

CITY OF TAKOMA PARK, MARYLAND
MAYOR AND COUNCIL WORKSESSION
Council Meeting Room
February 8, 1978
7:30 PM.

Councilmembers Present:

Mayor Roth
Councilman Faulkner
Councilman Garcia
Councilman Nishimoto
Councilman Ricks
Councilman Webb
City Administrator Gilsdorf

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

City Administrator Gilsdorf reported to the Mayor and Council on the following items:

1. Construction is to begin on the Flower Avenue sidewalk from Piney Branch Road to Carroll Avenue on or about March 15. The total project will cost about \$135,000 and is being undertaken by the State Highway Administration.
2. It was reported to the Council that Mr. Barile, Director of Public Works has announced his retirement, effective May 1, 1978.
3. The City Administrator advised the Council that Parking Permit Area #2 restrictions had been worked out in such a manner as to provide parking for Post Office employees (on official business) and those who use the Presbyterian Church facilities between the hours of 8 AM and 5 PM on weekdays.
4. Mayor Roth presented, in chronological order, a listing of problems at the Winchester-Takoma apartments. He reminded the Council of the upcoming meeting on February 15 between Montgomery County Office of Landlord-Tenant Affairs, owners of the building and the tenants association.
5. It was decided by the Council that the New Jersey ordinance to require landlord deposits would be placed on the February 13 agenda.
6. Mayor Roth directed the City Administrator to discuss the Council's concern about the fire house gym with President Menedis of the TPVFD, Inc. Allegations have been made that the main floor of the building would not support the combined weights of the new pumpers and present equipment safely. The City Administrator assured the Mayor and Council that he would get written assurance from TPVFD that the two new pumpers would not be placed on the floor at the same time until a suitable engineering remedy had been effected.

There being no further business to discuss, the meeting adjourned at 10:15 PM.

APPROVED: *John D. Roth*
John D. Roth
Mayor

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

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

February 13, 1978

- City Officials Present:
- Mayor Roth
 - Councilman Faulkner
 - Councilman Garcia
 - Councilwoman Medina
 - Councilman Nishimoto
 - Councilman Ricks
 - Councilman Webb
 - EXCUSED: Councilman Forshee
- City Administrator Gilsdorf
 - Asst. City Administrator Nichols
 - City Clerk Pusti
 - Recreation Director Ziegler
 - Asst. Corporation Counsel Culpepper
 - Asst. Corporation Counsel Hoffman

The City Council met on February 13, 1978, at 8:00 PM in the Council Chambers, 7500 Maple Avenue, Takoma Park, Maryland. Following the pledge of allegiance to the flag, a motion to approve the minutes of the January 23, 1978 meeting was made and seconded, and approved unanimously.

MAYOR ROTH'S COMMENTS AND PRESENTATIONS

Mayor Roth congratulated Mrs. Katherine Paterson for being awarded the Newberry Medal for her novel "Bridge to Terabithia."

Noted an article in the February 3rd Washington Star which stated that there will be trout placed in Sligo Creek near Colesville Road.

That the Montgomery County Council has voted to appropriate \$36,000 to purchase 7700 Takoma Avenue. Had been informed that there are prospective purchasers for the house and hoped that the County would sell it to private citizens.

Stated that the City's surveillance of Metro shows that commuter parking in the Takoma area is at a minimum; thought that a major part of this could be attributed to the Parking Permit Area #2. Noted that there is illegal parking in the Metro parking lot, but that the City has contacted Metro officials and a statement has been issued noting that the parking restrictions will be strictly enforced. Also noted that the bus schedules will be changing on February 19, to accomodate commuters; Metro bus schedules will be reduced and the County Minibus routes will be increased.

ADDITIONAL AGENDA ITEMS

- Montgomery County Executive Gleason's letter of January 31 - Councilman Nishimoto.
- Purchase of 7700 Takoma Avenue by Montgomery County - Councilman Nishimoto.
- Discussion of the long range options of the Winchester-Takoma - Councilwoman Medina.
- Discussion of the standards and criteria for multi-family housing - Councilwoman Medina.
- Discussion of possible ordinance for over-sized vehicles - Councilwoman Medina.
- Recommendation for using CDBG rehabilitation funds for reconversion of multi-family homes to single-family - Councilwoman Medina.
- Review of home occupation ordinance that is being considered by Montgomery County - Councilwoman Medina.
- Report of status of Prince George's County CDBG-CAC - Councilman Garcia.

CITIZEN'S REMARKS

1. Philip Murphy, President, Student Government, Montgomery College, Takoma Park Campus: requested that the Council not withdraw the use of the "pit" parking area from student use until after current semester is over; that at the beginning of the Fall semester, there will be 100 additional spaces. Asked that the City Council and the College Board of Trustees jointly review the decision to take away the "pit".

2. Jackie Olimpio, Student, Montgomery College, Takoma Park Campus: cited statistics from survey she conducted of 156 students on the campus concerning the decision of the Council to take away the "pit" parking area. Reiterated request made by Philip Murphy.

3. Roberta Gardner, Chairman, Takoma Park Campus Assembly: Requested that the Council reconsider their decision on the "pit" at least until construction on the Wilson lot is completed, either by resurfacing the lot or the building of a parking garage.

4. Amnon Fried, 123 Sherman Avenue: stated that he attends the College part-time in the morning and works in the afternoon; that parking near the College is a necessity for him because he needs his car immediately after class for transportation to his job. Requested that the Council reconsider their decision on the "pit".

5. Steven Bourke, 521 Albany Avenue: read letter from citizens in the Montgomery College area thanking the Council for their decision to have the "pit" returned to the City as parkland. Noted that the College has pursued many other avenues, instead of finding suitable facilities for parking for the student body.

6. Kathryn Simpson, 7300 Cedar Avenue: stated that the City has already taken away street parking for the students; thought that the Council could be generous enough to allow the students to park in the "pit" at least until the semester is over. Noted that she did not want the "pit" left as a parking lot

7. David Weisman, 7701 Takoma Avenue: thanked the Mayor and Council for their decision on the "pit" parking area.

8. Sam Abbott, 7308 Birch Avenue: pointed out the impact on the environment when students drive to school everyday instead of using public transportation, saying they could use the new minibusses. Stated that the use of the "pit" for parking should be terminated; that the Council should not yield on their decision. Suggested that the students should pursue adequate parking through the College administration.

9. Donald Ramsey, 8116 Roanoke Avenue: suggested a compromise on the "pit" parking area, such as landscaping with trees, shrubbery, etc., with some parking spaces, although not the 130 spaces that are available now.

10. Delores Stowell, 7704 Takoma Avenue: stated that the parking problem at the College is actually "the health of the residents in the area vs. the convenience of the students." Noted that her son attends Maryland University and that he has the same parking problem there. Requested that the "pit" be returned for park use.

11. Charlene Cohen, 7815 Takoma Avenue: stated that the students should contact the College Board of Trustees regarding parking problems; that the Board apparently feels that parking is not a necessity since it was the last item in the College redevelopment plan. Reiterated requests for the return of the "pit".
12. Bernice Myers, 7212 Cedar Avenue: stated that the students should use public transportation. Councilwoman Medina noted that the increased minibus routes should make the College much more accessible to the students who usually drive cars. Councilman Faulkner requested that the City Administrator analyze the parking situation at the College and that this item be placed on the February 27 agenda.
13. Morelyn Weisman, 7701 Takoma Avenue: stated that the citizens of North Takoma are not against the students; that it was these citizens who urged the Board of Trustees to provide students with adequate parking; not the City's responsibility and that parking spaces acquired by the College had not been used by the students and were subsequently given up. Asked that the Council not reconsider their previous decision.
14. David Weisman: read a letter addressed to the Mayor and Council from P.I.T. (Preservation and Improvement in Takoma Park) that was read at an earlier Council Meeting (see 1-23-78 Council minutes, page 2, item 4).
15. Dr. Patrick Flynn, Chairman, Takoma Park Campus Faculty Council: requested that the Council reconsider their decision until there is a parking garage built on the Wilson lot.
16. Paul Plant, 7411 Carroll Avenue: stated that, although it would be an inconvenience to the students, he did not think the Council should reconsider their decision on the "pit"; that in making it a park, it may help the health of the citizens of North Takoma.
17. Robert Moore, 7314 Willow Avenue: thought that much time and effort was wasted in trying to make public transportation work if the students are going to continue to drive.
18. Stephanie Melvin, 7138 Carroll Avenue: stated that the Council should stand by their previous decision.
19. Patricia Ryan, 531 Albany Avenue: stated that she is in favor of getting rid of the parking in the "pit".
20. David Prosten, 7428 Carroll Avenue: referred to the proposed Seventh Day Adventist community service center near 206 Lincoln Avenue, stated that he had attended a briefing on this by SDA and that most residents of that area were dissatisfied with the plans; that petitions were circulated noting this opposition. Stated that he is now in receipt of a letter from the SDA saying that they have abandoned their plans for this project; thanked Rev. Thurber of the SDA for doing this and also Councilman Ricks for his attendance at the meeting.
21. Mr. Parks, 7620 Maple Avenue: requested that the discussion of the parking at the "pit" be tabled.

22. Mary D'Ovidio, 7324 Piney Branch Road: referred to a meeting of February 9 between the Piney Branch-13th Street-Logan Circle Coalition to discuss traffic situations on these streets, saying that the meeting was attended by members of the D. C. Council, D. C. DOT officials, a staff member of M-NCP&PC, and others. It has been recommended by Park and Planning in the new master plan that Piney Branch Road have parking on both sides; D. C. DOT will, within the next year, downgrade the 13th Street corridor to parking on one side at all times and two lanes of traffic. Expressed regrets that the Council did not attend the meeting; requested that the Council take a stand supporting Park & Planning's recommendation and notify the D. C. DOT and other bodies and representatives of their support. Councilwoman Medina requested that this item be added to the agenda.

23. Olive Kreinbihl, 1011 Elm Avenue: read a letter alleging harrassment by a neighbor via City police by having cars ticketed when using a shared driveway between her house and a neighbor's. Mayor Roth stated that he would have the matter looked into.

24. Alberta Townsend, 7620 Maple Avenue, #503: listed problems at the Winchester-Takoma as: electricity failures; no resident manager; noted several break-ins in which keys were used; and also heat losses. Asked if the Winchester-Takoma Tenants Association could meet with members of the City Council to discuss these problems and also plan for their next meeting with OLTA and the building owner. The City Administrator was requested to give the Council a report on the break-ins at the next meeting.

25. Mr. Parks: recommended to the Council that they adopt the Landlord Security Deposit ordinance; that this would be the only sure way of having repairs made; asked that this item be placed first on the agenda. Mentioned other problems in the building.

26. Nancy Cameron, 7620 Maple Avenue, #629: stated that the last meeting with OLTA, the tenants were told that a phone number for emergency situations would be put into effect; questioned the Council as to when this will take place.

27. Joe Ferrier, 7413 Maple Avenue: questioned whether emergency funds from the City could be used to have the heating system repaired at the Winchester-Takoma. Mayor Roth stated that he has been assured by the City Administrator and the inspectors that the boilers are in operating order.

28. Robert Moore: described the meeting between OLTA, Winchester-Takoma Tenants Association and the owners/managers of the building, saying the tenants gave a list of their grievances and then the owners were given their turn; that the lawyer for the owner did not offer anything constructive, but instead denied that there were any actual problems with maintenance and upkeep of the building and no questions or points were raised by OLTA; noted that Ms. Hall, OLTA, stated that at the next meeting, she would be raising certain questions. Asked that the Council contact OLTA and the owners and inform them of their strong support for the tenants. Mayor Roth agreed to this. Councilman Ricks made mention of all the help that the tenants of the Winchester gave to those tenants of Park Ritchie when a fire occurred in their building.

29. Daryl Montgomery, 7620 Maple Avenue, #B-2: asked the Council what is going to be done about the rusty water in the building and Mayor Roth stated that it would be investigated the following morning.

30. Donald Ramsey: referring to the security deposit ordinance, brought up points about binding arbitration and rent strikes. Noted that he favors the ordinance, but pointed out several flaws including the fact that there is no safeguard against landlords using the tenants' deposits for the security deposit. Also pointed out that the ordinance needs to be edited.

31. John Albee, 1321 Merrimac Drive: speaking as member of Landlords-Tenants /PLUS; thought that all avenues should be pursued for correction of violations at Winchester-Takoma; suggested that tenants put rent money into escrow account until corrections are made; that possibly a surety bond of more than \$5,000 could be used.

32. Ron Nicholson, Silver Spring, MD.: is a landlord and objects to the security deposit ordinance because it is unfair to those landlords who do take care of the properties.

33. Lewis Porter, 7128 Willow Avenue, President, Landlords-Tenants/PLUS: did not favor the security deposit ordinance; thought that the amount of money as required in the ordinance is much too much for repairs, even on the Winchester. Does not think he should pay for someone else's bad business.

34. Devona Malcolm, Silver Spring, MD.: a co-owner of 23 unit building; did not approve of the ordinance; said should not penalize all landlords for what one is doing. Suggested that the Council defer action on this until they review it more carefully.

35. Ralph Magee, 7203 Holly Avenue: disappointed that all registered landlords in the City were not notified about this proposed ordinance. Mayor Roth stated that at this time the Council is considering it, and that if it were to be adopted, there would be a public hearing and all landlords would be notified. Mr. Magee suggested that there be a sliding scale of payment by the landlords, whereby landlords who do keep up their property would not have to pay and those who do not repair would pay.

36. Lou D'Ovidio, 7324 Piney Branch Road: suggested that the City's Burglary Education Apprehension Team could be of help at the Winchester-Takoma. Asked that the City be strict in having the ordinance for sidewalks being cleared of snow and ice enforced. Reiterated Mrs. D'Ovidio's request that the Council notify County, State, and Congressional officials of the upcoming change in the traffic situations on 13th Street and Piney Branch Road. Mayor Roth read a response (indicating compliance) that he had received on the real estate listings of two properties in the City which Mr. D'Ovidio had brought up in the meeting of January 9 (page 3, item 6).

37. Bernice Myers: pointed out that withholding rent sometimes makes the landlord take action faster on repairs. Councilman Ricks stated that withholding rent is against the law in Maryland and that he would not suggest that tenants do this.

38. Joe Ferrier: suggested that the Council investigate emergency disaster plans that could be initiated at the Winchester-Takoma.

ITEMS FOR COUNCIL CONSIDERATIONCommunications

1. Mr. & Mrs. Richard Phillips, 415 Elm Avenue. Stated that the Prince George's County residents of the City have no convenient bus service or parking areas for the Metro station, and that they are denied the use of a system that was intended for everyone.
2. Montgomery County Board of Appeals. Appeal Case No. A-445 of Montgomery Community College for a demolition permit for 7700 Takoma Avenue. The opinion of the Board was to uphold the decision of Department of Environmental Protection to deny the permit and dismiss this appeal.
3. Peter A. Menedis, President, TPVFD, Inc. Concerning the possible instability of the fire house floor holding the weight of the two new pumpers, it was noted that the weight that is presently on the floor is less than when the old pumpers were housed there and that the second new pumper, due to arrive soon, will not be housed in the fire house until the floor has been reinforced.

ADMINISTRATIVE REPORTS AND RECOMMENDATIONS FOR COUNCIL ACTION

1. Report on progress at 7620 Maple Avenue. City Administrator Gilsdorf reported that OLTA has several administrative remedies that the City does not have: 1) awarding damage settlements to the tenants (after proper complaint); and 2) the power to order the landlord to appear before the Landlord-Tenant Commission for a fact finding session.
2. Reminder of City Caucus for nominations of candidates for Mayor and 7 Councilpersons. The City Administrator reminded citizens that the Caucus would be held on Tuesday, February 28, 1978 at 8:00 PM in the Municipal Building. Also stated that the City Elections will be held on Tuesday, March 28, 1978 in the Municipal Building from 7:00 AM to 8:00 PM.
3. Proposed ordinance which would require owners of multi-family dwellings (in excess of 3) to post security with the City for use in certain emergency situations. The Council discussed this proposed ordinance at length with the following points being raised: possible time delays in having repairs made; possibility of penalizing all landlords when only some are creating the problems; having the City make emergency repairs and then putting a lein on the property and what liabilities this would cause the City. It was decided by the Council that the City Administrator should contact Ridgefield, New Jersey and get more direct information on this, such as: what actually precipitated the introduction of this ordinance; the administrative costs involved; and how well it has worked. Mayor Roth directed the City Administrator to contact the Corporation Counsel and question him about liability of the City making emergency repairs.
4. Ordinance authorizing purchase of radios for Police Department (RSF). Upon motion by Councilman Ricks, duly seconded by Councilwoman Medina, the following ordinance was adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Garcia, Medina, Nishimoto, Ricks, and Webb. NAY: None. EXCUSED: Councilman Forshee.

ORDINANCE #2459

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

- SECTION 1. THAT the FY-78 use schedule for Federal Revenue Sharing Funds earmarked funds for the purchase of 2 portable radios and 2 replacement mobile radios for use by the Police Department; AND
- SECTION 2. THAT, following authorization by Council, bids were solicited from qualified dealers and advertised twice in two papers of local circulation, with the public bid opening having been held at 2:00 PM, February 9, 1978; AND
- SECTION 3. THAT three bids were received, with Motorola, Inc., Hanover, Maryland, having submitted the lowest bid meeting all specification requirements and having the additional advantage of compatibility with current equipment.
- SECTION 4. THEREFORE THAT the said bid of Motorola, Inc. in the amount of \$3,320 be accepted for two (2) Model H 31 TPB 1120N portable radios and two (2) Model T 41 BBA 1300 K mobile radios.
- SECTION 5. FURTHER THAT funds in the amount of THREE THOUSAND, THREE HUNDRED TWENTY DOLLARS (\$3,320) be transferred from the General Revenue Sharing Fund Account to the appropriate Police Department account.

5. Ordinance authorizing purchase of filing cabinets for use in Police Department (RSF). Upon motion by Councilman Ricks, duly seconded by Councilwoman Medina, the following ordinance was adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Garcia, Medina, Nishimoto, Ricks, and Webb. NAY: None. EXCUSED: Councilman Forshee.

ORDINANCE #2460

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

- SECTION 1. THAT the proposed use schedule for expenditure of FY-78 Federal Revenue Sharing Funds earmarked funds for the purchase of ten (10) locking, fireproof file cabinets for the Police Department; AND
- SECTION 2. THAT, in accordance with the law, bids were solicited from qualified dealers and advertised twice in two papers of local circulation, and public bid opening was held at 3:00 PM, February 9, 1978; AND
- SECTION 3. THAT six bids were received, with low bid of \$4,039.60 having been made by R. A. Donley & Son, Cottage City.
- SECTION 4. THEREFORE THAT the bid of R. A. Donley in the amount of \$4,039.60 for 10 Schwab 4-LFD locking filing cabinets be accepted.
- SECTION 5. FURTHER THAT funds to cover this purchase in the amount of FOUR THOUSAND, THIRTY-NINE DOLLARS AND SIXTY CENTS (\$4,039.60) be appropriated from the Federal Revenue Sharing Fund account and transferred to the appropriate Police Department account.

6. Ordinance restricting parking on a portion of Cherry Avenue. Upon motion by Councilman Faulkner, duly seconded by Councilwoman Medina, the following ordinance was adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Garcia, Medina, Nishimoto, Ricks, Webb. NAY: None. EXCUSED: Councilman Forshee.

ORDINANCE #2461

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

- SECTION 1. THAT parking shall be prohibited on Cherry Avenue, on both sides, between its intersection with Sligo Creek Parkway and Colby Avenue; AND
- SECTION 2. THAT the Public Works Director is hereby requested to erect signs appropriate for the facilitation of this prohibition; AND
- SECTION 3. THAT this ordinance shall become effective upon adoption; 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.

7. Councilman Garcia gave a brief report on the Prince George's County Community Development Block Grant Citizens Advisory Committee developments. Noted that the proposal has been forwarded to the County Council and that the County Executive will schedule a hearing date; that \$75,000 has been included for improvements on Ethan Allen Avenue from the County line to New Hampshire Avenue. Also noted that Mr. Herman Rivera, a Takoma Park resident, has been appointed the new chairman of the CDBG-CAC.

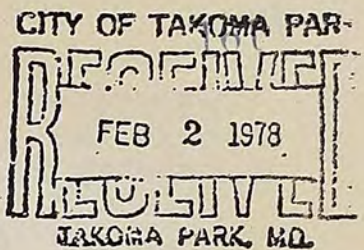
8. Councilman Nishimoto moved that Montgomery County Executive Gleason's letter regarding Zoning Text Amendment #77003 be incorporated into the minutes (see attachment) for public record because it is an important document that recommends phase-out, which concurs with the City's proposal. This motion was seconded by Councilwoman Medina. Mayor Roth noted that County Councilmembers Hovesepian, Menke, and Moore also voted in favor of this proposal for phase-out. This motion was approved by the Councilmembers present.

9. Councilman Nishimoto made a motion that letters be sent to the County Executive and the County Council thanking them for taking the initiative and appropriating the monies for the purchase of 7700 Takoma Avenue, also suggesting that the house be sold as a single-family home to be rehabilitated by the prospective owners. This motion was duly seconded and approved unanimously by the Council.

10. Councilwoman Medina made a motion, duly seconded, that D. C. officials be notified of the City's support of their efforts to downgrade the 13th Street-Piney Branch Road corridor from a major arterial to a collector street. This motion was discussed by the Council with questions being raised as to what impact this would have on City streets. After further discussion, this motion was approved by majority vote. A second motion was introduced by Councilwoman Medina, duly seconded, to notify appropriate officials of the City's support, as an option for active consideration, of the downgrading of Piney Branch Road from a major arterial to a collector street. This motion was approved by majority vote of the Council, although it was noted that Park & Planning has already recommended that this concept be included as an option in the Master Plan.

Upon motion, duly seconded, the meeting adjourned at 1:00 AM, to reconvene on Monday, February 27, 1978 at 8:00 PM.

Office Of The County Executive



MEMORANDUM

Date January 31, 1978

To Montgomery County Council
From James P. Gleason, County Executive
Subject Council Actions of January 27, 1978 Concerning Bill
No. 77003 and Special Exceptions for Multi-Family
Uses in Single-Family Zones

While I am pleased to note that the County Council has reached a decision regarding the problem of the existing multi-family conversions in single-family zones, I am extremely disappointed that the County Council did not choose an alternative which would provide for phase out of all these uses within a specified amortization period. An amendment which would require a mandatory phase-out over a reasonable period of time would not only have preserved and protected equities for all concerned parties, including tenants, but also would have provided for the possibility of reconsideration of the issue at a later date. I strongly urge the County Council to reconsider its action of January 27, 1978 and to adopt an amendment which provides a mandatory phase-out involving not more than five years.

I can appreciate the equity issues and the problems of maintaining the stock of conveniently located, moderate income housing which many of the converted units now provide, but I think we need to be particularly careful to preserve the stability of neighborhoods, especially in older areas of the County where stability may already be compromised by the age of structures and infrastructure, the pressures of denser urbanization, or by social change.

If a majority of the Council cannot agree to a complete phase-out of multi-family units in single-family zones, then I would urge you to give strong consideration to an approach which, I understand, was raised at an earlier worksession and which recognizes that the effects of maintaining multi-family use or converting back to single-family use will vary with each structure, lot, block, neighborhood or community. A small structure, a constricted lot or a congested block may mitigate against continued multi-family use; however, a large structure on a large lot, in an uncongested block, where higher densities can be accommodated and off-street parking can be provided, may well make the property suitable for maintaining this part of the housing stock which has come to be depended on by property owners and tenants.

OVER

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Such an approach would involve the following elements:

- . Establish an eight-year phase-out period for all existing multi-family units in single-family zones;
- . Establish a process that requires registration and compliance with all health and safety codes;
- . Establish a process that permits an owner of a structure existing when this ordinance is enacted to file for a special exception, during the phase-out period, to enable continued use of the structure for multi-family use, provided:
 - standards (to be developed) for density, minimum lot size, minimum unit sizes, off-street parking, open space, etc., are met;
 - such use will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood;
 - such use will be served by adequate public facilities;
 - such use will not adversely affect the health, safety or general welfare;
 - such use will meet all other special exception general conditions.
- . Provide for no expansion or enlargement, or replacement if damaged to more than 50% of market value.

This approach will assure that the inappropriate uses will be phased out, and will provide a period of time in which to observe the effect of allowing those uses to continue which can comply with a set of reasonable constraints and regulations.

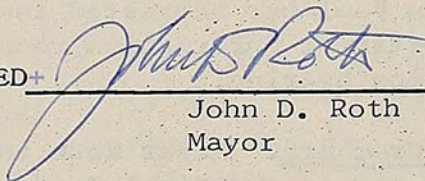
Finally, I am compelled to express my total opposition to the preparation of a zoning text amendment to broaden the opportunities for obtaining a special exception for multi-family use in single-family zones beyond the provision already found in the Zoning Ordinance (59-G-2.18) for allowing two-family dwellings. I am convinced that any change in the existing text which would expand the number of such

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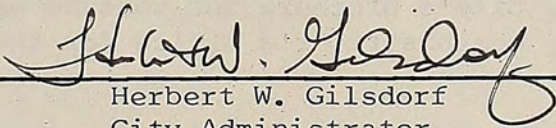
family uses in single-family zones would irretrievably damage the concept of single-family residential zones. This change is in no way a reasonable or effective solution for present housing shortages.

JPG/mls

- cc: ✓ Mayor John D. Roth, Takoma Park
 Takoma Park Councilmembers:
 J. Faulkner
 C. Forshee
 F. Garcia
 M. Medina
 K. Nishimoto
 V. Ricks, Jr.
 J. Webb
 Royce Hanson
 R. Wilson
 R. W. Lanham
 F. L. Abrams
 C. Jeffries

APPROVED 

 John D. Roth
 Mayor

ATTEST 

 Herbert W. Gilsdorf
 City Administrator

CITY OF TAKOMA PARK, MARYLAND
MAYOR AND COUNCIL WORKSESSION
Council Meeting Room
February 21, 1978

Councilmembers present:

Mayor Roth
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Councilman Nishimoto
Councilman Ricks
City Administrator Gilsdorf

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

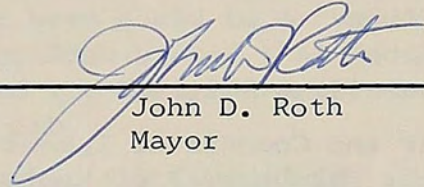
1. Administrative Report on Ridgefield, New Jersey Ordinance Requiring Landlord Deposits. The City Administrator reported on the conditions in Ridgefield, New Jersey which led to this ordinance being passed in 1972. He emphasized that while Ridgefield has had this legislation since 1972, it has never actually been used. The Council agreed to place this item on the next agenda for discussion and directed the City Administrator to send a memo to the Corporation Counsel asking his opinion on certain possible enforcement problems.
2. H. B. NO. 408, Bill Permitting State Police to Enter Municipalities Under Certain Circumstances. The City Administrator expressed the opposition of the Police Chief to the several amendments to this Bill which would expand the role of the State Police in local law enforcement. It was the consensus of the Mayor and Council that the Mayor should express the City's opposition to the several amendments.
3. Winchester-Takoma File to the Office of Landlord-Tenant Affairs. Councilman Faulkner requested that the City Administrator furnish copies of pertinent information regarding 7620 Maple Avenue to OLTA for their upcoming hearing.
4. City Brochure. Mayor Roth announced that the Public Image Committee had reviewed the final draft of the City's brochure and that he was placing the information in the City Administrator's office for the Council to examine.
5. Law Enforcement in the Laurel Avenue Area. Councilman Faulkner said that he had received a phone call from a citizen complaining about purse snatching in the Laurel Avenue area. He wondered what the possibility of a foot patrolperson being assigned in that area was. It was agreed by the Council that Chief Porter would be invited to the next worksession to offer input to this and other police matters.

WORKSESSION
February 21, 1978

6. By consensus of the Council, it was agreed that the parking around Montgomery College would be the first item on the Agenda for the February 27 Council meeting.

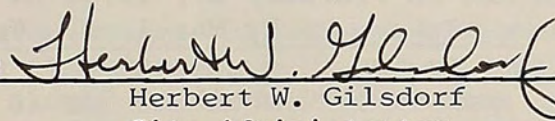
There being no further business to discuss, the meeting adjourned at 10:15 PM.

APPROVED



John D. Roth
Mayor

ATTEST:



Herbert W. Gilsdorf
City Administrator

THE CITY OF TAKOMA PARK, MARYLAND

MEETING OF THE MAYOR AND CITY COUNCIL

February 27, 1978

City Officials Present:

Mayor Roth	City Administrator Gilsdorf
Councilman Faulkner	Asst. City Administrator Nichols
Councilman Garcia	City Clerk Pusti
Councilwoman Medina	Administrative Asst. Swinton
Councilman Nishimoto	Police Chief Porter
Councilman Ricks	Recreation Director Ziegler
Councilman Webb	Corporation Counsel Gingerich
EXCUSED: Councilman Forshee	Asst. Corporation Counsel Hoffman

The Mayor and Council of Takoma Park met on February 27, 1978, at 8:00 PM, in the Council Chambers, 7500 Maple Avenue, Takoma Park, Maryland. Following the invocation and the pledge of allegiance to the flag, a motion to approve the minutes of February 13 was made and duly seconded. Councilman Garcia asked that a correction be made on page 8, item 7, noting that Mr. Herman Rivera was elected and not appointed. With this correction, the minutes were approved.

MAYOR ROTH'S COMMENTS AND PRESENTATIONS

Mayor Roth referred to the piece of City property at the corner of Takoma, Fenton, and Albany Avenues that is now used by Montgomery College students for parking, saying that by action of the Council, the College has been notified that this property should be returned to the City for use as a park on March 3, 1978. Noted that, through informal communication with other Councilmembers, he is of the opinion they intend to stand by the decision to reattain the land. Noted the receipt of a letter from the Chairman, Montgomery County Council asking that the City Council reconsider their decision until construction can begin on a parking garage; Mayor Roth stated that the City would like to be helpful in this situation; could possibly ask the County not to begin construction on the Wilson lot until the 100 projected parking spaces are available near the gym, this way the Wilson lot could still be used for parking. Councilman Ricks suggested that the City encourage the County to make more parking available in their garages and should also encourage the students to use the spaces that are now available in those garages.

Councilman Nishimoto announced that he has decided not to run for reelection this year; thanked the citizens for all their support.

ADDITIONAL AGENDA ITEMS

Traffic signal at intersection of Carroll and Philadelphia Avenues - Councilman Ricks.

Montgomery County home occupation ordinance - Mayor Roth

CITIZENS' REMARKS

1. Elaine LaVaute, 240 Park Avenue: stated that she would like non-conforming multi-family use apartments out of the City tomorrow; would like the "pit" returned to the City for use as a park. Questioned why an ordained person had to give the invocation at the Council meetings; suggested that citizens in the audience could give the prayer. Said she was sorry to hear that Councilman Nishimoto would not be running for reelection; that he has done a good job as

Councilman. Stated that for the past several days she has contacted City officials about a Takoma-Langley cab that has been parked on the street without tags; questioned why this cab did not receive a ticket and was not towed. Also asked if cars without tags could be repaired in private driveways; that she had been informed when she complained about this that it was legal. The City Administrator stated that this is actually illegal; that he and Chief Porter had looked into the matter of the cab, but that it had been moved by the time they arrived. Mrs. LaVaute also questioned why she has never been asked to serve on any committee that had been formed by the Council. Mayor Roth stated that he did not know why she had never been asked to serve; directed the City Administrator to investigate further the problems concerning the cab.

2. Steven Bourke, 521 Albany Avenue: thanked the Council for their decision on the "pit" and presented the Council with a petition with approximately 200 signatures in support of that decision; noted that the asphalt gravel in the lot could be a cancer-causing agent. Stated that the Wilson lot, although available to students, is rarely used for parking, while the "pit" is used for bumper-to-bumper parking; thought that students have adequate parking in the Wilson lot. Several Councilmembers stated that they had investigated parking on the Wilson lot, and that they concurred with Mr. Bourke's statement of non-use. Requested that ground cover be placed on the "pit" to stop blowing dust. Noted the police department's effective enforcement of permit parking regulations. Stated that residents in the area would like to become good neighbors to the College; that they were not the students' enemies. Mayor Roth stated that the gravel on the "pit" and also the Wilson lot has been treated with a chemical that is supposed to eliminate the health problem mentioned; noted that the College had previously asked for parking use of what is now the restored Bliss Garden.

3. Mary Pennifield, 7305 Takoma Avenue: stated that the students would probably use the Wilson lot if they were not required to pay for parking there.

4. Joseph Lerner, 7708 Takoma Avenue: questioned if the students were using the College to get an education or just for the convenience of parking close by; that public transportation to the campus should be at a prime. Requested that the Council terminate parking on New York Avenue, noting that it is now overused by the minibus and the College bus. Stated that he was sorry to hear that Councilman Nishimoto would be leaving the Council.

5. Frank Morris, 517 Albany Avenue: stated that because of the energy crisis, the students should be discouraged from using cars, especially when public transportation is available.

6. Joan Prosten, 7428 Carroll Avenue: questioned whether the City held a "meet the candidates" night and was told that it has been customary for the candidates to do that.

7. Sam Abbott, 7308 Birch Avenue: noted that institutions such as the College did not have to go through the same channels as do citizens by going to meetings and requesting that action be taken; thought that the testimony by the students at the last meeting was not sufficient to reopen the discussion on the "pit". Referring to the proposed parking garage, questioned whether the City was familiar with the problems that would be involved; that it would be a permanent magnet to draw increased auto traffic; asked whose money would be spent to construct it and if there would be a public hearing on it. Stated that the

issue is the method of transportation used; that this issue could not be solved by building a parking garage. Noted that it should not be the public officials that make the decision, but the citizens of the area concerned.

8. Bernice Myers, 7212 Cedar Avenue: stated that the County Council has, at various times, asked the City to reconsider several decisions that they have made; thought that once the City government had made a decision, that they should stand by it and urged the Council to reclaim the "pit". Noted that there is no reason the students couldn't find other means of transportation besides a car; that the citizens were never consulted in the first place on the lending of the "pit" to the College. Requested that once the area is reclaimed, the gravel should be removed and not just covered up. Referred to a meeting with Thomas Hamilton, in which she said he was very disrespectful to several citizens of Takoma Park, including Councilman Ricks, when questioned about the meetings of the Winchester-Takoma tenants and owners, which he handled as director of Office of Landlord-Tenant Affairs; that she hoped the situation at Winchester-Takoma is in better hands with the new director of OLTA.

9. Bob Melvin, 7138 Carroll Avenue: expressed pleasure with the resolution of the "pit" problem. Stated that he is sorry to hear that Councilman Nishimoto is leaving the Council, and hopes that he stays in touch with the community. Referring to the multi-family housing issue, noted that the County Council has seemed to ignore the City Council's decision and requested that the Council restate their decision again on this issue to the County. Submitted a written statement supporting this, and a second statement concerning the landlord security deposit ordinance which generally supported that concept.

10. David Weisman, 7701 Takoma Avenue: thanked the Council for standing by their decision on the "pit"; noted that the citizens of the area would like to become better neighbors with the College. Stated that he is in support of the Council's stand on the multi-family housing issue and also strongly supports the efforts of the tenants at the Winchester-Takoma.

11. John Tucci, 608 Philadelphia Avenue: stated that at the intersection of Piney Branch, Eastern and Takoma Avenues there is a serious problem for pedestrians trying to cross there to walk to the Metro station; requested that a traffic light be placed there. Mayor Roth noted that plans have already been made for a signal there.

12. Ralph Hevia, 7135 Carroll Avenue: stated that his neighbor at 7138 Carroll Avenue has been giving out incorrect information about the number of apartments in his home; that he only has one, but according to his neighbor he has three. Made a complaint about the neighbor's car, which he says is very noisy and wakes him often.

13. Frederick Meyer, 7417 Baltimore Avenue: congratulated the Council for reclaiming the "pit". Requested that the City look into correcting the road surface of Fenton Street that is within the City boundaries and Mayor Roth stated that it would be put on a future agenda.

14. Joyce Gretka, 7405 Carroll Avenue: stated that she is a part-time student at Montgomery College in the evenings and works full-time during the day; would not consider walking on the campus at night because the lighting is bad and several students have been mugged.

15. Charlene Cohen, 7815 Takoma Avenue: thanked the Council for standing by their decision on the "pit". Referred to an article in Montgomery College Excalibur from December 1, in which the student government had asked the City if they could sell beer and wine at some college activities and were turned down; thanked the Council for that. Suggested that the College could restore the "pit" to the way it originally was when it was loaned to them. Asked that the Council be as kind in supporting the multi-family use issue group as they were to the group supporting the return of the "pit".

16. Steve Pappas, 7420 Buffalo Avenue: thanked the Council for the return of the "pit" and hoped that it could be referred to by some other name. Reiterated Mr. Meyer's request for Fenton Street.

17. Cheryl Jones, 402 Tulip Avenue: thanked the Council for their stand on the "pit". Commented about a home on Tulip Avenue that has mattresses stacked in front of it. Also noted that a taxi cab is still being disassembled behind the E & X Exxon station.

18. Clarence Boatman, 133 Ritchie Avenue: requested that the City investigate why tenants were evicted from the home at 110 Ritchie Avenue. Stated that he supports the Council's decision for phase-out of multi-family homes in R-60 zones.

19. David Prosten, 7428 Carroll Avenue: stated his support of the Council's decision to reclaim the "pit"; noting that the health problems from the gravel are not minor.

20. William MacRae, 7506 Holly Avenue: referring to the construction of the new Takoma Park Elementary School, which is across the street from him, noted that there are cracks in Holly Avenue now which will eventually allow water under the street surface and cause deterioration. Also said that the sign for construction mentions nothing about the City's having contributed the land for the new school; that this shows the City's lack of clout with the County. Referred to study conducted by Ford Foundation on the development of urban areas which reveals that zoning is very ineffective in controlling the development of these areas. That if citizens don't join together, in the next few years there will be more development and multi-family houses in the City than intended, especially in the Metro station area. Suggested that the Council form an ad-hoc committee to include members from Landlords-Tenants/PLUS, ZONE, Councilmembers, and others to work on this; said that most people just want to eliminate the eyesores and not all multi-family housing.

21. Bill Strum, 36 Columbia Avenue: stated that he has heard that all R-60 homes will be allowed one apartment in Montgomery County; that this would take the burden off of Takoma Park as the dumping ground for the County. Noted that the 8 year phase-out is too long of a period; that the City will have non-recoverable slums; suggested a 3 year phase-out. Stated that he has been removing one apartment from his multi-family home and has spent less than \$100; that it is not as much a problem as some have indicated.

22. David Ryan, 531 Albany Avenue: asked whether there would be ground cover planted on the "pit" in the Spring and Mayor Roth stated that the Parks Division has been committed to completing CDBG projects first, otherwise the City would lose the money for them. Mr. Ryan reiterated comments made about Fenton Street also noting that the businesses there are eyesores.

23. Allan Marsh, 7405 Maple Avenue: asked for clarification on why the Mayor and Council will be serving as a Citizens Advisory Committee for Prince George's County in the preparation of the Master Plan. It was noted by Councilmembers that it is the practice in that County that where there is a municipality, the governing body serves in the capacity of the CAC, otherwise, citizens in the area would be appointed. It was noted that the City's appointed citizen Task Forces on the Master Plan would be reconvened to review the plan and coordinate their input with that of the Council's. Mr. Marsh requested that the Council direct a reiteration of their position on the multi-family issue to the County Council. Thanked Councilman Nishimoto for all he has done for the City and the positions that he has taken for the Old Takoma Citizens Association. Councilwoman Medina requested that the multi-family use issue be placed on the agenda, to which Councilman Ricks concurred.

24. Joseph Ferrier, 7413 Maple Avenue: referring to the proposed traffic signal at the Piney Branch-Eastern Avenue intersection, suggested that a police officer be stationed at that intersection during rush hours to help pedestrians cross.

25. Charlene Cohen: thanked Councilman Nishimoto for all the help that he has given to the citizens in North Takoma.

26. Paul Plant, 7411 Carroll Avenue: thanked the Council for their stand on the "pit"; requested a copy of the letter received from the Montgomery County Council on the same subject. Thanked Councilman Nishimoto for all his work on the Council; suggested that there should be a "Councilman Nishimoto Day."

27. Lou D'Ovidio, 7324 Piney Branch Road: stated that the CDBG-CAC met on February 15 to discuss the use of funds for reconversion of multi-family to single-family and the recommendation was that Montgomery County be asked to reserve the balance of Year 3 CDBG Contingency funds for this use because of the result of action that may be taken by the County Council on ZTA No. 77003. Thought that Mr. Ferrier's suggestion for the intersection of Piney Branch Road and Eastern Avenue was good. Thanked Mayor Roth for the letter sent to the D. C. Government concerning the downgrading of 13th Street-Piney Branch Road corridor. Noted that funds for Fenton Street are included in the CDBG proposal. Referring to Mr. Marsh's question concerning the Council serving as a CAC, recommended that a CAC be formed by citizens at large instead of the elected body.

28. Shirley Jones, 7427 Carroll Avenue: referring to Mayor Roth's concern to listen to both sides of "pit" issue, asked that the Council also listen to both sides of the multi-family issue; that the Council should help build bridges between the single-family and multi-family owners; the Council was elected to represent all citizens, not just single-family.

29. Frederick Meyer: asked that the "pit" be referred to by some other name; suggested Jeque Park Azalea Garden. Requested that the citizens be given some reassurance that action will be taken on ground cover for that area in the near future.

30. Delores Stowell, 7704 Takoma Avenue: thanked the Council for standing by their position on the "pit". Stated that she has been told that Montgomery College is suing the County because of the action taken on 7700 Takoma Avenue; that the College has stated that because they are a State agency, they do not have to abide by County laws.

31. Steve Pappas: in reference to Mrs. Stowell's comments on the College, noted that the College has always taken from the community and never given anything in return.

ITEMS FOR COUNCIL CONSIDERATION

Communications

1. Long Branch-Sligo Citizens' Association. Request that a stairway be constructed into Long Branch Park at the intersection of Jackson and Garland Avenues. Would like the help of the City in ascertaining the agency that owns the land and also to have the stairway built.

ADMINISTRATIVE REPORTS AND RECOMMENDATIONS FOR COUNCIL ACTION

1. Discussion of parking situation at Montgomery College. Councilman Nishimoto made a motion that the Council reaffirm their decision on the "pit" and notify the College of same. This motion was duly seconded and approved by the Council. Councilman Ricks moved to have the City investigate putting down ground cover on the lot to curb erosion and dust. Councilwoman Medina seconded this motion and offered an amendment to check into having the work contracted if City forces are not available. This amendment was accepted and the entire motion approved. It was requested that the City Administrator prepare a preliminary budget and work schedule to determine if work could be handled this year.

2. Ridgefield, New Jersey experience with Security Deposit Ordinance and questions posed to Corporation Counsel on City's authority to set up fund for use in emergency (housing repair) situations. City Administrator Gilsdorf reported that through his contact with the Ridgefield officials, a city of 11,000, he found that it is a suburb of New York City; that the ordinance was initiated in 1972 because of very real slum conditions that existed; that the city is under rigid rent control, so the landlord could not pass through rent increases to the tenants to cover the deposit. Noted that the ordinance has never actually been used; that the city employs one full-time person to handle the collection of the deposits, the interest accrued to the landlords, keeping the books, etc. Stated that Ridgefield had considered using a bond system, but did not for fear that they may ultimately have to sue the bonding company to obtain the money for repairs. Noted that the Corporation Counsel has not yet had time to reply to the memo on the City's authority to initiate this ordinance. It was noted by the Councilmembers that the ordinance must be effective since they have never had to invoke it; however, the cost of the deposit could be passed on to the tenants of Takoma Park because there is no rent control. It was decided by the Council that this item be put on the next agenda for further discussion after an opinion has been rendered by the Corporation Counsel.

3. Crime prevention at Winchester-Takoma. Chief Porter reported that break-ins were reported on February 3 and 10; that there have been only two this year. Noted that the Crime Prevention Team has set up a meeting with tenants in March; that a security survey has been conducted in the building and the recommendations forwarded to the management company. The recommendations are as follows: more external lighting needed, security locks on all outside doors, security guard, and a key control system. Mayor Roth requested that Chief Porter be ready to give a follow-up report at the next meeting.

4. Progress report on problems at Winchester-Takoma. City Administrator Gilsdorf reported that Montgomery County Landlord-Tenant Commission will be holding a hearing on March 6, at which the County Attorney will be presenting 162 individual complaints from the tenants at Winchester-Takoma; Mr. Shapiro, the owner, will be represented by an attorney for defense; and the Commission will make determinations on awarding of damage settlements and other remedies. Noted that a documented history of violations at the building has been provided to OLTA, as well as copies of the City's file, and that a procedure has now been established for transmitting such documents to OLTA. It was noted by the Corporation Counsel that the County Court has signed an order advancing the hearing date for the Winchester-Takoma, but no specific date has been established.

5. Rehabilitation loan programs--City, County, State. The Director of Community Development, Alvin Nichols, reported that the City had received a tremendous number of applications for this program; that funds have been extinguished for this year and applicants are now being referred to the Counties and State, instead of having to wait for refunding in July. That the State has allocated \$135,000 for the rehabilitation program to go to target areas of Takoma Park and East Silver Spring for both multi-family and single-family. Clearly defined guidelines have been set up for issuing loans/grants in the City--1) property must be in violation of City codes; 2) must have crucial financial need; and 3) money is allotted to "target areas". It was noted that the City was only able to fund approximately one-fourth of the applications that were received; that as many as possible are being referred to the Counties and State for funding; also that three applications from City residents have been approved for Montgomery County rehabilitation loan program. Congratulations were given to Mr. Nichols for effectively processing all the applications that have been funded. It was also noted that, as a result of the City's programs having been so effective in reaching people, the Counties' loan programs have been stimulated.

6. Quarterly report of Montgomery County Office of Landlord-Tenant Affairs' activities in Takoma Park. The City Administrator reported that during the third quarter of 1977, 19 complaints were received by OLTA, 18 being tenant initiated and one by a landlord; of these, 9 were conciliated (all tenant complaints). A cumulative total of complaints received by OLTA since July, 1975 are 141 and of these, 123 have been conciliated. Also noted that there have been three cases that have been brought before the Commission for a hearing.

7. Authorization to solicit bids on parks projects using Community Development Block Grant Funds. Councilman Ricks made a motion, duly seconded, to approve this authorization. Councilman Nishimoto asked that an amendment be accepted to include improvement of the "pit" as an option if funds are available. This amendment was seconded and accepted by Councilman Ricks and approved by the Council.

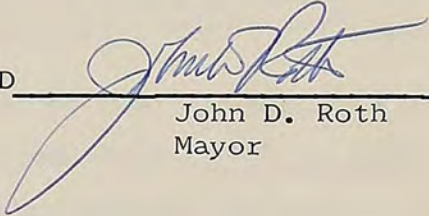
8. Councilman Ricks requested that a letter be sent to the State Highway Administration inquiring about the status of the traffic signal at the intersection of Carroll and Philadelphia Avenues.

9. Concerning the proposed Montgomery County Zoning Text Amendment No. 78003 --Home Occupations, Mayor Roth stated that the proposal would change the entire concept of the code and that he would be opposed to these changes; noted that he had sent a telegram to the County in opposition to this because the Public Hearing on the amendment was scheduled for the same time as the Council meeting. Councilwoman Medina noted that she has asked that this item be placed on the agenda on two previous occasions; Mayor Roth indicated that it had been discussed at a previous worksession. Councilman Faulkner made a motion, duly seconded, that the Council go on record as opposed to the Zoning Text Amendment for the following reasons: 1) the provision for an outside (non-family) employee; 2) the sale of products on the premises; 3) the more permissive regulations governing signs which allow two signs (instead of the one presently permitted) with considerably better visibility from the street. Councilman Ricks asked that an official letter be sent to the County to include these items as reasons for opposition. The Council approved this motion.

10. Councilwoman Medina made a motion, duly seconded, that the multi-family use issue be placed on the agenda. This motion was not carried. After a lengthy discussion, Councilman Nishimoto moved that the item be placed first on the next Council agenda. This motion was duly seconded and approved by majority vote of the Council.

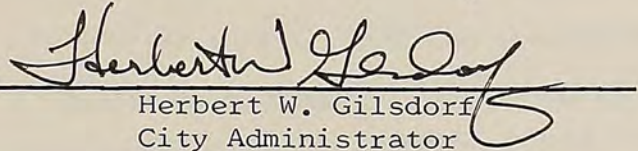
Upon motion, duly seconded, the meeting adjourned at midnight, to reconvene on Monday, March 13, 1978 at 8:00 PM.

APPROVED



 John D. Roth
Mayor

ATTEST



 Herbert W. Gilsdorf
City Administrator

THE CITY OF TAKOMA PARK, MARYLAND

CITY CAUCUS

February 28, 1978

A City Caucus for the purpose of nominating candidates for the offices of Mayor and seven Councilmembers was held on February 28, 1978, in the Municipal Building, 7500 Maple Avenue, Takoma Park, Maryland. The meeting was called to order at 8:00 PM, with City Administrator Gilsdorf in the chair. Assistant City Administrator Alvin J. Nichols gave a brief presentation covering the purpose of the meeting, an outline of the order of procedure and the requirements for nomination and seconding of candidates. The City Clerk was present to certify the eligibility of nominees, their nominators and seconders, and to record their names for placement on the ballot for the March 28, 1978 election. Upon failure of the Chair to receive a nomination for Secretary of the Caucus, he named Mrs. Joan Prosten, 7428 Carroll Avenue, to serve in this capacity.

Nominations of candidates for elected offices were made as follows:

NOMINATIONS FOR MAYOR:

Richard Bernardi, 7111 Cedar Avenue, Takoma Park, Md., nominated:

MARY ANN MEDINA, 7425 Buffalo Avenue, Takoma Park, Md.*

The following seconds were made:

Theodore W. Robinson, 509 New York Avenue
Faith Stern, 103 Grant Avenue
Dale Schallhorn, 7401 Maple Avenue

Ian K. Burgess, 7405 Wildwood Drive, nominated:

JOHN D. ROTH, 7608 Hammond Avenue

The following seconds were made:

Sidney W. Tymeson, 8118 Flower Avenue
Robert Mandel, 7003 Woodland Avenue
Virginia O. Gallagher, 1306 Elson Place
Kathryn T. Simpson, 7300 Cedar Avenue
Lee A. Jordan, 107 Geneva Avenue
Edward W. Hutmire, 21 Columbia Avenue
Clarence M. Boatman, 133 Ritchie Avenue
Herbert D. Smith, 11 Pine Avenue

* All addresses are in Takoma Park, Md.

William E. Brailey, 7113 Holly Avenue, nominated:

SAMMIE A. ABBOTT, 7308 Birch Avenue

The following seconds were made:

Elizabeth V. Bozarth, 7326 Willow Avenue
LeRoy Brown, Jr., 7518 Dundalk Road
David Mark Prosten, 7428 Carroll Avenue
Lawrence M. Robinson, 7504 Holly Avenue
Karen Maurey, 7422 Hancock Avenue
John A. Tucci, 608 Philadelphia Avenue
Paul Edward Plant, 7411 Carroll Avenue
Victoria West, 7620 Maple Avenue, #B-8
Roderic F. Davis, 703 New York Avenue
Bernice Myers, 7212 Cedar Avenue
Joseph G. Ferrier, 7413 Maple Avenue
Faith Stern, 103 Grant Avenue

Upon motion, duly seconded, the Caucus voted to close the nominations for Mayor.

NOMINATIONS FOR TWO COUNCILPERSONS FROM FIRST AND SECOND WARDS:

Catherine C. Wakelyn, 7419 Maple Avenue, nominated:

JENNIFER L. SALOMA, 7124 Maple Avenue

The following seconds were made:

Evelyn J. Ferry, 24 Hickory Avenue
Ayesha Smith, 7301 Piney Branch Road
Opal A. Daniels, 19 Sherman Avenue
Kathryn Simpson, 7300 Cedar Avenue
John W. Coffman, 7412 Birch Avenue

Robert A. Lazun, 7309 Cedar Avenue, nominated:

LOUIS H. D'OVIDIO, 7324 Piney Branch Road

The following seconds were made:

Mary Anne O'Boyle, 7301 Takoma Avenue
Alfred P. Vogel, 7117 Garland Avenue
Stephanie H. Melvin, 7138 Carroll Avenue

Richard C. Osborne, 803 Jackson Avenue, nominated:

ROLAND W. HALSTEAD, JR., 7106 Maple Avenue

The following seconds were made:

Lowell Bruce Peterson, 7409 Holly Avenue
Ralph W. Porter, 7305 Maple Avenue

Charlene L. Cohen, 7815 Takoma Avenue, nominated:

DAVID B. WEISMAN, 7701 Takoma Avenue

The following seconds were made:

Eugene H. Herman, 511 New York Avenue
Lee A. Jordan, 107 Geneva Avenue
Steven H. Bourke, 521 Albany Avenue
Virginia O. Gallagher, 1306 Elson Place
Delores Stowell, 7704 Takoma Avenue

Robert H. Moore, 7314 Willow Avenue, nominated:

JAMES D. ROSS, JR., 118 Ritchie Avenue

The following seconds were made:

Geneva V. Cross, 39 Oswego Avenue
Joseph G. Ferrier, 7413 Maple Avenue
Mary P. Pennifield, 7305 Takoma Avenue

Following a motion, duly seconded, members of the Caucus, with no objections, voted to close nominations for Councilmembers from the First and Second Wards.

NOMINATIONS FOR COUNCILPERSONS FROM THE THIRD AND FOURTH WARDS:

Henry C. Daniels, 19 Sherman Avenue, nominated:

VERNON H. RICKS, JR., 5 Lee Avenue

The following seconds were made:

Edward W. Hutmire, 21 Columbia Avenue
Clarence M. Boatman, 133 Ritchie Avenue
Opal A. Daniels, 19 Sherman Avenue
Robert Lyman Melvin, 7138 Carroll Avenue
David Mark Prosten, 7428 Carroll Avenue
Mildred K. Shapiro, 7667 Maple Avenue, #803
Robert H. Moore, 7314 Willow Avenue
Victoria West, 7620 Maple Avenue, #B-8
Issac Parks, 7620 Maple Avenue, #

Stephen S. Hiten, 7 Hickory Avenue, nominated:

JOSEPH H. WEBB, 7412 Jackson Avenue

The following seconds were made:

Austin T. Brown, 802 Elm Avenue
William W. Clendaniel, 7505 Jackson Avenue
Lewis Tracy Porter, 7128 Willow Avenue
Richard Clarke Burdine, 7129 Sycamore Avenue

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

City Caucus
February 28, 1978

NOMINATIONS FOR COUNCILPERSONS FROM THE FIFTH WARD:

Ellen G. Marsh, 7405 Maple Avenue, nominated:

DONALD D. RAMSEY, 8116 Roanoke Avenue

The following seconds were made:

Alfred P. Vogel, 7117 Garland Avenue

Joseph G. Ferrier, 7413 Maple Avenue

Sidney W. Tymeson, 8118 Flower Avenue, nominated:

CLAYTON D. FORSHEE, 722 Kennebec Avenue

The following seconds were made:

Evelyne J. Ferry, 24 Hickory Avenue

Richard C. Burdine, 7129 Sycamore Avenue

Stephen S. Hiten, 7 Hickory Avenue

Upon motion, duly seconded, the nominations for Councilpersons from the Fifth Ward were closed by voice vote.

NOMINATIONS FOR COUNCILPERSONS FROM THE SIXTH AND SEVENTH WARDS:

James F. Holland, 19 Pine Avenue, nominated:

FRANK V. GARCIA, 1117 Holton Lane

The following seconds were made:

John T. Baker, 7133 Sycamore Avenue

Ian K. Burgess, 7405 Wildwood Drive

Austin T. Brown, 802 Elm Avenue, nominated:

JOSEPH A. FAULKNER, 1007 Sligo Creek Parkway

The following seconds were made:

Catherine C. Wakelyn, 7419 Maple Avenue

Abby J. W. Mandel, 7003 Woodland Avenue

James F. Holland, 19 Pine Avenue

A motion to close nominations for Councilpersons from the Sixth and Seventh Wards was seconded and passed by voice vote.

All nominations having been made and there being no further business to come before the meeting, the Caucus adjourned at 11:20 PM.

M. S. Pust
City Clerk

Robert W. Gilroy
Mayor City Administrator

Joan Prosten
Secretary of the Caucus