APPROVED: Meeting No. 6-84

ATTEST: Helen M. Heneghan

MAYOR AND COUNCIL

ROCKVILLE, MARYLAND

MEETING NO. 4-84

February 13, 1984

The Mayor and Council of Rockville, Maryland, convened in general session in the Council Chamber, Rockville City Hall, Maryland at Vinson Street, Rockville, Maryland, on Monday, February 13, 1984, at 8:00 p.m.

PRESENT

Mayor John R. Freeland

Councilman Steve Abrams

Councilman Douglas Duncan

Councilwoman Viola Hovsepian

Councilman John Tyner

The Mayor in the Chair.

In attendance: City Manager Larry Blick; City Clerk Helen Heneghan; Assistant City Attorney Francis Lacey.

Re: City Manager's Report

Mr. Blick reported the following:

1. The neighborhood committee has agreed to changes in the townhouse development proposed for the six acre tract bounded by Monroe, Argyle and South Washington Streets. The Planning Commission will be considering the detailed application on February 22, 1984.

2. The City's salt storage has been replenished.

3. A use permit has been issued for the office building at the corner of Rt. 355 and Mannakee Street.

4. The Planning Commission has granted an extension of time for the Twinbrook office building.

5. Last Thursday, GEISCO hosted 27 companies in Rockville to explore public/private partnerships.

6. Rockville Finance Director, John Lawton, will be leaving the City April 1 to take a similar position in Billings, Montana. He has done an outstanding job in Rockville and will be missed.

7. The County Council has introduced an ordinance revising the previously adopted legislation on municipal powers. This ordinance incorporates the recommendations of the Montgomery County Maryland Municipal League and County task forces.

Councilwoman Hovsepian said Mr. Lawton will be sorely missed but it is nice to know that he is going back home to his part of the country.

Re: Recognition of Award Winners in Lincoln's Birthday Contest

Mayor Freeland introduced Jeanine Jeffs, acting Chairman of the Humanities Commission. Mrs. Jeffs, along with Mayor Freeland, presented awards in the following categories:

Essay - (10th - 12th Grade) - Michael Greenberg - Rockville High School

Essay - (7th - 9th Grade) - Zack Barthel - Julius West School

Essay - (7th - 9th Grade) - Karen Holmes - Julius West School

Poems - (K - 3rd Grade) - Kelly Dunston - Twinbrook Elementary

Poems - (4th - 6th Grade) - Christina Gazdik - Twinbrook Elementary

Poster - (K - 3rd Grade) - Jennifer Johnson - Beall Elementary

Poster - (4th - 6th Grade) - Michael Stek, IV - Farmland Elementary

Former Mayor William E. Hanna, joined the Council in presenting the William E. Hanna Award to Andrea Avery of College Gardens. In addition to plaques, each of the students recevied savings bonds.

Re: Citizen's Forum

The Mayor opened the meeting to those citizens who wished to address the Mayor and Council.

1. William Abert, 4 Maryland Avenue. Mr. Abert presented a petition to the Mayor and Council signed by 53 people requesting that the Mayor and Council reopen Argyle Street to traffic due to the heavy and hazardous conditions on Maryland Avenue. The Mayor and Council acknowledged the petition and noted that it would be discussed on this evening's agenda.

2. John Loom, Woodley Gardens Homeowners Association. Mr. Loom addressed item number 18 on this evening's agenda, the Testimony to the State Highway Administration concerning the City's position on the widening of I-270 through Rockville. Mr. Loom said the neighborhood is quite concerned with the widening plans. The feeder roads are inadequate and the neighborhood needs protection. There are noise, pollution problems and safety problems. In some instances the distance from the shoulder, once constructed, to the resident's property lines will be approximately 12 inches. Mr. Loom suggested that if the City endorses the 12 lane plan at this time, it will reduce later negotiation possibilities. He asked that the City request the record be held open until the Environmental Impact studies are completed and reviewed. He said although the neighborhood appreciates the City's suggestions on work sessions, he

would ask that the City not simply convene them but be an active participant. Mayor Freeland thanked Mr. Loom for his suggestion and stressed the fact that the City needs the citizens supports to deal with this. People must be made aware of the problems. Instead of continuing to widen roads, other alternatives must be considered.

3. Gilman Grave, 14 West Argyle Street. Mr. Grave said that Ward Investment Company will be building 62 townhouses in the triangle bounded by Washington, Argyle and Monroe Streets. He thanked the staff for working with the neighborhood, particularly Mr. Larry Owens who certainly deserves a debt of gratitude.

There being no other citizen wishing to be heard, the Mayor closed the Citizen's Forum portion of the meeting.

Re: Approval of Allocation of Program Open Space funds to projects for FY 85-90, as recommended by the Recreation and Parks Advisory Board

The Recreation and Park Advisory Board met on January 26, 1984, to review and discuss all the proposed five-year recreation and park capital improvement projects and Program Open Space (POS) funding.

The Recreation and Park Advisory Board recommends the following:

A) To put the POS monies into projects that would do the "most good" around the City

B) To spend the allotted POS monies on a yearly basis as is done now, and not bank these funds for a future big project.

C) Since it appears that the multi-purpose lake is the largest proposed POS fund user of about $672,750, and the city does not know exactly when this project will actually come about, the Board recommends that the POS funding should not be saved up into the future to fund part of this project. The Board did feel, however, that the project remains important.

The Board recommends the POS funds be continued to be spent on neighborhood projects and not fund the multi-purpose lake project with POS funds.

Mr. Olson and Mr. Leasure, Chairman of the Recreation and Park Board, answered the Council's question. It was explained that the park facility at the lake is the program open space project. The lake itself would be built through dedication and storm water management funds.

The Mayor and Council accepted the report and approved the recommendations of the Board.

Re: Approval of Plan for Development of Lone Oak Park and long-term lease with Montgomery County

Mr. Olson told the Council that the Recreation Staff set up and conducted a public park planning meeting with the Lone Oak area community on January 11, 1984. There were 13 people in attendance. The park master plan was presented and accepted by the citizens. The plan calls for the redevelopment and reorientation of the softball field, a new play structure area, new basketball area, a fitness cluster area, a picnic area, pathways and major landscaping.

Genie McKay, a neighbor in the Lone Oak community, gave a presentation to the Council with the use of slides. She showed them the work that is planned. She highlighted the Lone Oak tree for which the school is named. Mayor Freeland complimented Mrs. McKay and the community on the plan. He said the Mayor and Council regards it as a step forward to make both the school and the neighborhood look better. Mr. Olson noted that a 25 year lease with Montgomery County is the City's goal.

The Mayor and Council approved the plan.

Re: Approval of recommendation to buy or lease Rockville United Church property

The City has been in contact with the officials of the Rockville United Church since July of 1983 regarding the possible lease or purchase of a portion of the property on Linthicum Street. It is the Churches intent to sell off a portion of the land in order finance the expansion of its physical plant. An independent real estate appraisal of the land was furnished indicating its value to be $204,000. After review, the Recreation and Park Advisory Board at its meeting of January 26 recommended the City not purchase the property for park purposes. The Board noted a proximity of other nearby city parks in making its recommendation.

Councilwoman Hovsepian commented that she would have to agree with the staff. It seems too much money for the City to pay and it is evident that the Church needs the money. Councilman Tyner asked how many houses the land could support. The City Manager said 10 lots would be possible. He would have no idea of the price range - that would be a long way off.

On motion of Councilwoman Hovsepian, duly seconded and unanimously passed, the Mayor and Council agreed to accept the staff recommendations and not ask for purchase of the property.

Re: Adoption of Revised Membership Fees for the Rockville Municipal Swim Center

The staff submitted the following fees for Mayor and Council approval:

Proposed 1984-85 Fees

Category	Actual 1983-1984	Proposed* 1983-1984	Discount** Prior to 5/15
Res. Fam. Annual	$202	$273	$248
Res. Ind. Annual	123	164	149
Res. Fam. Summer	160	218	
Res. Ind. Summer	94	131	
Res. Fam. Adm. Fee	55	55	
Res. Ind. Adm. Fee	34	34	
Non-Res. Fam. Annual	299	314	
Non-Res. Ind. Annual	172	189	
Non-Res. Fam. Summer	228	251	
Non-Res. Ind. Summer	133	151	
Noon Pass	60/season	81/season	
Res. Fam. Special	10	10	
Res. Ind. Special	5	5	

*Resident Fees are increased an average of 34.6%
**Non-resident fees are increased an average of 9.8%
**$25 off Res. Fam. Annual; $15 off Res. Ind. Annual

Admission Fees	Actual 1983-1984	Proposed 1984-1985
Adult Weekday	$1.35	$1.75
Adult Weekend	2.00	2.50
Child Weekday	.85	1.00
Child Weekend	1.10	1.50

Councilman Duncan asked what marketing efforts are planned. Mr. Olson explained that they will be going with the same marketing efforts that have been used in other years. Councilman Tyner suggested that handicapped organizations be contacted in order to promote pool use. He noted that the staff is asking for subsidy for seniors to offset the cost of senior and low income discounts. He asked how that will operate. Mr. Olson said the staff is not in fact asking for that subsidy it is only on paper to show the shortfall between the pool rates and the discounted rates. The City Manager agreed and said if it becomes necessary the City will subsidize in anyway necessary to support the pool but it is hoped that the income will approximate the budget. Councilman Tyner said he has no problem with it and he would like to have the subsidy for the discounts factored in. Councilman Abrams said he would have no problem if there is a need, but the fee structure presently anticipates the optional plan. It would be better to strive to meet the goals. The Mayor and Council discussed the subsidy at length and whether or not the amount should be contributed through general funds. The City Manager said he would prefer that not be done at this time since there are also other factors to be considered. He would like

to see it discussed at budget sessions. Councilwoman Hovsepian suggested that the fee structure be approved as recommended by the staff and the Mayor and Council look at the entire subject of subsidy at budget time.

Mayor Freeland asked the budget for advertising. Mr. Hall said it was $6,500 this year, an increase over $5,000 the previous year. Mayor Freeland asked the Recreation and Park Board's Chairman if the Board had discussed promotion. Since they had not, the Mayor suggested the effort might be better served through promotion rather than subsidy. He asked that more money be put into advertising to be sure the pool is successful. Mr. Olson said the staff will attempt to measure the advertising results. Mayor Freeland said he would like to see that looked at at budget time and also corporate membership.

On motion of Councilwoman Hovsepian, duly seconded and unanimously passed, the fees were approved.

Re: Review of Effect of Installation of "Do Not Enter" signs on Argyle Street at Maryland Avenue

Councilman Tyner asked if there is any information from the Police on this item. The City Manager said the Police have not had enough time to look into it or to justify it as a high priority enforcement program. Councilman Abrams asked if there has been any written complaints received. The City Manager said he did not know of any at this time but the citizens could be asked in the future if they would take down the license tag numbers of the people who are disregarding the "Stop" and "Do Not Enter" signs. Councilman Tyner suggested a decision be postponed until June when there would be enough time to study the changes. Councilwoman Hovsepian agreed and said the decision might be reserved until the lights are in place at Fleet and Monroe since the safety at that intersection could change the pattern. She spoke of the necessity of caution in this matter since all neighborhoods in the City have experienced an increase in traffic and with the exceptions of cul-de-sacs all must bear their share of the traffic which will follow any short cut it can. The Mayor and Council agreed that the decision would be postponed and the data will be re-examined in June or July.

Re: Authorization to Re-open record re Map Amendment Applications M-35-83 and M-36-83, 101 South Van Buren Street, Waters and Clark, Applicants, requesting Transitional Zoning

The Council discussed reopening of the record and the amount of time it should

be left open. Councilman Abrams suggested it might be open for only 24 hours. Councilman Duncan disagreed with that. He said the Mayor and Council will not be acting on the item for two weeks. Mayor Freeland suggested the record be left open but that the submissions be limited in scope so as not to further complicate the process.

On motion of Councilwoman Hovsepian, duly seconded and passed, only Councilman Abrams voting nay, the record was reopened for 10 days for the submission of the staff report on the condemnation and any information or comment pertaining to that report.

Re: Introduction of Ordinance: To set Stipend for Mayor and Council

The Mayor and Council discussed this Ordinance and what should be the proper stipends to be the subject of a public hearing.

Councilman Duncan moved that salaries be doubled as they have been in the past for the Mayor and Councilmembers to $9,600 and $7,200 respectively. The motion failed for lack of a second.

Councilwoman Hovsepian moved that the stipends be increased one third for Mayor and Councilmembers to $6,400 and $4,800 respectively. The motion failed for lack of a second.

Councilman Duncan noted that the duties have increased substantially in the past 10 years. He would not like to see a too high salary for people to do it full time but he feels a substantial increase is in order. Councilwoman Hovsepian disagreed and said she would not like to see it looked at as a second income, since traditionally it has been a service role. She added that she saw no necessity to make doubling a tradition.

Councilman Tyner reminded the Council that all are fully reimbursed for out of pocket expenses. He noted that the cost of living increases to City employees over the past 7 years have increased approximately 63% so he would move that as an increase to the Mayor and Council so that the stipends can be $8,000 and $6,000 respectively. The Council agreed to this.

On motion of Councilman Abrams, there was introduced upon the table an ordinance to amend the stipend paid to the Mayor and Council from the present $4,800 and $3,600 to $8,000 and $6,000. It will be the subject of a public hearing on March 12.

Re: Approval of Extension of Time for New Rockville Town Center Partners to obtain financing and begin construction of hotel in Town Center

Mr. Robert Monroe of the New Town Center Partners has requested a six month extension of time for the period allowed in the disposition of the development agreement for concluding financing arrangements for the hotel in downtown Rockville. The staff has recommended that the requested extension be granted subject to a) the developer submitting weekly progress reports as to its activities, b) the developer making bimonthly progress reports to the Mayor and Council and c) no further extensions shall be requested or granted.

Councilman Abrams moved that the Mayor and Council approve an extension of time for the new Rockville Town Center Partners to obtain financing to begin construction of the hotel in the Town Center. The motion was seconded by Councilman Duncan. Councilman Duncan noted that this is pro forma as put into the contract and will be the last extension. Councilwoman Hovsepian agreed and read aloud from the memo in which this was stressed. Councilman Tyner asked that it be made quite clear that no further extensions would be requested or granted in this matter. (At this time Councilman Abrams left the meeting.)

The motion to approve extension was adopted by unanimous vote of all present.

Re: Appeal of Award of Bid No. 12-84, Leaf Collection Equipment

In December, Rod Goodyear, President, Goodyear Street and Highways Supply Company, sent a letter to the Mayor and Council appealing the City staff interpretation of specifications having to do with the purchase and delivery of leaf collection equipment.

The dispute arose over whether a certain hydraulic ram used in the dumping mechanism was a part of the specifications. The total amount of the bid was $9,940 for two units but the disputed item was approximately $1,000 each or $2,000.

The City Attorney has said that Goodyear is entitled to supply the equipment (without the $1,000 units). In the alternative he also said that the City can rescind the contract if Goodyear agrees to that procedure.

Mr. Goodyear has been informed that the staff is recommending to the Mayor and Council that all bids be thrown out and he agreed to the procedure.

On motion of Councilman Tyner, duly seconded and passed by unanimous vote of all present, all bids were thrown out.

Re: Authorization for City Manager to lease a portion of Mall Parking Garage to Tribune-United for storage of cable

A lease has been presented between the Mayor and Council of Rockville and Tribune United Cable for a portion of the middle level of the Town Center Garage to be used as storage for reels of coaxial cable. Rent in the area is to be $2.50 per square foot or $34,209 per year. The rent will be paid monthly in installments of $2,857.50. Since Eisinger and Kilbane Associates have contracted rights to the operation of the Town Center Garage their approval of the lease is also necessary. Storage of the cable will not have any foreseeable adverse effect upon the garage operation.

On motion of Councilman Duncan, duly seconded and passed by unanimous vote of all present, the Mayor and Council approved the lease.

Re: Introduction of Ordinance: To revise and amend appropriation Ordinance No. 7-83 for FY83

On motion of Councilman Duncan there was introduced upon the table an ordinance to revise and amend the appropriation Ordinance for FY 83, said ordinance will be the subject of public hearing on March 12. Councilman Tyner suggested that technical adjustments be made to the ordinance at the time of its adoption.

Re: Introduction of Ordinance: To revise and amend appropriation Ordinance No. 24-83 for FY 84

On motion of Councilman Duncan, there was introduced upon the table an ordinance to amend the appropriation Ordinance No. 24-83, said ordinance to be the subject of a public hearing on March 12.

(At this time Councilman Abrams returned to the meeting.)

Re: Introduction of Ordinance: To grant Street Closing Application, SCA-47-83, Wagner Road, Congressional North Associates, Applicant

On motion of Councilman Abrams, there was introduced upon the table an ordinance to grant Street Closing Application, SCA-47-83, Wagner Road, Congressional North Associates, Applicant, said ordinance to lay over at least one week before final action is taken.

Re: Testimony to State Highway Administration re City's position on the widening of I-270 through Rockville

The Mayor and Council discussed the testimony given to them and asked that the comments made by the Woodley Gardens Association be incorporated into the rewrite. Councilman Abrams noted that funds for noise barriers have been deleted by Congress. The State must be prepared to pay. Councilman Tyner referred to the problems at the intersections and noted that the City should reserve the right to comment on the Rt. 28 cloverleaf design when it is done. The Council also addressed to Mr. Davis the question of the record being held open. The Council should have the right to comment further when the engineering work is performed. The Council then discussed problems with continuing to widen roads while Metro is being subsidized, the cost of Metro, and whether or not public transportation should be subsidized even more to promote its use and also give an accurate assessment of its usage potential.

Councilman Duncan will deliver the testimony.

Re: Decision on items to be placed on ballot for Advisory Referenda at April 30, 1984, election

Councilwoman Hovsepian suggested that questions be placed on the ballot for advisory referenda, particularly the question of whether a council person should resign if that person decides to run for other office. Councilman Abrams suggested a choice of answers be given on the ballot such as yes, no, no opinion or don't care. He also suggested that if a member of a board or commission should run for any elected office they might have to resign. In addition, he would like to see members of the Planning Commission or Board of Appeals who decide to run for office, necessitate a resignation and then he would like to see all the grounds that people feel are necessary for resignation. Several suggestions were made by the Council for advisory referenda such as length of terms, election to fill unexpired terms of more than six months, etc. It was agreed that all suggested questions could be written out and brought back to the Mayor and Council at its next meeting.

Re: Adoption of Ordinance: To approve Special Assessment Project widening of Brent Road - from Calvert Road to 150 feet east

Ordinance No. 3-84

On motion of Councilman Duncan, duly seconded and unanimously passed, Ordinance No. 3-84, the full text of which can be found in Ordinance Book No. 11 of the Mayor

and Council, authorizing public improvements for the construction and widening of Brent Road, Project 040312 was adopted by the Mayor and Council.

Re: Approval of bond Issue Recommendations

Government Finance Associates has advised the City Manager that the City of Rockville should proceed with its bond sale in the near future due to the volatile conditions of the bond market.

On motion of Councilman Duncan, duly seconded and unanimously passed, the Mayor and Council agreed to proceed with the bond issue.

Re: Correspondence

The Mayor and Council noted the following items of correspondence:

1. Dr. Simmonds, re appointment
2. Alan Blandamer, re Hungerford/Stoneridge neighborhood meeting
3. Ackerman and Company, re meeting with Mayor and Council
4. Maryland Historical Trust re Certified Local Government Program

   Councilwoman Hovsepian asked if someone from the City would be attending. The staff said someone from the Planning Department would be there.
5. R. R. Davis, Westleigh, re MXPD Task Force
6. Anthony Kalica, re Hungerford/Stoneridge Pool program
7. Mrs. E. M. Lucas, re dog licensing
8. J. R. Shannon, Montgomery County government, re shelter program
9. R. Litzenberger, Rockville High PTSA, re Chamber of Commerce program
10. R. C. Miller re downtown brick walls
11. Delegate Gordon, re HB834, Fitzgerald Theatre Bill
12. Delegate Garrott, re HB146, mandatory deposit bill

Re: Information Items

The Mayor and Council noted the following items of information:

1. Memo re CDBG second timers
2. TIP Status Report
3. Progress report re Summit apartments acquisition
4. Letter approving Use Permit for PEPCO
5. Monthly report from Animal Control Board
6. Virginia Record article on City Hall
7. Memo on REAP

   Councilwoman Hovsepian asked for more information on this. Councilman Abrams noted that there seems to be sufficient funding to carry the process until June. Councilman Tyner agreed and said it could be brought up at the Convocation.

8. Information on Saturday School at Lincoln Park

Councilwoman Hovsepian complimented the staff and said it seems to be a good program.

9. Planning Department Quarterly Report

10. Public Works Quarterly Report

11. Chamber of Commerce Letter re Swimathon

12. Bikeways Plan

13. Raise the Flag Program memo from City Clerk

Councilman Duncan suggested that Item No. 13 be discussed under new business.

Re: New Business

1. Councilman Abrams commented that a proposal by the City Clerk that the United States flag be installed on an 80 foot aluminum pool at the F. Scott Fitzgerald Triangle seems like an excellent idea.

Councilman Duncan moved, duly seconded and unanimously passed, that the Mayor and Council approve the concept and asked that the City Clerk and the Director of Recreation and Parks proceed and come back with details. At the same time they should look at the idea of placing other flags there and whether it would detract from the main flag installed.

The City Manager said in three weeks the RFP will be going out for a new design of the triangle and a redesign of the Rt. 355/Dodge intersection, Edmonston and First Street. He suggested the flag idea be passed on to consultants. If the Mayor and Council would identify their goals and articulate their desires for improvement of the triangle; the consultants might make some suggestions. The Mayor said it would seem that the Mayor and Council are interested in a straightforward symbol of the City. He agrees that other flags might be part of the setting. The City Manager again requested that the Mayor and Council articulate their wishes and what objectives they hope to gain. The Mayor repeated that the principal objective is a large flag pole and it seems the Fourth of July ceremony would be appropriate time for dedication. The City Manager asked if the Mayor and Council would prefer to exclude the intersection of Richard Montgomery Drive/Dodge Street and the Rockville Pike from the consultants design. The Mayor said, on the contrary, it should not be excluded but the flag pole should be placed as a given. Councilman Tyner cautioned about cluttering up the triangle with three or four other flag poles. Mayor Freeland said he would certainly defer to other's judgment; however, he would like to see everything in place for dedication on July 4.

2. Councilman Duncan asked what has been done about the wooden seal that was to have hung in the Council Chamber. Councilman Tyner explained that that was voted out

at budget time. Councilman Duncan asked the City Clerk if the Cultural Arts Commission had agreed to this. The City Clerk said to the best of her knowledge it had not been considered by the Cultural Arts Commission.

3. Councilman Duncan suggested that when the Charter Amendment becomes effective for the elections to be held in November, the Mayor and Council should consider a swearing in date the first Monday in December at 7 p.m. Councilman Tyner disagreed and said he did not like to delay the taking of office. Councilman Abrams agreed. Councilwoman Hovsepian said she has no feeling for it and it might be considered in light of the National League of Cities convention which is at the end of November. Councilman Tyner said it was his feeling that the National League of Cities convention was very good for a new Councilperson to attend. The Council agreed to have the swearing in on the day after the election; however, the Mayor suggested that as it is currently held it is very uneventful. He would like to see the Mayor and Council all sworn in at the same time as a group in a befitting ceremony. He instructed the City Clerk to get planning on this.

4. Councilman Tyner submitted his study of the City Police to the Council and staff.

5. Councilman Tyner noted that this year Home Rule Day will be celebrated on March 1 in the Governor's office followed by a reception at a Maryland Municipal League. He asked that someone be there to represent the City and that the proclamation be on the next agenda. The Mayor said it would be done.

6. Councilman Tyner said the question of Rockville having use of a separate channel to broadcast county wide has come up several times and it is imperative that it be discussed with Councilwoman Gelman at the Maryland Municipal Meeting on February 3. Mayor Freeland said the County Council had previously agreed to that in this very Council Chamber but if they do not go along with it by this Friday, he would like notice to go out that there will be no use permit issued until agreement is reached. Councilman Tyner agreed to this. Mayor Freeland noted that the County Executive is in agreement with the City and he would like to have the City Manager pass this information across the street. If the County wishes to continue building for cable an agreement must be made upon. The City Manager noted that Mr. Hansman of the Executive Staff is also in disagreement with the City. Councilman Abrams suggested that the staff might check with the National League of Cities since federal legislation is now being considered. The Mayor asked that after review the City Manager send the information along to Congressman Barnes.

7. Councilwoman Hovsepian asked that the information on the REAP program be passed to the Convocation participants.

Re: Approval of Minutes

On motion of Councilman Abrams, duly seconded and unanimously passed, the Minutes of Meeting No. 1-84, January 9, 1984, were approved as written.

Re: Adjournment

There being no further business to come before the Mayor and Council in general session, the meeting was adjourned at 11:33 p.m. to convene again in general session on Monday, February 27, 1984, or at the call of the Mayor.