

CITY OF TAKOMA PARK, MARYLAND
MAYOR AND COUNCIL WORKSESSION
November 1, 1978

Councilmembers present:

Mayor Roth
Councilman Faulkner
Councilman Garcia
Councilman Ricks
Councilwoman Saloma
Councilman Webb
Councilman Weisman
City Administrator Gilsdorf

The meeting was called to order by Mayor Roth at 7:35 PM.

1. Subdivision at corner of Cherry and Colby Avenues. The Mayor and Council decided that a survey should be conducted of all contiguous property owners and neighboring residents as to their comments on the proposed subdivision.
2. Request by Mr. & Mrs. Litovitz for Extension of Hayward Avenue. After discussing this matter, the Mayor and Council directed the City Administrator to advise the developer that it is the City's policy to require the developer to construct the street at their expense. A xerox copy of pertinent sections of the City Code will be sent to Mr. & Mrs. Litovitz.
3. Request to fence-in portion of City's right-of-way on Brighton Avenue. It was the consensus of the Mayor and Council to refuse Mrs. Bartley's request to permanently erect a fence on a portion of the City's right-of-way, citing as reason their reluctance to establish a precedent for such an action.
4. Request by Harvey Maisel for permission to build common driveway to serve five lots at intersection of Hilltop and Mississippi Avenues. It was agreed that all contiguous property owners would be surveyed to determine their comments on this matter.
5. Proposed 50% Increase in Registration/Inspection Fees. The City Administrator was directed to furnish the Mayor and Council with additional information, some comparison data, and suggested timetable for adoption of this ordinance.

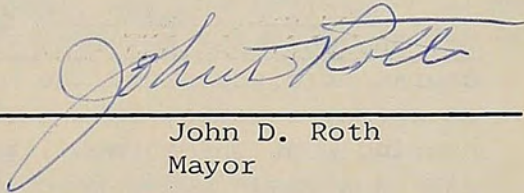
WORKSESSION
November 1, 1978

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6. High Rise Buildings on Maple Avenue. The City Administrator reported to the Council the results of the most recent inspections of the Maple Avenue properties. One particular problem building, 7667 Maple Avenue, was discussed at length, with the City Administrator being directed to send a memo to the Corporation Counsel asking for reasons for the delay in court action on this property.
7. Section 8 for 7620 Maple Avenue. It was agreed among the Mayor and Council that Monday, November 6th, and Wednesday, November 15th would be set aside as meeting dates to discuss this matter.

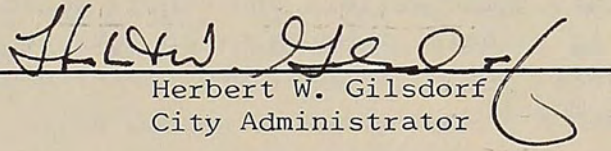
There being no further business to discuss, the meeting adjourned at 10:30 PM.

APPROVED



John D. Roth
Mayor

ATTEST



Herbert W. Gilsdorf
City Administrator

CITY OF TAKOMA PARK, MARYLAND
MAYOR AND COUNCIL WORKSESSION
November 6, 1978

Councilmembers Present:

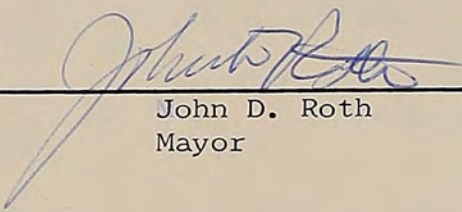
- Mayor Roth
- Councilman Faulkner
- Councilman Garcia
- Councilman Ricks
- Councilwoman Saloma
- Councilman Webb
- Councilman Weisman
- City Administrator Gilsdorf

The meeting was called to order by Mayor Roth at 7:35 PM.

Maryland Community Development Administration Application of Mr. Sheldon Katz for Rehabilitation of 7620 Maple Avenue. During the course of discussion, the Mayor and Council explored tenant relocation, emergency repairs, 100% Section 8 funding, the tenant selection plan, housing code enforcement, and other matters relative to this application, with consensus being reached that these matters and others would be taken up at a special meeting to be held on November 15 between the Mayor and Council, the developer, MCDA officials, and representatives of Montgomery County Office of Housing.

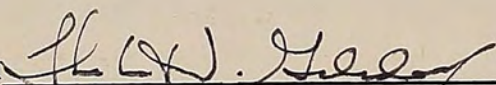
There being no further business to discuss, the meeting adjourned at 10:30 PM.

APPROVED _____



John D. Roth
Mayor

ATTEST _____


Herbert W. Gilsdorf
City Administrator

THE CITY OF TAKOMA PARK, MARYLAND

MEETING OF THE MAYOR AND CITY COUNCIL

November 13, 1978

City Officials Present:

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

The Mayor and Council of Takoma Park met on November 13, 1978, at 8:00 PM, in the Council Chamber, 7500 Maple Avenue, Takoma Park, Md. Following the pledge of allegiance, a motion to approve the minutes of October 23 was made, duly seconded, and approved by the Council.

MAYOR ROTH'S COMMENTS AND PRESENTATIONS

Concerning the General Election on November 7th, Mayor Roth commended voters in both Montgomery and Prince George's Counties for their decisions on property tax cut bills; noted that Montgomery County voters decided against the TRIM proposal, while Prince George's County voters approved an amendment which stated that if assessments increased, property taxes would decrease; that most public officials were in favor of this measure.

Expressed his concern and wishes for quick recoveries for Catherine Casey of the Azalea Committee, and Mrs. Bernice Myers, who is in Georgetown University Hospital.

Noted that the Azalea Committee and the Takoma Park Women's Club have jointly donated a redwood plant stand and bench to the Municipal Building; suggested that citizens present might look at them.

ADDITIONAL AGENDA ITEMS

Resubdivision at Cherry and Colby Avenues (Councilman Faulkner)

CITIZENS' REMARKS

1. Ellen Marsh, 7405 Maple Avenue: congratulated the Azalea Committee for the azalea garden and City entrance sign at Piney Branch Road and Eastern Avenue; noted that it is very nice and understands that there will be more of the same at other major entrances into the City; that the Katy Lee house on Eastern Avenue has recently been painted; that with this improvement, and when the azalea gardens bloom in the spring, Metro riders will have a beautiful entrance into the City. Noted that Maryland Magazine is going to write an article on Takoma Park's history; also noted that the Takoma Theater is still running short on funds and listed upcoming movies.

2. Phil Vogel, 7117 Garland Avenue: stated that Montgomery County DEP is in process of constructing a storm water management system (similar to a dam) on the Wheaton branch of Sligo Creek; that there is also a proposed system for the main stream of the Creek at University Boulevard near Arcola; these two systems are to control flooding, mainly in the portion that flows through the City; asked the Council to write a letter to the County Executive, County Council and a copy to DEP noting that they view these projects with pleasure and urging funding of the proposed project; it was the consensus of the Council to do so. Concerning the Sligo Creek Sewer Relief Project, Mr. Vogel stated that he had reservations about this; that the sewer lines now carry approximately 18 million gallons per day of sewage, and the plan is to increase this capacity to approximately 48 million gallons per day by replacing the pipes; suspects the reason for this increase is to accomodate increased development in or around the City, to which he would be opposed; hoped that the Council would be attending the Public Hearing and Briefing on this project, to ascertain the reason for this increase in capacity. Upon unanimous approval of the Mayor and Council, Mr. Abbott questioned Mr. Vogel as to the Federal funding of the project and whether regulations have been met; Mr. Vogel stated that WSSC is seeking 75% funding from the Environmental Protection Agency; that EPA says that WSSC has not complied with the statement of need which is required for showing that this pipe increase is needed for pollution abatement.

3. Joseph Ferrier, 7413 Maple Avenue: noted that the pipe increase which Mr. Vogel mentioned would accomodate 3 times the capacity now running through the pipes; has heard that the sewage treatment plant cannot hold this additional capacity; hopes that the Mayor and Council do attend this meeting.

ITEMS FOR COUNCIL CONSIDERATION

Communications

1. Mrs. Margaret Zea, 422 Ethan Allen Avenue. Letter thanking the Council for the repaving work, new curbs and gutters on Ethan Allen Avenue; also signing the letter were three neighbors.

ADMINISTRATIVE REPORTS AND RECOMMENDATIONS FOR COUNCIL ACTION

1. Zoning Hearing Examiner's (Prince George's County) decision and recommendation to County District Council on ZMA A-8618, 1007 University Blvd., R-18 to C-0. The City Administrator stated that this item was discussed by the Council in early June, with the consensus being reached to ask the Planning Board to defer their decision for consideration in the City's Master Plan, which they agreed to, although Planning Board staff recommendation was for approval; noted that the Zoning Hearing Examiner's recommendation concurred with staff recommendation for approval; that there is an avenue of appeal before this case goes before the District Council. Following further discussion and upon motion, duly seconded, the Council voted unanimously to take the necessary steps to file exception to the Zoning Hearing Examiner's decision and to request Oral Argument before the District Council.

2. Announcement of Public Forum on Takoma Park Master Plan Staff Draft (Status Report), 7:30 PM, November 20, 1978, Second Floor Meeting Room, Municipal Building.

3. Announcement of Public Hearing and Briefing by WSSC on Sligo Creek sewer project, 8:00 PM, November 29, 1978, Municipal Building, Second Floor. Mayor Roth noted that this is also a Briefing, which means that citizens may ask questions.

4. Authorization for Mayor to sign Cooperation Agreements which provide for "opting in" with Montgomery and Prince George's Counties for Community Development Block Grant Funds. The City Administrator noted that these agreements must be signed by December 1 if the City is to be included in these programs. Councilman Ricks made a motion for this authorization; this was duly seconded by Councilman Garcia and approved by the Council. It was noted by Councilmembers that the citizens have been very creative with ideas contributed for use of these funds; that the City is a model for the metropolitan area.

5. Second Reading of proposed ordinance (code revision) to prohibit smoking in the assembly area of the second floor meeting room of the Municipal Building. Councilman Ricks made a motion that this ordinance be adopted; this was duly seconded by Councilman Faulkner. Councilman Garcia made a motion to amend the ordinance to include all meeting rooms in the Municipal Building; this motion was seconded by Councilman Webb and accepted by Councilmembers Ricks and Faulkner. When put to a vote, the amendment was approved unanimously. The following amended ordinance was adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Forshee, Garcia, Ricks, Saloma, Webb, and Weisman. NAY: None. EXCUSED: None.

ORDINANCE #2481

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

SECTION 1. THAT paragraph (b) (10) of Sec. 8-23, "Use of public space and buildings," of the City of Takoma Park Code, 1972, as amended, shall be repealed in its entirety; AND

SECTION 2. THAT a new paragraph (b) (10) of Sec. 8-23 is hereby enacted to read as follows:

8-23 (b)

(10) No smoking or carrying of lighted smoking materials will be permitted in the Council Auditorium, the Municipal Gymnasium, or the assembly areas of the first and second floor meeting rooms of the Municipal Building. No food or drink will be permitted in the Council Chamber; no drinks in gymnasium except on balcony.

SECTION 3. THAT this ordinance shall become effective upon second reading; AND

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

6. Special Exception petition #S-659, 716 Maplewood Avenue, operation of a Group Residential Facility to house Exceptional Persons (recovered alcoholics), Public Hearing, 9:00 AM, 11-16-78, COB, Rockville. Councilman Garcia made a motion that the Council place no objections to the operation of this facility; this was duly seconded by Councilman Webb. Objections were raised, noting the

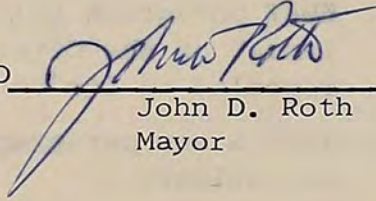
numerous group homes already in the area, and that there was only one response to the survey conducted. Mayor Roth stated that this facility has been in operation for 5 years with no complaints coming before the Council; he asked that an amendment be made to the motion to notify DEP of the City's interest in the annual review of the facility; this was seconded by Councilman Faulkner and accepted by Councilman Garcia. Councilwoman Saloma also made a motion to amend to endorse the Park & Planning staff recommendation for landscaping improvements; this was seconded by Councilman Faulkner and accepted by Councilman Garcia. When the amended motion was put to a vote, it was approved with a 4-2 vote, and one abstention (being Councilman Forshee, who stated that he had been out of town for an extended period, and hadn't had an opportunity to review it).

7. Concerning the resubdivision of lots at Colby and Cherry Avenues, Councilman Faulkner recommended that the Council make no objections to this; that the plans for these new lots include building five new single-family homes. It was the consensus of the Council to place no objections on this.

Regarding the new Seven Eleven Food Store on Cedar Street at Carroll, Mayor Roth informed the Council that the blueprints for the construction of the building had been received, but noted that several specific questions were not answered; made a motion that another letter be sent asking for these answers; this was seconded by Councilman Ricks and approved by the Council.

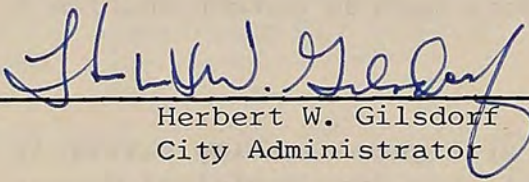
There being no further business to discuss, upon motion, duly seconded, the meeting adjourned at 9:25 PM, to reconvene on Monday, November 27, 1978 at 8:00 PM.

APPROVED



 John D. Roth
Mayor

ATTEST



 Herbert W. Gilsdorf
City Administrator

THE CITY OF TAKOMA PARK, MARYLAND

MEETING OF THE MAYOR AND CITY COUNCIL

November 27, 1978

City Officials Present:

- | | |
|---------------------------|-----------------------------------|
| Mayor Roth | City Administrator Gilsdorf |
| Councilman Faulkner | Asst. City Administrator Nichols |
| Councilman Forshee | City Clerk Pusti |
| Councilman Garcia | Police Chief Porter |
| Councilwoman Saloma | Public Works Coordinator Robbins |
| Councilman Webb | Recreation Director Ziegler |
| Councilman Weisman | Asst. Corporation Counsel Hoffman |
| EXCUSED: Councilman Ricks | |

The Mayor and Council of Takoma Park met on November 27, 1978, at 8:00 PM, in the Council Chamber, 7500 Maple Avenue, Takoma Park, Md. Following the pledge of allegiance to the flag, a motion to approve the minutes of November 13 was made, and duly seconded. Councilman Garcia asked that a correction in spelling be made on page 1, item 1 under Citizens' Remarks (Cady Lee); with this correction, the minutes were approved by the Council.

MAYOR ROTH'S COMMENTS AND PRESENTATIONS

Announced that the balance of CDBG funds for this year have been released by Montgomery County in the amount of approximately \$100,000; these funds are to be used for the Rehabilitation Loan Program, Operation Turnaround, and the Tool Library.

Noted that he has reviewed the report on Takoma Park Junior High which was prepared by the Local Evaluation Committee (of which Councilman Weisman is a member); said it was excellent and should be of great help in keeping the school open; congratulated all members of the Committee.

Announced the receipt of letters of support from State Senator Victor Crawford and Delegate Ida Ruben concerning the City's quest for No Turn On Red at the intersection of Philadelphia Avenue and Piney Branch Road.

Regarding the Public Forum for the Staff Draft of the Takoma Park Master Plan (11/20/78), noted that there had been a sizeable turnout of citizens and that three additional meetings have been scheduled--January 11, 17, and 24 (at 7:30 PM, second floor meeting room, Municipal Building); these dates will be published in the City Newsletter; the January 11 meeting will revolve around zoning aspects of the Plan.

Noted that recent audits of the City's Revenue Sharing and Community Development Block Grant Funds have been completed, with the City proving to be in compliance; that some slight procedural problems with Block Grant funds have been corrected.

Stated that consideration of an ordinance for removal of two parking meters on Willow Avenue will be deferred until a future meeting of the Council.

CITIZENS' REMARKS

1. Gene Herman, 511 New York Avenue: stated that Montgomery County has made plans to move the Montgomery-Georgetown Clinic, now located in the Piney Branch Middle School, to a new location on Colesville Road; that he is associated with a group which is trying to determine uses for the old TPES, and it has been suggested that the Clinic might be placed there; urged the Council to contact the County with this suggestion, saying it would be a great loss to the community if the Clinic is moved; that plans are for Montgomery County Recreation Department to occupy the space at the school. Mayor Roth asked that this item be added to the agenda.
2. Bernice Myers, 7212 Cedar Avenue: questioned what application was to be approved by the Council concerning the Franklin Apartments (formerly Winchester-Takoma). Mayor Roth stated that this funding application is to Maryland Community Development Administration for purchase and rehabilitation of the building; that the CDA is preparing its list of projects it will review and analyze for possible funding during the next year; if CDA does not receive anything from the City indicating an interest, then it will not place the Franklin Apartments project on its list; that it is possible to inform the CDA of the City's interest with conditions. Mrs. Myers stated that there are still many unanswered questions; that there should be a complete cost analysis of the project before considering, and felt that Councilman Ricks should be present when a decision is made.
3. Herman Williams, 7620 Maple Avenue: agreed with Mrs. Myers' statement; requested that a decision be postponed until the next meeting so that tenants can meet with Mr. Katz and complete a formal agreement of terms.
4. Sammie Abbott, 7308 Birch Avenue: listed his objections to the proposals for the Franklin Apartments, specifically noting the 100% Section 8 funding as main objection; questioned whether short-range benefits would outlast long-range adverse effects; noted his concern that other buildings in the Maple Avenue corridor may decide to take this route; asked that this item be removed from the agenda.
5. Herman Williams: listed the following as tenants' requests/terms given to Mr. Katz: lower rents; no Shapiro; tenants' screening committee; larger units; first right for re-entry; relocation costs and plans; security deposits; rehabilitation costs; community employment during rehabilitation; information on relationship of State to Federal funds; no rent increase prior to rehabilitation; laundry facilities on each floor; recreation room and swimming pool; three-year leases; and on-going monitoring groups; again requested that this item be deferred.
6. Mary Ann Medina, 7425 Buffalo Avenue: stated that the Winchester-Takoma has been a sore topic with the Council for a number of years; that Council should not become bogged down with procedural problems; noted that she is in favor of rehabilitation of the building and thinks that the proposal is feasible; suggested that the Council make their decision very soon.
7. Bob Melvin, 7138 Carroll Avenue: commented on the following items: Takoma Park Master Plan--felt there was not enough time to cover all items in depth; Franklin Apartments Section 8 funding--stated that he felt citizens were being left out of the planning for this project; and proposed increase in registration and inspection fees--questioned whether cost study has been done to make sure increased fees cover costs.

8. Moria Magee, 7203 Holly Avenue: requested that the 3-minute speaking limit be used at all Council meetings in the future to conserve time.

9. John Tucci, 608 Philadelphia Avenue: urged Council to support the citizens at the Franklin Apartments; asked that decision be postponed until Councilman Ricks is available to vote on it.

10. Stephanie Melvin, 7138 Carroll Avenue: urged Council to defer decision until Councilman Ricks returns; expressed concern about possibility of Mr. Katz leaving project after completion and the implications for the City should this occur; also dissatisfaction with 100% Section 8 funding, saying that if Mr. Katz is not willing to lower this percentage, should look for another developer. Concerning the Master Plan, felt that Park & Planning staff may be unwilling to change items that citizens disagreed with; that citizens were not getting enough input into the Plan.

11. Ralph Porter, 7108 Maple Avenue: reiterated Mrs. Magee's comments about use of the time clock for speakers, particularly in view of speaker preceding him.

12. Jim Welu, Representative, Maryland CDA: stated that November 30 is his office's deadline for considering Section 8 funding applications because HUD Section 8 funds will become available soon thereafter; if projects are not screened and submitted by that time, application will fall behind many others; that the State would accept the application with conditions attached by the City; that full processing of the project would take about 6 months. Concerning questions about Mr. Katz leaving the project after a short period of time, stated that it is not profitable for a developer to pay off a loan in a short period of time since there are penalties involved; that the Federal tax structure provides incentives for not pre-paying them. Councilman Weisman noted that based on figures received from the County, if the Franklin Apartments are to be 100% Section 8, the Planning Area in which the City is included will exceed the guideline percentage of 6.7% for subsidized housing.

13. Clarence Boatman, 133 Ritchie Avenue: thanked the Mayor and Council for the additional street lighting on Ritchie Avenue; noted that the sidewalk is also progressing well; also concerned about the density in the Ritchie-Maple area. Suggested that the Police Department concentrate on crimes that have occurred in this area.

14. Harold Myers, 7212 Cedar Avenue: noted that if Mr. Katz knows of the November 30 deadline, why hasn't he answered the tenants and citizens questions; reiterated requests to defer decision on this.

15. Kathryn Simpson, 7300 Cedar Avenue: stated that a great deal of improvement has been made on the Franklin Apartments compared to its former condition; would prefer to see partial subsidy and not 100% Section 8.

16. Lloyd Anderson, 8107 Hammond Avenue: questioned the uses of section of a small office building behind his home as a Spanish Catholic Center. The City Administrator stated that this was to be used as a counseling center, but County had refused to issue a use and occupancy permit and the Center is now in process of appealing.

17. Sammie Abbott: stated his concern that the mortgage on Mr. Katz's property could be assumed by a succession of owners.

ADMINISTRATIVE REPORTS AND RECOMMENDATIONS FOR COUNCIL ACTION

1. Consideration of Appeal #5345 before the Prince George's County Board of Zoning Appeals re denial of Use & Occupancy Permit for Spanish Catholic Center, Inc., 1015 University Blvd., Hearing: 8:15 PM, 11-29-78, CAB. The City Administrator reported that responses from a survey conducted showed no opposition except that voiced by Mr. Anderson, above; that the building now has a Special Exception for limited professional use, and the use requested is not consistent with the Special Exception. Upon motion by Councilman Weisman, duly seconded, it was the consensus of the Council that the Board of Zoning Appeals be asked to defer this request until alternatives in the Master Plan can be reviewed.

2. Montgomery-Georgetown Clinic proposed relocation. The City Administrator stated that the Clinic now offers health and dental care and is staffed by doctors from Georgetown University; offers these services to persons that cannot afford private care and is well used by the community; that the contract between Georgetown and Montgomery County will expire on December 4, and after that time, the Clinic will be serviced by County Health Department staff. Councilman Weisman made a motion, duly seconded, that the County be requested to retain the Clinic in the City to be housed in old TPES. Councilman Garcia seconded the motion and asked that an amendment be included to keep the Clinic at its present location until space is available in the Elementary School. This was accepted by Councilman Weisman, and approved by the Council.

3. Request from Franklin Associates for City endorsement of application to Md. Community Development Administration for funds to purchase and rehabilitate Franklin Apartments (formerly Winchester-Takoma), 7620 Maple Avenue. Mayor Roth stated that at this point, the City has a choice of continuing with the present condition of the property, or having it rehabilitated with 100% Section 8 funding, although no one is totally satisfied with this type of funding; a lack of action by the City could be interpreted as non-interest in rehabilitation; felt City should state interest in rehabilitation, but would have to include conditions as outlined in Attachment A. There followed a lengthy discussion during which questions on the following matters were raised by Councilmembers: guarantee against more 100% Section 8's in the City; keeping subsidized units to a 6.7% level; connection of HUD fund availability and State CDA analysis. Mr. Welu was asked to answer some of these questions; he stated that there is a possibility of including a condition for no more 100% Section 8 fundings; that the November 30 deadline for submitting application and receiving local government endorsement is to allow enough time (approximately 6 months) for complete review and cost analysis of the project before HUD issues its next NOFA (Notification of Funds Availability). Councilmembers stated their concern was with the number of subsidized units within the City limits and not the entire Planning Area of which the City is a part; also future subsidized units. Following further lengthy dialogue, Councilman Forshee made a motion that the City indicate to Maryland Department of Economic and Community Development its interest in rehabilitation of 7620 Maple Avenue with a requirement that there would be a strong commitment from Montgomery County not to permit any additional subsidized housing in the City. It was requested by some Councilmembers that the conditions outlined in

Attachment A be incorporated into his motion, and with that request, Councilman Forshee withdrew his motion, stating that he had reservations about some of the conditions listed. Councilman Garcia made a motion that the City indicate to Maryland DE&CD its interest in rehabilitation of 7620 Maple Avenue conditional on the points set forth in Attachment A and that the CDA move favorably on the application with all possible speed. This motion was seconded by Councilman Webb; Councilman Weisman asked that an amendment be made to include less than 100% Section 8 funding; this was seconded by Councilwoman Saloma, but not accepted by Councilman Garcia. The amendment failed by a 4-2 vote of the Council. When put to a vote, Councilman Garcia's motion was approved by a 4-2 vote of the Council.

4. Ordinance awarding contract on humidifier for Library (Revenue Sharing Funds). Upon motion by Councilman Webb, duly seconded, the following ordinance was adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Forshee, Garcia, and Webb. NAY: None. EXCUSED: Councilmembers Ricks, Saloma, and Weisman.

ORDINANCE #2482

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

SECTION 1. THAT the Proposed Use Schedule for FY-79 Federal Revenue Sharing Funds earmarked \$4,000 for purchase and installation of a humidifier system for the Library; AND

SECTION 2. THAT bids were solicited from qualified dealers and advertised twice in two weekly newspapers of local circulation, with bids having been publicly opened at 2:00 PM, November 17, 1978; AND

SECTION 3. THAT the single bid received meets all specification requirements and a contract is hereby awarded to H.R. Grayson & Son, Inc., Washington, D. C., for the sum of FOUR THOUSAND, SIX HUNDRED SEVENTY DOLLARS (\$4,670); AND

SECTION 4. THAT funds to cover this contract shall be appropriated from the Federal Revenue Sharing Fund Account and transferred to the appropriate Government Building account.

5. Ordinance authorizing purchase of calculator for Treasurer's Office (RSF). Upon motion, duly seconded, the following ordinance was adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Forshee, Garcia, and Webb. NAY: None. EXCUSED: Councilmembers Ricks, Saloma, and Weisman.

ORDINANCE #2483

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

SECTION 1. THAT the FY-79 Federal Revenue Sharing Proposed Use schedule set aside funds for the purchase of an adding machine for the Office of the Treasurer; AND

SECTION 2. THAT quotations were obtained from local dealers, with the price and product offered by Victor Systems Office Products, Falls Church, having been determined to meet the needs of the Treasurer's Office.

SECTION 3. THEREFORE THAT purchase of the following is hereby approved:

1 - Victor Calculator, Model #605.....\$169.00 AND

SECTION 4. FURTHER THAT funds in the amount of ONE HUNDRED SIXTY-NINE DOLLARS (\$169.00) be appropriated from the Federal Revenue Sharing Account and transferred to the appropriate Government Administration account.

6. Ordinance accepting bid on ½-ton truck-van, Public Works Department (RSF).

Upon motion by Councilman Faulkner, duly seconded, the ordinance below was adopted by roll call vote as follows: AYE: Councilmembers Faulkner, Forshee, Garcia, and Webb. NAY: None. EXCUSED: Councilmembers Ricks, Saloma, and Weisman.

ORDINANCE #2484

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

SECTION 1. THAT \$5,100 was earmarked in the FY-79 Planned Use schedule for Revenue Sharing Funds for the purchase of a replacement one-half ton truck; AND

SECTION 2. THAT bids were solicited from qualified dealers and advertised twice in each of two weekly newspapers of local circulation, with bids having been publicly opened at 3:00 PM, November 17, 1978; AND

SECTION 3. THAT the following bids were received:

\$4537, including \$650 trade-in allowance, Chris Hanburger Ford

\$4255, including \$900 trade-in allowance, Sport Chevrolet; AND

SECTION 4. THAT, after comparison of bids, the Public Works Coordinator has recommended acceptance of bid by Chris Hanburger Ford for a 1979 Ford ½-ton truck van because of specific superior qualities: larger engine, greater hauling capacity, fewer and less expensive maintenance problems, specificity of bid as to qualities of vehicle;

SECTION 5. THEREFORE THAT the bid of Chris Hanburger Ford for one 1979 Ford ½-ton truck-van be hereby accepted for the amount of FOUR THOUSAND, FIVE HUNDRED THIRTY-SEVEN DOLLARS (\$4,537), including trade-in allowance as stated above; AND

SECTION 6. THAT the City Administrator is hereby authorized to transfer title of trade-in vehicle (1972 Chevrolet van, white), Model GS-21005, Identification #CG 5252 U 133826, to Chris Hanburger Ford; AND

SECTION 7. THAT funds for this purchase be appropriated from the Federal Revenue Sharing Account in the amount of FOUR THOUSAND, FIVE HUNDRED THIRTY-SEVEN DOLLARS (\$4,537) and transferred to the appropriate Public Works account.

7. First Reading of a proposed ordinance increasing housing registration and inspection fees. Councilman Faulkner questioned whether costs of inspections is proportionate to the new fees, indicating he had some ideas which he would discuss at the next worksession.

(NOTE: See Attachment B - Proposed Ordinance.)

Upon motion, duly seconded, the meeting adjourned at 12:20 AM, to reconvene on Monday, December 11, 1978, at 8:00 PM.

(Note: The following item was inadvertently omitted from page 6:)

8. First reading of a proposed ordinance amending the over-18 hours parking prohibition to specify over 48 hours.

FIRST READING OF A PROPOSED ORDINANCE

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

SECTION 1. THAT Sec. 13-64(a)(6) of Article 7, "Stopping and Parking," Code of Takoma Park, Md., 1972, as amended, be amended to read as follows:

Sec. 13-64. Parking or standing; prohibited areas.

(a) (6) On any highway or roadway for more than [~~eighteen-(18)~~]
FORTY-EIGHT (48) consecutive hours;

AND

SECTION 2. THAT this ordinance shall become effective upon adoption after second reading; AND

SECTION 3. 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

ATTACHMENT A

Council meeting minutes
November 27, 1978

FRANKLIN APARTMENTS

I. OBJECTIVE Protection Against Housing Code Violations and Other Deteriorating Influences.

SPECIFIC ACTION

Enter into an interagency agreement with the State CDA:

- A. Establishing communication between the City and State --in effect making the State CDA a full partner with the City in monitoring both the rehabilitation process and the post-rehabilitation management of the property.
- B. As a part of this agreement, the parties would share information as to code violations, results of on site inspections, specific problems with building management, or other matters of mutual concern.
- C. Recognizing the State CDA concern for its investment at 7620 Maple Avenue, the City agrees to advise the State of code enforcement problems which may develop with neighboring properties.

II. OBJECTIVE Provide A Tenant Selection Review Committee.

SPECIFIC ACTION

The owner agrees to permit the City to review and comment on the CDA mandated tenant selection plan and further agrees to establish a committee to review tenant selection and related problems such as overcrowding, vandalism, etc. This committee shall include representatives from the tenants/tenants association and should have coordination with the City.

III. OBJECTIVE Establish Fail-Safe System to Guarantee Timely Repair of Plumbing/Heating in Emergencies.

SPECIFIC ACTION

The owner will authorize the City (at his expense) to order emergency repair of vital systems* where tenant health, safety, or general welfare is at jeopardy. Further the owner agrees to hold the City harmless from any liability as a result of this emergency action.

* NOTE It should be noted that this emergency action will only be invoked if the owner or his agent fails to act within a reasonable period of time.

- IV. OBJECTIVE To Provide Dislocation Assistance to Leasehold Tenants Who Are Required to Move Through No Fault of Their Own.

SPECIFIC ACTION

From County CDBG funds, and with the assistance of Community Development Relocation Staff--set up a program whereby deserving tenants can be counseled and relocated. This program will include dislocation payments, information as to the availability of suitable housing, help with the move itself, and counseling as to eligibility for State/Federal assistance programs with a view toward either subsidized housing elsewhere, or possible home ownership*.

- V. OBJECTIVE The Encouragement of an Active Tenants Association.

SPECIFIC ACTION

The owner agrees to make space available to and to responsibly meet with a duly constituted and representative tenants association.

- VI. OBJECTIVE To Avoid the Adverse Impact of Too Much Subsidized Housing in the Maple Avenue Corridor and Throughout the City.

SPECIFIC ACTION

With City, State, and HUD approval of the Franklin--16% of the housing supply in the Maple corridor will be "assisted". With the County housing policy makers already on record endorsing 7% (actually 6.7%) as being a desirable goal--it would seem reasonable to get from Montgomery County a strong policy commitment not to permit additional assisted housing in the Maple corridor and further, in view of the other assisted units in the City, all future applications for subsidized housing in Takoma Park should be carefully reviewed in light of the 7% ceiling.

* NOTE As an example, the State has a low interest mortgage loan program for low- to moderate-income families. Operation Turnaround relocatees used this program successfully.

November 27, 1978

FIRST READING OF A PROPOSED ORDINANCE

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

SECTION 1. WHEREAS, Rental Housing, Rooming House Registration and Inspection Fees have not been adjusted since 1969, AND

SECTION 2. WHEREAS, For the past several years the cost to the City of inspecting such dwelling units has exceeded the revenues received from registration fees,

SECTION 3. THEREFORE THAT Section 6-107 of Article 9 of the Code of Takoma Park, Md., 1972, as amended, be hereby amended to read as follows:

Sec. 6-107. Registration and inspection fees.

(a) Each application filed under this Division shall be accompanied by the following registration and inspection fees.

(1) In the case of a rooming house:

(A) If rooms are rented for more than thirty (30) days consecutively to not more than four (4) persons at any time during the calendar year, Twelve Dollars (\$12.00).

(B) If rooms are rented for more than thirty (30) days consecutively to more than four (4), but not more than twelve (12) persons at any time during the calendar year, Twelve Dollars (\$12.00) plus Six Dollars (\$6.00) per person in excess of four (4) persons.

(C) If rooms are rented for more than thirty (30) days consecutively to more than twelve (12) persons at any time during the calendar year, Sixty Dollars (\$60.00) plus Three Dollars (\$3.00) per person in excess of twelve (12) persons.

(2) In the case of rental dwelling units, single-family and multiple-family occupied, other than owner occupied units:

(A) One (1) to five (5) units per dwelling-Twelve Dollars (\$12.00) per unit not in excess of five (5) units.

(B) Six (6) to ten (10) units per dwelling-Sixty Dollars (\$60.00) plus Nine Dollars (\$9.00) per unit over five (5) units not in excess of ten (10) units.

(C) Eleven (11) to twenty-five (25) units per dwelling-One Hundred Five Dollars (\$105.00) plus Six Dollars (\$6.00) per unit over ten (10) units not in excess of twenty-five (25) units.

(D) Twenty-six (26) to fifty (50) units per dwelling-One Hundred Ninety-five Dollars (\$195.00) plus Four Dollars and Fifty Cents (\$4.50) per unit over twenty-five (25) units not in excess of fifty (50) units.

(E) Fifty-one (51) to one hundred (100) units per dwelling-Three Hundred Seven Dollars and Fifty Cents (\$307.50) plus Three Dollars (\$3.00) per unit over fifty (50) units not in excess of one hundred (100) units.

(F) One hundred (100) units or more per dwelling-Four Hundred Fifty-seven Dollars and Fifty Cents (\$457.50) plus One Dollar and Fifty Cents (\$1.50) per unit over one hundred (100) not in excess of three hundred (300) units.

(G) Three Hundred (300) units or more per dwelling-Seven Hundred Fifty-seven Dollars and Fifty Cents (\$757.50) plus Seventy-five Cents (75¢) per unit over three hundred (300) units.

(3) Upon payment of the prescribed fee, the applicant shall be given an official certificate of registration

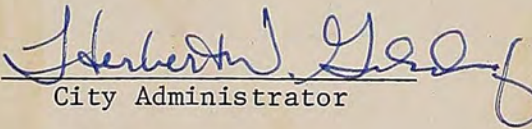
(4) In case the number of persons to whom rooms are to be rented or the number of family units rented during the calendar year is increased over the number of specified in the application, the application shall within five (5) days of such increase be amended, such amended application being accompanied by any additional amount of registration and inspection fee required by reason of such increase.

SECTION 4. FURTHER THAT, This Ordinance and the fee schedules provided therein shall become effective January 1, 1979.

APPROVED: _____


John D. Roth, Mayor

ATTEST: _____


City Administrator