

Town of Riverdale Park
Work Session Minutes
August 28, 2017
8:00 p.m.

In Attendance

Mayor Alan Thompson
CM Aaron Faulx, Ward 2
CM David Lingua, Ward 3
CM Colleen Richardson, Ward 5
CM Alejandro Silva, Ward 6

John N. Lestitian, Town Manager
Jessica Barnes, Town Clerk

Call to Order

Mayor Thompson called the work session to order at 8:05 p.m.

Mayor's Report

Mayor Thompson reported that there would be a reception for the teachers who traveled to Ipala, Guatemala before the September 5 legislative meeting at 7:00 p.m.

Town Manager's Report

Town Manager John N. Lestitian reported:

- Update on staffing: Financial Program Specialist Gentry Jones will start on August 29 and the Development Services Director will start on September 5. Neighborhood Improvement Inspector interviews will begin next week.
- Website project: Staff team has been formed and a kick-off meeting will be scheduled
- Town Hall project: recommended revised scope will be ready by early fall
- Staff proposed schedule for legislation will be sent to Council via e-mail
- Revised procurement and purchasing manual and updates to the personnel manual are also planned for the fall

Council Committee & Ward Reports

CM Aaron Faulx, Ward 2

CM Aaron Faulx reported:

- Family Movie Night was held at the Mansion on August 30 and was well attended
- Best of luck to the teachers and students for a great school year

CM David Lingua, Ward 3

CM David Lingua discussed grant applications submitted by CKAR CDC.

CM Colleen Richardson, Ward 5

CM Colleen Richardson reported that she participated in a ride along with the Riverdale Park Police Department last month and plans to do another one in September.

CM Alejandro Silva, Ward 6

CM Alejandro Silva did not have a report.

Public Comments

There were no additional public comments.

Fire Department Report

President Steve Lamphier stated that he appreciated the opportunity to attend a Council Work Session. President Lamphier updated the Council and public regarding equipment repairs, membership, and preparations for Riverdale Park Day.

CM Faulx thanked the Fire Department for being great neighbors.

Discussion Items

1. Fence Permit Request: 4504 Tuckerman Street for a 6-foot wooden backyard fence (Ward 1)

CM Faulx read an email that he had received from the resident of 4506 Tuckerman Street in support of the fence permit application for 4504 Tuckerman Street.

The applicant discussed his plans for the fence and stated that another neighbor was present at the meeting and in support of the fence.

CM Lingua requested clarification regarding ownership of the current chain link fence and the type of material to be used for the new fence. The applicant replied that it would be a six-foot wooden picket fence.

Mayor Thompson stated that the request would be placed on the Consent Agenda for the September 5 legislative meeting.

2. Street Closure Request: 6200 block of 43rd Street on September 23, 2017, from 12:00 noon to 7:00 p.m. for block party (Ward 1)

Mayor Thompson stated that the request would be placed on the Consent Agenda for the September 5 legislative meeting as it is an annual request for an annual event.

3. Fence Permit Request: 4705 Tuckerman Street for a 6-foot wooden fence (Ward 2)

CM Faulx reported that he had met with the applicant and received support from all surrounding neighbors. CM Faulx requested that the fence permit request be moved to the Consent Agenda for the September 5 legislative meeting and there were no objections.

The applicant, Ryan McAlister, introduced himself and described the plans for the fence and the materials that would be used.

4. Fence Permit Request: 4800 Chief Chris Kyle Court, 6-foot wooden fence (Ward 3)
5. Fence Permit Request: 4802 Chief Chris Kyle Court, 6-foot wooden fence (Ward 3)
6. Fence Permit Request: 4804 Chief Chris Kyle Court, 6-foot wooden fence (Ward 3)
7. Fence Permit Request: 4806 Chief Chris Kyle Court, 6-foot wooden fence (Ward 3)
8. Fence Permit Request: 4805 Chief Chris Kyle Court, 6-foot wooden fence (Ward 3)
9. Fence Permit Request: 4803 Chief Chris Kyle Court, 6-foot wooden fence (Ward 3)
10. Fence Permit Request: 4801 Chief Chris Kyle Court, 6-foot wooden fence (Ward 3)

CM Lingua requested that the fence permit requests be addressed as one item. The applicant, Mr. Kell, discussed the fence permit requests and the plans for the fences.

CM Lingua stated that a property owner on 47th Avenue, Macolm Snelgrove, had reported concerns regarding the property lines. Mr. Kell stated that a survey of his property had been provided to Town staff and he had not been contacted by Mr. Snelgrove regarding the potential property line dispute. Town Manager Lestitian reported that staff had not been contacted by Mr. Snelgrove regarding his concerns. CM Lingua stated that he also had concerns regarding the survey provided by Mr. Kell as the survey was 12 years old and indicated that a title search was not done. Mr. Kell stated that the title searches were done at the time of the subdivision of the lots.

CM Lingua requested that a letter be sent to Mr. Snelgrove at 5507 47th Avenue requesting that the Town be provided with a survey confirming the boundary lines of his property.

Mr. Kell discussed the condition of Mr. Snelgrove's property and the need to obscure the view. CM Lingua expressed his concerns regarding a fully enclosed fences. Mr. Kell explained that 4-foot fences would divide the properties.

11. Housing and Neighborhood – Vision and Commitment

Town Manager Lestitian discussed the purpose of the resolution and an overall statement regarding housing and neighborhoods. Town Manager Lestitian also discussed how the statement regarding housing and neighborhoods would be part of a larger series of statements that ultimately support an overall vision statement for the Town. Town Manager Lestitian stated that staff are looking for feedback and discussion from Council.

CM Faulx stated that he was very supportive of the idea and requested that environmental sustainability be included.

Mayor Thompson suggested that the Council vote on the resolution at the October legislative meeting to allow for plenty of time for community input.

CM Lingua stated that he liked the concept of having something that can be pointed to that goes beyond the Town's Code.

Mayor Thompson requested that the Council send any thoughts that they have to staff.

12. Rental Licensing – Chapters 55 and 56; Policy Discussion

Town Manager Lestitian stated that there were two elements that staff need the Council's direction on in order to move forward with their review of Chapters 55 and 56.

Town Manager Lestitian asked the Council for clarification regarding how many rooms should be rented within an owner occupied dwelling before a rental license is required.

CM Faulx asked what other municipalities do in similar situations. Town Manager Lestitian stated that there were a variety of options and staff found that typically rental licensing is localized to address specific concerns.

Resident Corey Bettenhauser asked how AirBNB properties would be addressed. Town Manager Lestitian stated that the Town Code is currently silent and does not address transient rentals. Town Manager Lestitian stated that he would recommend a study to see if a legislative fix is needed and address the issue (if needed) separately.

Town Manager Lestitian also discussed the concept of a Board of Code Appeals to provide due process and address Code related appeals. Town Manager Lestitian stated that staff would recommend that the membership be a chairman, 2 members and an alternate member. Members would include one member of the fire service, one with experience in building or community development/housing and a property owner to create a solid board to meet on a regular schedule.

CM Lingua suggested that the Board consist of two of each type of member for a body of 6, with a quorum of 4.

Mayor Thompson suggested that the Board consist of an odd number of members.

CM Faulx stated that the Town Code is seriously in need of amendments and that a citizen review board is a tremendous idea.

13. Purple Line Art and Station Naming

Mayor Thompson and CM Lingua discussed the timing of the Purple Line project and recent discussions with stakeholders. The Council briefly discussed options for the names of the Purple Line Stations and requested that the item remain on the agenda for the September 5 legislative meeting.

14. Minutes from June 19, 2017 Special Legislative Meeting

15. Minutes from June 19, 2017 Work Session

16. Minutes from July 3, 2017 Legislative Meeting

Mayor Thompson requested that the Council contact the Town Clerk if there were any changes or corrections to the minutes from June 19 or July 3. He also requested that the minutes be added to the September 5 Consent Agenda.

New Business

CM Lingua discussed his concerns regarding the field refurbishment at Riverside Neighborhood Park. CM Lingua stated that extra steps needed to be taken to let it fill-in. CM Lingua suggested that the field be cordoned off and signage improved. Staff will follow up with M-NCPPC.

Unfinished Business

CM Lingua stated that the tree canopy along the 4700 block of Nicholson Street was discussed during the Ward 3 Public Safety walk and tree number 436 was reported as an issue by the neighbors. CM Lingua requested an update from staff.

CM Lingua also discussed the new storm drain for Leroy Petry Honor Village and asked if the drain that had been installed was the same as the one previously approved by the County. Staff will review and report back to Council.

Adjournment

The meeting was adjourned at 9:43 p.m.