

SPECIAL MEETING OF THE MAYOR AND COUNCIL  
Tuesday, September 4, 1983  
7:00 P. M.

AGENDA

CALL TO ORDER: Mayor Abbott  
ROLL CALL: Councilmember Aldrighetti  
Councilmember Bradley  
Councilmember Dalmat  
Councilmember D'Ovidio  
Councilmember Haney  
Councilmember Iddings  
Councilmember Williams

PLEDGE

READING AND APPROVAL OF THE MINUTES OF AUGUST 13, 1984

MAYOR ABBOTT'S COMMENTS AND PRESENTATIONS

ADDITIONAL AGENDA ITEMS

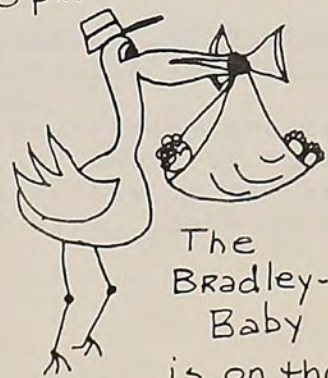
GENERAL CITIZENS' REMARKS (those not directed at items for Council action)

ITEMS FOR COUNCIL CONSIDERATION: City Administrator Wilson

- (1) Public Hearing on application for Maryland Industrial Commercial Redevelopment Funds (MICRF) involving City assistance in the construction of 4500 sq. ft. of retail space on Holton Lane (Mr. & Mrs. Donald Norton)
- (2) Proposed amendments to Landlord-Tenant Ordinance (Art. 7, Ch. 6, City Code) as suggested by the Chair and Vice-Chair of the Commission  
Citizens' comments  
Council discussion (adoption on 9-10-84)
- (3) Special Exception S-949, to permit the use of an existing apartment at 7300 Cedar Avenue as an accessory apartment  
(Public Hearing: 1:30 PM, 9-24-84, Werner COB, Rockville)
- (4) Resolution opting-in City's population with either Montgomery or Prince George's County for next 3-year entitlement cycle of Community Development Block Grant funding  
Citizens' comments  
Council action
- (5) Council decision on Year 11 Community Development Block Grant proposals developed by the Citizens' Advisory Committee  
Citizens' comments  
Council action
- (6) Ordinance accepting bid on CDBG street, curb and gutter work  
Citizens' comments  
Council action
- (7) Approval for expenditure of money from General Contingency Fund for emergency repairs to the Library heating system  
Citizens' comments  
Council decision
- (8) Council discussion/decision on purchase of Sister City lot (owned by SHA)  
Citizens' comments  
Council action
- (9) Council decision on COLTA Portman appeal  
Scheduling of M. Ellman appeal from COLTA decision (Case LA-7, 702 Chaney Dr.)

ADJOURNMENT

August 31, 1984  
2:30 pm



The  
Bradley-Hemphill  
Baby  
is on the way!

THE CITY OF TAKOMA PARK, MARYLAND  
SPECIAL MEETING OF THE MAYOR AND COUNCIL  
SEPTEMBER 4, 1984

CITY OFFICIALS PRESENT:

Mayor Abbott	City Administrator Wilson
Councilmember Aldrighetti	Asst. City Administrator Habada
Councilmember Dalmat	Asst. City Administrator Robbins
Councilmember D'Ovidio	City Clerk Pusti
Councilmember Haney	Housing Director Tyree
Councilmember Iddings	
Councilmember Williams	

EXCUSED: Councilmember Bradley

The Mayor and City Council of Takoma Park, Maryland, met in Special Session on September 4, 1984, at 7:10 P.M., in the Council Chamber, 7500 Maple Avenue, Takoma Park, Maryland.

Following the pledge, a motion was made, duly seconded and carried unanimously that the Council Meeting Minutes of August 13, 1984, be approved as written.

ADDITIONAL AGENDA ITEMS

COLTA Request re Procedure for Hillwood Manor (Mayor Abbott)

ITEMS FOR COUNCIL CONSIDERATION:

(1) Public Hearing on application for Maryland Industrial Commercial Redevelopment Funds (MICRF) involving City assistance in the construction of 4,500 square feet of retail space on Holton Lane. City Administrator Wilson stated that Mr. and Mrs. Donald Norton are the principals in this venture. Assistant City Administrator Habada reviewed the Fact Sheet provided; commented on prospective tenants, total project cost of \$257,000 with financing to be provided by Sandy Spring National Bank (Nortons providing equity), State MICRF Funds to be involved through the City's participation. Said the City can expect to receive property tax of \$2,417.00 next year following completion of the building (current tax is \$507.87), plus a projected corporate personal property tax from tenants of the building of \$3,135.00 (total will be a quadrupling of the current tax revenue). The City is applying to MICRF for a total of \$115,200 at 3% interest for a term of fifteen years. Ms. Habada explained that the 3% interest rate was initially a problem in the pre-application conference with Ms. McCoy of MICRF, who did not wish the City to assume that the 3% rate would automatically be granted; she did not want a 3% loan granted to Seat Pleasant to be considered as setting a precedent. Ms. Habada stated the application is processed and a decision rendered by MICRF approximately 60 days after receipt. Said the only other point raised by Ms. McCoy was that there would not be as many new jobs as retained jobs; MICRF likes to see new jobs generated, however, the project is small and thus the majority will be retained jobs with only a few new ones. Said the bond rate is approximately 8.9% interest rate; if the City is granted a 3% interest rate on the loan, then the state is subsidizing the difference between the two rates. In response to query from Councilmember Haney, Mr. Norton stated that the projected construction time on the building is 90-120 days; building will be brick, same type construction as Sligo Press. Mayor Abbott commented that this project is a part of the reconstruction, renovation of the entire quadrant, which will indirectly affect the generation of new jobs. City Administrator Wilson commented on the noticeable enthusiasm for the project of one member of Ms. McCoy's staff during the conference. Councilmember Haney commented on interest generated by media coverage in the rebirth of the Langley Park sector; moved approval of the application for MICRF Funds for the Norton project, duly seconded by Councilmember D'Ovidio, carried unanimously.

(2) Resolution opting-in City's population with either Montgomery or Prince George's County for next 3-year entitlement cycle of Community Development Block Grant funding.

City Administrator Wilson referred to a memorandum prepared by Asst. City Administrator Habada recommending that the City continue with Montgomery County. Ms. Habada gave an overview of the available options, advantages and disadvantages of each. Spoke on the federal

Small Cities Program in Prince George's County; said there are 28 municipalities, more than half are involved in the program, additional ones are coming in and it is becoming quite competitive; thought the City would be fighting for scraps in that program. In response to query from Councilmember Iddings, stated that the Resolution is required in order to validate the proposals recently formulated by the CDBG Citizens' Advisory Committee for submission to Montgomery County. Dialogue followed concerning alternatives; Councilmember D'Ovidio moved passage of the Resolution opting-in with Montgomery County for a 3-year period, duly seconded by Councilmember Iddings; passed unanimously.

RESOLUTION  
(attached)

(3) Proposed amendments to Landlord-Tenant Ordinance (Art. 7, Ch. 6, City Code) as suggested by the Chair and Vice-Chair of the Commission.

James S. Arisman, COLTA Chairman, referred to the August 1 memorandum submitted by him and Edward F. Sharp, Vice-Chairman, outlining the proposed ordinance amendments, including use of 3-member hearing panels to expedite hearings and permit improved workload management; gave the rationale for use of such panels, said the amendment language closely parallels that employed by Montgomery County in their use of such panels, departs therefrom in the recommendation that decisions continue to be made, for the most part, by the full Commission with provision for emergency decisions by the 3-member panel. Mayor Abbott raised a question regarding the language of page 2, Section (ii); Mr. Arisman explained that this section requires agreement of two members of a three-member panel in order for a decision. Councilmember Williams queried what would happen if the vote on a 3-member panel was one yea, one nay, and one abstention; response was that it would be referred to the full Commission for a decision, as would all cases, other than those in which the panel is empowered by the Commission to make a final decision (such as emergency type situations, e.g., evictions). Commented, in response to query, that decisions are routinely made by 3-member panels in Montgomery County. Mayor Abbott commented that he felt some parenthetical phrasing was required in Section (iv) clearly making provision for emergency situations; stated amendments to the ordinance are on the agenda for the September 10 meeting; changes should be submitted by September 7. The need to define "emergency" was questioned; Mr. Arisman expressed a preference for not using definitive language unless it was found to be a necessity at a later date. In response to query from the Mayor, he stated that 6-8 three-member panel decisions rendered and referred to the full Commission have been reworked regarding language and approaches, but no conclusions have been rebutted. Councilmember Haney questioned whether COLTA's backlog is currently caught up; Mr. Arisman stated essentially it is, however, there are some cases filed in Ms. Tyree's office to which COLTA has not yet had access. Stated an optimum time frame for rendering of decisions would be 60 days, however, landlord rent increase applications are currently a priority item - there is considerable indication that legally, if the local governing body has not established an expeditious mechanism for hearing increase applications and making decisions, the entire rent stabilization program can be thrown out in court; this makes it imperative that the City comply with the spirit of those court decisions and deal promptly with rent increase requests. Said there are currently some that have been pending for 3-4 months without a hearing. Commented that the longer COLTA is able to retain its members, the closer the standard is approached of the full Commission being able to only lightly edit board opinions and expeditiously render their decisions.

Mr. Arisman stated that in Section (2) of the memorandum, it is being proposed that clear language be added to the ordinance requiring the return by landlords of security deposit monies collected from tenants (in accordance with the State Code). Councilmember Williams raised the question of what could be done concerning cases where tenants have paid an initial security deposit, have occupied the premises, filed a complaint and the landlord has assessed an additional security deposit (seemingly in retaliation). City Administrator Wilson stated that staff is in the process of preparing insertions to lease provisions

that will tighten deposit requirements; that information, when ready, will be forwarded to Mayor and Council, as well as COLTA, for review and consideration. Housing Director Tyree stated that state law allows the assessment of a security deposit equivalent to two months' rent, thus if the initial deposit was less than that equivalent amount, an additional assessment could be legally made. Said that could not be tampered with; however, what is being prepared by Housing Department is regulatory legislation regarding what happens to an ongoing tenancy, at what rate and how quickly time-wise a security deposit can be changed or increased. Councilmember Williams stated that the City should be able to regulate security deposit requirements; additional deposits should not be levied after the initial one is met; it should be ascertained from Corporation Counsel what approach could be taken. City Administrator Wilson stated that while the City cannot abridge state law, it can be tightened within the City and recommendations that will be forthcoming will be considerably more stringent than those recommended by state law. Ms. Tyree stated that she also hoped to make recommendations relative to lease renegotiations as there are numerous tenants in the City who do not have ongoing leases; said in cases where tenants, upon expiration of a two-year lease, go on a month-to-month lease basis, the terms of the original lease are still binding. The Mayor commented on having received a dozen or more complaints from tenants regarding security deposit increases, which appeared to have been retaliatory. Mr. Arisman reminded that the ordinance affords protection from retaliatory acts by landlords and remains the first line of defense and protection for tenants; offered to cooperate with Corporation Counsel's office in drafting appropriate language (within the confines of state law) addressing this problem. Said many tenants will suffer this type of problem silently, paying the money under protest, because they fear eviction; commented there are some landlords in the City who do not return security deposits under any circumstances.

Mr. Arisman pointed out that Section (3) is a technical language amendment for the purpose of making the specified time frame consistent and precise. In response to query as to whether notification was discussed with Corporation Counsel, stated that the entire memorandum was submitted to Corporation Counsel for review and no feedback was received relative to problems; would double check on this particular item. Said that Section (4) proposes a complex change for a simple purpose - would in effect remove the current restriction on landlords notifying tenants more than 90 days in advance of the proposed effective date of a rent increase in excess of the allowable limit (removal of this restriction would permit COLTA to hear landlords' rent increase applications in batches a couple of times a year rather than several or more times a year); decisions could be more consistent. Insertion of additional language in the ordinance is suggested requiring the landlord to give tenants clear notice that rent increase hearings are being held, the specific effect of what the proposed rent increase would be on the tenants, and to state specifically that if any circumstances within the building change (code violations), that would be a basis for the tenant to notify COLTA that the tentative rent increase should not be permitted to become effective. Said the proposed changes would allow COLTA to perform more expeditiously, as well as protecting tenants' rights and reducing the burden on landlords, would benefit all. Discussion followed concerning procedures landlords are required to follow in applying for approval of rent increases in excess of the lid and required notification to tenants. Section (5) proposes new language requiring tenants be provided notice if a COLTA decision has been made regarding a rent increase for their unit and that the increase will not go into effect if circumstances change in a way that materially would have led the Commission to deny the increase, i.e., serious code violations, reduction in services of a substantial nature, etc. In response to query, Mr. Arisman said that notification will present no additional administrative burden for the City. Stated Section (6) proposes typographical and grammatical corrections in the ordinance. Mayor Abbott commented that the third section of the ordinance dealing with licensing will be considered at the September 10 meeting. Councilmember D'Ovidio requested that the 5% rent increase lid and issues brought up by Mr. Arisman at the present meeting be considered at the September 10 meeting, with licensing to be placed on a worksession

agenda; the Mayor concurred. Councilmember Iddings reminded that another issue he thought should be examined is the way members are appointed to COLTA. Following discussion, Mr. Arisman commented that members are badly needed on the Commission; appointment of new members would aid in expediting COLTA's functions; stressed the need for affirmative action, women particularly need to be appointed. The Mayor assured that COLTA appointments would be placed on the agenda at the earliest possible date.

(4) COLTA Ruling on Procedure to Deal With Request from Prospective Buyer of Hillwood Manor Apartments.

Mayor Abbott stated that he had received a communication from the Director of Housing Services addressed to COLTA and asking them to rule on a procedure to deal with a request from the prospective buyer of Hillwood Manor Apartments to negotiate for a rent increase prior to assumption of ownership. Commented that this would be setting a precedent, was beyond the jurisdiction of COLTA, and should be dealt with by Council. Mr. Arisman stated he had referred the matter to Corporation Counsel for a legal opinion; agreed COLTA could take no action without legal advice on this issue. Said the request was from an individual who is not an owner of the property for rent increases as a condition involved in negotiating for Section 8 subsidies and other loans on the property; is a complex issue, precedent-setting, and if/when COLTA takes it up, it will be a lengthy process. Housing Director Tyree spoke; stated the property in question is located at Linden and Myrtle Avenues on New Hampshire Avenue, is up for sale. Proposal is to acquire a low-interest loan through P. G. County to rehabilitate the property; prospective buyer is requesting permission to raise rents in excess of 5% in order to accomplish all of the projected rehabilitation as he intends to use a portion of the low-interest loan for purchase of the property rather than strictly for rehab work. Said they were turned down by the county on a request for average 26% increases; county advised them that the City has rent stabilization and they would have to deal with that. The prospective buyer is Hoskinson & Davis, Inc. - Mr. Hoskinson is doing most of the negotiating. Ms. Tyree stated she advised Mr. Hoskinson that she did not know whether COLTA could hear a case for a proposed rent increase by a potential owner of a property. Mr. Hoskinson then submitted a statement designating him as a representative from the actual owner of the property, Dr. Stanley Clayman, which was forwarded to COLTA for consideration. Said Dr. Clayman has advised he intends to move forward with the same proposed renovations whether or not the property is sold; Ms. Tyree commented that the work they are proposing is far above anything the City would require, is massive renovation on a property that is in fairly good condition code-wise. Mayor Abbott commented that any building designated Section 8 will be examined microscopically by the City; reiterated that this is a political issue, will have to be dealt with by Council; will be addressed in a worksession after the September 10 meeting.

(5) Council decision on COLTA Portman appeal. (Heard 8/13/84.)

Mayor Abbott referred to Corporation Counsel's memorandum on the subject; said if the decision is remanded to COLTA, a reason for so doing must be stated; mentioned questions raised by Councilmember Iddings during Council's prior consideration of the matter. Mr. Iddings stated he was now prepared to make a decision. Councilmember Williams moved that COLTA's decision be upheld by Council, duly seconded by Councilmember Dalmat. Councilmember Iddings stated that he supports the decision; however, questions how COLTA arrived at the penalty (40% of the rent, rather than 50% as requested by the tenant, from the date of the inspection through the end of March when violations were corrected); wondered how they arrived at the commencement date for the penalty and how the percentage figure was decided upon; thought the decision should be remanded for clarification from COLTA on those points. Councilmember Williams commented that COLTA spent considerable time and effort on their deliberations in arriving at the penalty; thought they acted fairly to all involved. Following lengthy discussion concerning the process for reaching a decision, Councilmember Iddings reiterated he did not feel there was evidence in the record as a basis for COLTA's penalty percentage award; again questioned the penalty start date. Suggestion was made that the question be called;

Councilmember Iddings objected. Following additional dialogue between the Mayor and Councilmember Iddings, Councilmember Haney called for the question. The motion to uphold COLTA's decision carried with Councilmembers Aldrighetti, Dalmat, Haney and Williams voting Aye; Councilmembers D'Ovidio and Iddings Abstaining; Councilmember Bradley Excused.

(6) Special Exception S-949, to permit the use of an existing apartment at 7300 Cedar Avenue as an accessory apartment; (Public Hearing: 1:30 P.M., 9-24-84, Werner COB, Rockville).

City Administrator Wilson explained that 31 people in the neighborhood were surveyed - 9 called or wrote to express approval or lack of objections; no comments were received from Historic Preservation Committee or the Fire Department; zoning classifies this apartment as "built as" as opposed to "phase out in 1988" for the purposes of Zoning Text Amendment 77003. In response to query concerning the zoning "built as," Kathryn Simpson, owner of the property, explained that in 1945 the Board of Zoning Appeals approved an apartment in the building; it was also approved in 1979 when County required inspections, and any changes required were accomplished. A motion was made by Councilmember D'Ovidio that Council support granting of the requested Special Exception, duly seconded by Councilmember Dalmat, carried unanimously.

(7) Council decision on Year 11 Community Development Block Grant proposals developed by the Citizens' Advisory Committee.

Paul D'Eustachio, CDBG CAC Chairman, referred to his comprehensive presentation of the proposals at the August 13 Council Meeting; solicited any additional questions or discussion. Councilmember D'Ovidio raised the question of installation of 200' of sidewalk on Piney Branch Road between Philadelphia and Gist Avenues (across from the Junior High); following discussion, Mr. D'Ovidio requested that the proposals be amended to include that item. Councilmember Aldrighetti initiated discussion relative to the proposed Police Department Corps; said it appeared that this would create a staff position which the City would ultimately have to pick up; questioned the wisdom of program creation apart from the City budget process. Mr. D'Eustachio supported one year of funding through CDBG to afford the opportunity of the program either being self-supporting and successful, or to be discontinued at the end of that period with no responsibility on the part of the City to continue funding; said it was understood from the Police Department that this was not considered to be a high priority item, their presentation was not clear and well thought out. Mayor Abbott remarked that a major portion of the requested funding appeared to be for salaries for people running the program. Councilmember Dalmat commented on support, enthusiasm for the concept expressed to her by police officer(s); Mr. D'Eustachio mentioned expressions of community support received. City Administrator Wilson commented that this type of program, in his experience, worked well when police officers worked directly with youngsters on a matched-pair basis (as teams) in public service type activities. Questions were raised as to whether the intention was to utilize the salaries portion of the funding to pay police overtime for their work on the program; Councilmember D'Ovidio stated that CDBG does fund administrative costs, so that would possibly be permissible, although only 15% of Block Grant funds goes into people-type programs, thus making the chances of getting money for the purpose relatively slim. He moved not submitting this proposal, that the City Administrator ask the Police Department to furnish a more detailed proposal, perhaps attempt a limited implementation of such a program, and that they come back to CAC in January with another proposal for possible funding next year. Motion was duly seconded. Councilmember Dalmat suggested checking not only into other successful similar programs, but also alternative sources of funding. Question was called, motion carried unanimously. Dialogue followed concerning whether there was any benefit to cutting the proposals below a certain level, with the hope the county would approve those submitted; Mr. D'Eustachio stated there did not seem to be any clear pattern or history to the county's granting of funds in that regard. Councilmember Aldrighetti moved proceeding with submission to the county of the CAC's recommendations, with the deletions already accomplished; duly seconded by Councilmember D'Ovidio. Councilmember Iddings moved deletion of the

\$2,500 proposal for speed humps for Wildwood Drive, duly seconded by Councilmember Dalmat. Councilmember Aldrighetti commented that this was a proposal from citizens of that neighborhood seeking funding to accomplish what they want in their area; did not support deleting the item; was interested to see if the county would approve funds for that purpose. Councilmember Haney requested, in the event the item is dropped from the CDBG proposals, that Wildwood Drive be afforded priority by the Traffic Committee for speed hump installation. Mayor Abbott commented that funding for speed humps should be uniform - probably a budget item - and one street should not be funded from CDBG funds. The question was called on the motion deleting \$2,500 for speed humps from CAC's recommendations; carried with Councilmember Aldrighetti voting Nay, Councilmember Bradley Excused, balance of Council voting Aye. Councilmember Williams stated in response to query that he was unable to contact Mrs. Boatman concerning the Ritchie Avenue curb/sidewalk area he mentioned at the August 13 meeting. Councilmember D'Ovidio moved adoption of CAC's recommendations as amended, duly seconded by Councilmember Williams; carried unanimously.

Thanks were expressed to Mr. D'Eustachio and all CAC members for their time and efforts in preparing the recommendations. Mr. D'Eustachio commented concerning his pending appointment to represent the City on the County CDBG CAC; said he was interviewed, should receive notification by the end of the week concerning the County Executive's decision.

(8) Ordinance accepting bid on CDBG street, curb and gutter work.

City Administrator Wilson stated this project involves the execution of a portion of last year's CDBG program. Councilmember Haney pointed out that the Resolution from July 25, 1983 lists 3 streets (Garland between Trescott and Central, Erskine from 13th Avenue to New Hampshire, and First Avenue at Alleghany) that were not included under proposed work to be accomplished. Assistant City Administrator Robbins commented that as money is available, the resurfacing work would be done by the City as that will cost a fraction of what it would cost to contract it out. Following discussion of what has and has not been accomplished in the way of repairs, Mr. Wilson stated a status report would be furnished. Councilmember Iddings pointed out that the proposed resurfacing is "tar and chipping," which Montgomery County is using extensively. Derogatory comments were made concerning this method of repair; Mr. Robbins stated the method was recommended for use in the City by prior administration; said he did not personally favor it. Stated it is, however, a good method to restore surfaces economically, excess gravel can be cleaned up, problems are most noticeable soon after application (with time the gravel works its way down into the tar layer). Said slurry seal has to be applied by specialized equipment, must be contracted out; can peel, requires considerably more road surface preparation. Councilmember Iddings commented he would wish to see a comprehensive comparison between various resurfacings prior to making a decision which to use, including cost factors. Mr. Robbins commented that tar and chipping, if that method were used, could only be done during winter/spring; City has the option in the contract to alter any portion of the contract which Mayor and Council do not approve. Councilmember D'Ovidio suggested removing the words "tar and chip" from the contract, substituting "resurfacing," with determination of what type resurfacing to be made at a later date. Mr. Wilson expressed concerns about the entire situation, thought any changes in bids could place them open to challenge necessitating redoing the bid process; suggested withdrawing the ordinance. Mr. Robbins stated he could have the previously requested memorandum including costs available in a couple of weeks; the Mayor suggested Councilmembers in the meantime familiarize themselves with the various types of resurfacing. Councilmember Iddings pointed out that an extension would have to be requested for use of these CDBG funds. The ordinance was withdrawn; information as requested to be provided for the September 17 worksession.

(9) Approval for expenditure of money from General Contingency Fund for emergency repairs to the Library heating system.

City Administrator Wilson stated that approximately \$3,800 is required to accomplish the repairs, which are of an emergency nature involving

a cracked heat/air exchange. Current unit is ten years old. Councilmember Dalmat moved passage of the Resolution, duly seconded, passed unanimously. Councilmember Iddings reminded that bid solicitations will be done in accordance with the Nuclear Free Zone Act.

RESOLUTION  
(attached)

(10) Council discussion/decision on purchase of Sister City lot (owned by SHA).

Asst. City Administrator Habada explained that the property is available, a letter of interest was sent stating the City wishes to buy the parcel; what is now required is authority from Council to proceed with negotiations with the state (property appraised at \$49,000). Said a lower purchase price will be negotiated for, hopefully the purchase will be made with Open Space and Block Grant funds. Councilmember D'Ovidio questioned whether there were precedents that could be cited of SHA donating properties to other jurisdictions. Councilmember Iddings commented that SHA purchased the lot when they had plans for widening Route 410; said the formula they use for setting a price is their original purchase price plus application of an inflator figure over the period of time they own the land (25 years). The Mayor commented that SHA is under no compulsion to make a profit on the sale; consensus was that negotiations should commence with the idea of donation. Councilmember D'Ovidio suggested that support of the state delegation should be sought. Councilmember Iddings suggested contacting Delegate Maloney who serves on the Transportation Subcommittee; moved granting of authorization for staff to proceed with negotiations with SHA to procure the lot, duly seconded, carried unanimously. Mayor Abbott commented that, concerning retention of the building, Takoma Artists' Guild wishes to look it the last Sunday of September; requested that the keys be made available to them so that possible use can later be discussed. Councilmember Iddings remarked that the remnants of the Sister City Committee should be informed of the current situation. The Mayor commented that the name(s) of those involved in running the Sister City Thrift Shop should be ascertained and Resolutions thanking them for their efforts be prepared.

Mayor Abbott announced the birth of Councilmember Bradley's and husband's son, Timothy Louis Bradley Hemphill, on August 31, 1984.

The M. Ellman appeal from COLTA decision (Case LA-7, 702 Chaney Drive) was scheduled for hearing as item one at the September 17 worksession; involved parties to be notified.

Upon motion, duly seconded, the meeting adjourned at 10:17 P.M., to reconvene in regular session on Monday, September 10, 1984 at 8:00 P.M.



RESOLUTION

WHEREAS, it has been determined that it is in the best interest of the City of Takoma Park to have its population counted together with that of Montgomery County for purposes of receiving Community Development Block Grant funds; AND

WHEREAS, in furtherance of this arrangement, U.S. Housing and Urban Development regulations require the execution of a Cooperation Agreement between the City and Montgomery County for a three-year period, such period commencing July 1, 1985 and terminating June 30, 1988.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Takoma Park, Maryland, that the Mayor is hereby authorized to sign the said Cooperation Agreement on behalf of the City.

SEPTEMBER 4, 1984.

RESOLUTION

WHEREAS, a routine inspection revealed that the Library's Trane Air Handler has a cracked heat exchanger, thereby creating a hazardous environmental situation for the Library staff and patrons; AND

WHEREAS, preliminary estimates for replacement of the heat exchanger indicate the cost to be approximately \$3800.00; AND

WHEREAS, funds to cover this item were not included in the Fiscal Year 1984-85 City Budget.

NOW, THEREFORE, BE IT RESOLVED THAT the City Administrator is hereby authorized to solicit bids on the heat exchanger, with costs to be charged to the General Contingency Fund.

SEPTEMBER 4, 1984.