

**Agenda of the Legislative Meeting of the
Mayor and City Council
City of Mount Rainier, Maryland
Virtual Meeting
Tuesday, January 6, 2026, 7:00PM**

1. Call to Order/Pledge of Allegiance

2. Review of Agenda (5 minutes)

The Mayor and Council will review the agenda for the meeting, adding or deleting topics of interest or discussion.

3. Mayor and Council Members Event Announcements

4. Presentation from the Anacostia Trails Heritage Area (ATHA) (20 Minutes)

The Mayor and Council will receive a presentation from Ms. Meagan Baco, Executive Director, and the team from the Anacostia Trails Heritage Area (ATHA).

5. Presentation of Building Application for 3803 32nd Street, Mount Rainier, Maryland (10 Minutes)

The Mayor and Council will receive a presentation from the owner of 3803 32nd Street, Mount Rainier, Maryland.

6. City Manager's Report

City Manager Kourosch Kamali will present his report to the Mayor and Council.

7. Public Comment

Please see page 3 of the agenda, where the rules for Public Comments are listed. If you wish to speak, please advise during the virtual meeting.

Old Business

8. Second Reading and Adoption of Resolution No. 10-2025 (10 Minutes)

The Mayor and Council will have the second reading and adoption of Resolution No. 10-2025, Proclaiming December 10th as Human Rights Day.

Vote: _____

9. Vote on Approval of Minutes (5 Minutes)

The Mayor and Council will vote on approving the minutes for:

- *November 18, 2025, Special Legislative Meeting and Work Session*
- *December 2, 2025, Public Hearing and Legislative Meeting.*

Vote: _____

New Business

10. First Reading of Resolution No. 01-2026, Authorizing Participation in the Prince George's County Planning Assistance for Municipalities and Communities (PAMC) Strategic Action Plan Project (10 Minutes)

The Mayor and Council will have the first reading of Resolution No. 01-2026.

11. Presentation of Minutes (5 Minutes)

The City Clerk will present the December 16, 2025, Work Session Minutes to the Mayor and Council.

12. Adjournment

Upcoming Events

Potts Hall Welcome Center Ribbon Cutting Ceremony – Wednesday, January 7, 2026 – 11 AM – City Hall/Potts Hall Welcome Center

Committee Chair Roundtable Discussion - Tuesday, January 27, 2026 – 5 PM – 6:30 PM – City Hall

Mount Rainier Day – Saturday, May 16, 2026, 11 AM – 4 PM- Mount Rainier Nature Center

Rules for Public Comment

The Mayor and City Council invite and welcome comments at public meetings. The Mayor or presiding officer will recognize you. Please introduce yourself (first and last name, for recording purposes) and give the name of your street and block number (e.g., 4300 block of 34th St.). Please indicate in the chat whether you would like the Mayor to read your comment or you will speak on your comment. If the Mayor reads your comment, that will serve as your allotted speaking time. Public Comment has a time limit of 3 minutes per speaker, unless otherwise agreed upon by the Mayor.

While speaking, please maintain a courteous tone and avoid personal attacks. If you wish to lodge a complaint about the performance or conduct of any City employee, please bring your concern to the attention of the City Manager, who will look into the matter and respond to you.

As a courtesy to other residents and businesses, the Council requests that speakers not use specific addresses or names of individuals when describing a situation or making a complaint. Noting the block is preferred over a specific address.

Please Note:

Pursuant to the Annotated Code of Maryland, State Government Article Section 10-508(a), the Council by majority vote may retire to executive or closed session at any time during the meeting. Should the Council retire to executive or closed session; the chair will announce the reasons, and a report will be issued at a future meeting disclosing the reasons for such session.



City of Mount Rainier

3249 Rhode Island Avenue Mount Rainier, MD 20712

P 301-458-5103 F 301-985-6570

www.mountrainiermd.org

Bldg. fee: \$100

APPLICATION FOR BUILDING PERMIT

All information is REQUIRED for processing. Failure to fill out the information will result in a delay of your permit and delay of your project.

Address 3803 32nd St, Mt Rainier, MD 20712

Lot # _____ Block # _____ or Liber _____ Folio _____ Parcel _____

Lot Size _____ sq. ft. Current Lot Coverage _____ sq. ft. Lot Coverage after project _____ sq. ft.

Front Setback _____ Rear Setback _____ Side Setback _____

Surface area: Are you putting in pervious surfaces? ☐ yes ☒ no

Driveway _____ Sidewalk _____

Is property location in the Mixed – Use Town Center (MUTC) ☐ yes ☒ no

Current Use of Property Residential Proposed Use Residential

PROJECT INFORMATION

County Permit No. RES-09904-2025 Amount \$ 957.60 ☒ New ☐ Renewal

Project Type: ☐ New Construction ☐ Addition ☒ Renovation ☐ Installation

☐ Demolition

☐ Repair

☐ Structural Renovation

Description of Work (attach work list)

Project includes two new bathrooms (first floor and basement), renovation of one existing bathroom and the kitchen, and a new laundry room with hookups and exterior-vented dryer exhaust. Work also includes replacement of select interior doors, like-for-like windows, exterior siding/trim, and installation of drywall, ceilings, flooring, lighting, receptacles, and full interior painting. No structural changes or footprint expansion.

Check Applicable and include county permits ☒ HVAC ☒ Electrical ☒ Plumbing

Estimated cost by Contractor \$ 70,000

IDENTIFICATION

Property/Homeowner Name Weixi Zeng

Address 6500 Evening Shadows Ct, Clarksville, MD 21029

Phone 4435352965 Email weixiz@gmail.com

☒ Property/Homeowner is permit applicant

Contractor Name Ben Yu Company ZHONG ZHONG TOTAL HOME IMPROVEMENT LLC

Address 9113 ROSEMONT DRIVE, GAITHERSBURG 20877

Phone (301)346-9856 Email Benyu1128@gmail.com

☐ Contractor is permit applicant

MHIC No. 36883

APPLICATION CHECKLIST

ALL of the following are required with the submission of your application:

☒ Photographs showing current condition of property attached or current elevations of existing conditions on plans

☒ Copy of plans

☒ Copy of approved County Permit

☒ Receipt of County fees paid, if applicable

☒ Mount Rainier Permit Application fees

* Dumpster Permit requires a separate application * Fence Permit requires a separate application

FEE CALCULATIONS

Impervious Mitigations Fee:

☒ \$1.00 per square foot : 0 sq. ft x \$1.00 = \$ 0

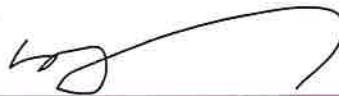
1. City permits are required in accordance with **Chapter 3 - Building Code Section 3-105 Permit Required.**
2. Approved Prince George's County construction permits and/or site plans are required for all applications. We accept hard copies of no longer than 11x17 inches, if available in PDF form preferably.

Structural Engineer Fee: if the City determines that a certified structural engineer inspection is required, additional fees will be assessed in the amount of \$70.00 per hour.

HOMEOWNER AFFIDAVIT (homeowner signature required)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me or my contractor noted on the application. I am familiar with the applicable codes and requirements of the City of Mount Rainier and take full responsibility for all code compliance, fees and inspections related to the installation/work for my contractor.

Weixi Zeng



12/17/2025

Printed Name

Signature

Date

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction.

Weixi Zeng



12/17/2025

Printed Name

Signature

Date

PLEASE ALLOW ONE WEEK FOR PROCESSING ALL PERMIT REQUESTS

PRINCE GEORGE'S COUNTY
PERMIT

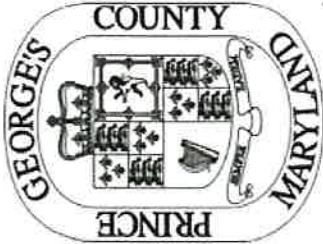
ISSUANCE DATE : Oct-10-2025
EXPIRATION DATE : Apr-10-2026

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION HAS BEGUN WITHOUT REQUIRED APPROVALS

PROPERTY OWNER	
Zeng Weixi 5500 Evening Shadows Ct Clarkville MD 21029	(443)535-2965
OCCUPANT	

CONTRACTOR	
ZHONG TOTAL HOME IMPROVEMENT 9113 Rosemont Dr Gaithersburg MD 20877 LICENSE NUMBER:117539	(301)346-9856
APPLICANT	
SHUO YANG 1307 HILTON TER CATONSVILLE 21228	



TYPE OF PERMIT : Residential Interior and Exterior

SCOPE OF WORK : Project includes two new bathrooms (first floor and basement), renovation of one existing bathroom and the kitchen, and a new laundry room with hookups and exterior-vented dryer exhaust. Work also includes replacement of select interior doors, like-for-like windows, exterior siding/trim, and installation of drywall, ceilings, flooring, lighting, receptacles, and full interior painting. No structural changes or footprint expansion.

WORK DESCRIPTION : Alteration/Repair - Exterior

JSE (MNCPPC ZONING) :

EXISTING USE : RES-SINGLE

PROPOSED USE : RES-SINGLE

SUBDIVISION : 240000

LOCATION :

EPLAN CONTACT :

Shuo Yang

studioxyang@gmail.com

8646506078

CEILING HEIGHT FT : 0

FLOORING WIDTH FT : 0

FOUNDATION DEPTH FT : 0

LOT DWELL UNITS :

BLOCK SQ FOOTAGE : 0

TAX MAP USE GROUP :

CONDITIONS :

RELATED PERMIT :

OCCUPANT LOAD :

SEWER :

WATER :

PARCEL :

VARIANCE :

BUILDING CODE :

CBCA :

HISTORIC : NO

FLOODPLAIN :

NO STORIES :

TYPE CONST :

FIRE ALARM :

1956390

N

As outlined in County Code Subtitle 4-111 no work shall be performed during the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this Subtitle. Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

SEPARATE ELECTRICAL AND MECHANICAL TRADE PERMITS ARE REQUIRED FOR ALL NEW & ALTERED MECHANICAL & ELECTRICAL WORK.

THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED

Daniel Abraham

Dawit A. Abraham
(Director)

ER

PRINCE GEORGE'S COUNTY

PERMIT

ISSUANCE DATE: Oct-17-2025

EXPIRATION DATE: Apr-17-2026

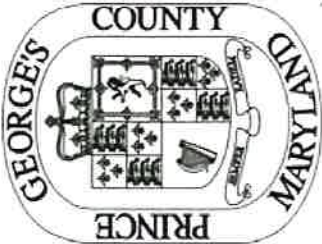
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER

9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

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PROPERTY OWNER	
Zeng Weixi 5500 Evening shadows ct Columbia MD 21029	(301)346-9856
OCCUPANT	

CONTRACTOR	
Daley Construction 9113 Rosemont dr Gaithersburg MD 20877 LICENSE NUMBER:36883	(301)346-9856
APPLICANT	
ZHONG ZHONG TOTAL HOME IMPROVEMENT LLC 9113 ROSEMONT DRIVE GAITHERSBURG 20877	



TYPE OF PERMIT: Residential Electrical Permit
SCOPE OF WORK: Heavy to 200amp
WORK DESCRIPTION: Cut-in Power (1), Service Equipment/Heavy Up (Up to 300 Amps) (1), Cut-off Power (Work with Power Company) (1)

POWER COMPANY: PEPCO
EXISTING USE: RES-SINGLE
PROPOSED USE: RES-SINGLE
SUBDIVISION: 240000

LOCATION:

FIBER: HEIGHT FT:
POLIO: WIDTH FT:
ED/ACCT NO.: 17 / 1956390 DEPTH FT:
LOT: DWELL UNITS:
BLOCK: 8 SQ FOOTAGE:
TAX MAP: 049 USE GROUP:

CONDITIONS:

RELATED PERMIT: Res-09904-2025

OCCUPANT LOAD:
SEWER:
WATER:
PARCEL: 1956390
VARIANCE: N
BUILDING CODE:
CBCA:
HISTORIC: NO
FLOODPLAIN:
NO STORIES:
TYPE CONST:
FIRE ALARM:

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Dawit A. Abraham
(Director)

ER

PRINCE GEORGE'S COUNTY
PERMIT

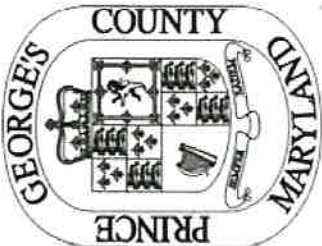
ISSUANCE DATE : Nov-23-2025
EXPIRATION DATE : May-23-2026

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

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PROPERTY OWNER	
Zeng WEIXI 1803 32nd St Mount Rainier MD 20712	(301)346-9856
OCCUPANT	

CONTRACTOR	
Daley Construction 9113 Rosemont Drive Gaithersburg MD 20877 LICENSE NUMBER:36883	(301)346-9856
APPLICANT	
ZHONG ZHONG TOTAL HOME IMPROVEMENT LLC 9113 ROSEMONT DRIVE GAITHERSBURG 20877	



TYPE OF PERMIT : Residential Electrical Permit
SCOPE OF WORK : rewire the house.
WORK DESCRIPTION : Appliance (4), Light Fixture (8), Rough Wire Outlet (40), Smoke Detector (5)
POWER COMPANY : PEPCO
EXISTING USE : RES-SINGLE
PROPOSED USE : RES-SINGLE
SUBDIVISION : 240000
LOCATION :

HEIGHT FT :	OCCUPANT LOAD :	CBCA :
WIDTH FT :	SEWER :	HISTORIC :
DEPTH FT :	WATER :	FLOODPLAIN :
DWELL UNITS :	PARCEL :	NO STORIES :
SQ FOOTAGE :	VARIANCE :	TYPE CONST :
USE GROUP :	BUILDING CODE :	FIRE ALARM :

FAX MAP : 049

CONDITIONS :

RELATED PERMIT: RES-09904-2025

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Dawit A. Abraham
(Director)

MER

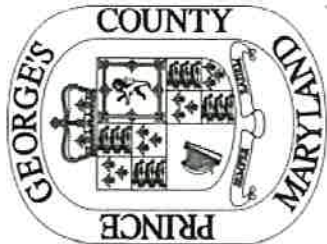
**PRINCE GEORGE'S COUNTY
PERMIT**

ISSUANCE DATE: Nov-23-2025
EXPIRATION DATE: May-23-2026

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PROPERTY OWNER	
Jing WEIXI 1803 32nd St Mount Rainier MD 20712 (301)346-9856	
OCCUPANT	



CONTRACTOR	
Daley Construction 9113 Rosemont Drive Gaithersburg MD 20877 LICENSE NUMBER:129810 (130)134-6985	
APPLICANT	
ZHONG ZHONG TOTAL HOME IMPROVEMENT LLC 9113 ROSEMONT DRIVE GAITHERSBURG 20877	

TYPE OF PERMIT : Residential, Mechanical
SCOPE OF WORK : install new furnace and replace duct work

WORK DESCRIPTION :

USE (MNCPPC ZONING) :

EXISTING USE : RES-SINGLE

PROPOSED USE : RES-SINGLE

SUBDIVISION : 240000

LOCATION :

LIBER : HEIGHT FT :
POLIO : WIDTH FT :
ED/ACCT NO. : 17 / 1956390 DEPTH FT :
LOT : DWELL UNITS :
BLOCK : 8 SQ FOOTAGE :
TAX MAP : 049 USE GROUP :

CONDITIONS :

RELATED PERMIT: RES-09904-2025

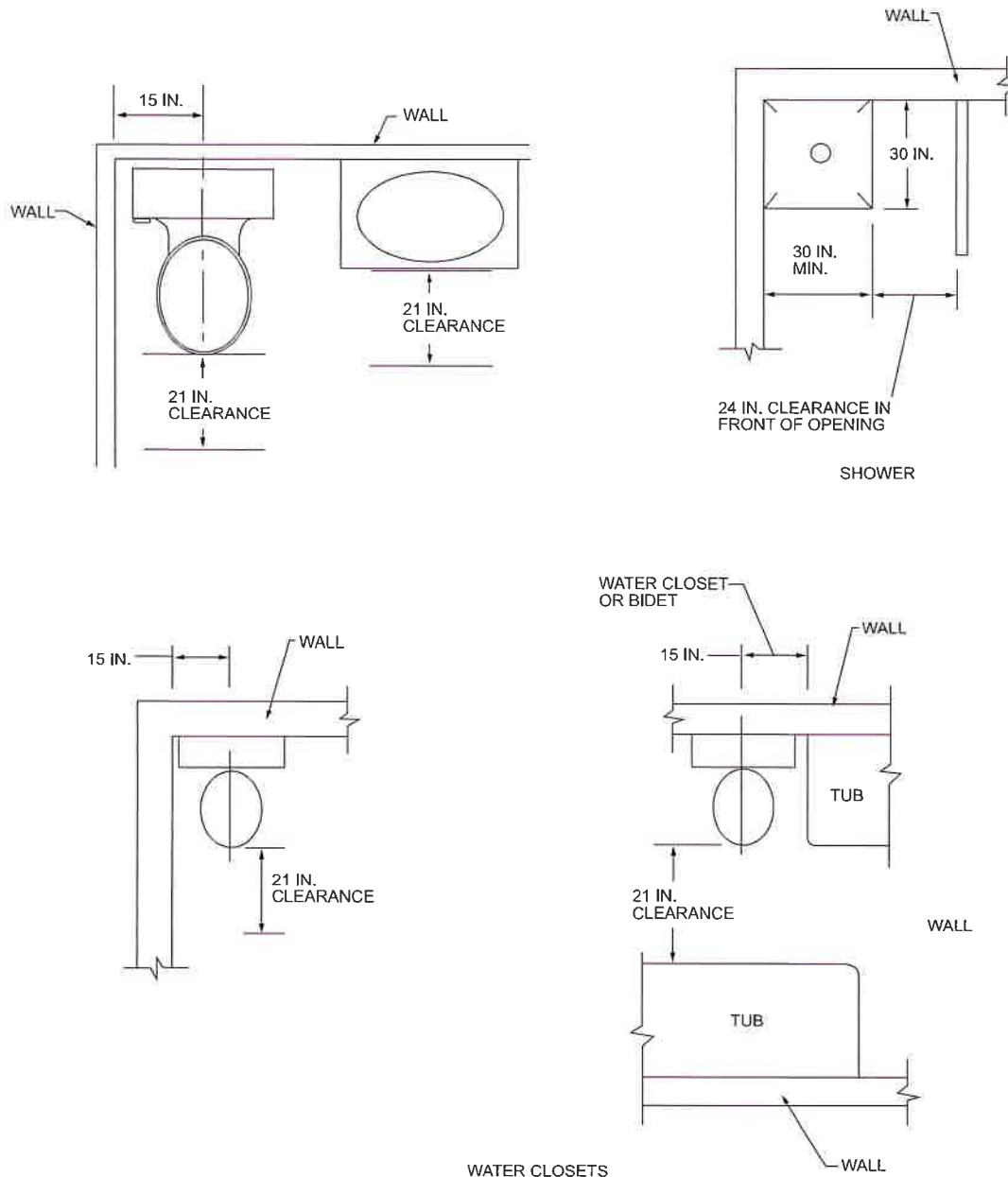
OCCUPANT LOAD :
SEWER :
WATER :
PARCEL : 1956390
VARIANCE: N
BUILDING CODE :
CBCA :
HISTORIC : NO
FLOODPLAIN:
NO STORIES :
TYPE CONST :
FIRE ALARM :

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Dawit A. Abraham
(Director)



For SI: 1 inch = 25.4 mm.

FIGURE R307.1
MINIMUM FIXTURE CLEARANCES

considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

1. Where the glazing is within 24 inches (610 mm) of the bottom edge of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed

position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exceptions:

1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET
The Department of Permitting, Inspections and Enforcement has completed a review of this permit for code compliance. As required by the applicable codes, the applicant is responsible for the preparation and content of this document. The applicant must provide a record copy of these documents with the original seal, signature and date.

Case Name: ZENG INTERIORS LLC
Application Number: RES-09904-2025
Permit Number: RES-09904-2025
Issuance Date: 10/09/25
Address: 3803 32ND ST MOUNT RAINIER MD 20712
Lot(s), Block(s) and Parcel(s): 2

66
INTERNATIONAL CODE COUNCIL



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Project Budget
2507.00
Project Name
INTERIOR RENOVATION
3803 32ND STREET, MT RAINIER, MD 20712

PERMIT SET

Date: 9/29/2025
Scale: 1/4" = 1'-0"

PROPOSED FLOOR PLANS



Sub	Group	Median	1st Quartile	3rd Quartile
1	1			
1	2			
1	3			
1	4			
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Project Number
2507.00
Project Name
**INTERIOR
RENOVATION**
3003 13RD STREET, MT RAIBER, MD 20712
Project Status

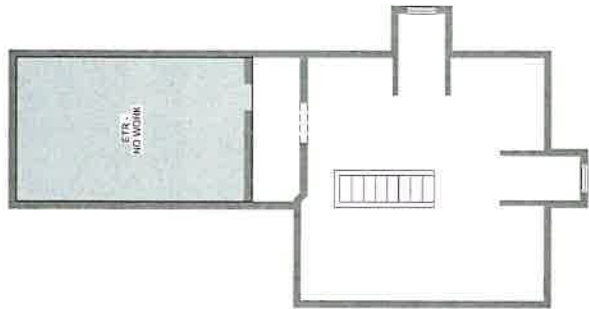
PERMIT SET

Date: 9/29/2025
 Scale: 1/4" = 1'-0"
 Sheet Name:

**EXISTING /
DEMOLITION PLANS**

AO

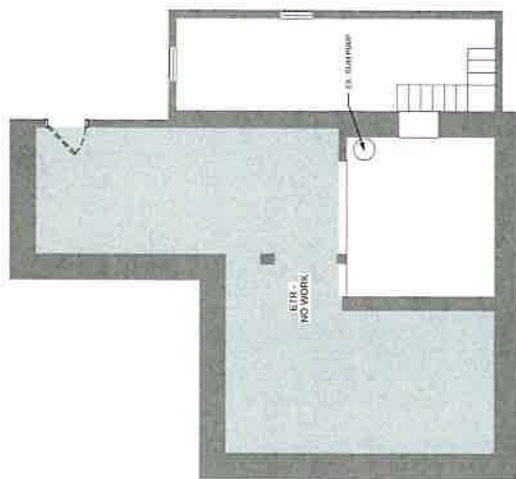
QUANTITATIVE



© ATTIC - EXISTING / DEMOLITION
1/4" = 1'-0"



② FIRST FLOOR PLAN - EXISTING /
DEMOLITION
1/4" = 1'-0"



1 BASEMENT PLAN - EXISTING /
DEMOLITION
1/4" = 1'-0"





Prince George's County
Department of Permitting, Inspection and Enforcement

FINISH BASEMENT
2018 IRC



Habitable Rooms
Section R301.1 & R304.2

Min. Area
Min. Horizontal Dimensions

70 sf
7'

Egress Windows
Section R310.1

Min. Net Clear Opening
Min. Net Clear Opening Height
Min. Net Clear Opening Width
Max. Window Sill Height

5.7 sf
24"
20"
44"

Window Well (If req'd)
Section R310.2.3

Min. Clear Area

3'-0" x 3'-0"

Hallways
Section R311.6

Min. Width

36"

Stairways
Section R311.7

Min. Clear Width
Min. Headroom
Min. Tread (nosing to nosing)
Max. Riser

36"
6'-8"
10" *
7-3/4" *

Working Space
@Electric Equipment

Min. Width
Frontal Clearance

30"
36"

Bathrooms
Section R307.2

Non-absorbent surface around shower and bath areas

Stud Walls

2x4 @ 16" o.c. pressure treated sole plates

Exit ways

Two (2) independent exit ways required from basement with
One (1) exit way shall open directly into a yard, court or public way
per Section R310

Wall Covering

1/2" Gypsum board
Paneling (450) Max. Smoke Density
(200) Max. Flame Spread Classification

Insulation

R-10 continuous insulation (horizontal & vertical) applied to exterior
or interior walls; or R-13 insulation in all cavity stud walls.

Ceiling Height

Habitable Rooms
Other Areas
Under Beams and Ducts

7'-0"
6'-8"
6'-4"

Firestopping

Firestop all duct chases, bulkheads, laundry chutes, metal flues, tub traps
and all shafts at each floor

Smoke Detectors

All smoke detectors shall have internal battery back-up and be hardwired
per Section R314

Warm Air Furnaces

Do not install in closets, bathrooms and bedrooms

Do not locate in cloth closets

All electrical, mechanical and plumbing construction must be done in
accordance with Prince George's County Codes and subject to field
inspection.

Prince George's County, Maryland
Department of Permitting, Inspection and Enforcement
APPROVED PERMIT SET
The Department of Permitting, Inspection and Enforcement
has completed a review of this permit set for code compliance.
The design professional(s) responsible for the preparation and content of this document
shall provide a record copy of these documents with their
final seal, signature and date.
Permit Name: ZENG INTERIOR/ EXTERIOR
Application Number: RES-09904-2025
Permit Number: RES-09904-2025
Issuance Date: 10/09/25
Address: 3803 32ND ST MOUNT RAINIER MD
20712
(s), Block(s) and Parcel(s): 8

Per Prince George's County Subtitle 4, Section 4-243(b): Stair Treads and Risers. The maximum riser height shall be eight and one-fourth (8 1/4)
inches, and the minimum tread depth shall be nine (9) inches.





WSSC Water Long-Form Permit Report for Plumbing, Fuel Gas, and Fixture Credit Only (External)



Permit Number: PFG-1578475-2025 **(Res) Additional Fixtures/Appliances**
Active Holds on the Permit:

Permit Details:

Permit Type:	Plumbing / Fuel Gas (Res)	Project Record:	Application Date:	11/23/2025
Work Class:	Additional Fixtures/Appliances	DSG Reviewer ID:	Issue Date:	11/24/2025
Permit Status:	Issued	RSG Reviewer ID:	Expiration Date:	05/26/2027
Description:		Licensee Name:	Last Inspection Date:	
		Licensee ID:	Finalized Date:	
County Building Permit #:				
Building Certification Release Date:				
Building Certification Release Expiration Date:				

Property Info:

Service Address (Street Number & Name):	3803 32ND ST		
Property Type:	01 - Single-Family Dwelling	EGIS Property Info:	
Subdivision:	2400	Subdivision:	240000
Parcel:		Parcel:	
Lot:	5	Lot:	
Block:	8	Block:	8
ADC Map Page:	5529	GIS X Coordinate:	1322895.354855200
ADC Map Grid:	F01	GIS Y Coordinate:	462547.875773330
200' Sheet #:	205NE03	200' Sheet #:	205NE03
County:	P		
Election District:	17.00	Election District:	17
Current Property Tax Account #:	01956390	Current Property Tax Account #:	01956390
Tax Account # (Other):			
Is Parent Tax Account #?:		AIS Property Info:	
City:	MOUNT RAINIER	County:	
Zip Code:	20712	Election District:	
Building #:		Current Property Tax Account #:	
Building Name:			
Unit or Suite#:			
Parcel Record Info:	P1701956390		

Owner Info:

Name:	Zeng weixi	Street Address:	3803 32nd St	City:	mt rainier
State:	MD-Maryland	Zip:	20712	Telephone:	3013469856

WSSC Water Long-Form Permit Report for Plumbing, Fuel Gas, and Fixture Credit Only (External)



Permit Number: PFG-1578475-2025 **(Res) Additional Fixtures/Appliances**

Proposed Work at Job Site:

Job/Tenant Name:		Permit Job Detail:	
Model Home:		Manufactured House (Building/Trailer):	No
Switching to WSSC System:	N/A	Hookup to newly upgraded WSSC service connection:	N/A
Water Supply System:		Sewer Disposal System:	
Current Water Supply Type:	WSSC Water	Current Sewage Disposal Type:	WSSC Sewer
Building water line entry points (hook-ups):	0	Building drain (sewer lateral) exit points (hook-ups):	0
Water service pipe size on property:	3/4"	Sewer pipe size on property:	4" Gravity
Other:		Other:	
Length (in feet) of water service to be installed:			
Owner/Applicant BP/PRV Acknowledgement:			
Meter Requested from Applicant:		Sewage Pump Info:	
WSSC Meter Type Requested:		Please indicate whether any of these apply:	N/A
Meter Size Requested:		Grinder Pump Make:	
Other:		Grinder Pump Model:	
		Grinder Pump Approval Date:	
		Grinder Pump Approved By:	
NUMBER of TOILETS for EACH STRUCTURE for the property:			
Main House (May include attached garage):	3	ONE structure where work will be performed:	Main House
Garage:	0		
Pool House:	0	Total Residential Units in Building:	
Guest House:	0	Meter Room Only:	
Studio:	0	SU or MSU #:	
Barn:	0	SU or MSU Project Name:	
Other:		WSSC PFG Plan Review #:	
Total Toilets on Property:	3	Total permits submitted associated with PFG #:	
		Water/Sewer service site work performed by:	
Code Violation Info:			
Type of WSSC Code Violation?:			
WSSC Violation Tracking #:			

WSSC Water Long-Form Permit Report for Plumbing, Fuel Gas, and Fixture Credit Only (External)



Permit Number: PFG-1578475-2025 (Res) Additional Fixtures/Appliances

WSSC Meter/Billing Account Information:

Water Meter Info:			
Water: Proposed Meter Size:	Water: Existing Main Meter Size:	5/8"	
Water: Proposed Meter Type:	Water: Existing Main Meter Type:	C - Domestic Main Meter	
Water: Proposed Meter Location:	Water: Existing Main Meter Location:	Outside	
WSSC Billing Account Info:			
WSSC Billing Account #:	0090719910	Meter Replacement Type:	
WSSC Meter ID #:		Meter Replacement Meter ID#:	
Manufacturer:		Meter Replacement Meter Manufacturer	

Base Permit Information:

(PPIS) Base Permit #:	0001195	(XREF) SC Base Permit #:	0001195
Meter Base Permit #:		AB Base Permit #:	
Water SC Permit # Serving Property:	0001195	Sewer SC Permit # Serving Property:	0001195
Existing Water Service Connection Size:	3/4"	Existing Sewer Service Connection Size:	4" Gravity
Water: Job/Report #:	EXIST	Sewer: Job/Report #:	NO FLO
Availability of Water Main:	Existing	Availability of Sewer Main:	Existing
Water: Main Master Meter Permit #:			
Alternate Billing Account/Meter			
Service Address:			

Required Physical Documents:

Document Name	Required	Received Date
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Contacts Associated to this Permit:

Name	Type	Phone	Email	Billing Contact
Yu, Zhong	Principal Master		benyu1128@gmail.com	☒

Amendment Information (Permit Modifications):

Amendment Number	Apply Date	Amendment Status	Submitted By	RSG Approval
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WSSC Water Long-Form Permit Report for Plumbing, Fuel Gas, and Fixture Credit Only (External)



Permit Number: PFG-1578475-2025 **(Res) Additional Fixtures/Appliances**

Disclaimer: As per the latest provisions of the WSSC Plumbing and Fuel Gas Code, it is the plumber/design team/construction team/owner's responsibility to ensure a Booster Pump and/or a Pressure Reducing Valve (PRV) is installed in a structure which requires one or both as determined by the structure elevation and the hydraulic grade information for the property. Also, it is the applicant's responsibility to select a booster pump and/or pressure reducing valve as a plumbing fixture(s) on the application or to amend the permit to add one or both if required.

Fixture Information (Floors Bsmt through F10):

Summary:														
Total Proposed:	20	Include existing fixtures in SDC calculation: N												
Total Existing:	0													
Grand Total Fixtures:	20													

Code	Description	Bsmt	F 1	F 2	F 3	F 4	F 5	F 6	F 7	F 8	F 9	F 10	Exist	Total per Type
4C	BFP - Non-Testable	1												1
60	Water Heater - Not Gas	1												1
8N	Gas - Heating Equipment	1												1
9D	Gas - Test	1												1
R0	Bathtub (Residential)		1											1
R2	Dishwasher (Residential)		1											1
R7	Hose Bibb	1	1											2
RA	Ice Maker (Residential type)	1												1
RB	Water Closet (Flush Tank 1.6 gpf)	1	2											3
RG	Sink (Lavatory)	1	2											3
RL	Shower Stall	1	1											2

WSSC Water Long-Form Permit Report for Plumbing, Fuel Gas, and Fixture Credit Only (External)



Permit Number: PFG-1578475-2025 **(Res) Additional Fixtures/Appliances**

		Bsmt	F 1	F 2	F 3	F 4	F 5	F 6	F 7	F 8	F 9	F 10	Exist	Total per Type
RN	Sink (Kitchen)		1											1
RW	Clothes Washer Standpipe/Box		1											1
VP	Gas - Cooking Equipment		1											1
Total		9	11											20

Fixture Information (Floors F11 through F20)

Code	Description	F11	F12	F13	F14	F15	F16	F17	F18	F19	F20	Exist	Total per Type

Fixture Information (Floors F21 through F30)

Code	Description	F 21	F 22	F 23	F 24	F 25	F 26	F 27	F 28	F 29	F 30	Exist	Total per Type

WSSC Water Long-Form Permit Report
for Plumbing, Fuel Gas, and Fixture Credit Only (External)



Permit Number: PFG-1578475-2025 (Res) Additional Fixtures/Appliances

Current SDC Fee Calculation:

	Fixture Type Description	SDC Fixture Totals	Water SDC per Unit	Sewer SDC per Unit	Water SDC	Sewer SDC	Combined SDC
	Total						

Current Permit Cost Information:

Fee Description	Current Actual Cost	Current Fees Due	Invoice #	Status
Fixture Inspection	\$1,780.00	\$0.00	00451891	Paid In Full
Total Non-SDC Fees	\$1,780.00	\$0.00		
Total SDC Fees				
Total Permit Fees	\$1,780.00	\$0.00		

Payment Information:

Payment Transaction #	Invoice #	Amount Paid	Payment Method	Date Paid	Transaction Status
TRC-409543-24-11-2025	00451891	\$1,780.00	Credit / Debit Card	11/24/2025	Complete
Total Payments		\$1,780.00			

WSSC Water Long-Form Permit Report
for Plumbing, Fuel Gas, and Fixture Credit Only (External)



Permit Number: PFG-1578475-2025 (Res) Additional Fixtures/Appliances

Inspection Zone:

Zone Code	Zone Name	Main
A-37	Anacostia Inspection Zone 37	☒

Permit Inspection History Information:

INSPECTION TYPE	SCHEDULED DATE	COMPLETED DATE	STATUS	INSPECTION #	INSPECTOR ID



Outlook

[External]Online Form Submittal: Building Permit Checklist

From noreply@civicplus.com <noreply@civicplus.com>**Date** Tue 2025-12-16 7:48 PM**To** Alma Ferrufino <aferrufino@mountrainiermd.org>; Mount Rainier Communications <communications@mountrainiermd.org>; Code Compliance Admin <admincodecompliance@mountrainiermd.org>; Natalie Sam <nsam@mountrainiermd.org>

Building Permit Checklist

At this point your Building Application and plans should have been approved by DPIE. Please complete the following steps to get your building permit finalized and approved with the City of Mount Rainier.

All the following is required with the submission of your application:

Copy of approved Prince George's County construction permits and site plans are required for all applications. We accept hard copies of no longer than 11x17 inches, copy of the PDF form is required., Copy of approved County Permit., Photographs showing current condition of property attached or current elevations of existing conditions on plans., Receipt of County fees paid, if applicable, Mount Rainier Permit Application fees is \$100., Impervious Fee is \$1.00 per square foot, We will use your contact list to schedule a building pre-construction meeting either by phone or virtually. The permit tech will discuss your project at this meeting and go over important items that you need to be aware of during construction., Please review the following conditions and sign as received for your final approval., Dumpster Permit requires a separate application fee of \$50, Tree permit for protected trees may be required., Fence Permit requires a separate application fee of \$50, City permits are required in accordance with Chapter 3 - Building Code Section 3-105 Permit Required., Structural Engineer Fee: if the city determines that a certified structural engineer inspection is required, additional fees will be assessed in the amount of \$70.00 per hour., National Register Historic District. The permit application shall list the property's contribution code rating, if any, per the "Mount Rainier Historic District National Register Nomination" (published by the M-NCPPC, September 1990; rating factors are A, B, C, D, E, F, and G)., MHIC licensed contractor required. If a contractor is to be hired to perform "home improvement" work, as that term is defined in § 8-101 of the Business Regulation Article of the Annotated Code of Maryland , as amended, then no City

building permit shall be issued unless all contractors and subcontractors performing the work are validly licensed by the Maryland Home Improvement Commission (MHIC)

During Construction Checklist

At this point you are in the process of acquiring your permit processed approved by our Code Compliance Division. If your project requires any new **water, electrical, gas, HVAC, sewer, and stormwater**, please contact the proper utility companies.

All documentation needs to be submitted to our Code Compliance Division.

Do not commence any work at the property without your city permit approval., The building inspector shall examine all buildings in the course of erection, demolition, alteration, or repair, as often as necessary; shall see that work is done in accordance with the law and regulations., In addition to all other means of enforcement provided for by law and in this chapter, the building inspector or the building inspector's designee may issue a stop work order or other notice of violation of any person who violates any provision of this chapter., Noise Control. The applicant shall acknowledge that he or she has reviewed the City's noise ordinance and agrees to comply with its restrictions (see Mount Rainier Code, Section 10-121).

Precautions

Take proper precautions to prevent the blowing of dust, soil and debris into roadways, neighboring properties, and the storm drain system. Oil or temporary treatment with chemicals shall not be an acceptable method of treatment. The city may require that the vacant lot be seeded or sodded with grass or other plantings to prevent dust and soil erosion., Demolition Bond. In addition to the requirements for a construction bond or deposit set forth in Section 3-110, each applicant for a building permit for demolition of a building or structure must file a performance bond, letter of credit, or cash deposit with the City, in an amount equal to the cost of the demolition, to assure a safe and expedient demolition of the building or structure and clearing of the site., All work under a City building permit shall comply with the Permit Conditions

Have you reviewed and do you understand our Chapter 12B - Urban Forest?

Yes

-
1. No person shall perform tree pruning, tree removal or other tree work for hire, including consulting, insect and disease mitigation, abiotic mitigation, and tree preservation, without supervision, involving a site visit, by a Licensed Tree Expert (LTE) in good standing with the Maryland Department of Natural Resources.

2. Contractors performing tree work for hire must be licensed, bonded, and insured.
3. A property owner who hires a person who is not in compliance with the requirements of this Section is subject to a municipal infraction per Section 12B-24.
4. Conducting any of the following activities within fifty (50) feet of an exceptional tree or within thirty (30) feet of any other urban forest tree:
 - A. land disturbing activities, such as raising or lowering existing grade, or excavating more than three inches in depth over an area in excess of twenty-five (25) square feet.
 - B. parking or operating vehicles or heavy equipment or storing construction materials on an unpaved surface.
 - C. constructing or placing a structure other than a fence; or
 - D. paving in excess of twenty-five (25) square feet with an impervious surface.

Final Checklist

Any person intending to conduct an activity described in this Section must submit a written request by letter or email for an initial tree assessment to the City Manager. The City Manager will secure written permission from the property owner to allow necessary City staff and the City Arborist to access the property to make the tree assessment., The City Arborist under the direction of the City Manager shall conduct a tree assessment and advise the property owner whether a tree permit is required to proceed with the proposed activity, if the proposed activity is not covered by the ordinance, or if a waiver of the permit requirements can be issued., During building or construction operations, suitable protective barriers shall be erected around trees and shrubs on public property that may be subject to injury or destruction. Please contact Acting Director Public Works Rocio Latorre regarding any tree-related questions., Please allow one week for processing all permit requests., Review this information and sign

Property Owner / Contractor weixi zeng
Signature:

Email not displaying correctly? [View it in your browser.](#)

City Manager Biweekly Report 1/6/26

Status Key			
Low Risk	Medium Risk	Medium-High Risk	High Risk

<u>Key Activities/ Milestones</u>	<u>Target/Status</u>
<u>Weekly Meeting:</u> One-on-one meeting with all department heads to receive an update and resolve any issues they may have.	Ongoing
<u>FY27 Operating Budget:</u> - Received Departments and committees’ FY27 proposed budget before the last week of December, except the CERT committee. - Will review the proposed budget with Department Heads and the Finance team to be submitted to the Mayor and Council on February 13th.	Ongoing
<u>Potts Hall (Welcome Center):</u> - Received the U&O permit on December 3rd and moved in on December 15th. - The Council Chamber is not yet ready. We are in the process of purchasing furniture and setting up the IT, including recording and streaming. - We are hoping to have the space ready by February or March, depending on the completion of this process. - A ribbon-cutting is scheduled for Wednesday, January 7th at 11 am.	Ongoing
<u>Newton Street Green Infrastructure Improvements (Between 34th St. and 37th St.) ARPA Funding \$879,000:</u> - The project is 80% complete, including Concrete, Flexi Sidewalks, Aprons, Curbs, Gutters, Traffic Calming measures (such as the Islands, Chokers, and Bump-outs), topsoil, seed, and mulch. - Remaining items are the resurfacing, Speed Humps, landscaping, and Signage scheduled for next spring, weather permitting.	Paused

City Manager Biweekly Report 1/6/26

Status Key			
Low Risk	Medium Risk	Medium-High Risk	High Risk

Key Activities/ Milestones

Target/Status

Safe Streets and Roads for All (SS4A) - US Department of Transportation, 80% Federal Funding, \$ 9.76 million, and 20% City match \$2.25 million:

Toole Design activities:

- Toole Design completed the design of the **Levee Trial Crossing, Bunker Hill Rd and 35th Street, and Bunker Hill Rd and 36th Street.**
- **31st Street and Food Forest** final design is scheduled for January 14th.
- Will start working with the City attorney to prepare the bid documents to select the contractor and start the construction next Spring, weather permitting.
- Drafted quarterly report and annual report.
- Continued to develop and identify next steps for the design of Safe Road to School(SRTS) for both Thomas Stone and Mount Rainier elementary Schools.

Ongoing

High Visibility Crosswalks, Curb Ramp improvements, Speed Humps, Traffic Coming Devices, SS4A Grant Funding Project:

- Federal Highway approved the final invoice, and the City received the reimbursement.
- Will continue the project next Spring, weather permitting.

Paused

Sidewalk Maintenance, SS4A Grant Funding Project:

The project started city-wide on Monday, October 13th, and sidewalk improvements were made at the following locations. Due to winter, we will pause the rest of the project until next spring, weather permitting.

- Otis Street – between 37th and Rhode Island Ave
- 34th Street – between Otis and Rhode Island Ave
- Rhode Island Ave. – between Perry and 37th Street
- 29th Street – between Bunker Hill and Shepherd St
- 29th Street – between Upshur and Arundel
- Upshur – between 30th and 29th
- Shepherd Street – between 30th and 33rd
- 32nd Street – between Upshur and Rainier
- 32nd Street – between Varnum and Upshur
- Windom – between 31st and 32nd
- Shepherd Street – between 34th and 35th Street
- 35th and 36th Street – between Shepherd and Bunker Hill
- **TOTAL: Square Feet of Sidewalk Improvements: 36,423(Concrete Sidewalk 25,176.6, Flexi-Pave 11,247).**

Paused

City Manager Biweekly Report 1/6/26

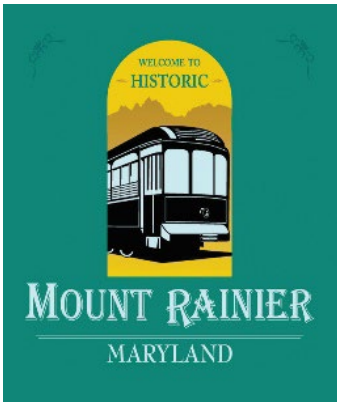
Status Key			
Low Risk	Medium Risk	Medium-High Risk	High Risk

<u>Key Activities/ Milestones</u>	<u>Target/Status</u>
<u>Installation of Stop Sign Enforcement Cameras, SS4A Grant Funding Project:</u> Working with the City attorney and City vendor(RedSpeed) to finalize the installation and service contract.	Ongoing
<u>Installation of Solar panels on the Five Cities’ Buildings, State of Marylane Department of Energy Grant Funding \$410,000:</u> - Installation and mechanical inspection on Potts has been completed and is awaiting Pepco for the operation permit. - Police Department, Public Works, Code Enforcement, and Melinda Miles, commissioned, passed final inspection, and they are in service.	Ongoing
<u>31st Street and Perry Street Green Street Project, State of Maryland Department of General Services Grant Funding \$530,000:</u> - The City received the Phase II final design from the Consultant LID center on December 18th. - Will start working with the City attorney to prepare the bid documents to select the contractor and start the construction next Spring, weather permitting.	Ongoing
<u>Faced Improvements and Mural projects:</u> - The last deliverable is the installation of the canopy for Nipsey’s Store. It is scheduled for the next two weeks. - Working with the City attorney to draft the 34th Street Mural contract for Artist Jay Coleman to start the project.	Ongoing

City Manager Biweekly Report 1/6/26

Status Key			
Low Risk	Medium Risk	Medium-High Risk	High Risk

<u>Key Activities/ Milestones</u>	<u>Target/Status</u>
<u>Grant Writer activities:</u> <u>SS4A Quarterly and Annual Report</u> • Drafted Quarterly Report. • Reviewed draft of Annual Report and suggested improvements. <u>MDOT Bikeways Grant – Levee Trail Crossing</u> • Submitted Final Design for MDOT review. • Drafted Quarterly Report. <u>DHCD Facade improvements and Mural grants</u> • Held meeting with Maryland Department of Housing and Community Development (DHCD) point of contact. Continue search for new grant opportunities.	Ongoing



First Reading: December 2, 2025

Second Reading and Adoption: _____, 2026

CITY OF MOUNT RAINIER, MARYLAND

RESOLUTION No. 10-2025

Introduced by: Mayor Celina Benitez

Proclaiming December 10th as Human Rights day in the City of Mount Rainier

WHEREAS, on December 10, 1948, the United Nations General Assembly adopted the Universal Declaration of Human Rights, establishing universal rights and freedom for all people, regardless of race, color, religion, sex, language, political opinion, national origin, or other status; and

WHEREAS, the Declaration establishes multiple rights such as freedom, equal dignity, freedom of movement, peace, and the overall worth of every human being; and
WHEREAS, December is Human Rights Month and brings awareness to continue protecting our residents from discrimination, a cornerstone of our city's legal framework; and

WHEREAS, the United States ratified the International Covenant on Civil and Political Rights, on June 1, 1992, and the Convention against Torture and Other Cruel, Inhuman, or Degrading Treatment or Punishment on October 21, 1994, and is bound by the terms of those treaties; and

WHEREAS, Federal, State and municipal governments should abide by treaties ratified by the United States as they are considered the "supreme Law of the Land" under clause 2 of Article VI of the United States Constitution; and

WHEREAS, the United States signed, on April 24, 1970, but never ratified, the Vienna Convention on the Law of Treaties, which obligates its participants to refrain from acts that would defeat the object and purpose of, international treaties; and

WHEREAS, the International Covenant on Economic, Social and Cultural Rights, which was signed by the United States on October 5, 1977, but also never ratified, commits its parties to work toward the granting of economic, social, and cultural rights to all individuals, including labor rights, the right to health, the right to education, and the right to an adequate standard of living; and

WHEREAS, the Convention on the Elimination of All Forms of Discrimination Against Women which was signed by the United States on July 17, 1980 but never ratified obligates its participants to eliminate racial discrimination and promote of understanding among all races, and requires its parties to criminalize hate speech and criminalize membership in racist organizations; and

WHEREAS, the Convention on the Rights of the Child, which was signed by the United States on February 16, 1995 but also never ratified, sets out the civil, political, economic, social, health and cultural rights of children and the U.S., as a signer, is obliged to not act contrary to its purpose, even though the Convention has not yet been ratified; and

WHEREAS, human rights are universal and indivisible, they transcend national and local boundaries and governments at every level share responsibility for ensuring that these rights are upheld in law, policy, and practice; and

WHEREAS, all levels of government are obligated to prevent rather than empower discrimination and violence at the hands of THE STATE ~~non-state actors~~; and

WHEREAS, state and municipal local governments play an important role in ensuring that the United States complies with its treaty obligations; and

WHEREAS, the City of Mount Rainier has implemented policies and issued resolutions that uphold, protect and defend the human rights of City residents, including declaring Reproductive Rights are Human Rights, as well as inclusionary law to protect our community as well as granting the right to vote for non-citizens on municipal elections; and

WHEREAS, the State of Maryland protects fundamental human rights, including the rights to healthcare, nondiscrimination, life, privacy, freedom of movement, freedom from cruel and inhuman treatment, and many others; and

WHEREAS, the mass and illegal detention, kidnapping, dehumanization and deportation suspends the human rights of migrants who are fundamental members of our community and this nation; the systemic injustices of the criminal legal system, including the practice of forced prison labor and extreme sentences such as death by incarceration; water injustices as a manifestation of environmental racism; the expansion of the “terrorism” framework and vast surveillance infrastructure used to repress expression; U.S. complicity in advancing violations of domestic and international law; the regression on reproductive rights and bodily autonomy; and the criminalization of homelessness and poverty are all examples of grave human rights violations; and

WHEREAS, building legal frameworks rooted in human rights principles at the local and state levels is essential to ensuring access to health care, preventing discrimination, and safeguarding the lives and dignity of all people, especially amid ongoing federal attacks; and

WHEREAS, on August 27, 2025, in an attempt to evade accountability for grave, ongoing human rights violations in the country, the U.S. State Department sent a letter to the Office of the High Commissioner on Human Rights stating that the Administration will not participate in its upcoming Universal Periodic Review, a ~~mandatory~~ UN process through which countries review each other’s human rights records; and

WHEREAS, ON NOVEMBER 7TH, THE UNITED NATIONS HUMAN RIGHTS COUNCIL ADOPTED A DECISION AFTER THE UNITED STATES’NONPARTICIPATION, IN WHICH IT CALLED ON THE UNITED STATES TO RESUME ITS COOPERATION WITH

THE UNIVERSAL PERIODIC REVIEW AND POSTPONED IT TO NOVEMBER 2026, WHILE LEAVING OPEN THE POSSIBILITY FOR IT TO BE SCHEDULED SOONER; AND

WHEREAS, every UN member country participates in the Universal Period Review process and to date, only two other countries, have ever attempted to evade review and no country has ever fully done so; and

~~**WHEREAS**, a government that silences accountability while expanding repression ought not be ignored and must be held accountable on a global stage; and~~

WHEREAS, RATHER THAN AVOIDING ACCOUNTABILITY FOR THE EROSION AND ATTACKS ON HUMAN RIGHTS, ALL LEVELS OF GOVERNMENT SHOULD BE WORKING TO RESPECT, PROTECT AND ENSURE HUMAN RIGHTS: AND

WHEREAS, the United States VOTED FOR THE ADOPTION OF ~~is a signatory to~~ the Universal Declaration of Human Rights, a foundational document adopted by the General Assembly of the United Nations on December 10, 1948, in the wake of the atrocities of World War II; and

WHEREAS, on June 24, 2022, the United States Supreme Court in *Dobbs v. Jackson Women's Health Organization* overturned nearly fifty years of precedent established under *Roe v. Wade* and *Planned Parenthood v. Casey*, eliminating the federal constitutional right to abortion in the United States and resulting in widespread restrictions and bans that have forced thousands of people to travel across state lines to obtain essential health care; and

WHEREAS, in the first two years since the Dobbs decision, state prosecutors across the nation have initiated at least 412 cases charging pregnant people with crimes related to pregnancy, pregnancy loss, or birth, and more than three-quarters of the people charged were low-income individuals, and in 264 of these cases, information supporting criminal prosecution was obtained or disclosed in a medical setting; and

WHEREAS, marginalized communities including Indigenous, Black, and Brown people, immigrants, LGBTQIA+ individuals, people LIVING with disabilities BOTH SEEN AND UNSEEN, and those living in poverty or rural areas bear a disproportionate burden of abortion restrictions and criminalization, reflecting systemic inequities within both health and legal systems; and

WHEREAS, on June 24, 2025, the City of Mount Rainier became the first in the county to pass a resolution declaring that reproductive rights, including access to abortion, are human rights; and

WHEREAS, December 10th of each year is celebrated around the world as “Human Rights Day”; and

NOW, THEREFORE, BE IT RESOLVED that the City of Mount Rainier aligns itself with the human rights obligations under the Universal Declaration of Human Rights, the International Covenant on Civil and Political Rights, the International Convention on the

Elimination of All Forms of Racial Discrimination, and the Convention against Torture and Other Cruel, Inhuman, or Degrading Treatment or Punishment, in accordance with Article VI, Clause 2 of the United States Constitution, and stands in solidarity with local, national, and international efforts to protect and expand human rights for all; and

BE IT FURTHER RESOLVED, that the Mayor and City Council hereby recognize December 10, 2025, as Human Rights Day in the City of Mount Rainier and commit to uphold freedom, democracy, and human rights in our own city, in our country, and around the world.

THIS REOLUTION IS ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MOUNT RAINIER THIS _____ DAY OF _____, 2026.

Attest:

Melissa Sam, City Clerk

Celina R. Benitez, Mayor

Danielle Carter, Councilmember Ward 1

Jeniffer Hoffpauir, Councilmember Ward 1

Valerie Woodall, Councilmember Ward 2

Joseph Jakuta, Councilmember Ward 2

Official Minutes of the City of Mount Rainier
Mayor and City Council
Special Legislative Meeting
November 18, 2025, Virtual Meeting

Call to Order

7:00 pm

Presiding Officer

Mayor Celina Benitez

Officials Present

Vice Mayor Valerie Woodall

Councilmember Danielle Carter

Councilmember Jenny Hoffpauir

Councilmember Joseph Jakuta

Staff Present

City Manager Kourosch Kamali

Director of Public Works Rocio Latorre

City Clerk Melissa Sam

Media Production Coordinator Jared Alindogan

Minutes provided by:

City Clerk

Call to Order and Pledge of Allegiance

The meeting was called to order at 7:00 pm, and the Pledge of Allegiance was recited.

Reading of Agenda

The agenda was read by Vice Mayor Valerie Woodall and accepted as presented.

Public Comment

There was no public comment.

Approval of Minutes

Motion to approve the minutes for:

- October 21, 2025, Work Session.

Moved by Vice Mayor Valerie Woodall

Seconded by Councilmember Joseph Jakuta

Vote Recorded: 5-0-0, Motion Passed

First Reading of Ordinance No. 06-2025

Finance Consultant Ronald Wilson read Ordinance No. 06-2025, Budget Amendment No. 06-2025.

City Manager Kourosh Kamali provided a summary of the need for the budget amendment, referencing his email to the Mayor and Council.

Councilmember Jenny Hoffpauir noted that since EVs tended to be much heavier vehicles, she was concerned about potential long-term impacts on the City's roads. She also inquired about the anticipated cost savings from not purchasing gasoline and whether the grant required tracking those savings, or if such tracking might not be feasible. City Manager Kourosh Kamali stated that it was too early to provide definitive answers to those questions. However, he noted that the city's roads should be able to sustain the weight of the EV trucks, as they were the same size and might even weigh less than the diesel trucks they were replacing. He added that the State would most likely require an annual report, and the City should realize cost savings since operating EVs would be less expensive than diesel vehicles. Additionally, the shift to EVs would support environmental goals by reducing the carbon footprint through zero emissions.

Councilmember Danielle Carter asked for clarification on the amount the City would be responsible for and whether the current budget would need to be adjusted to cover that cost, including if any changes would occur between line items. City Manager Kourosh Kamali stated that the City would be responsible for twenty percent, approximately \$370,000. He explained that half of this amount would be covered in the current budget, not by shifting between line items but by using the Fund Balance, while the remaining half would be included in FY2027 budget.

Councilmember Joseph Jakuta asked for clarification regarding the eighty–twenty percentage, as the numbers did not seem to align. Mr. Wilson explained that after accounting for all costs, including the chargers, installation, and purchase of the trucks, the total exceeded the project amount approved by MDOT. Therefore, the City's portion of \$370,000 was slightly more than twenty percent.

Adjournment

The meeting was adjourned at 7:19 pm.

Motion to adjourn the meeting:
Moved by Vice Mayor Valerie Woodall
Seconded by Councilmember Jenny Hoffpauir
Vote Recorded: 5-0-0, Motion Passed

Official Minutes of the City of Mount Rainier
Mayor and City Council Work Session
November 18, 2025, Virtual Meeting

Call to Order

7:19 pm

Presiding Officer

Mayor Celina Benitez

Officials Present

Vice Mayor Valerie Woodall

Councilmember Danielle Carter

Councilmember Jenny Hoffpauir

Councilmember Joseph Jakuta

Staff Present

City Manager Kourosh Kamali

Director of Public Works Rocio Latorre

City Clerk Melissa Sam

Media Production Coordinator Jared Alindogan

Minutes provided by:

City Clerk

Reading of Agenda

The agenda was read by Vice Mayor Valerie Woodall and accepted as presented.

Presentation and Discussion on Public Works Department First Quarter Report

Director Rocio Latorre presented on the following:

1. Memorandum
2. Administration and Building Maintenance Operations
3. Streets and Ground
4. Fleet and Equipment
5. Crosswalk Marking & Street Signs Project
6. Tree Maintenance, Plantings, and Grounds Maintenance
7. Resolution 01-2021: Municipal Greenhouse Gas Resolution Progress Update
8. Waste Collection, July – September 2025
9. Miscellaneous Projects
10. Summary

Councilmember Jenny Hoffpauir inquired about adding more lighting around the circle, asking whether it fell under the Maryland Highway Administration's jurisdiction and how the process worked, as well as whether there were any measures the Council could take to have it prioritized. Ms. Latorre stated that the circle fell under SHA jurisdiction and that the lighting was one of the items she would discuss with Pepco to see if they could address it. She also noted that she would need to coordinate with SHA to determine if it was feasible. The Mayor and Council could assist by advocating with Pepco.

Councilmember Joseph Jakuta stated that he was surprised the tipping fees had not decreased from FY25 to FY26 for the quarter, especially since composting had been fairly successful. With sixty tons of compost processed that quarter, he wondered why there had been no reduction in the tipping fees. Ms. Rocio stated that she had reviewed the data going back to FY2022 and compared it to the first quarter of FY2026, noting that there had not been a decrease in total trash tonnage. Following the launch of the compost program, she explained that it would take time to see an impact, as only 328 households were participating. Compost was collected every Monday, and so far, the amount collected had been minimal.

Councilmember Danielle Carter mentioned that she wanted to piggyback on the question Councilmember Hoffpauir had asked about the lights. Based on the answer given, if she was referring to the Pepco regular lights, she wanted to know the status of the lights the city had purchased for the circle and 34th Street. Additionally, Mr. Kamali had stated earlier in the year that the department was replacing the boxes. She asked about their status and, if they were not in good condition, how the city could go about replacing them, as it posed a significant safety concern. Ms. Latorre stated that the main panel box had already been replaced and, since then, no issues had been observed. She added that the department would continue to monitor it, especially with the upcoming winter season.

Vice Mayor Valerie Woodall suggested that having how-to videos in different languages for the compost program might be helpful to increase participation rates. She said they would be working together on the Community Garden, and everyone was encouraged to stay tuned, as some exciting work would be taking place there.

The Mayor and Council thanked Ms. Latorre for the presentation and the work the team was doing.

Presentation and Discussion on Administrative Services Department First Quarter Report

Director Melissa Sam presented on the following:

- Memorandum
- Mayor and Council Meeting
- Public Information Act Request
- Social Media/Website
- Website
- The Message Production
- Events
- Grant Writer

- Departmental Support
- Miscellaneous

Councilmember Joseph Jakuta asked how many people had subscribed to the email and how the list had been growing. Ms. Sam stated that the email list had about 1,550 subscribers and the phone/text list had 270. She noted that it had grown, as in 2022 there had been only 500 subscribers compared to the current numbers.

Councilmember Jenny Hoffpauir stated that she was curious whether the text messages sent by the city could be in both English and Spanish. She also inquired about outreach and communication with the Mount Rainier business community, and whether there was any tracking to see if they had subscribed to the alerts. Ms. Sam stated that they had not tracked business owner subscriptions but noted that it was something they could look into.

The Mayor and Council thanked Ms. Sam for the presentation and the work the team was doing.

Presentation and Discussion on Resolution Proclaiming December 10th as Human Rights Day
Mayor Celina Benitez mentioned that she had read the proclamation about two weeks ago and that this was the resolution with minor edits from the proclamation. She asked the council to review the resolution proclaiming December 10th as Human Rights Day, which had been included in their package, and to let her know if they had any questions.

Presentation of Minutes

The City Clerk presented the November 4, 2025, Legislative Meeting minutes to the Mayor and Council.

Adjournment

The meeting was adjourned at 7:53 pm.

Motion to adjourn the meeting. Moved by Vice Mayor Valerie Woodall Seconded by Councilmember Danielle Carter Vote Recorded: 5-0-0, Motion Passed

Official Minutes of the City of Mount Rainier
Mayor and City Council
Public Hearing Regarding Ordinance N0. 04-2025
and Ordinance No. 06-2025
December 2, 2025, Virtual Meeting

Call to Order

7:02 pm

Presiding Officer

Mayor Celina Benitez

Officials Present

Vice Mayor Valerie Woodall

Councilmember Danielle Carter

Councilmember Joseph Jakuta

Officials Absent

Councilmember Jenny Hoffpauir

Staff Present

City Manager Kourosh Kamali

Chief Katherine Perez

City Clerk Melissa Sam

Media Production Coordinator Jared Alindogan

Minutes provided by:

City Clerk

Reading of Agenda

The agenda was read by Vice Mayor Valerie Woodall and accepted as presented.

Public Hearing Regarding Ordinance No. 04-2025, Amending the Code of the City of Mount Rainier, to repeal Chapter 4, “Boards, Committees, and Commissions”, Article III, “Police Review and Advisory Board” as no longer necessary for the protection of the public and an inefficient use of City resources

There were no public comments.

Public Hearing Regarding Ordinance No. 06-2025, Budget Amendment #1.

There were no public comments.

Adjournment

The meeting was adjourned at 7:07 pm.

Motion to adjourn the meeting:

Moved by Councilmember Joseph Jakuta

Seconded by Vice Mayor Valerie Woodall

Vote Recorded: 5-0-0, Motion Passed

Official Minutes of the City of Mount Rainier

Mayor and City Council

Legislative Meeting

December 2, 2025, Virtual Meeting

Call to Order

7:08 pm

Presiding Officer

Mayor Celina Benitez

Officials Present

Vice Mayor Valerie Woodall

Councilmember Danielle Carter

Councilmember Joseph Jakuta

Officials Absent

Councilmember Jenny Hoffpauir

Staff Present

City Manager Kourosh Kamali

Chief Katherine Perez

Director of Economic Development Ronald Hopkins

City Clerk Melissa Sam

Media Production Coordinator Jared Alindogan

Minutes provided by:

City Clerk

Call to Order and Pledge of Allegiance

The meeting was called to order at 7:08 pm, and the Pledge of Allegiance was recited.

Reading of Agenda

The agenda was read by Vice Mayor Valerie Woodall and accepted with moving number 5, the Presentation and Discussion on the Planning Assistance for Municipalities and Communities (PAMC) Program, to number 4.

Mayor and Councilmember Event Announcements

Vice Mayor Valerie Woodall stated the following:

- The Sweaty Sweater Run would be on Saturday, December 6, 2025, from 9 am at the Memorial Park, 3300 Rhode Island Avenue and ended at the other side of the block.

- The Gateway CDC had announced the opening of a studio on Friday, from 6 pm – 9 pm, just above the Brentwood Arts Exchange building. The Gateway CDC had helped a filmmaker open a studio in the Route 1 Corridor.

Councilmember Danielle Carter mentioned the following:

- The Community Emergency Response Team (CERT) meeting had been scheduled for Monday, December 22, 2025, at 7:30 p.m. in the Police Department Community Room.
- The Parade of Lights was scheduled for Saturday, December 20, 2025, and would run consecutively with the Mount Rainier Volunteer Fire Department Santa Tour.

Mayor Celina Benitez read the upcoming events listed on the agenda.

Presentation and Discussion on the Planning Assistance for Municipalities and Communities (PAMC) Program

Mr. Connor Klein, Outreach and Projects Coordinator for Prince George's County Planning Department, presented on the following:

- Program Overview
- PAMC Program Details
- Examples of Active and Completed Projects
- Leading Guidelines for the Project
- The Application Process

Councilmember Joseph Jakuta suggested highlighting the City's greater sustainability efforts. While walkability and bikeability were important, the City also made significant progress in biodiversity and climate action initiatives.

Vice Mayor Valerie Woodall suggested that, in addition to sustainability, education should be included because the City had two local elementary schools. Public safety should also be incorporated. She noted that the city had several departments with their own missions, vision, and implementation strategies, but they were not fully interconnected. She recommended that the strategic plan interconnected with all departments and included a matrix to track growth and progress.

Mayor Celina Benitez suggested having community involvement like the PTOs', and the artists, the businesses and the community at large.

The Mayor and Council thanked Mr. Klein and Ms. Josephine Selvakumar for their presentation and looked forward to a great partnership.

City Manager's Report

City Manager, Kourosh Kamali presented on the following:

- Weekly meeting with directors.
- FY27 Operating Budget
- Potts Hall/Welcome Center
- ARPA Funding –
 - (1) Newton Street Green Infrastructure Improvements (Between 34th Street and 37th Street)
 - (2) Home Repair Program
- SS4A Grant Funding –

(1) High Visibility Crosswalks, Curb Ramp Improvement, and Speed Humps

(2) Sidewalk Maintenance

- Installation of Stop Sign Enforcement Cameras
- Installation of Solar Panels on the Five City Buildings
- 31st Street and Perry Street Green Street Project
- Grant Activities

Mayor Celina Benitez asked if he could include in his report the update, they had worked on together regarding the progress of the SS4A project, which she had presented at the National League of Cities conference.

Councilmember Joseph Jakuta asked that a couple of weeks ago there had been issues on 29th Street with the supply chain for the Flexi-Pave, which resulted in some open sidewalks. He wanted to ensure that all sidewalks were completed before they closed for winter. Mr. Kamali stated that the issue had been an exception due to a delayed order. He had stopped the job and did not allow the contractor to proceed until the materials arrived. Once the materials were received, he instructed the contractor to complete all the Flexi-Pave work. He added that if one drove around the city, no open sidewalks would be found, and such an issue would not occur again as it had been fully addressed.

Vice Mayor Valerie Woodall asked about his last report presentation regarding the DNR grant for Richardson Park for a fence and whether it was still being pursued. Mr. Kamali stated that they had not received any updates on the grant, but he would check it and get back to her.

The Mayor and Council thanked Mr. Kamali for his report and for the work he had been doing.

Public Comment

There was no public comment.

Second Reading and Adoption of Ordinance No. 05-2025

Motion to adopt Ordinance No. 05-2025, An Ordinance Codifying the Mount Rainier Green Team and disbanding the Mount Rainier Environment Protection Board
Moved by Vice Mayor Valerie Woodall
Seconded by Councilmember Danielle Carter
Vote Recorded: 4-0-0, Motion Passed

Second Reading and Adoption of Ordinance No. 06-2025

Motion to adopt Ordinance No. 06-2025, Budget Amendment #1
Moved by Vice Mayor Valerie Woodall
Seconded by Councilmember Joseph Jakuta
Vote Recorded: 4-0-0, Motion Passed

Second Reading and Adoption of Resolution No. 07-2025

Motion to adopt Resolution No. 07-2025, Upcoming Vice Mayor Rotation
Moved by Councilmember Danielle Carter
Seconded by Councilmember Joseph Jakuta
Vote Recorded: 2-2-0, Motion Failed due to a Tie Vote

Vote on Approval of Minutes

Motion to approve the minutes for November 4, 2025, Legislative Meeting
Moved by Councilmember Joseph Jakuta
Seconded by Vice Mayor Valerie Woodall
Vote Recorded: 4-0-0, Motion Passed

First Reading of Resolution No. 10-2025

Mayor Celina Benitez read the changes to Resolution No. 10-2025, Proclaiming December 10th as Human Rights Day.

Presentation of Minutes

The City Clerk presented the November 18, 2025, Special Legislative Meeting and Work Session Minutes to the Mayor and Council.

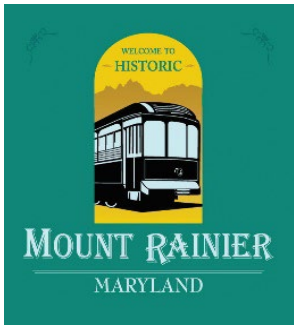
Adjournment

The meeting was adjourned at 8:24 pm.

Motion to adjourn the meeting:
Moved by Councilmember Joseph Jakuta
Seconded by Vice Mayor Valerie Woodall
Vote Recorded: 4-0-0, Motion Passed

First Reading: _____, 2026

Second Reading and Adoption: _____, 2026



CITY OF MOUNT RAINIER, MARYLAND

RESOLUTION No. 01-2026

Introduced by: The Mayor and City Council

A Resolution of the City of Mount Rainier Authorizing Participation in the Prince George's County Planning Assistance for Municipalities and Communities (PAMC) Strategic Action Plan Project

WHEREAS, the City of Mount Rainier is committed to promoting Economic Development & Job Growth, Public Safety and Emergency Preparedness, Environmental Sustainability & Climate Action, Infrastructure & Transportation, Good Governance & Citizen Engagement, and enhance the quality of life for its residents; and

WHEREAS, the City has identified the need to develop a Strategic Action Plan that provides actionable strategies to advance these goals and aligns with the City's mission and vision; and

WHEREAS, the Prince George's County Planning Assistance for Municipalities and Communities (PAMC) program provides an opportunity for municipalities to engage in planning projects that foster sustainable growth, transportation alternatives, and community-focused initiatives; and

WHEREAS, the City of Mount Rainier intends to build upon prior plans and studies conducted by the Maryland-National Capital Park and Planning Commission (M-NCPPC), as well as other initiatives undertaken by the City to support community development and regional interconnection; and

WHEREAS, participation in the PAMC Strategic Action Plan project will result in a set of actionable strategies and recommendations that the City can implement to achieve its identified goals and priorities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT RAINIER, MARYLAND, that:

1. The City of Mount Rainier hereby expresses its support for and authorizes participation in the PAMC Strategic Action Plan project.
2. The City Manager, or their designee, is authorized to execute any documents, applications, or agreements necessary to participate in the project.
3. The City shall actively collaborate with PAMC representatives, consultants, and other stakeholders to ensure the successful development of the Strategic Action Plan.

4. The City shall use the findings and recommendations of the Strategic Action Plan to guide future projects and initiatives that promote Economic Development & Job Growth, Public Safety and Emergency Preparedness, Environmental Sustainability & Climate Action, Infrastructure & Transportation, Good Governance & Citizen Engagement, and enhance the quality of life within Mount Rainier.

THIS RESOLUTION IS ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOUNT RAINIER THIS _____ DAY OF _____, 2026.

Attest:

Melissa Sam, City Clerk

Celina R. Benitez, Mayor

Danielle Carter, Councilmember Ward 1

Jennifer Hoffpauir, Councilmember Ward 1

Valerie Woodall, Councilmember Ward 2

Joseph Jakuta, Councilmember Ward 2

Official Minutes of the City of Mount Rainier
Mayor and City Council Work Session
December 16, 2025, Virtual Meeting

Call to Order

7:00 pm

Presiding Officer

Mayor Celina Benitez

Officials Present

Vice Mayor Valerie Woodall

Councilmember Danielle Carter

Councilmember Jenny Hoffpauir

Councilmember Joseph Jakuta

Staff Present

City Manager Kourosh Kamali

Chief of Police Katherine Perez

City Clerk Melissa Sam

Media Production Coordinator Jared Alindogan

Minutes provided by:

City Clerk

Reading of Agenda

The agenda was read by Councilmember Valerie Woodall and was accepted with the removal of number 7, the closed session.

Presentation and Discussion on the FY2025 Audit Report

Mr. Dan Kenney and Ms. Wendolyn Yang presented the FY2025 Audit Report which included the following:

- Audit highlights
- Core team members
- Fraud considerations
- Summary of audit results
- Required communications and other matters

The Mayor and Council thanked Mr. Kenney and his team for the presentation and expressed appreciation to Mr. Kamali, Mr. Ronald Wilson, and Ms. Natalie Sam for their work in once again completing a successful audit with a favorable report.

Mr. Kamali thanked Mr. Wilson and Ms. Sam for their contributions, as well as Mr. Kenney and his team, for their efforts on the audit.

Presentation and Discussion on the Police Department First Quarter Report

Chief Katherine Perez presented the following:

- Photo Enforcement Program Monthly Report
- Call for Service
- Property Room Guns Audit 2025
- Property Room Drugs Audit 2025
- Property Room Cash Audit 2025
- Events/Participations
- Police Explorers Program
- Ongoing Projects
- Social Services Coordinator Report

Councilmember Jenny Hoffpauir stated that she was concerned about the number of discrepancies with RedSpeed referenced by the Chief. She added that she thought the City would use Red Stop as the vendor, which was the vendor for the stop sign camera once it was implemented, and asked for clarification on whether it was the same company. Mr. Kamali explained that RedSpeed was being used for speed enforcement and that the City had gone through the same approval process with the vendor, including receiving approval from the Federal Highway Administration. He stated that the City would be using the same vendor, RedSpeed, so that both programs would be synchronized, which would prevent staff from having to train on a new system. Mr. Kamali further explained that discrepancies sometimes occurred because the vendor's review of an image differed from the officers' interpretation. To avoid confusion for citizens, the City relied on the officers' review and approval. He emphasized that tickets were issued only when staff were 100 percent certain that an actual violation had occurred. Chief Perez added that the City must be able to defend citations if they were challenged in court, noting that in some cases it was difficult to clearly determine a license plate due to image quality.

Motion was made to add 5 minutes.
Moved by Councilmember Joseph Jakuta
Seconded by Councilmember Danielle Carter
Vote Recorded: 5-0-0, Motion Passed

Councilmember Joseph Jakuta asked why the cash that was found was not provided to the Comptroller of Maryland for the "Find My Money" program, which allowed individuals to input their names to locate funds owed to them. Chief Perez explained that the process did not work that way and that, according to the law, the money had to be deposited with the City.

Councilmember Danielle Carter asked whether the discrepancies represented a normal variance that would typically occur with any vendor. She also asked whether the recovered guns that were destroyed had been handled within the fifteen days from when the Chief took office through the end of September. Chief Perez said that some were destroyed in October and November, but the

audit had been completed, and she wanted to present the information. She added that the discrepancies were healthy and what one would expect, emphasizing that it was important for the City not to rubber-stamp the vendor's work. She noted that the experience was similar with any vendor, with the main differences being in customer service, and stated that RedSpeed had provided good customer service.

Motion was made to add 4 minutes. Moved by Councilmember Joseph Jakuta Seconded by Councilmember Danielle Carter Vote Recorded: 5-0-0, Motion Passed

The Mayor and Council thanked Chief Perez for her presentation and for the work she and her team had been doing for the City.

Presentation and Discussion on Resolution Authorizing Participation in the Prince George's County Planning Assistance for Municipalities and Communities (PAMC) Strategic Action Plan Project

Vice Mayor Valerie Woodall read the resolution.

Presentation of Minutes

The City Clerk presented the December 2, 2025, Public Hearing and Work Session minutes to the Mayor and Council.

Adjournment

The meeting was adjourned at 7:57 pm.

Motion to adjourn the meeting. Moved by Councilmember Joseph Jakuta Seconded by Vice Mayor Valerie Woodall Vote Recorded: 5-0-0, Motion Passed
