

**Agenda of the Work Session of the
Mayor and City Council
City of Mount Rainier, Maryland
Virtual Work Session
Tuesday, January 20, 2026**

7:00 PM

Items for discussion:

1. Call to Order

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. Presentation and Discussion on Missing Middle Housing (20 Minutes)

Ms. Karen Mierow from the Maryland -National Capital Park and Planning Commission will make a presentation to the Mayor and Council on Missing Middle Housing

4. Presentation of Building Application for 3001 Taylor Street, Mount Rainier, Maryland (10 Minutes)

The Mayor and Council will receive a presentation from the owner of 3001 Taylor Street, Mount Rainier, Maryland.

5. Presentation and Discussion on Report from the Arts Commission (20 Minutes)

The Mayor and Council will receive a report from the Arts Commission.

6. Discussion on Support for the “Help Us Stop The Landover Data Center” Community Outreach (15 Minutes)

The Mayor and Council will discuss support for the Landover community’s outreach efforts opposing the proposed Landover Data Center.

7. Presentation and Discussion of the FY2026 Operating Budget and Capital Improvement Second Quarter Financial Report (20 Minutes)

Finance Consultant Ronald Wilson will present the FY2026 Operating Budget and Capital Improvement Second Quarter Financial Report to the Mayor and Council.

8. Discussion on Resolution No. 05-2025, Appointing a New Resident Agent for the City of Mount Rainier (10 minutes)

The Mayor and Council will have a discussion on Resolution No. 05-2025.

9. Discussion on Resolution No. 06-2025, Designating a Public Information Act Representative for the City of Mount Rainier (10 minutes)

The Mayor and Council will have a discussion on Resolution No. 06-2025.

10. Discussion on Resolution No. 07-2025, Vice Mayor Rotation (15 minutes)

The Mayor and Council will have a discussion on Resolution No. 07-2025.

11. Presentation of Minutes (5 Minutes)

The City Clerk will present the January 6, 2026, Legislative Meeting Minutes to the Mayor and Council.

12. Adjournment

Upcoming Events

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

Presentation of the Proposed FY2027 Budget – Tuesday, February 17, 2026

Budget Public Hearing – Saturday, March 21, 2026, Potts Hall/Welcome Center

Egg Hunt – Saturday, April 11, 2026 – 11 AM – 1 PM – Mount Rainier Nature Center

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.

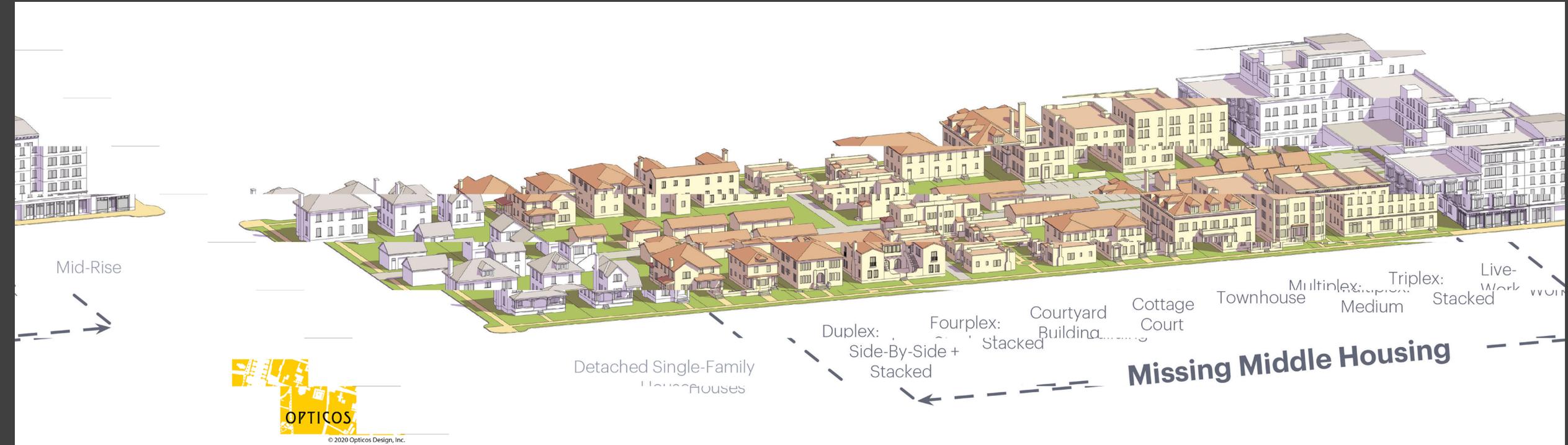
Missing Middle Housing

A Case for Prince George's County

What is Missing Middle Housing?

Missing Middle Housing

House-scaled buildings with multiple units in walkable neighborhoods



www.missingmiddlehousing.com

The concept of Missing Middle Housing was conceived by Opticos Design, Inc. For further information, visit



Walkability
Less off-street parking
Community
Marketable



Small building footprints
Simple construction
Well-designed
Low perceived density

Nearly the Same Density, but Totally Different

30 du/ac

29 du/ac



164' X 57' and
252' X 63' buildings

8 stories

178 units



30' X 50' building

2 stories

5 units

How did we get here?

Historical policies like the Federal Highway Act and G.I. Bill fueled market demand for single family homes

Now Open!
Big new home in a great new community!

RICHMOND II
4 bedrooms, 2 1/2 baths—\$31,500 including central air conditioning.

7% mortgages now available!

BELAIR VILLAGE by *Levitt and Sons*
1 Exhibit Lane, Belair Village, Bowie, Maryland
Phone: (301) 262-1100
INCORPORATED
OUR 40TH YEAR

It's a promise!

JIM'S going away tomorrow . . . and there will be long, lonely days before he comes back.
But that little home sketched there in the sand is a symbol of faith and hope and courage. It's a promise, too. A promise of gloriously happy days to come . . . when Victory is won.

Plan for your Victory Home now . . . the one sure way is to buy War Bonds. Every Bond you buy is an investment in your future happiness and security . . . every dollar you put into Bonds helps bring our boys back sooner—and safer. Buy another Bond today.

Victory Homes of tomorrow will make up in part at least for all the sacrifices of today . . . and that's our promise!

They will have better living built in . . . electrical living with new comforts, new conveniences, new economies to make every day an adventure in happiness.

The General Electric Consumers Institute at Bridgeport, Conn., is devoted to research on wartime home problems such as Nutrition • Food Preparation • Food Preservation • Appliance Care • Appliance Repair • Laundering • Home Heating and Air Conditioning. Helpful booklets are available from your G-E Appliance Dealer, or General Electric Consumers Institute, Dept. L.S.-3.

APPLIANCE AND MERCHANDISE DEPARTMENT, BRIDGEPORT, CONN.

GENERAL ELECTRIC

There is an *Electric* Book and the *Save* story. *Timber*, *Thursday*, *Saturday* meetings and *C.P.S.* The *Sunday* night *Learn to Sew* "Hour of Charm" and *N.E.C.* See newspapers for times, dates.

Zoning in Prince George's County

94%

Of all land zoned for residential use, this is the amount dedicated for single-family housing development.

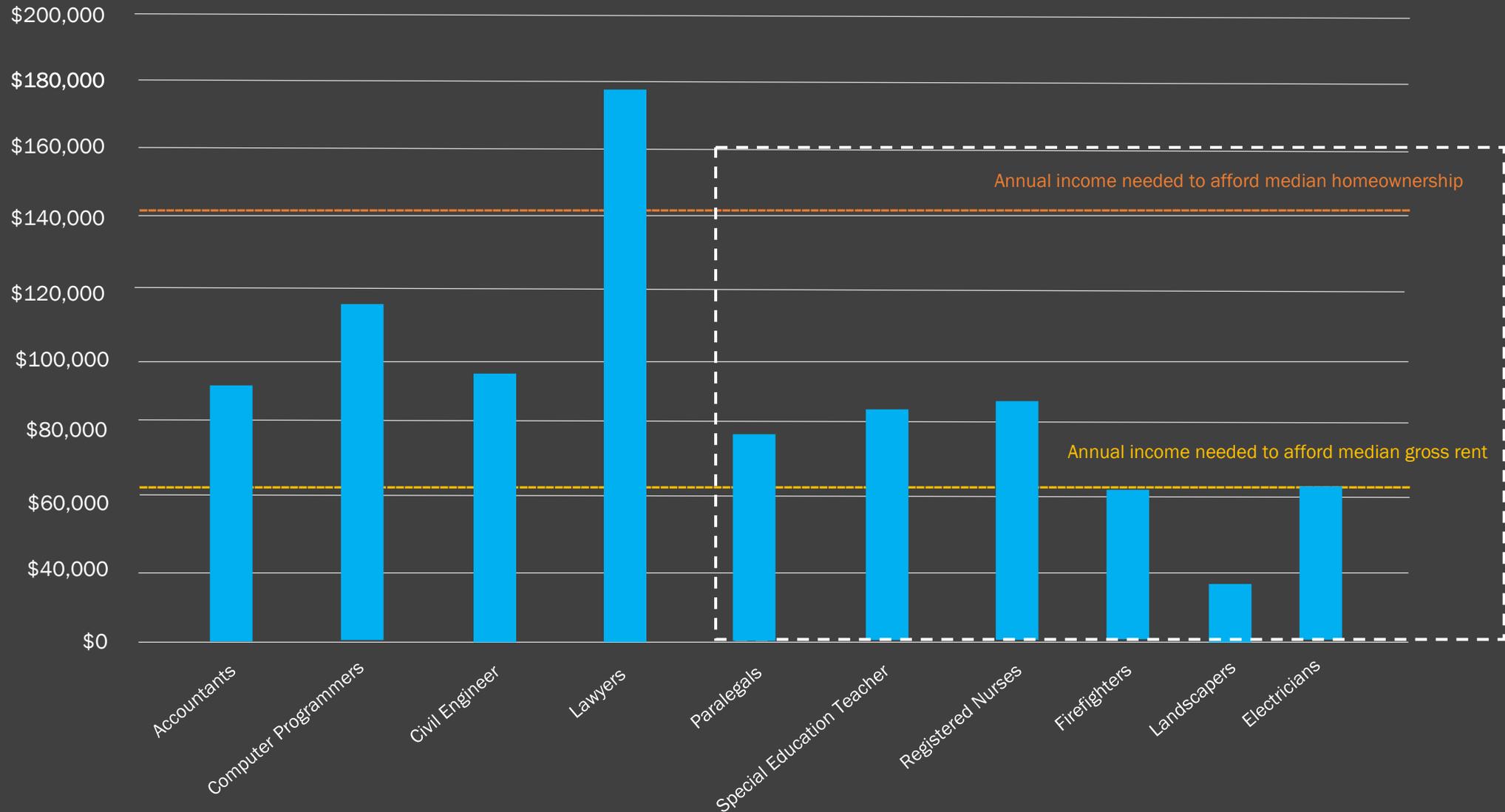
Current Zoning

P	Permitted
P (Edge)	Permitted (Edge)
P*	Permitted, but does not meet MMH specifications
X	Prohibited

Zone	Duplex	Tri-Plex	Four-Plex	Multi-Unit	Courtyard Building	Live-Work	Cottage Court
RSF-65	X	X	X	X	X	X	P*
RSF-95	X	X	X	X	X	X	X
RSF-A	P*	P*	X	X	X	P*	P*
RMF-12	P*	P*	P*	P*	P*	P*	X
RMF-20	P*	P*	P*	P*	P*	P*	X
RMF-48	X	X	P*	P*	P*	P*	X
CN	P*	P*	P*	P*	P*	P*	P*
CGO	P*	X	P*	P*	P*	P*	X
CS	X	X	P	P	P	P*	X
NAC	X	P*	P	P*	P*	P*	X
TAC	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)
RTO-L	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)
RTO-H	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)
LTO-E	P*	P*	P*	P*	P*	P*	P*
PD	P (incl. conversions)	P	P	P	P	P	P

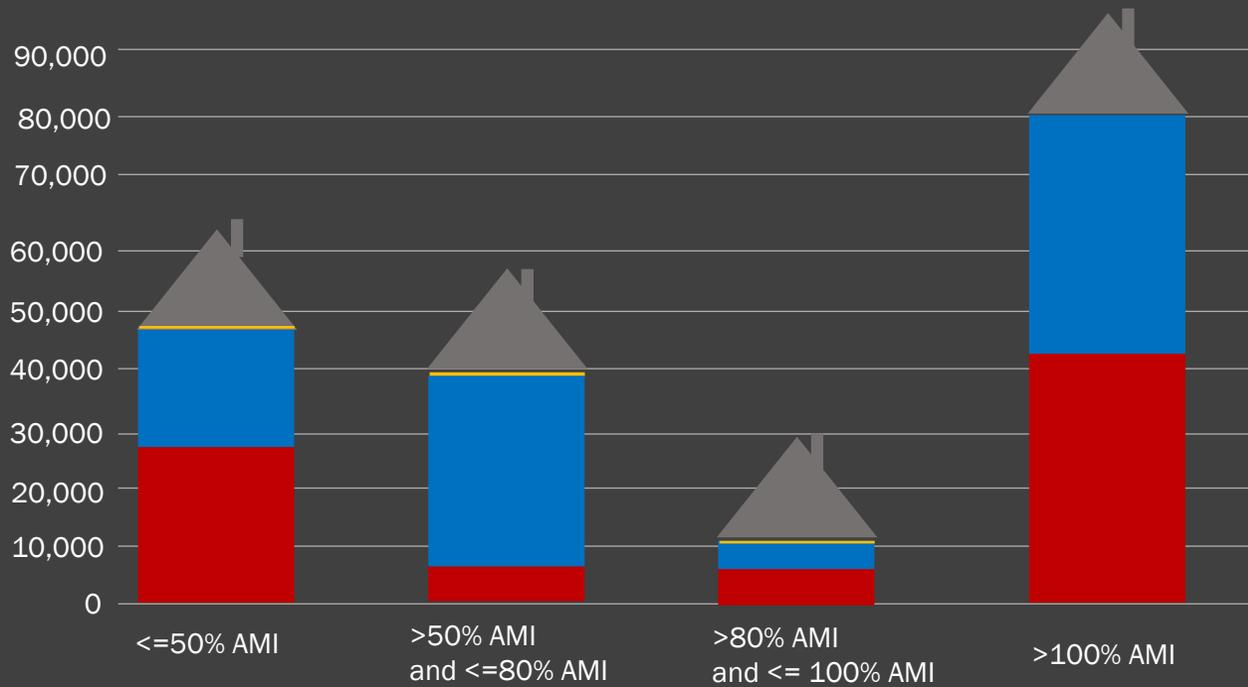
Why is the lack of Missing Middle Housing in Prince George's County a Problem?

Who Can Afford to Live in Prince George's County?



Source: National Housing Conference Paycheck -to- Paycheck 2023/2023 1 yr. ACS

Ownership Units by Occupancy Status and Income

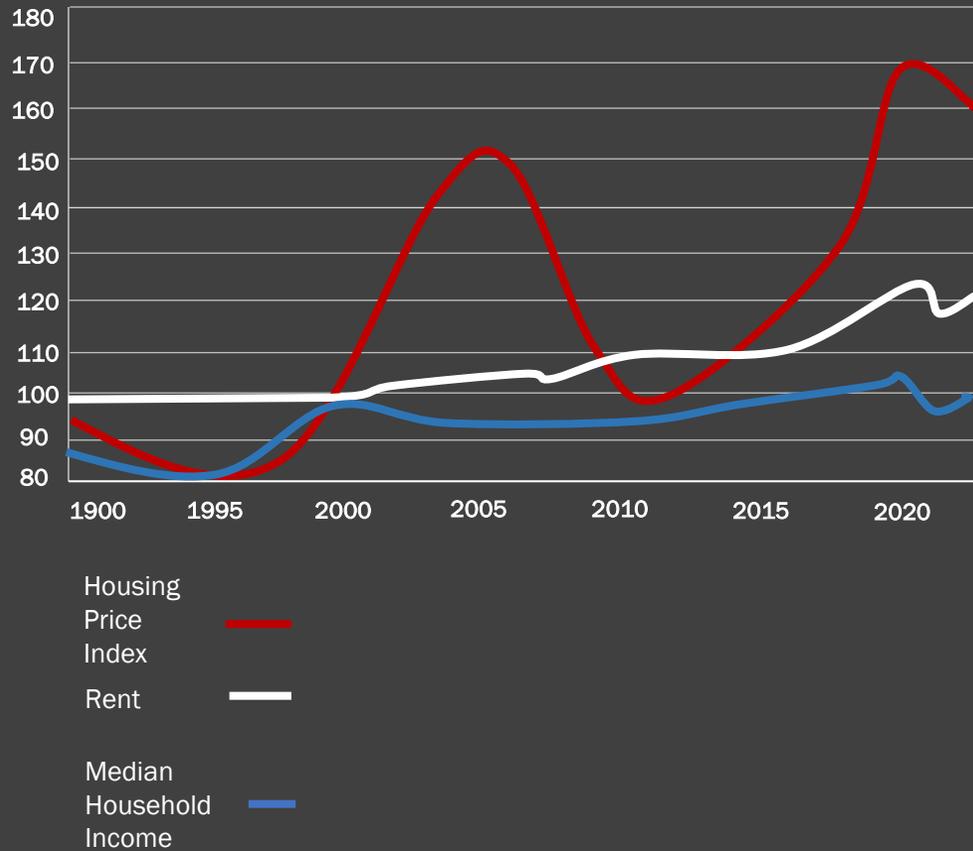


Higher-income households occupy most of the region's less expensive ownership units

- Units occupied by HH within income limits
- Units occupied by HH above income limits
- Vacant units

Source: U.S. Department of Housing and Urban Development (HUD)'s Comprehensive Housing Affordability Strategy (CHAS) data, 2017-2021. Chart prepared by Research Section, Information Management Division, Prince George's County Planning Department, April 23, 2025.

Growth Rate of Median Home Prices v. Median Rent v. Median Household Income Nationwide, 1990-2024



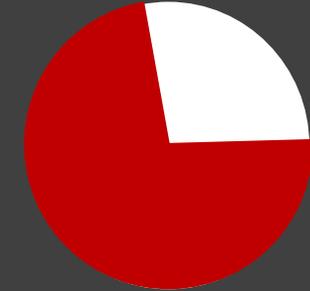
Source: U.S. Bureau of Labor Statistics; S & P
Down Jones Indices; CPS; U.S. Treasury 2024

Cost-burdened households in Prince George's County, 2023

Renters:

72%

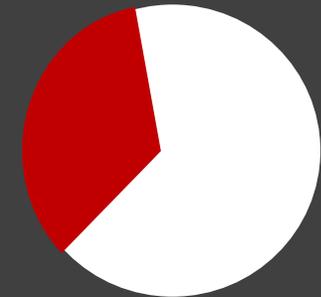
cost-
burdened



Homeowners:

38%

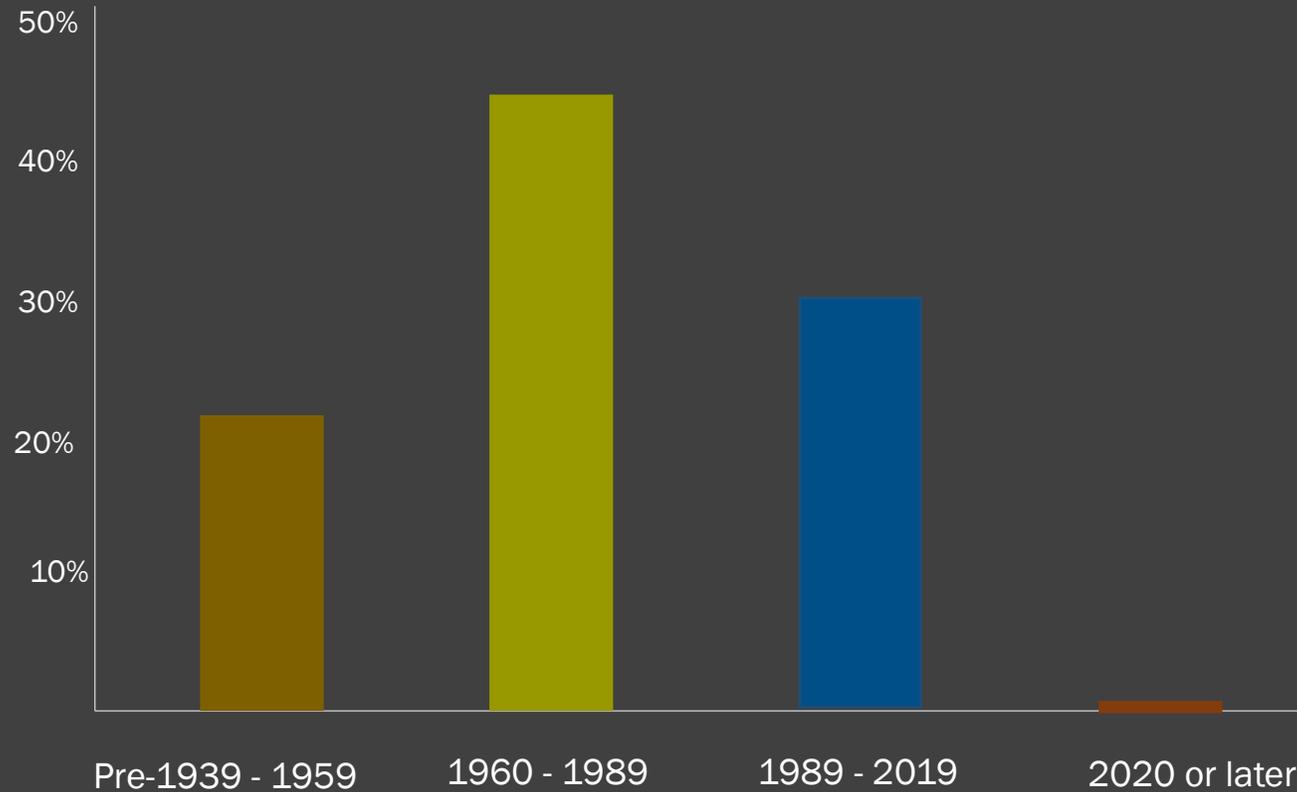
cost-
burdened



Source: U.S. Census Bureau, 2023 5 yr. ACS

Housing Supply and Demand

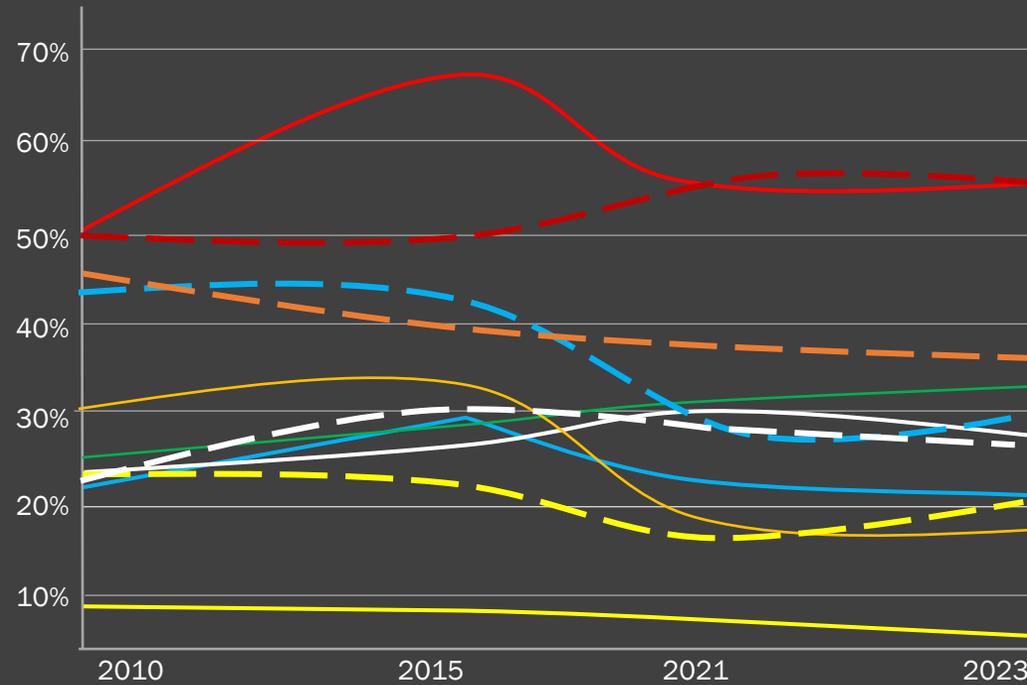
Year Housing Units Built



0.9% = 5,576
units
cumulatively

3,944 short of
4-year target
of 9,520 units

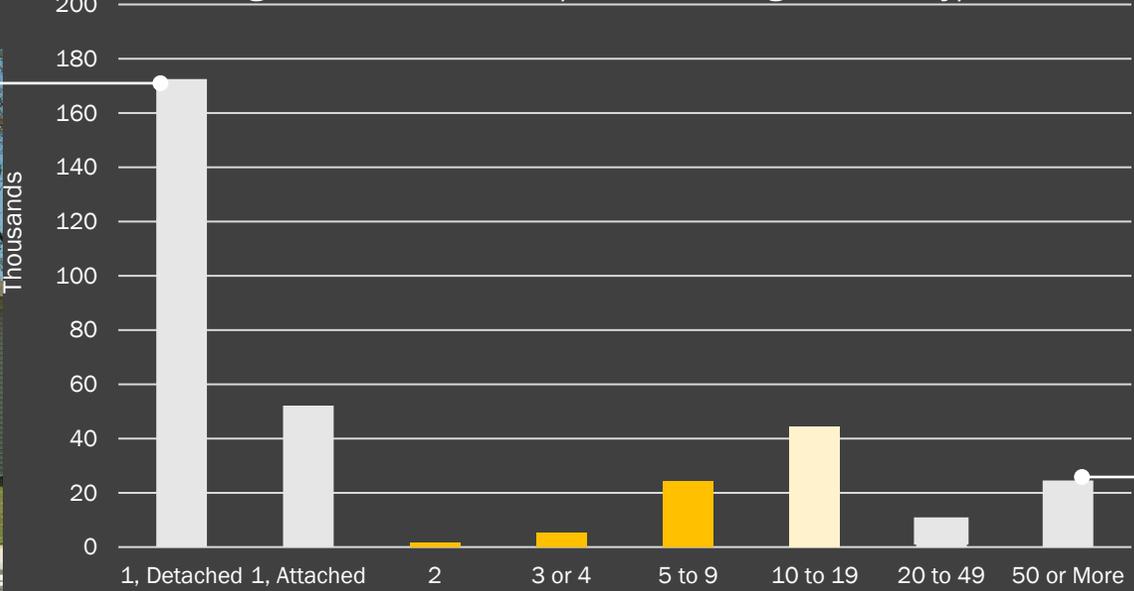
Household Arrangements of Americans



Source: U.S. Census Bureau ACS 5 yr, Pew Research Center

Housing Types in Prince George's County

Housing Units in Structure, Prince George's County, 2023



Source: U.S. Census Bureau ACS 2023 5 yr

“

Prince George's County is **not prepared** to meet the housing preferences of many of its seniors - a growing segment of its population and young professionals - a critical component of its workforce and **economic competitiveness**. Simply put, we are facing a **looming deficit** in multifamily housing.

”

—Plan 2035

What are the benefits of Missing Middle Housing?

Equity and Economic Resilience

Flexibility in housing stock increases housing attainability and market stability



More options for different incomes and household configurations
Creates pathways to ownership
Provides potential income for homeowners
Economically resilient communities

Sustainable Neighborhood Revitalization

Provides benefits of density while preserving neighborhood character and supporting healthy communities



Preserves the scale and built form of existing neighborhoods
Supports local businesses and greater neighborhood safety
Promotes walkability and public transit use
Reduces per unit energy consumption

“

“Smaller households tend to eat out more, helping our neighborhood attract wonderful restaurants. Diverse households keep diverse hours meaning we have more people out walking our streets at more varied hours—keeping them safer.”

”

Ellen Dunham-Jones

Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs

'Missing middle' homes could ease affordability squeeze, architect says



Posted on: March 15, 2021

f t in

BUILDER

ESSENTIAL WORKERS FACE A SHORTAGE OF ATTAINABLE HOMES

ULI Home Attainability Index finds gaps in available housing for health care workers, front-line staff, and workers at risk of income disruption.

By Mary Salmonsén



GREATER GREATER WASHINGTON

The Washington, DC region is great >> and it can be greater.

Prince George's new mixed-use zones need one thing: more homes

ZONING By Bradley Heard (Contributor) August 14, 2018 14

Forbes

Feb 17, 2021, 07:10am EST | 1,361 views

Missing Middle Housing Is A Huge Opportunity Offering Resilient Investment And High Demand



Jennifer Castenson Contributor ©
Real Estate
I focus on innovation in the built environment.

AARP

Bring Back Missing Middle Housing

For too many households, the right type of house, in the right location, at the right price point can't be found because it no longer exists

by Where We Live, AARP Livable Communities

BROOKINGS

Modernizing family: America's demographics are transforming, but our housing supply is not

en t f

Introduction

Separate and unequal

Modernizing family

Risky (housing) business

The office, reimagined

Retail revolution

The Great Real Estate Reset

Modernizing family: America's demographics are transforming, but our housing supply is not

Tracy Hadden Loh and Eyan Farrar



MMH Mission Statement

The Prince George's County Planning Department is committed to the development of a **greater diversity of housing types** to meet the needs of Prince George's County's growing and diverse population.

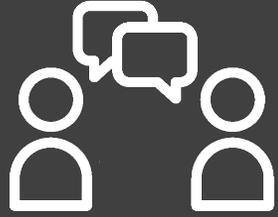
New **small-to medium-scaled house types** help respond to the need for attainable housing options and can contribute to more **character-rich, walkable neighborhoods** that appeal to a broad range of residents.

The Neighborhood Revitalization Section will engage partners and communities to understand the ways greater housing choices can address community needs, align with reinvestment goals, and identify strategies to support their implementation.

Our Approach



Targeted Outreach & Engagement
Community Presentations
Ongoing Collaboration, Support, & Implementation



2025



2025



2026 →

- **Launch of Missing Middle Housing Study**
- **Early Project Briefings and Stakeholder Engagement**
- **Ongoing Housing Program Development**

- **Outreach and Engagement**
- **Housing Program Development**

- **Complete Study & Launch Pattern Book**
- **Implementation**
- **Ongoing Support**

Housing Team



Karen Mierow, AICP

**Planner III
Program Manager**



John Parks, CCEO

Planner II

**Thank you.
Questions?**





City of Mount Rainier

3409 Rhode Island Avenue Mount Rainier, MD 20712

P 301-832-8764 F 301-985-6595

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.

Property Address 3001 TAYLOR ST MOUNT RAINIER MD 20712

Impervious Surface area: Are you putting in impervious surfaces? (Such as concrete, asphalt hardscape, building shed, and other surfaces and structures that do not allow water to flow into the ground)? Yes No

Driveway _____ Sidewalk _____

New construction _____ Shed _____

Tree Impacts: Will the work impact existing trees in the public space and/or on the property?

Yes No

If any work may impact trees, contact the City's Public Work's Department first. Trees are protected and fines can result if **Chapter 12B of the Urban Forest Code** is not followed.

(Please contact)

Rocio Latorre | Acting Director of Public Works | Tree Commission Liaison | Green Team Liaison City of Mount Rainier | 3715 Wells Ave. | Mount Rainier, MD 20712

Office: 301.985.6583 | Cell: 202.731.0163 | rlatorre@mountrainiermd.org

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-10250-2025 Amount \$ _____ New Renewal

Project Type: New Construction Addition Renovation Installation

Demolition Repair Structural Renovation

Description of Work (attach work list) BASEMENT & MAIN LEVEL RETAINS & UPPER LEVEL RETAINS. REPLACE DRIVEWAY, REPLACE STAIR THRU BASEMENT (OUTSIDE) 2 BASEMENT WINDOW WELL

Check Applicable and include county permits HVAC Electrical Plumbing

Estimated cost by Contractor \$ _____

New impervious surface square footage: 0

IDENTIFICATION

Property/Homeowner is permit applicant

Property/Homeowner Name JAV GENERAL SERVICE LLC

Address 4481 TEN OAKS ROAD DAYTON MD 21036

Phone 240 882 5039 240 882 9757 Email JAV16138@Gmail.com.
BEIND JOSE

Contractor is permit applicant

Contractor Name _____ Company _____

Address _____

Phone _____ Email _____

MHIC No. _____

RU

**PRINCE GEORGE'S COUNTY
PERMIT**

ISSUANCE DATE : Jan-7-2026
EXPIRATION DATE : Jul-7-2026

**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	
JAV GENERAL SERVICE LLC 4481 TEN OAKS ROAD MD 21036	(240)882-9757
OCCUPANT	



CONTRACTOR	
JAV GENERAL SERVICE LLC 4481 TEN OAKS ROAD MD 21036	
APPLICANT	
JOHN INSPECT AND DESIGN MD, GLOVER 1944 CAMBRIDGE DRIVE CROFTON MD 21114	

TYPE OF PERMIT : Residential Interior and Exterior and Use

SCOPE OF WORK : Ok to enclose 5' x 16' porch per 27-11003; 02 REVISION, removed 2nd story addition from scope of work. It is going to be reviewed under a separate case.

WORK DESCRIPTION : Window Well, Enclosed Existing Porch/Deck, Basement Finishing

USE (MNCPC ZONING) :

EXISTING USE : RES-SINGLE

PROPOSED USE : RES-SINGLE

SUBDIVISION : 568100

LOCATION :

LIBER : 51251

FOLIO : 521

ED/ACCT NO. : 17 / 1842897

LOT :

BLOCK : 7

TAX MAP : 049

CONDITIONS :

RELATED PERMIT :

HEIGHT FT : 19

WIDTH FT : 41

DEPTH FT : 26

DWELL UNITS :

SQ FOOTAGE : 0

USE GROUP :

OCCUPANT LOAD :

SEWER :

WATER :

PARCEL : 1842897

VARIANCE : N

BUILDING CODE :

CBCA :

HISTORIC : NO

FLOODPLAIN :

NO STORIES :

TYPE CONST :

FIRE ALARM :

EPLAN CONTACT :

John Glover

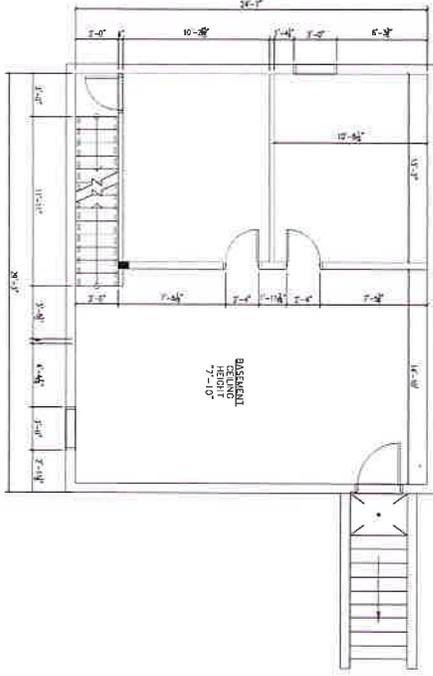
INSPECTANDDESIGNMD@GMAIL.COM
4105992782

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.

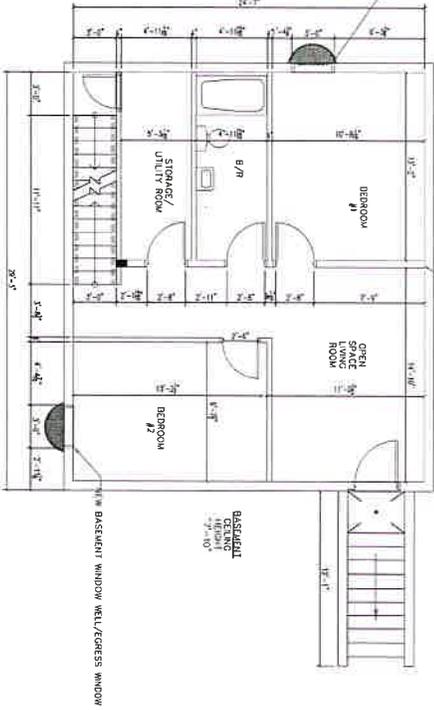
SEPARATE ELECTRICAL AND MECHANICAL TRADE PERMITS ARE REQUIRED FOR ALL NEW & ALTERED MECHANICAL & ELECTRICAL WORK.

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

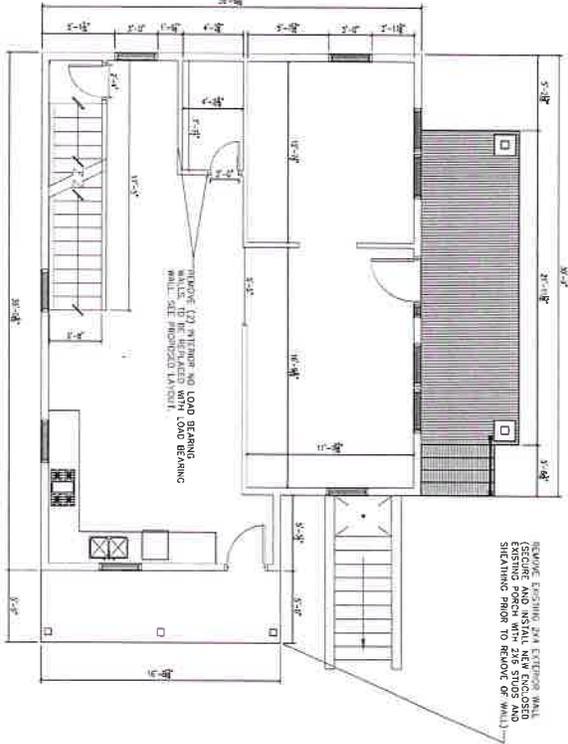
David A. Abraham
(Director)



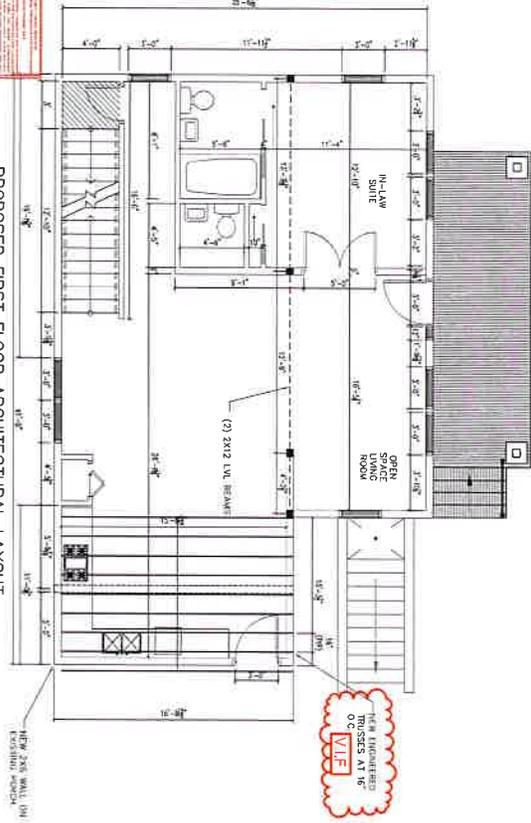
EXISTING BASEMENT ARCHITECTURAL LAYOUT
Scale: 1:50



PROPOSED BASEMENT ARCHITECTURAL LAYOUT
Scale: 1:50



EXISTING FIRST FLOOR ARCHITECTURAL LAYOUT
Scale: 1:50



PROPOSED FIRST FLOOR ARCHITECTURAL LAYOUT
Scale: 1:50

DRAWING TITLE:

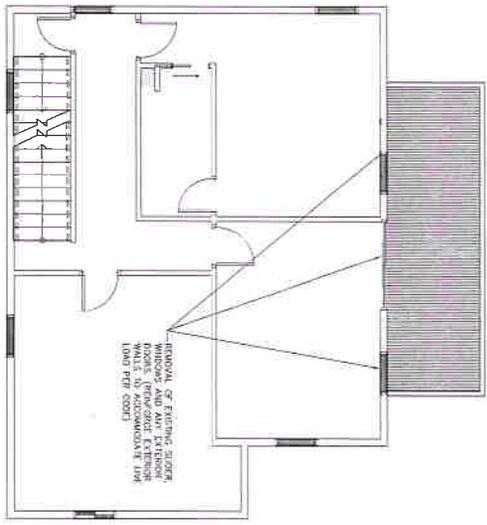
EXISTING AND PROPOSED
FIRST FLOOR LAYOUT

DESIGNER:	DATE:
APPROVED:	DATE:
3001 TAYLOR STREET MOUNT RAINIER, MD 20712	

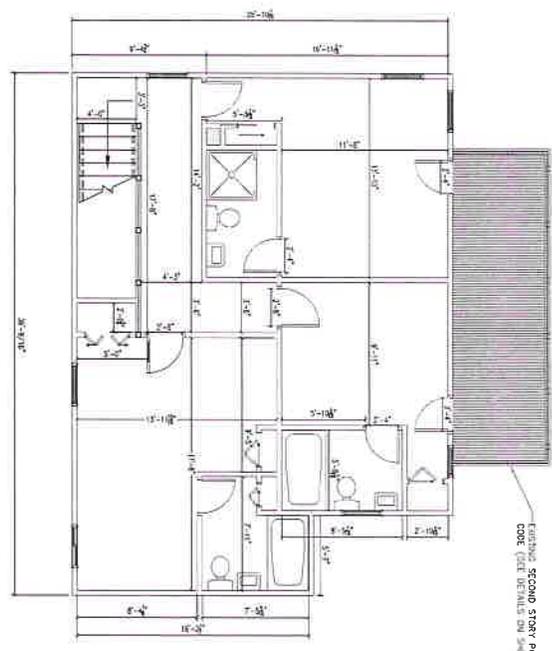
REVISIONS			
NO	DATE	DESCRIPTION	BY



EXISTING SECOND FLOOR ARCHITECTURAL LAYOUT
Scale: 1:50



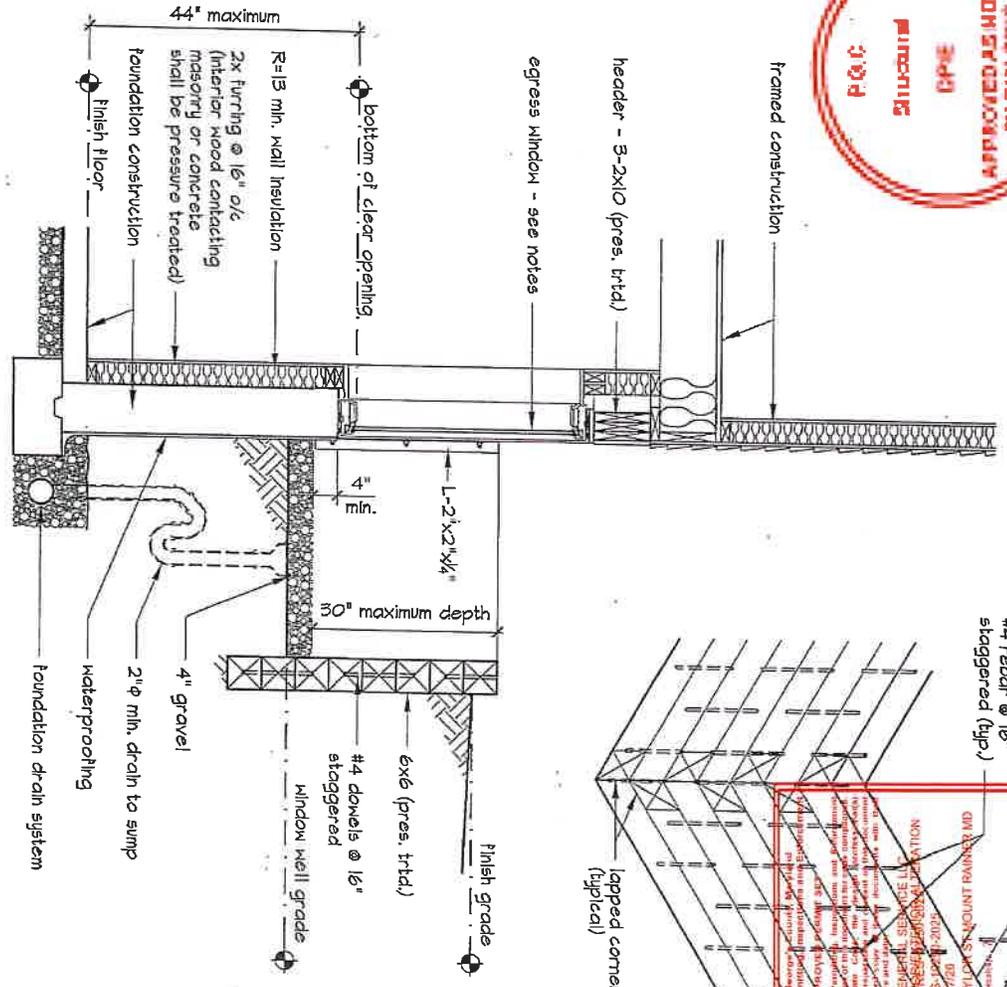
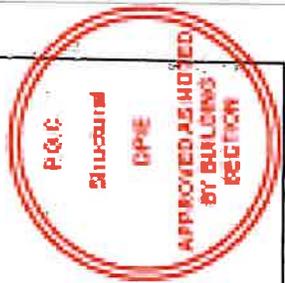
PROPOSED SECOND FLOOR ARCHITECTURAL LAYOUT
Scale: 1:50



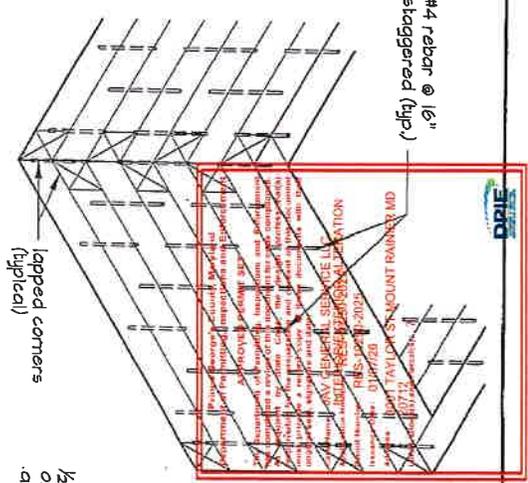
Professional Engineer Seal for James M. ... License No. ... State of Maryland

Red circular stamp with 'A2' and 'REVISION' text.

DRAWING TITLE: EXISTING AND PROPOSED SECOND FLOOR LAYOUT		DRAWN BY: JRC	APPROVED DATE: 12.17.2025	PROJECT: 3001 TAYLOR STREET MOUNT RAINIER, MD 20712	REVISIONS		
NO	DATE	DESCRIPTION	BY				



WINDOW WELL (WOOD) - CROSS SECTION
 scale: 1/2"=1'-0"



WINDOW WELL (WOOD) - FLOOR PLAN
 scale: 1/2"=1'-0"

Notes:

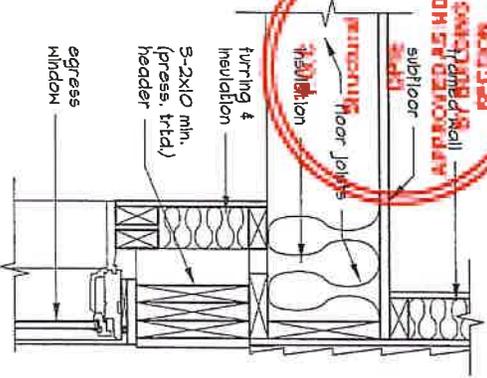
- 1) a guard-rail is required when the window well depth is 30 inches or greater.
- 2) a ladder is required when the window well depth is greater than 44 inches.
- 3) the egress window (emergency escape and rescue opening) shall have a clear, unobstructed opening size of 5.7 square feet, minimum opening width of 20 inches and minimum opening height of 24 inches. the net clear size(s) shall be obtained by normal operation of the window without special knowledge or tools.

WARNING AND DISCLAIMER

This drawing is intended only to illustrate the minimum requirements of applicable County ordinances. It is not a substitute for a full set of plans and specifications. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. PRINCE GEORGE'S COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES AND ALL LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS DRAWING IS THE PROPERTY OF PRINCE GEORGE'S COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES AND SHALL BE KEPT IN CONFIDENCE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING.

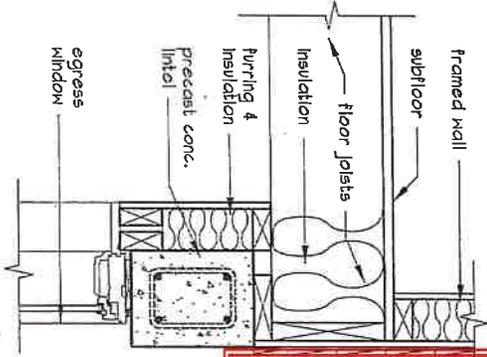


NOT TO BE USED FOR APPROVED DETAIL



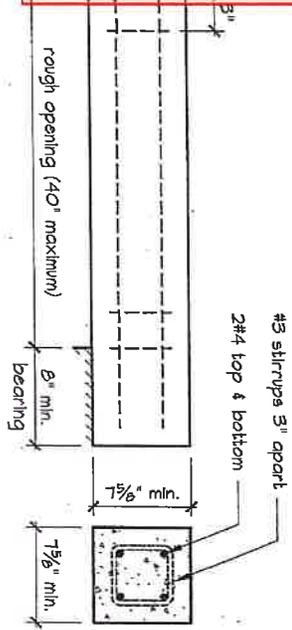
40" max, rough opening; 4" min. bearing ea. side

WOOD HEADER



PRECAST LINTEL

DPIC
 7
 1001 TAYLOR ST MOUNT RAINIER MD
 20712
 (301) 441-1200
 www.dpiconline.com
 82/2/2007
 ANY GENERAL SERVICE LLC
 1001 TAYLOR ST MOUNT RAINIER MD
 20712
 (301) 441-1200
 www.dpiconline.com
 82/2/2007
 ANY GENERAL SERVICE LLC
 1001 TAYLOR ST MOUNT RAINIER MD
 20712
 (301) 441-1200
 www.dpiconline.com
 82/2/2007

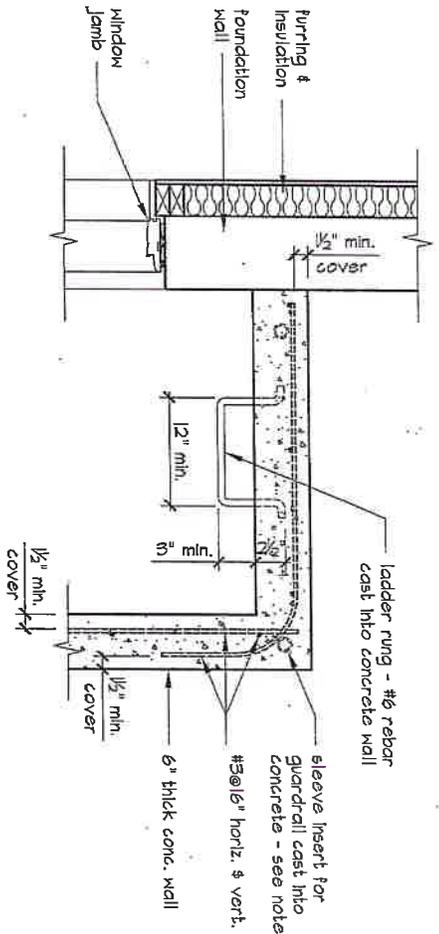


concrete f_c=3000 psi minimum; reinforcing steel f_y= 60,000 psi

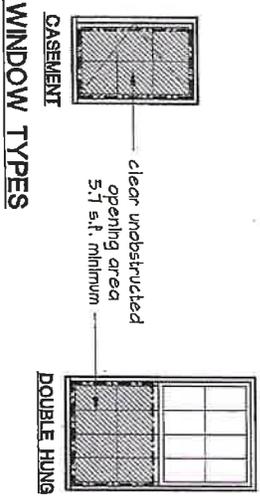
PRECAST CONCRETE LINTEL DETAILS

Notes:

- 1.) a guardrail is required when the window well depth is 30 inches or greater.
- 2.) a ladder is required when the window well depth is greater than 44 inches.
- 3.) the egress window (emergency escape and rescue opening) shall have a clear, unobstructed opening size of 5.7 square feet, minimum opening width of 20 inches and minimum opening height of 24 inches. the net clear size(s) shall be obtained by normal operation of the window without special knowledge or tools.



CONCRETE WINDOW WELL PLAN DETAIL
 scale: 3/4"=1'-0"



WARNING AND DISCLAIMERS

This drawing is intended only to be illustrative of the proposed work. It is not a final plan, nor a set of plans and specifications, and it is not to be used in any way to construct or alter any structure. THE SUFFICIENCY OF THIS DRAWING OR TO ANY EXTENT THE SUFFICIENCY OF THIS DRAWING. Persons to whom this drawing is distributed should not rely on it as an acceptable plan or blue print for any structure. ANY PRINCE GEORGE'S COUNTY, MARYLAND, OR FEDERAL AGENCIES OR INDIVIDUALS ARISING OUT OF THE USE OF THIS DRAWING.



Prince George's County Government
 Department of Environmental Resources

WINDOW WELL DETAILS

Drawing No. **D-019**
 Sheet 4 of 4

Building Permit Checklist

1

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.

CHECK LIST 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: _____ sq. ft x \$1.00 = \$_____ (example driveway, garage, house addition etc.) See calculator
- 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 below and sign as received for your final approval.

- Dumpster Permit requires a separate application fee is \$50
- Tree permit for protected trees may be required.
- Fence Permit requires a separate application fee is \$50
- City permits are required in accordance with Chapter 3 - Building Code Section 3-105 Permit Required. https://library.municode.com/md/mount_rainier/codes/code_of_ordinances?nodeId=CH3BUCO

- 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")

describing the construction or excavation work and the nature of the potential impact from such work to the owner of each potentially affected adjoining lot, building, or structure at least one (1) week prior to the commencement of such work.

3. The construction site shall be maintained free from unsafe or hazardous conditions. The permittee shall erect any necessary retaining walls, safety fences, and other protective measures for the protection of persons and property in accordance with the provisions of applicable law and/or the directions of the building inspector. Proper precautions shall be taken in order to prevent the blowing of dust and debris into the air and erosion of soil into roadways, neighboring properties, and the storm drain system.
4. The public right-of-way, sidewalk, curb, and gutter shall at all times be kept clear of sand, earth, brick, lumber and other construction materials and demolition debris.
5. Drainage from roofs and down spouts must be contained within the confines of the premises and shall not wash onto any adjacent property. If such drainage does occur and is not corrected, the permittee agrees to either correct such drainage at their expense or the City may correct the drainage condition and the permittee will be liable for payment of such costs.
6. No trash, construction materials, or demolition debris generated at the site shall be disposed of with the City's household, yard, bulk, or recyclables trash pick-up. It is the responsibility of the contractor and/or permittee to properly dispose of all trash, construction materials, demolition debris, fill dirt, and the like resulting from the work.

Please review and understand our **CHAPTER 12B - URBAN FOREST**

https://library.municode.com/md/mount_rainier/codes/code_of_ordinances?nodetd=CH12BURFO

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 (3) 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.
- 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.









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

Fuse Box

Do not locate in cloin closets

Other Permits

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, Inspections and Enforcement
APPROVED PERMIT SET
The Department of Permitting, Inspections and Enforcement is required by State Code, the Design professional must provide a record copy of these documents with their original seal, signature and date.
Case Name: JAV GENERAL SERVICE LLC
Application Number: RES-10250-2025
Permit Number: RES-10250-2025
Issuance Date: 01/07/26
Address: 3001 TAYLOR ST MOUNT RAINIER MD.
7




* 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 to be nine (9) inches.

INFORMATION FOR COMMUNITY BUSINESSES AND ORGANIZATIONS

We, the residents of Landover and Prince George's County, demand that the construction of a hyperscale data center in Landover be canceled now! **We ask that you join us in our opposition and sign the community letter that is circulating to hundreds of organizations, institutions, associations, businesses, and more.**

We speak with strength from our many places of community resilience, our families, our churches, our schools, and our libraries and community centers. Our people already carry the burden of living in an environmentally degraded area. Landover is ranked in the 90th percentile of communities suffering from cumulative environmental impacts. Building a hyperscale data center would expose us to more air and noise pollution while stressing our local electricity and water supplies.

We likely share the same interests and want to live in a community where our physical and safety needs are met and where we can fight against corruption. We are not a dumping ground for a project that seeks to only line the pockets of billionaires while we pay the price. We refuse to pay the bill for our own economic impoverishment while the tech industry and our politicians get richer.

<p>To read the letter and to sign on behalf of your organization or business, please visit the link below:</p>	<p>For more information about this campaign, please visit the link below:</p>
 <p>https://bit.ly/landovercommunityletter</p>	 <p>https://bit.ly/nolandoverdata</p>

For questions, please email nolandoverdata@gmail.com.

COMMUNITY SIGN ON LETTER

We, residents and community leaders, of Landover and Prince George's County, demand that the construction of a hyperscale data center in Landover be canceled now! We urge those in power to protect the dignity and wellbeing of the residents that make this County so lucrative and powerful. We are against the construction of a hyperscale data center for the following reasons:

 **Landover is already an environmentally degraded area.** We are in the top 10% of communities negatively impacted by cumulative environmental threats in Maryland.

 **Increased air pollution:** Fossil-fueled power plants and diesel backup generators that power data centers emit pollutants such as nitrogen oxides and fine particulate matter. They increase rates of respiratory diseases and cardiovascular conditions, and elevate cancer risk in nearby communities.

 **Increased noise pollution:** Data centers generate significant noise pollution primarily from backup diesel generators and Heating, Ventilation, and Air Conditioning (HVAC) systems. This has required residents in other cities to invest thousands into attempting to soundproof their homes, often to no avail.

 **Electricity use:** Data centers need a lot of electricity to operate. A hyperscale data center could accommodate up to 820 megawatts of power consumption, enough to power over 500,000 homes. This rise in demand impacts electricity markets and consumer bills, and leads to higher power plant and grid infrastructure costs.

 **Water use:** Data centers use vast amounts of water to cool their servers. Hyperscale data centers can use up to 5 million gallons per day, or about 1.8 billion gallons annually. This is enough water for a town of 10,000 to 50,000 people. This could lead to increased water strain and higher water bills in our region.

 **Low permanent job creation:** Data centers are highly automated and require a small workforce for daily operations. One example of many is a Microsoft data center in Illinois which created only 20 permanent jobs despite receiving over \$38 million in tax breaks and promising to create more.

 **Failure to generate meaningful tax revenue:** Due to recent bills passed by the state and PG County respectively, data centers are exempt from both state sales tax and local personal property tax, unlike small business owners. Once construction is complete, data centers will bring net nothing in tax revenue, especially when taxpayer cost to manage water and electrical infrastructure is factored in.

We demand that the construction of a hyperscale data center in Landover be canceled now! It is imperative that those in power prioritize the health, wellbeing, and livelihoods of the residents. We stand strong as a community against this data center and will use our voices to ensure this project does not move forward. We are not a dumping ground for a project that seeks to only line the pockets of billionaires and corporations while we pay the price. We refuse to pay the bill for our own economic impoverishment.

Signed,

Expenditures Through December 31, 2025
Mayor & Council

<u>City Council & Mayor</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>	
01-5000.010.00.00 Regular Pay	16,190.51	40,000.00	23,809.49	
01-5100.010.00.00 FICA Expense	1,238.52	3,060.00	1,821.48	
01-5106.010.00.00 Unemployment Insurance	183.89	1,102.50	918.61	
01-5107.010.00.00 Retirement Contribution	0.00	1,040.00	1,040.00	
01-5126.010.00.00 Professional/Contract Svc	0.00	1,000.00	1,000.00	
01-5506.010.00.00 Travel Expense	72.10	6,000.00	5,927.90	
01-5513.010.00.00 Flowers & Gifts	300.00	500.00	200.00	
01-5530.010.00.00 Conference/Convention Expense	5,930.81	12,000.00	6,069.19	
01-5531.010.00.00 Association Dues	11,250.00	8,000.00	(3,250.00)	\$10.1k MML Dues
01-5533.033.00.00 Election Costs	400.00	0.00	(400.00)	
Total	35,565.83	72,702.50	37,136.67	

Expenditures Through December 31, 2025
City Hall

<u>City Hall</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>	
01-5000.031.00.00 Regular Pay	111,177.46	301,511.00	190,333.54	
01-5001.031.00.00 Overtime Pay	1,040.89	1,000.00	(40.89)	
01-5100.031.00.00 FICA Expense	8,460.11	23,142.09	14,681.98	
01-5101.031.00.00 Life Insurance Expense	99.72	200.00	100.28	
01-5102.031.00.00 Dental Insurance Expense	553.00	2,487.41	1,934.41	
01-5103.031.00.00 Medical Insurance Expense	30,638.51	71,908.70	41,270.19	
01-5105.031.00.00 Workers' Compensation Insurance	471.00	1,451.46	980.46	
01-5106.031.00.00 Unemployment Insurance	3.18	661.50	658.32	
01-5107.031.00.00 Retirement Contribution	28,864.72	34,244.25	5,379.53	
01-5200.031.00.00 Office Supplies	7,093.40	7,000.00	(93.40)	
01-5201.031.00.00 Postage & Delivery	2,407.08	2,500.00	92.92	
01-5202.031.00.00 Computer Equipment & Supplies	0.00	1,000.00	1,000.00	
01-5400.031.00.00 Professional/Contract Svc	115,341.23	200,000.00	84,658.77	
01-5401.031.00.00 Legal Services	59,610.43	50,000.00	(9,610.43)	Personnel issues
01-5402.031.00.00 Computer Network Services	42,370.07	70,000.00	27,629.93	
01-5403.031.00.00 Audit Charges	62,258.56	60,000.00	(2,258.56)	
01-5405.031.00.00 Office Equipment Lease	5,205.56	18,000.00	12,794.44	
01-5406.031.00.00 Off Equip Maint Lease Agreement	36.54	1,000.00	963.46	
01-5408.031.00.00 Bank Charges	3,941.28	3,000.00	(941.28)	
01-5409.031.00.00 Vehicle Tracking Expenses - GPS	2,569.60	6,000.00	3,430.40	
01-5410.031.00.00 Recruitment & Testing	0.00	1,200.00	1,200.00	
01-5411.031.00.00 Employee Training	0.00	5,400.00	5,400.00	
01-5412.031.00.00 Temporary Labor	0.00	45,000.00	45,000.00	
01-5413.031.00.00 Classified Advertising	0.00	2,000.00	2,000.00	
01-5414.031.00.00 Printing & Copying	0.00	500.00	500.00	
01-5416.031.00.00 Public Official Liability Insurance	5,528.65	4,000.00	(1,528.65)	
01-5417.031.00.00 General Liability Insurance	14,771.23	38,000.00	23,228.77	
01-5419.031.00.00 Other General Insurance	93.21	1,000.00	906.79	
01-5420.031.00.00 Payroll Expenses	30,279.21	70,000.00	39,720.79	
01-5503.031.00.00 Team Building & Appreciation	508.09	1,000.00	491.91	
01-5506.031.00.00 Travel Expense	15.36	250.00	234.64	
01-5510.031.00.00 Historic Preservation Credit	8,971.79	12,000.00	3,028.21	
01-5511.031.00.00 Homeowners Tax Credit	0.00	30,000.00	30,000.00	

Expenditures Through December 31, 2025
City Hall

<u>City Hall</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>	
01-5512.031.00.00 Veterans / LTR Tax Credit	0.00	45,000.00	45,000.00	
01-5530.031.00.00 Conference/Convention Expense	0.00	5,000.00	5,000.00	
01-5531.031.00.00 Association Dues	2,083.25	1,000.00	(1,083.25)	Anacostia Trails
01-5532.031.00.00 Subscriptions & Publications	0.00	350.00	350.00	
01-5558.031.00.00 Community Development - Gateway	30,000.00	30,000.00	0.00	
01-5599.031.00.00 Miscellaneous Expense	30.00	2,000.00	1,970.00	
01-5600.031.00.00 Building Repair & Maintenance	10,663.55	18,000.00	7,336.45	
01-5605.031.00.00 Telephone	36,229.82	70,000.00	33,770.18	
01-5607.031.00.00 Alarm Services	696.00	1,500.00	804.00	
01-5608.031.00.00 Property Taxes	3,200.56	3,500.00	299.44	
01-5610.031.00.00 Electricity	17,836.02	39,000.00	21,163.98	
01-5613.031.00.00 Heat	1,105.82	1,000.00	(105.82)	
01-5701.031.00.00 Potts Hall Redevelopment	881,131.79	0.00	(881,131.79)	Budgeted in FY25 but not spent
01-5704.031.00.00 Memorial Park	6,987.00	0.00	(6,987.00)	
Total Operating	1,532,059.96	1,281,806.41	(250,253.55)	
01-5707.031.00.20 Streetscape - 31st & Perry Str.	93,472.90	0.00	(93,472.90)	Budgeted in FY25. Bgt mod to be done
01-5620.031.00.50 Sidewalk and Street Repairs - SS4A	501,417.86	1,952,800.00	1,451,382.14	
01-5711.031.00.52 Solar Panels - MEA Grant	408,700.00	0.00	(408,700.00)	New grant. Bgt mod to be done.
03-5597.031.00.00 ARPA Expense	16,027.00	500,000.00	483,973.00	
03-5702.031.00.00 Newton Street - ARPA	13,010.16	0.00	(13,010.16)	
Total Grant & ARPA	1,032,627.92	2,452,800.00	1,420,172.08	
Total	2,564,687.88	3,734,606.41	1,169,918.53	

Expenditures Through December 31, 2025
Administrative Services

<u>Administration</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>
01-5000.033.00.00 Regular Pay	139,157.65	361,119.00	221,961.35
01-5001.033.00.00 Overtime Pay	588.90	1,000.00	411.10
01-5100.033.00.00 FICA Expense	10,341.28	27,702.10	17,360.82
01-5101.033.00.00 Life Insurance Expense	166.20	400.00	233.80
01-5102.033.00.00 Dental Insurance Expense	1,059.15	3,954.06	2,894.91
01-5103.033.00.00 Medical Insurance Expense	56,866.05	114,581.58	57,715.53
01-5105.033.00.00 Workers' Compensation Insurance	568.00	1,737.48	1,169.48
01-5106.033.00.00 Unemployment Insurance	0.00	1,102.50	1,102.50
01-5107.033.00.00 Retirement Contribution	39,538.87	40,991.87	1,453.00
01-5411.033.00.00 Employee Training	1,976.23	5,000.00	3,023.77
01-5421.033.00.00 Web Master Fees	45.99	16,658.21	16,612.22
01-5503.033.00.00 Team Building & Appreciation	773.38	4,000.00	3,226.62
01-5506.033.00.00 Travel Expense	138.72	250.00	111.28
01-5509.033.00.00 Message Production	9,719.15	26,400.00	16,680.85
01-5517.033.00.00 I-Net Services	0.00	11,000.00	11,000.00
01-5527.033.00.00 Marketing & Outreach	1,394.96	10,000.00	8,605.04
01-5530.033.00.00 Conference/Convention Expense	977.76	6,000.00	5,022.24
01-5531.033.00.00 Association Dues	179.99	1,000.00	820.01
01-5532.033.00.00 Subscriptions & Publications	6,283.03	12,500.00	6,216.97
01-5534.033.00.00 Juneteenth	0.00	5,000.00	5,000.00
01-5540.033.00.00 Mt. Rainier Day	0.00	20,000.00	20,000.00
01-5541.033.00.00 Winter Event	2,126.77	3,500.00	1,373.23
01-5544.033.00.00 Halloween Event	2,397.78	3,000.00	602.22
01-5545.033.00.00 Scholarship Program	0.00	14,000.00	14,000.00
01-5546.033.00.00 Senior Programming	0.00	1,500.00	1,500.00
01-5547.033.00.00 CERT Team	868.08	3,000.00	2,131.92
01-5548.033.00.00 Immigration Outreach	0.00	1,500.00	1,500.00
01-5549.033.00.00 Veterns Celebration	1,121.79	2,000.00	878.21

Expenditures Through December 31, 2025
Administrative Services

<u>Administration</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>
01-5550.033.00.00 Teacher Appreciation	0.00	1,000.00	1,000.00
01-5551.033.00.00 Egg Hunt Event	0.00	4,500.00	4,500.00
01-5553.033.00.00 Recreational Committee	3,711.82	9,000.00	5,288.18
01-5554.033.00.00 Recreational Committee Grants	0.00	7,500.00	7,500.00
01-5555.033.00.00 Arts Commission	0.00	5,000.00	5,000.00
01-5556.033.00.00 Latino Heritage Celebration	2,223.85	5,000.00	2,776.15
01-5557.033.00.00 Mount Rainier Youth Council	0.00	2,500.00	2,500.00
01-5560.033.00.00 Equipment Purchases	0.00	4,000.00	4,000.00
01-5648.033.00.00 Police Advisory Board	0.00	500.00	500.00
01-5649.033.00.00 Rent Stabilization Board	0.00	500.00	500.00
Total	282,225.40	738,396.80	456,171.40

Expenditures Through December 31, 2025
Code Compliance

<u>Code Compliance</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>	
01-5000.040.00.00 Regular Pay	101,097.96	268,547.00	167,449.04	
01-5001.040.00.00 Overtime Pay	463.57	1,000.00	536.43	
01-5100.040.00.00 FICA Expense	7,511.82	20,620.35	13,108.53	
01-5101.040.00.00 Life Insurance Expense	132.96	350.00	217.04	
01-5102.040.00.00 Dental Insurance Expense	937.80	3,508.16	2,570.36	
01-5103.040.00.00 Medical Insurance Expense	50,236.23	101,144.51	50,908.28	
01-5105.040.00.00 Workers' Compensation Insurance	12,344.00	32,189.00	19,845.00	
01-5106.040.00.00 Unemployment Insurance	0.00	882.00	882.00	
01-5107.040.00.00 Retirement Contribution	28,514.87	30,512.72	1,997.85	
01-5200.040.00.00 Office Supplies	2,681.29	4,500.00	1,818.71	
01-5205.040.00.00 Uniforms	1,744.25	5,000.00	3,255.75	
01-5210.040.00.00 Vehicle Fuel & Oil	117.96	3,500.00	3,382.04	
01-5300.040.00.00 Vehicle Repair & Maintenance	0.00	2,000.00	2,000.00	
01-5400.040.00.00 Professional/Contract Svc	2,181.37	12,000.00	9,818.63	
01-5411.040.00.00 Employee Training	100.00	5,000.00	4,900.00	
01-5414.040.00.00 Printing & Copying	1,588.37	3,000.00	1,411.63	
01-5418.040.00.00 Vehicle Insurance	2,566.14	3,000.00	433.86	
01-5503.040.00.00 Team Building & Appreciation	0.00	400.00	400.00	
01-5530.040.00.00 Conference/Convention Expense	50.00	6,000.00	5,950.00	
01-5531.040.00.00 Association Dues	430.00	2,000.00	1,570.00	
01-5532.040.00.00 Subscriptions & Publications	0.00	3,000.00	3,000.00	
01-5560.040.00.00 Equipment Purchase	0.00	3,000.00	3,000.00	
01-5600.040.00.00 Building Repair & Maintenance	6,465.00	3,000.00	(3,465.00)	Replace door & seal bldg
01-5609.040.00.00 Abatement on Property Expenses	1,165.00	6,000.00	4,835.00	
Total	220,328.59	520,153.74	299,825.15	

Expenditures Through December 31, 2025
Economic Development

<u>Economic Dev</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>	
01-5000.041.00.00 Regular Pay	42,538.60	112,703.00	70,164.40	
01-5100.041.00.00 FICA Expense	3,193.81	8,621.78	5,427.97	
01-5101.041.00.00 Life Insurance Expense	21.60	100.00	78.40	
01-5102.041.00.00 Dental Insurance Expense	272.15	1,020.75	748.60	
01-5103.041.00.00 Medical Insurance Expense	14,535.47	29,235.81	14,700.34	
01-5105.041.00.00 Workers' Compensation Insurance	245.00	540.77	295.77	
01-5106.041.00.00 Unemployment Insurance	0.00	220.50	220.50	
01-5107.041.00.00 Retirement Contribution	12,781.22	12,757.98	(23.24)	
01-5411.041.00.00 Employee Training	1,000.00	1,000.00	0.00	
01-5500.041.00.00 Rent Expense	5,500.00	0.00	(5,500.00)	Due to delayed PH opening
01-5503.041.00.00 Team Building & Appreciation	0.00	120.00	120.00	
01-5504.041.00.00 Econ Devlp Program Exp	1,621.56	32,000.00	30,378.44	
01-5530.041.00.00 Conference/Convention Expense	2,187.48	2,000.00	(187.48)	
01-5531.041.00.00 Association Dues	0.00	1,000.00	1,000.00	
Total Operating	83,896.89	201,320.59	117,423.70	
01-5700.041.00.47 Capital Projects - DHCD	117,135.05	150,000.00	32,864.95	
Total Grant	117,135.05	150,000.00	32,864.95	
Total	201,031.94	351,320.59	150,288.65	

Expenditures Through December 31, 2025
Police

<u>Police Dept</u>	<u>Y-T-D Actual</u>	<u>Annual Budget</u>	<u>Variance</u>
01-5000.071.00.00 Regular Pay	469,942.36	1,367,565.10	897,622.74
01-5001.071.00.00 Overtime Pay	63,855.11	92,000.00	28,144.89
01-5002.071.00.00 Court Pay	0.00	10,000.00	10,000.00
01-5003.071.00.00 Shift Differential	157,594.97	456,124.90	298,529.93
01-5004.071.00.00 Field Officer Training	1,071.43	3,600.00	2,528.57
01-5100.071.00.00 FICA Expense	51,994.68	147,590.69	95,596.01
01-5101.071.00.00 Life Insurance Expense	548.46	2,000.00	1,451.54
01-5102.071.00.00 Dental Insurance Expense	3,281.13	15,558.31	12,277.18
01-5103.071.00.00 Medical Insurance Expense	177,993.77	453,477.85	275,484.08
01-5105.071.00.00 Workers' Compensation Insurance	123,652.00	336,847.85	213,195.85
01-5106.071.00.00 Unemployment Insurance	181.31	5,071.50	4,890.19
01-5107.071.00.00 Retirement Contribution	207,735.46	218,395.63	10,660.17
01-5200.071.00.00 Office Supplies	2,694.58	6,000.00	3,305.42
01-5202.071.00.00 Computer Equipment & Supplies	999.00	20,000.00	19,001.00
01-5204.071.00.00 Police Supplies & Equipment	3,538.92	23,000.00	19,461.08
01-5205.071.00.00 Uniforms	4,362.00	20,000.00	15,638.00
01-5206.071.00.00 Firearms Supplies	4,426.12	9,000.00	4,573.88
01-5207.071.00.00 Uniform cleaning expenses	871.70	6,700.00	5,828.30
01-5210.071.00.00 Vehicle Fuel & Oil	19,981.79	63,000.00	43,018.21
01-5300.071.00.00 Vehicle Repair & Maintenance	20,926.80	35,000.00	14,073.20
01-5301.071.00.00 Equipment Repairs & Maintenance	0.00	24,000.00	24,000.00
01-5303.071.00.00 Radio Maintenance	0.00	300.00	300.00
01-5304.071.00.00 MRBA Security Cameras Maintenanc	1,020.92	4,000.00	2,979.08
01-5404.071.00.00 Dispatch Services	37,500.00	90,000.00	52,500.00
01-5407.071.00.00 Computer Software Expenses	0.00	20,000.00	20,000.00
01-5410.071.00.00 Recruitment & Testing	6,073.75	7,800.00	1,726.25
01-5411.071.00.00 Employee Training	5,908.70	20,000.00	14,091.30
01-5415.071.00.00 Police Liability Insurance	24,745.71	30,000.00	5,254.29

Expenditures Through December 31, 2025
Police

<u>Police Dept</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>	
01-5418.071.00.00 Vehicle Insurance	25,430.10	25,000.00	(430.10)	
01-5503.071.00.00 Team Building & Appreciation	403.24	3,000.00	2,596.76	
01-5514.071.00.00 Public Safety Night	5,977.76	6,000.00	22.24	
01-5515.071.00.00 Police Explorer Program	6,109.61	6,000.00	(109.61)	
01-5516.071.00.00 Community Policing/Outreach Exp	7,071.37	10,000.00	2,928.63	
01-5530.071.00.00 Conference/Convention Expense	0.00	3,000.00	3,000.00	
01-5531.071.00.00 Association Dues	0.00	1,000.00	1,000.00	
01-5599.071.00.00 Miscellaneous Expense	620.04	2,000.00	1,379.96	
01-5600.071.00.00 Building Repair & Maintenance	44,020.99	10,700.00	(33,320.99)	Unplanned bldg issues
01-5610.071.00.00 Electricity	9,362.78	15,000.00	5,637.22	
01-5705.071.00.00 Vehicle Purchase	163,928.00	195,000.00	31,072.00	
Total Operating	1,653,824.56	3,763,731.83	2,109,907.27	
01-5400.071.00.37 Professional/Contract Svc - PACT	(11,500.56)	0.00	11,500.56	Prev yr exp cancelled
01-5899.071.00.48 Grant Expense - PACT	0.00	40,000.00	40,000.00	
01-5899.071.00.49 Grant Expense - Public Safety	0.00	14,000.00	14,000.00	
01-5899.071.00.51 Grant Expense - BJAG	0.00	40,000.00	40,000.00	
01-5705.071.00.54 E-Bike Purchase - PACT Grant	3,608.94	0.00	(3,608.94)	
Total Grant	(7,891.62)	94,000.00	101,891.62	
Total	1,645,932.94	3,857,731.83	2,211,798.89	

Expenditures Through December 31, 2025
Public Works

<u>Public Works</u>		<u>Y-T-D</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>	
01-5000.080.00.00 Regular Pay	00	174,600.07	547,561.00	372,960.93	
01-5001.080.00.00 Overtime Pay	00	35,119.43	41,471.94	6,352.51	
01-5100.080.00.00 FICA Expense	00	15,750.14	45,061.02	29,310.88	
01-5101.080.00.00 Life Insurance Expense	00	243.76	700.00	456.24	
01-5102.080.00.00 Dental Insurance Expense	00	1,495.30	6,441.47	4,946.17	
01-5103.080.00.00 Medical Insurance Expense	00	80,094.42	186,490.27	106,395.85	
01-5105.080.00.00 Workers' Compensation Insurance	00	27,024.00	70,341.65	43,317.65	
01-5106.080.00.00 Unemployment Insurance	00	0.00	2,205.00	2,205.00	
01-5107.080.00.00 Retirement Contribution	00	61,902.86	66,678.53	4,775.67	
01-5200.080.00.00 Office Supplies	00	8,598.95	25,000.00	16,401.05	
01-5205.080.00.00 Uniforms	00	588.57	4,000.00	3,411.43	
01-5207.080.00.00 Uniform cleaning expenses	00	8,027.23	30,000.00	21,972.77	
01-5208.080.00.00 Street Signs	00	4,802.58	6,000.00	1,197.42	
01-5210.080.00.00 Vehicle Fuel & Oil	00	11,724.08	29,500.00	17,775.92	
01-5230.080.00.00 Street & Sidewalk Repairs	00	196,561.79	500,000.00	303,438.21	
01-5300.080.00.00 Vehicle Repair & Maintenance	00	94,191.52	55,000.00	(39,191.52)	Trash truck mult. failures
01-5301.080.00.00 Equipment Repairs & Maintenance	00	149.94	5,000.00	4,850.06	
01-5411.080.00.00 Employee Training	00	0.00	5,000.00	5,000.00	
01-5412.080.00.00 Temporary Labor	00	11,532.20	40,000.00	28,467.80	
01-5418.080.00.00 Vehicle Insurance	00	10,697.46	15,000.00	4,302.54	
01-5503.080.00.00 Team Building & Appreciation	00	0.00	1,500.00	1,500.00	
01-5507.080.00.00 CDL Testing	00	142.00	1,500.00	1,358.00	
01-5518.080.00.00 Tipping & Recycling Fees	00	45,567.24	90,000.00	44,432.76	
01-5530.080.00.00 Conference/Convention Expense	00	0.00	2,000.00	2,000.00	
01-5531.080.00.00 Association Dues	00	0.00	200.00	200.00	
01-5542.080.00.00 Bike Co-Op	00	10,258.10	4,000.00	(6,258.10)	Roof repair
01-5543.080.00.00 Community Garden	00	387.00	4,000.00	3,613.00	
01-5552.080.00.00 Green Team Exp	00	0.00	2,600.00	2,600.00	
01-5560.080.00.00 Equipment Purchase	00	1,089.26	7,000.00	5,910.74	

**Expenditures Through December 31, 2025
Public Works**

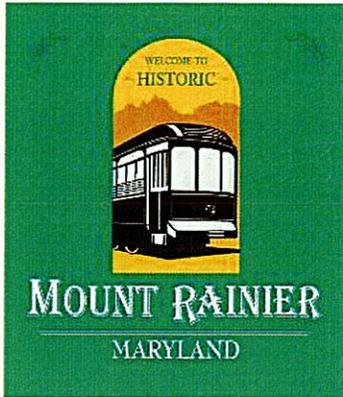
<u>Public Works</u>		<u>Y-T-D Actual</u>	<u>Annual Budget</u>	<u>Variance</u>		
01-5600.080.00.00	Building Repair & Maintenance	00	17,686.96	22,000.00	4,313.04	Front gate \$13k
01-5601.080.00.00	Tree Maintenance	00	4,475.00	85,000.00	80,525.00	
01-5602.080.00.00	Tree Purchases	00	0.00	1,500.00	1,500.00	
01-5603.080.00.00	Grounds Maintenance	00	23,010.00	58,000.00	34,990.00	
01-5604.080.00.00	Pest Control	00	720.00	3,400.00	2,680.00	
01-5606.080.00.00	Equipment Rental	00	1,041.52	2,500.00	1,458.48	
01-5611.080.00.00	Street Lights Electricity	00	51,847.07	80,000.00	28,152.93	
01-5612.080.00.00	Street Lights & Signal Repair	00	20,921.70	10,000.00	(10,921.70)	Replace main elect. box
01-5613.080.00.00	Heat	00	2,199.89	3,500.00	1,300.11	
01-5705.080.00.00	Vehicle Purchase	00	0.00	185,087.07	185,087.07	
			922,450.04	2,245,237.95	1,322,787.91	
01-5705.080.00.55	Vehicle Purch - MDOT Grant	55	0.00	627,500.00	627,500.00	
			0.00	627,500.00	627,500.00	
			922,450.04	2,872,737.95	1,950,287.91	

Expenditures Through December 31, 2025
Other

<u>Non-Departmental</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>
01-5598.031.00.00 Contingency Account	46,140.69	110,182.36	64,041.67
01-5830.099.00.00 Prinicipal - Potts Hall Bond	92,556.69	186,626.69	94,070.00
01-5835.099.00.00 Interest - Potts Hall Bond	25,490.92	49,468.53	23,977.61
Total	164,188.30	346,277.58	182,089.28

First Reading: September 2, 2025

Second Reading and Adoption: October 7, 2025



CITY OF MOUNT RAINIER, MARYLAND

RESOLUTION No. 05-2025

Introduced by: Mayor and City Council

Appointing A New Resident Agent For The City of Mount Rainier

WHEREAS, Maryland Ann. Code, Gen. Provs. Article ("GP"), § 1-1301 requires political subdivisions of the State of Maryland to designate persons to serve as resident agents upon whom process, notice and subpoenas to custodians of public records may be served under certain circumstances; and

WHEREAS, the City of Mount Rainier, Maryland is a political subdivision of the State of Maryland subject to the requirements of GP § 1-1301; and

WHEREAS, the Mayor and City Council deem it necessary and appropriate to appoint a new resident agent in accordance with the requirements of State law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mount Rainier that Kouros Kamali, One Municipal Place, Mount Rainier, Maryland 20712, be and hereby is appointed as Resident Agent for the City of Mount Rainier for all purposes required under GP § 1-1301; and

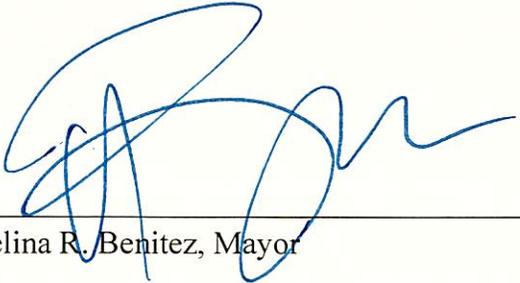
BE IT FURTHER RESOLVED that the City Manager is authorized to sign and file with the State Department of Assessments and Taxation all documents necessary to effectuate this appointment.

THIS REOLUTION IS ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOUNT RAINIER THIS 7TH DAY OF OCTOBER, 2025.

Attest:



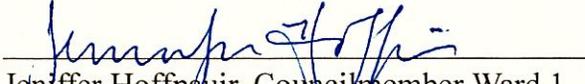
Melissa Sam, City Clerk



Celina R. Benitez, Mayor



Danielle Carter, Councilmember Ward 1



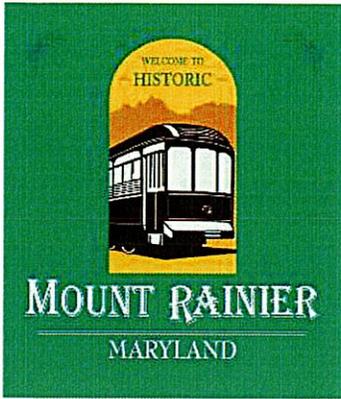
Jennifer Hoffpauir, Councilmember Ward 1



Valerie Woodall, Councilmember Ward 2



Joseph Jakuta, Councilmember Ward 2



Introduced and Read: September 2, 2025

Adopted: October 7, 2025

Posted: October 8, 2025

Effective Date: October 7, 2025

CITY OF MOUNT RAINIER, MARYLAND

RESOLUTION No. 06-2025

Introduced by: Mayor and City Council

Designating a Public Information Act Representative for the City of Mount Rainier

WHEREAS, the *Annotated Code of Maryland*, General Provisions Article §4-503 requires each governmental unit that maintains public records to (1) identify a representative who a member of the public should contact to request a public record, (2) maintain contact information for the governmental unit's representative, (3) post the contact information on the governmental unit's website; and (4) annually update and submit the contact information for the governmental unit's representative to the Office of the Maryland Attorney General; and

WHEREAS, the City of Mount Rainier is a governmental unit that maintains public records; and

WHEREAS, in accordance with *the Annotated Code of Maryland*, General Provisions Article §4-503, the City wishes to appoint a Public Information Act Representative.

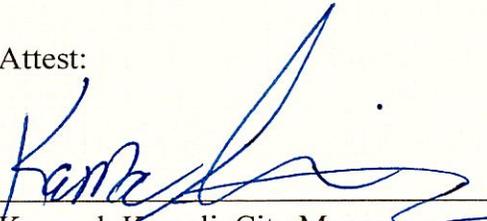
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOUNT RAINIER, MARYLAND, that the following individual is appointed as Public Information Act ("PIA") Representative for the City of Mount Rainier and the PIA Representative's contact information is:

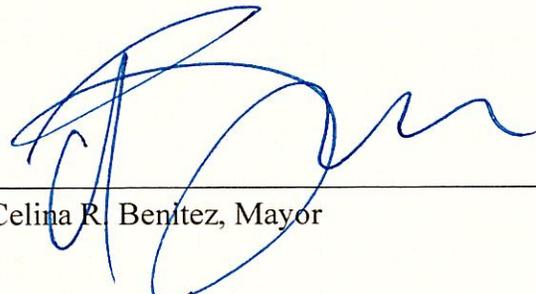
Melissa Sam
City Clerk, City of Mount Rainier
One Municipal Place
Mount Rainier, MD 20712
Telephone: (301) 985-6585
Email: cityclerk@mountrainiermd.org
City of Mount Rainier internet address: www.mountrainiermd.org

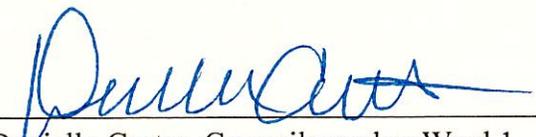
BE IT FURTHER RESOLVED that the City Manager, or his designee, shall submit the contact information for the City's PIA Representative to the Office of the Maryland Attorney General and post the contact information in a user-friendly format on the City's website.

THIS RESOLUTION IS ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOUNT RAINIER THIS 7TH DAY OF OCTOBER, 2025.

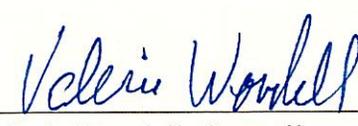
Attest:

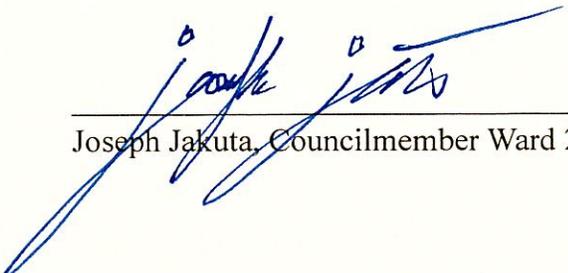

Kourosh Kamali, City Manager

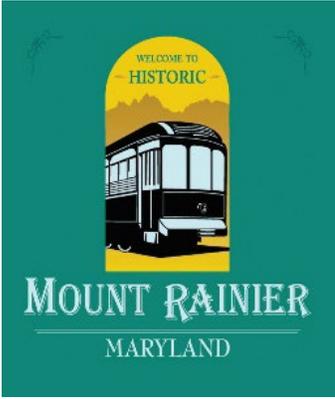

Celina R. Benitez, Mayor


Danielle Carter, Councilmember Ward 1


Jennifer Hoffpauir, Councilmember Ward 1


Valerie Woodall, Councilmember Ward 2


Joseph Jakuta, Councilmember Ward 2



First Reading: September 2, 2025

Second Reading and Adoption: _____, 2025

CITY OF MOUNT RAINIER, MARYLAND

RESOLUTION No. 07-2025

Introduced by: Mayor and City Council

Upcoming Vice Mayor Rotation

WHEREAS, Section 303(B) of the City of Mount Rainier Charter calls for the appointment of a Vice Mayor who shall perform the duties of the Mayor during the absence or disability of the Mayor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mount Rainier that:

1. Commencing at the Legislative Meeting of the City Council on November 4, 2025, and continuing until the last Council Meeting prior to November 3, 2026, Councilmember Danielle Carter, Ward 1, shall serve as Vice Mayor.
2. Commencing at the Legislative Meeting of the City Council on November 3, 2026, and continuing until the last Council Meeting prior to November 2, 2027, Councilmember Joseph Jakuta, Ward 2, shall serve as Vice Mayor.
3. Commencing at the Legislative Meeting of the City Council on November 2, 2027, and continuing until the last Council Meeting prior to November 7, 2028, Councilmember Jeniffer Hoffpauir, Ward 1, shall serve as Vice Mayor.

THIS REOLUTION IS ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOUNT RAINIER THIS __ DAY OF _____, 2025.

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
Legislative Meeting
January 6, 2026, 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 Code Compliance Alma Ferrufino

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 with the removal of number 11, Discussion and Vote on Support for the “Help Us Stop The Landover Data Center” Community Outreach.

Mayor and Councilmember Event Announcements

Councilmember Jenny Hoffpauir stated that the ribbon cutting was scheduled for the following day at 11:00 a.m. at Potts Hall, 1 Municipal Place, Mount Rainier, and expressed hope that residents would attend.

Councilmember Joseph Jakuta encouraged residents to visit the City’s website and sign up to join the Mount Rainier Green Team. He stated that applications were being accepted and that an environmental background was not required, though preferred. He noted that individuals who simply wanted to help benefit the environment in

Mount Rainier were welcome to apply. He added that approximately three additional applicants were still needed to reach full membership.

Councilmember Danielle Carter mentioned the following:

- She thanked everyone who participated in the Parade of Lights in December, noting that it was a great success, and extended special thanks to the four residents who provided cider stations.
- She encouraged residents to participate in the City's Compost Program and advised them to visit the City's website to complete the form to request a compost bin. She stated that residents with questions could reach out to any member of the Council.

Vice Mayor Valerie Woodall announced a vacancy on the Arts Commission and encouraged interested residents to apply through the City's website.

Mayor Celina Benitez read the upcoming events listed on the agenda and stated the following:

- The waste management schedule was available on the City's website, and live Christmas trees were scheduled for collection on January 13 and January 27.
- She thanked staff and volunteers for their work on the Holiday Basket Distribution and the Breakfast and Photo with Santa.
- The Police Department held a Shop with a Cop event, during which many children received toys.
- She thanked the Mount Rainier Volunteer Fire Department for hosting Santa Run and noted that the Police Department escorted the event. She expressed appreciation for the continued collaboration.
- She congratulated Ms. Wala Blegay on being sworn in as the new at-large County Councilmember on Monday.
- She gave a shout-out to Speaker Joselyn Peña-Melik for becoming the first Afro-Latina immigrant Speaker of the Maryland House of Delegates.
- She stated that the legislative open session would take place the following week.

Presentation from the Anacostia Trails Heritage Area (ATHA)

Vice Mayor Valerie Woodall recused herself from the presentation.

Megan Baco and Grace Hearnese presented on the following:

- (Re) Introduction
- Community Tourism
- Example Heritage Area Projects & Programs
- Grant Opportunities

Councilmember Jenny Hoffpauir asked about small businesses and their preservation, noting that the City had many small businesses in its historic downtown core, and inquired whether they were able to access grant funding through ATHA. Megan Baco stated that the funding they had available was not something small businesses could use. She explained that they had seen partnerships take place in the Gateway Arts District in which a business benefited significantly as the buildout tenant of a property owned by a nonprofit. She also noted that Prince George's County was unique in that the County Historic Preservation Commission had a grant program for which private property owners were eligible.

Motion to add three minutes Moved by Mayor Celina Benitez Seconded by Councilmember Jenny Hoffpauir Vote Recorded: 4-0-0, Motion Passed
--

The Mayor and Council thanked Megan Baco and Grace Hearnese for their presentation and stated that they wished the trail extended all the way to the City.

Presentation of Building Application for 3803 32nd Street, Mount Rainier, Maryland

The owner of the property explained the scope of the project.

Councilmember Joseph Jakuta stated the following:

- The city had a noise ordinance (Code Section 10-121), construction activities were to be limited to 8 am to 8 pm to avoid violating it.
- There was a tree ordinance (Section 12B-7) that protected private trees measuring 56½ inches or more in circumference at 4½ feet above the ground. If any work was planned involving a tree of that size, even if it was in poor condition, Code Enforcement needed to be consulted. Additionally, any pruning needed to be reviewed in advance.
- Care should be taken when digging, moving, or grading soil to prevent stormwater from running into neighboring yards or the rain garden.
- When in doubt, the Code Compliance Director should be contacted.

Vice Mayor Valerie Woodall asked whether the owner planned to live in the home, sell it after renovations, or rent it. The owner stated that he was planning to rent the property.

The Mayor and Council thanked the owner for the presentation and for the project.

City Manager's Report

City Manager, Kouros 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)
- 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
- Façade Improvements and Mural Projects
- Grant Activities

Councilmember Jenny Hoffpauir expressed frustration that they were not meeting in person, questioned why the furniture had not been ordered earlier, and asked for an explanation for the delay. Mr. Kamali explained that they had to wait until the council chamber was finished to obtain accurate measurements for the furniture. He also stated that if they had proceeded with the original plan to furnish the chamber, it would have cost the City more than \$100,000. Therefore, he had shopped around to find a better price. He eventually found a vendor who provided a reasonable quote, but they were out of state, and it would take two months. He also mentioned that the City was better off waiting the two months rather than paying an additional \$50,000.

Councilmember Joseph Jakuta stated that some of the businesses he had spoken with on 34th Street were concerned about how the parking meters had been removed. A report provided previously indicated that this would be about the time the parking meters were to be reinstalled, and he asked about the status. Mr. Kamali explained that they usually held weekly meetings with the vendors. He noted that although the process had been promised to be quick at the beginning, it was taking longer than anticipated. They had received all the signs for the parking area, but were still waiting for the program to be installed, which was somewhat sophisticated, and staff also needed to be trained.

Councilmember Danielle Carter asked the following questions:

- In this situation with the Barking Lot, were mediation services offered to the residents and the business owner to mitigate the situation.
- Did he, as City Manager, or one of his designated staff, investigate the petition to ensure all signers were 18 years or older and that the 60 percent threshold had been met.

Mr. Kamali stated that he believed the matter should be addressed in a different meeting, such as a community conversation, where the Director of Code Compliance could also be present. He explained that she had forwarded information to Councilmember Carter that afternoon, and because a County investigation was ongoing and a court date was scheduled for the following Thursday, some information could not be released as it was not public. He added that he had reached out to the City Attorney after receiving the emails from her. He also noted that most of the email correspondents did not live on that block. He reiterated that a community conversation involving the owner, the residents who signed the petition, and city staff would be the appropriate forum.

Public Comment

Ms. Julie Chamberlain, 3700 block of 37th Street, stated that she was two months away from her twentieth anniversary of living in Mount Rainier and that she had always heard the narrative of supporting residents and local businesses. She said it was baffling to her the situation being discussed. She noted that a resident who had invested in the community and gone through the permitting process to establish her business was now coming up against this wall, with seemingly no engagement from the entity in this body. She stated that no one had talked about any actions taken directly by City personnel. She said she had been under the understanding that it was partially the City undertaking this action, not just residents complaining about barking. She stated that she would definitely like some answers regarding what City involvement had been in the issue, not just complaints from residents. She added that the meeting on Thursday was coming awfully quickly for the turnaround on information, given that the matter had been going on for quite some time.

Mr. Jon Pattee, 3200 block of Shepherd Street, mentioned that he wanted to express deep concern, noting that he was sure that no group of people who packed food baskets for kids and did things for families was anything but good-hearted. He stated that he also knew the business owner had lived in the community for what he believed was coming up on twenty years and that she was a decent and kind person.

He said it surprised him that no common ground could be found in this situation and that it was a deep concern to him. He stated that he trusted they would all find the same compassion and common sense and make it possible for her to continue a business that she had poured her life savings into as a single mother, a veteran, and someone investing in the community that was desperate to avoid blight, closed businesses, and the social consequences that came when people tried to do something good in their community and ran into obstacles.

He stated that his understanding of what was happening was not that there was something significant involving the County, but rather that the City had moved the goalpost on her and that there was something about a foot issue. He stated that, from what he had heard, he thought it was not going to turn out well. He said he was sad for his City and sad for his neighbor, and he hoped that the matter would be taken very, very seriously, noting that he knew they were good-hearted people.

Ms. Heather Ware, 3700 block of 35th Street, said that she had concerns because she received a notice from the County without any mediation or conversation with the City Council, City staff, or neighbors. She stated that she thought the matter would have been handled in house rather than being fast-tracked to the County. She asked the Council to consider having a dialogue, at least initially, either with her or with the main person who had the complaint. She stated that instead, they had only been yelling at them at their business and at her while she was walking to her job, along with emails sent by a particular individual. She stated that she then received a noise notice from the City and felt a disconnect, questioning why the issue had not been addressed in house before being taken to the County.

Ms. Ayelet Hines, 3200 block of Shepherd Street stated that she was there to speak on behalf of the business and that she sometimes took her dog there. She stated that she understood the neighbor in the immediate vicinity might have had concerns and that, of course, the City needed to look out for their interests. Her request was that the City stand up equally and fight equally for the interests and concerns of the business owner.

She stated that the owner was a lone proprietor, a veteran, a single mother, and someone known throughout the community for being an active member who helped shape the future of the community. She said her hope was for the City to stand up for her as much as it did for the people who lived on that block. She noted that while it was true she did not live on that block, the town center was important to her and she did not want it to become blighted or for the only businesses that could thrive to be those that sold drugs. She stated that she knew the business owner had been dealing with the matter for months and that this was what it had taken to finally have this conversation. Even if the explicit intention was not to shut the business down, placing roadblocks in front of a small business owner was essentially the same thing.

Ms. Valerie Silensky, 4100 block of 31st Street, mentioned that she had lived there for almost twenty-one years. She said she had seen many businesses struggle to come to the area and that there had been numerous attempts to attract businesses that ultimately did not succeed. She stated that the community needed businesses, and here they had someone who had been so dedicated to investing in the community, moving there, making it her home, and raising a child there. She noted that all of these actions were deliberate and intentional.

She stated that the business owner had started the business there and, as others had said, had gone through all of the onerous and difficult challenges of opening a business. She said it was clearly a popular and beloved business that helped build community. As a dog owner herself, she stated that her dogs had never actually been to the business other than to visit and say hello, and she had always found it to be clean and well-managed.

She said it seemed that some were letting the best be the enemy of the good. She noted that there had been some great ideas in the discussions about having a community dialogue and addressing issues at the community level to mitigate any problems. She stated that she would like to know why that had not been done before it got to this point. She said, as others had noted, that the matter had been going on for months and seemed to involve issues that could have been addressed earlier, especially given who the owner was and her investment in the community. She stated that other businesses had been far more troublesome and problematic, yet had not risen to this level, particularly not so soon. She expressed hope that their voices and logic would have an effect.

Ms. Margaret Boozer-Strother, 4000 block of 34th Street, stated that she had been a business owner in Mount Rainier since 2003 and that it was not easy to be a business owner. She emphasized that the City had a lot of vacant properties and that they had expressed a desire for businesses to come to the area. She stated that Heather's business was exactly the kind of business they wanted, someone who lived in the community, was responsible, an upstanding citizen, and invested in the neighborhood.

She noted that when pets were lost, people called Heather because she knew everyone and their pets, reuniting pets with their owners. She stated that it was an important business in the neighborhood, as people needed it to care for their pets while they worked. She said the community needed the business and questioned why a process could not be followed, as others had suggested, where they could sit down, talk, and work things out, instead of going from zero to one hundred and suddenly having a hearing.

She stated that she had not personally experienced this, but she had run into many situations where her first interaction felt like a slap instead of a handshake. She said she thought the City could do better and should not treat their valued citizens and businesses this way.

Mr. Derek Reynolds, 4000 block of 32nd Street, said that he did not know one hundred percent of the background regarding what had happened with this business. He said he understood there had been a noise complaint and that the City had apparently taken it to the County, with some rapid communication happening regarding the complaint. He stated that he had lived in the community for about eight years and that at almost every meeting he attended, he heard people complaining about the businesses at the traffic circle—being disruptive, having liquor licenses at 8 a.m., and all kinds of things happening downtown at the bus circle. Yet he said he had never heard of the City taking any of those issues to the County. He questioned whether he was missing something and why the City had never acted on the liquor stores, yet was now targeting another business that did not have any “drunk things” or disruptive behavior occurring.

He stated that he was confused why the community and the City were suddenly attacking this small business owner. He said he had been hearing for years that there was nothing the City could do about all the other businesses that people had complained about over the past eight years.

Mayor Celina Benitez stated that they had heard their concerns and that what limited what they could say at this time was that it was an active investigation. She stated that they had received a large number of documents that

needed to be reviewed. She explained that when they sometimes discussed businesses and licenses, it was largely handled by the County, not the City, as the County cleared most of the permits.

She noted that about four years ago, there had been a petition regarding a business that residents were upset with and wanted removed. She stated that the Council did not grant licenses, nor did it approve or dictate the hours certain businesses could operate. She said the City could request that residents take certain actions, but it was ultimately up to the residents what they chose to do, and the City was not the only outlet for complaints when residents were unhappy with certain issues. She stated that they would review the information and have a discussion with the team.

Second Reading and Adoption of Resolution No. 10-2025

Motion to adopt Resolution No. 10-2025, Proclaiming December 10th as Human Rights Day
Moved by Vice Mayor Valerie Woodall
Seconded by Councilmember Jenny Hoffpauir
Vote Recorded: 5-0-0, Motion Passed

Vote on Approval of Minutes

Motion to approve the minutes for:

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

Moved by Vice Mayor Valerie Woodall
Seconded by Councilmember Joseph Jakuta
Vote Recorded: 5-0-0, Motion Passed

First Reading of Resolution No. 10-2026

Mayor Celina Benitez read Resolution No. 01-2026, Authorizing Participation in the Prince George’s County Planning Assistance for Municipalities and Communities (PAMC) Strategic Action Plan Project.

Councilmember Daniel Carter made a motion to vote on Resolution No. 01-2026, Authorizing Participation in the Prince George’s County Planning Assistance for Municipalities and Communities (PAMC) Strategic Action Plan Project. This motion was seconded by Councilmember Joseph Jakuta.

After discussion Councilmember Danielle Carter withdrew her motion to vote on Resolution No. 01-2026.

Presentation of Minutes

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

Adjournment

The meeting was adjourned at 9:44 pm.

Motion to adjourn the meeting:
Moved by Councilmember Jenny Hoffpauir
Seconded by Councilmember Danielle Carter
Vote Recorded: 5-0-0, Motion Passed