

MINUTES
Regular Meeting of the College Park City Council
Tuesday, October 28, 2008
8:00 P.M.
(As Amended November 12, 2008)

PRESENT: Mayor Brayman; Councilmembers Molinatto, Wojahn, Catlin, Perry, Stulich, Hampton and Mary Cook; Student Liaison Dan Hartinger.

ABSENT: Councilmember Mark Cook

ALSO PRESENT: Joe Nagro, City Manager; Suellen Ferguson, City Attorney; Janeen Miller, City Clerk; Sara Imhulse, Assistant to the City Manager; Terry Schum, Director of Planning; Steve Halpern, City Engineer; Robert Stumpff, Director of Public Works.

Mayor Brayman opened the meeting at 8:03 p.m. following an earlier Executive Session. Councilmember Catlin led the Pledge of Allegiance.

Minutes: A motion was made by Councilmember Wojahn and seconded by Councilmember Mary Cook to approve the minutes of the October 14, 2008 Regular Meeting. A motion to amend the minutes was made by Councilmember Catlin and seconded by Councilmember Stulich. The amendment is to page 2, City Manager's Report, discussion of the Council Subcommittee, strike the words "the Public School Education Grants and." The motion to amend the minutes passed 7-0-0. The motion to approve the minutes, as amended, passed 7-0-0.

Announcements:

Councilmember Wojahn thanked everyone who participated in the Saturday clean up of the Hollywood Commercial District.

Councilmember Hampton announced the West College Park Citizens Association would hold their fall meeting on November 9 at 7:00 p.m. at the Swim Club. She also announced the Swim Club's annual spaghetti dinner would be held on October 29.

Acknowledgement of Dignitaries: Mayor Brayman recognized Larry Bleau, President of the North College Park Citizens Association; Jerry Anzulovic, President of the Berwyn District Civic Association; and former Councilmember Dave Milligan.

Acknowledgement Of Newly Appointed Board And Committee Members: None.

Amendments To The Agenda:

- 1) Move Resolution 08-R-20 from the Consent Agenda to the Action Agenda

- 2) Add item 08-G-105: Selection of the Possible Preferred Developers for the Redevelopment of the City Hall Site.

City Manager's Report: Mr. Nagro informed the Council that the County Council voted today on initiating the new Route 1 Corridor Sector Plan. It was a 9-0 vote. There were two amendments: 1) a small boundary change that incorporates about 12 residential properties on the west side of 47th place between Lackawanna and 48th Place, and 2) a change in the concepts/guidelines bullets at the request of Councilmember Olson. The Planning Board's proposed boundaries, and not the City's proposed boundaries, were approved.

Leaf Season begins Monday November 3 and continues until the end of the year. Residents are reminded to rake their leaves to the curb. The next two Council meetings will be held on Wednesday nights due to Tuesday holidays for Election Day and Veteran's Day.

Student Liaison Comments:

Mr. Hartinger encouraged everyone to get out and vote on November 4.

Comments From The Audience On Non-Agenda Items: None.

Consent Agenda: A motion was made by Councilmember Stulich and seconded by Councilmember Hampton to adopt the Consent Agenda, which consisted of the following item:

**08-G-100 Approval Of A Letter of Support for MC/PG 108-09, entitled
Maryland-National Capital Park and Planning Commission - Prince
George's County District Council - Delegation of Powers**

The motion passed 7-0-0.

Action Items:

**08-G-105 Selection of the Preferred Developers For The Redevelopment of the
City Hall Site**

A motion was made by Councilmember Catlin and seconded by Councilmember Perry that the City identify URGO Hotels and the Peebles/Vogel Group as the potential preferred developers for a hotel project at the City Hall site.

Councilmember Catlin stated the Council is interested in putting a major hotel with conference facilities at the City Hall site, and issued a Request for Expressions of Interest in late summer. The Council interviewed several of the companies that responded, and now wants the opportunity to pursue the project with the two developers identified tonight.

Mayor Brayman stated this motion does not commit the City to anything, that a new location for City Hall has not been identified, and that the hope is to select one developer in 60-90 days.

Councilmember Perry spoke in support of the motion.

Councilmember Stullich spoke in support of the motion, and said using the City Hall site for a high end conference hotel is one of the best things the City can do to bring high quality retail to the downtown community.

Mayor Brayman said this development would help downtown College Park compete with East Campus.

The motion carried 7-0-0.

08-R-20 Resolution Of The Mayor And Council Of The City Of College Park, Maryland Approving The Application And Financing For Community Legacy Projects In College Park, Maryland To Be Financed Either Directly By The Department Of Housing And Community Development (“The Department”) Of The State Of Maryland Or Through Other Departments Or Agencies Of The State Of Maryland

A motion was made by Councilmember Stullich and seconded by Councilmember Wojahn to approve Resolution 08-R-20, a Resolution Of The Mayor And Council Of The City Of College Park, Maryland Approving The Application And Financing For Community Legacy Projects In College Park, Maryland.

Councilmember Perry urged the Council not to adopt this resolution because the State of Maryland does not have enough money to give away, and the City is not hurting.

Councilmember Wojahn stated that if the City does not apply for these funds, the state will give them to someone else, and that these are some great projects that will benefit the community.

Councilmember Catlin stated this is a competitive grant process and if we don't get these funds, someone else will. He further commented this is a loan, not an outright grant.

Mayor Brayman stated that if the City does not apply for these funds, the money will go elsewhere.

The motion passed 6-1-0 (Councilmember Perry opposed).

08-G-93 Approval Of Intersection Improvements to Eastbound Edgewood Road at Rhode Island Avenue (Item was tabled from the September 23 Meeting)

A motion was made by Councilmember Molinatto and seconded by Councilmember Perry to authorize the City Manager to implement the City Engineer’s recommendation, dated August 29, 2008, that the eastbound lane of Edgewood Road at the intersection with Rhode Island Avenue be designated as a single lane, by method of pavement striping, and that a sign indicating “single lane ahead” be installed at the appropriate location.

Councilmember Molinatto stated this proposal is an interim solution until the County implements its intersection improvements. Information about the County’s project is available on their web site. This proposal is a simple and cost effective measure to remind people that this is a one-lane road, which is being recommended to increase safety.

Comments From The Audience:

Larry Bleau, President, North College Park Citizens Association, 4901 Niagara Road: He stated that the NCPA debated the issue at their last meeting, and voted to oppose the motion.

Maureen Malone, 5007 Geronimo Street: She had an accident at the intersection because she didn’t know it was a single lane, then brought the matter to the attention of the City. She strongly supports the motion.

Dave Milligan, 4902 Iroquois Street: Stated there is confusion about whether Edgewood Road is one lane or two lanes, and it needs to be clarified as one lane for safety reasons.

Fazlul Kabir, Secretary, NCPA, 9817 53rd Avenue: Reiterated the NCPA vote on the item: 80% of the members at the last meeting were opposed to the proposal. The concerns that would be created by designating Edgewood Road as single lane were congestion and neighborhood cut through traffic.

Sarwar Mohammed, 5013 Nantucket: Is opposed to the motion and does not believe a single lane will make the intersection safer.

Mohammed Sikder, 8430 Potomac Avenue: Believes an engineering study is needed to substantiate the recommendation, and is opposed to the motion.

Farid Ahmed, 5219 Edgewood Road: Is opposed to the motion because it does not address the objectives of making the intersection smoother, it is not based on the extensive study it deserves, and the proposal disregards the vast majority of public opinion. He believes there will be safety risks in the ensuing back up if the motion passes.

Diana Claburn, 5001 Cheyenne Place: Is in favor of the motion. Has seen near collisions at the intersection and thinks that safety should be the first priority.

Ruth Herbert, 5004 Cheyenne Place: She is not particularly concerned about the striping but is concerned that people will cut through the neighborhood to avoid the back up that will be created, and that there will be an accident in the neighborhood perhaps near the school. Said we need to fight the county and state about Route 1.

M. Naeem Sheikh, 9635 52nd Avenue: Buses will continue to have a problem even with striping. The best solution is for a signal. People will cut through the neighborhood to avoid back up, creating a new safety problem.

Vaqar Ahmed, 5028 Branchville Road: Agrees that safety should be the priority but doesn't think that striping the road will help. Thinks it should be two full lanes.

Councilmember Perry spoke in favor of the motion, and said this proposal will return some measure of sanity to the intersection.

Councilmember Catlin does not believe the case has been made to stripe Edgewood Road as a single lane, and will not support the motion.

Councilmember Mary Cook said it comes down to which is more important, safety or convenience. She believes safety is more important and will defer to the Engineer about the lane width.

Councilmember Wojahn thinks the ultimate solution is to have the County do their intersection improvements as soon as possible. While he is concerned about safety he thinks we need to go back to the drawing board and seek alternatives that will get community support. He will not support the motion.

Councilmember Stullich is reluctant to oppose the NCPCA but thinks safety should come first.

The motion carried 5-2-0 (Catlin and Wojahn opposed).

08-G-102 Approval Of Letter To County Council Chair Samuel H. Dean Regarding County Bill CB-80-2008 (Transfer of Development Rights Legislation)

A motion was made by Councilmember Wojahn and seconded by Councilmember Perry to send a letter to the Prince George's County Council expressing concerns with CB-80-2008, asking for a delay in acting on the bill and requesting a briefing to the City Council by the sponsor of the legislation, Councilman Dernoga.

Councilmember Wojahn read the comments into the record. The City requests more information about the legislation before taking a position.

Mayor Brayman recommended changes to the letter. A motion was made by Councilmember Perry and seconded by Councilmember Stullich to amend the letter. There were no comments from the audience on the amendment. The motion to amend passed 7-0-0.

There were no comments from the audience on the main motion as amended.

Councilmember Wojahn is concerned that if the bill passes it might result in a waiver on development limits.

Student Liaison Hartinger supports the letter; the bill might discourage high density student housing in College Park.

The motion passed 7-0-0.

08-G-103 Approval Of December 26, 2008 As A Day Of Administrative Leave

A motion was made by Councilmember Wojahn and seconded by Councilmember Molinatto to approve December 26, 2008 as a day of paid administrative leave for City employees.

There were no comments from the audience.

Mayor Brayman supports the motion and thinks it is good not to wait until the last minute to make the decision.

Councilmember Catlin asked if there is a cost associated with the action. Mr. Nagro replied it is \$22,000.

Councilmember Molinatto commented that the federal government had not yet made a decision about December 26.

Councilmember Perry won't support the motion due to the cost.

Councilmember Stullich will support the motion and stated her appreciation for the work of the staff.

Councilmember Mary Cook is opposed to the motion.

Councilmember Wojahn commented on the benefit of treating the employees well.

The motion carried 5-2-0 (Councilmember Perry and Mary Cook opposed).

08-G-104 Appointments To Boards And Committees

Mayor Brayman appointed a Council subcommittee consisting of Councilmembers Catlin, Mary Cook and Wojahn to analyze the Public School Education grant applications in conjunction with the Education Advisory Committee.

Councilmember Stulich nominated Charles McCrudden to the Committee for a Better Environment.

A motion was made by Councilmember Hampton and seconded by Councilmember Wojahn to approve the nominations. The motion passed 7-0-0.

Council Comments:

Councilmember Perry asked that the City's web site address be included in the masthead of the Municipal Scene. He said his Comcast cable problems have been resolved.

Councilmember Catlin commented on his participation in the third annual College Park Family Summit, sponsored by Youth and Family Services.

Councilmember Wojahn discussed his attendance at the Maryland Municipal League Fall Conference last week.

Councilmember Molinatto asked the City Manager how soon the striping on Edgewood Road might be completed. Mr. Nagro said he would find out.

Comments From The Audience:

Maureen Malone, 5007 Geronimo Street: She discussed issues she is having with Comcast Cable.

Adjournment: A motion was made by Councilmember Perry and seconded by Councilmember Wojahn to adjourn the meeting. The meeting was adjourned at 10:04 p.m. by a vote of 7-0-0.

Janeen S. Miller, City Clerk

Pursuant to §C6-3 of the College Park City Charter, at 6:45 p.m. on October 28, 2008, in the Council Chambers of City Hall, a motion was made by Councilmember Molinatto

and seconded by Councilmember Mary Cook to enter into an Executive Session: 1) to discuss a matter directly related to a negotiating strategy, consider the sale of real property for a public purpose and matters directly related to such sale, and consider a matter that concerns the proposal for a business to locate in Prince George's County; and 2) to consult with Counsel about a legal matter. The motion passed 5-1-0 (Perry opposed; Wojahn and Mark Cook were absent).

Present: Mayor Brayman (by telephone at 6:45 p.m., in the Chambers at 6:55 p.m.), Councilmembers Molinatto, Wojahn (arrived at 7:00 p.m.), Catlin, Perry, Stullich, Hampton and Mary Cook.

Topic Discussed: 1) Discuss the development of the City Hall site, and 2) Discuss the intersection of Edgewood Road and Rhode Island Avenue.

A motion was made by Councilmember Perry and seconded by Councilmember Hampton to adjourn the Executive Session. The Executive Session was adjourned at 7:58 p.m. by a vote of 7-0-0.
