the two opposing groups for some sort of mediation; that since this failed to occur, the Council should not reconsider the issue, but should go on to the additional criteria and standards mentioned in the recommendations to the County. Upon motion by Councilwoman Medina, duly seconded, the Council voted 4:3 to reaffirm their original position. There followed a lengthy discussion by the Council, in which it was noted that this issue concerns zoning and not code enforcement; that it is reasonable to have a well balanced housing mix in the City, but the poorly maintained housing should be eliminated; that the City should eliminate the "bad" housing gradually.

Councilman Forshee made a motion to reaffirm the first recommendation to the County Council, but eliminating the last five words--"or at transfer of title." On a point of order raised by Councilwoman Medina, the motion was not entertained. Coun. Forshee said he would reserve the right to file a minority report.

Councilman Faulkner moved that an amendment be made to the second alternative (8 year phase-out) submitted to the County Council, which was duly seconded. This amendment would include exemptions from the phase-out for elderly owners, handicapped owners, apartments owned by the Washington Adventist Hospital and the two colleges located in the City. There followed a discussion, in which Councilmembers pointed out the inequities of this amendment and also the benefits, after which the motion was approved by a 6:1 vote of the Council.

Earlier in the meeting, Mayor Roth stated that he was concerned about the polarization of the community created by the multi-family issue; should look for some sort of compromise. Observed that the Council's alternatives did omit exceptions for the elderly that ZONE had proposed in their alternatives; also that no exceptions had been made for the Hospital and College properties which have served the City for many years; would also not like to do anything harmful

to the low income people in the City. Noted that most people felt that the City should retain the well maintained apartments and get rid of the bad; had thought that the special exception process would accomodate this. Asked that the Council keep these items in mind when reexamining their position.

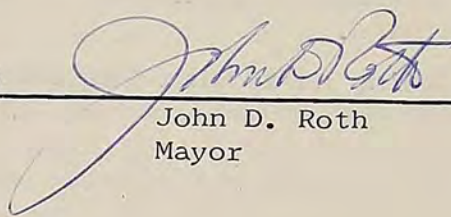
2. Councilwoman Medina reported that the Montgomery County CDBG Citizens' Advisory Committee has almost completed the recommendations to be turned in to the County Council and Executive for approval; noted that the major protion of proposed projects will be funded and that the City will receive approximately \$300,000. Concerning Prince George's County CDBG CAC, Councilwoman Medina noted that the City's proposals had been cut back to \$50,000 for Rehabilitation Loans and Grants, but that after an appearance before the Committee of a group comprised of herself, Lou D'Ovidio, and Alvin Nichols, Public Works projects for Ethan Allen Avenue area were reinstated at \$75,000; stated that the Committee also made a concession to allow the City to use any portion of the original \$50,000 for the Operation Turnaround Board projects.

3. Councilman Ricks stated that the condition of the gymnasium located in the basement of the Fire House is deplorable; noted that the paint is peeling from the walls, plaster falling from the ceiling, and some parts of the floor are either loose or missing; requested that the Councilmembers go and look at the gym. He noted that if this was not a City run hall, it would have probably have been condemned long ago; asked that something be done to improve it. Mayor Roth appointed a committee of Councilmembers Webb (chairman), Ricks, and Nishimoto to look into this problem and report back to the Council at the next meeting with suggestions/recommendations on how to improve.

Mayor Roth noted the receipt of a letter from a resident of Winchester-Takoma apartments complimenting Mrs. Carpenter, Administrative Aide, and Mr. Donald Olson, Code Enforcement Officer, for the expedient help that they rendered in having a problem corrected. The letter also thanked the Mayor, who had intervned in the matter to have the problem corrected in a matter of hours.

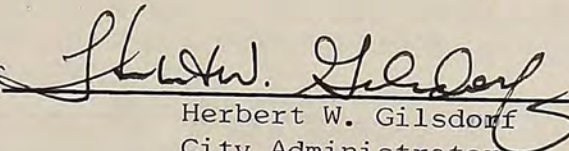
Upon motion, duly seconded, the meeting adjourned at 9:30 PM, to reconvene on Monday, January 9, 1978 at 8:00 PM.

APPROVED



John D. Roth
Mayor

ATTEST



Herbert W. Gilsdorf
City Administrator

CITY OF TAKOMA PARK, MARYLAND
 MAYOR AND COUNCIL WORKSESSION
 Council Meeting Room
 December 19, 1977
 7:30 PM

Councilmembers Present:


Mayor Roth
 Councilman Faulkner
 Councilman Forshee
 Councilman Garcia
 Councilwoman Medina
 Councilman Ricks
 Councilman Webb
 City Administrator Gilsdorf

The meeting was called to order by Mayor Roth at 7:40 PM.

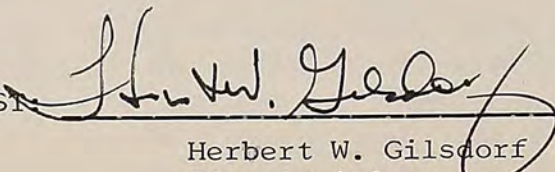
1. Greg Freese, Court of Honor. Mayor Roth announced that on Thursday, December 22, 1977, at 7:30 PM, a Court of Honor will be held for Greg Freese who has been elevated to the rank of Eagle Scout. The Mayor and Council were invited.
2. Community Service Award for Vera and Jim Hash. Mayor Roth recommended to the Council that suitable recognition be taken for Jim and Vera Hash for their many contributions to the Community during their 25 or more years of residence. The award would be given at the January 9, 1978, Council meeting.
3. High Assessments for Takoma Park. Mayor Roth pointed out to the Council that a recent study shows that Montgomery County assessments for Takoma-Wheaton area are running around 42% of the actual property value. This contrasts sharply with the 38% level for both Potomac and Bethesda. The Council generally shared the view that something should be done about this inequity.
4. D. C. -Takoma Metro Plan. The Mayor and Councilmembers present discussed this plan at length, raising several questions which were not answered in the plan itself. Mayor Roth indicated that he would contact Mr. Middleton, D. C. Planner, for answers to these questions and a timetable for action on the plan.

There being no further business to discuss, the meeting adjourned at 9:00 PM.

APPROVED: _____


 John D. Roth
 Mayor

ATTEST _____


 Herbert W. Gilsdorf
 City Administrator