

MINUTES
Regular Meeting of the College Park City Council
Tuesday, March 24, 2015
Council Chambers
7:30 p.m. – 8:25 p.m.

PRESENT: Mayor Fellows; Councilmembers Kabir, Wojahn, Brennan, Dennis, Stullich, Day, Hew and Mitchell.

ABSENT: None.

ALSO PRESENT: Joe Nagro, City Manager; Janeen Miller, City Clerk; Bill Gardiner, Assistant City Manager; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; Bob Ryan, Director of Public Services; Miriam Bader, Senior Planner; Jill Clements, Director of Human Resources; Cole Holocker, Student Liaison.

Mayor Fellows opened the Regular Meeting at 7:30 p.m. Councilmember Mitchell led the Pledge of Allegiance.

Minutes: A motion was made by Councilmember Dennis and seconded by Councilmember Mitchell to approve the minutes of the March 10, 2015 Regular Meeting. The motion passed 8 – 0 – 0.

Announcements:

Councilmember Stullich announced that a group of residents is hosting an aging-in-place idea and information exchange on Monday, April 6 at St. Andrews Church.

Councilmember Brennan said the Berwyn neighborhood is launching a “Drive Like Your Kids Live Here” campaign to encourage people to slow down. A painting depicting historic Berwyn has been presented to the Berwyn District Civic Association and is hanging at the Fishnet restaurant.

Councilmember Wojahn announced that the College Park Community Foundation would hold their 2nd annual “Taste of Spring” fundraiser at 4:00 p.m. on Sunday at Fishnet. He also announced that the next “Live Smart, Eat Local” tour would be held on Monday, March 30 at The Jerk Pit.

Councilmember Mitchell said that District 4 is holding a Table Talk on Saturday April 4 from 2 – 4 p.m.

Acknowledgement of Dignitaries: Mayor Fellows acknowledged former Mayor Steve Brayman.

Amendments to the Agenda: None.

City Manager's Report: Mr. Nagro reminded everyone that there is no Council meeting next Tuesday, March 31, since it is a 5th Tuesday. He also announced that City offices are closed on Friday, April 3 for Good Friday. He discussed the Public Works "Clean-Up Saturdays" schedule during the month of April. Mr. Nagro congratulated City Clerk Janeen Miller on being named "Clerk of the Year" by the Maryland Municipal Clerks Association.

Student Liaison's Report: Mr. Holocker said the application for Deputy Student Liaison has been posted on the SGA website. He hosted a "Meeting in a Box" to get comments on the Council's draft Strategic Plan. He discussed Good Neighbor Day. Mr. Holocker congratulated the Lady Terps who are advancing in the tournament.

Comments from the Audience on Non-Agenda items:

Miss College Park 2014, Symphony Dixon: Ms. Dixon discussed the many activities she has participated in during her reign as Miss College Park.

David Gray, 7306 Radcliffe Drive: Discussed his research about the role the College Park Airport plays in our local economy: about \$200,000 - \$240,000/year in revenue is generated at the airport, but it loses an equal amount of money and costs the taxpayers \$400,000 to operate each year. The new building costs \$6.5 M. That is a lot of money for a relatively small number of people. He distributed supporting documents.

Jack Robson, Chair, Airport Authority: Over the years there has been one person who has complained about the airport. The second floor of the new building is community meeting space and will be shared between airport operations and the museum. The airport was severely impacted by 9 – 11 so they are not able to contribute now what they used to. At that time there were 120 planes at the airport, and there was a waiting list. They are working to have some of the restrictions relaxed. This is the world's oldest continually operating airport which counts for something.

CONSENT AGENDA

A motion was made by Councilmember Mitchell and seconded by Councilmember Stullich to adopt the Consent Agenda, which consisted of the following:

15-G-35 Approval of Spring And Summer Field Use Requests by College Park Boys and Girls Club for use of Duvall Field and Calvert Road Field

The motion passed 8 – 0 – 0.

ACTION ITEMS:

- 15-G-36 Approval of Conditions for the revised Detailed Site Plan application for The Hotel at the University of Maryland subject to the applicant entering into an Agreement with the City.**

A motion was made by Councilmember Day and seconded by Councilmember Brennan that the City Council recommend approval of Detailed Site Plan-14022 for The Hotel at the University of Maryland subject to the following:

- 1. Prior to certification, the Applicant shall revise the Site Plan to increase the number of on-site bicycle parking spaces where feasible. This may be accomplished by providing additional inverted “U”-type bicycle racks within the locations already designated on the site plan and by adding bicycle parking on the north side of Hotel Drive North and the south side of Hotel Drive South.**
- 2. Prior to certification, the Applicant shall revise the site plan and elevations to show a building height less than or equal to 198-feet Above Mean Sea Level (AMSL). No building, structure, or natural feature shall be constructed, altered, maintained, or allowed to grow greater than 198 feet AMSL unless a variance is obtained in compliance with COMAR 11.03.05.06 with a finding that the height does not endanger the public health, safety and welfare.**
- 3. The applicant shall comply with all conditions of the “Determination of No Hazard to Air Navigation” letters issued by the Federal Aviation Administration dated March 4, 2015.**
- 4. Prior to certification, the Applicant shall revise the Sign Plan to reduce the size of the electronic message center sign (EMC) and relocate it to Greenhouse Drive, near the hotel entrance on Hotel Drive South or below the glass curtain wall on the north elevation.**
- 5. Prior to certification, the Applicant shall revise the Landscape Plan to:**
 - a. Provide a detail to show how trees will be planted on the green roof.**
 - b. Replace the Japanese Blood Grass species which is invasive with a non-invasive species.**
 - c. Replace the Pin Oaks with another species due to pH and branching concerns.**
 - d. Revise the plant schedule to accurately reflect the landscape plan, Sheet LS-1.**
- 6. Prior to certification, if the façade elevations or signage are modified by the Applicant or Planning Board, the Applicant shall provide copies to the City of College Park staff for review with the Urban Design Section of M-NCPPC.**
- 7. Consideration should be given to the parking garage serving as a shared public parking facility for the larger innovation district.**
- 8. Prior to the Planning Board Hearing of the DSP, the Applicant shall sign an Agreement with the City of College Park, in substantially the form attached, including the following:**
 - a. The applicant, its successors and assigns, shall reimburse the City for all costs of maintenance and operation of pedestrian street lights within the SHA right-of-way and shall enter into an Agreement, requiring reimbursement, which shall be recorded against the Property.**

- b. Prior to obtaining a Building Permit, the Applicant shall designate the City of College Park Planning Director as a team member in the USGBC's LEED Online system. The City's team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team.**
- c. Prior to obtaining a Use and Occupancy Permit, and subject to the conditions in the agreement, the Applicant shall pay the sum of \$45,000 to the City of College Park for the installation and operation of an 11 dock/6 bike bikeshare station on or near the subject property.**
- d. A copy of the approved Stormwater Management Landscape Plan shall be submitted to the City.**

Councilmember Day said the Detailed Site Plan for the Hotel at the University of Maryland was revised to comply with Airport Height Standards by decreasing the height by 35 feet. The Applicant has added a floor to the parking garage and increased the number of vehicular parking spaces in the parking garage by 96 spaces. The Planning Board is scheduled to hear this request on Thursday, March 26. The County technical staff report is available and recommends approval with conditions. This will be a great addition to our City.

Comments from the Audience:

Carlo Colella, Vice President for Administration and Finance, UMD: On behalf of the University, he thanked the City Council and Staff for support of this important project. He appreciates the developer's efforts to make the needed changes. When a challenge comes up at the late stage of design for a project of this caliber, it is often hard to keep the project on track. He was pleased with the efforts of the project team to work this through.

Arthur Horne, Attorney for the Applicant: On behalf of Mr. Hillman, he thanked the Council for their support. Condition #8 is a covenant that won't be part of any Agreement publicly in the future, but Mr. Hillman has authorized Mr. Horne to say he will sign it and follow it. There is still some language that we are working through, but as a concept we think what you have done is tremendous.

Jack Robson, Chair, College Park Airport Authority: He doesn't know what Mr. Horne says is still unresolved. The FAA says that any building in that area greater than 198 feet will be a hazard. They have redesigned the hotel to a 198 foot height. There is some contention about the ground level vs. height of the hotel, so the Airport Authority has suggested the language in Condition #2 to make sure it stops at 198 feet, which is needed because site plans and construction plans differ.

Councilmember Stulich thanked the developer for the changes they made and is excited about the project. She asked if staff agrees with the memo from the Airport Authority. Ms. Schum said that staff agrees, and has included that language in the motion.

The motion passed 8 – 0 – 0.

15-G-37 Renewal of Health, Dental, Workers Compensation and General Liability Insurance for Fiscal Year 2016 (*Requires a Super Majority*)

A motion was made by Councilmember Wojahn and seconded by Councilmember Dennis to award the following contracts for health, dental, workers' compensation, and liability insurances for FY 2016: 1) Contract with Benecon, benefits administrator for Maryland Local Government Healthcare Cooperative, for employees' health insurance, at a budgeted cost of \$865,070; 2) Contracts with MetLife and DentaQuest for dental insurance at a budgeted cost of \$45,519; 3) Contract with Chesapeake Employers Insurance Company for workers' compensation insurance at a budgeted cost of \$156,025; 4) Contract with Local Government Insurance Trust (LGIT) and affiliates for general liability, public officials' liability, auto, property, boiler and machinery, personal injury protection, and uninsured motorists protection insurances at a budgeted cost not to exceed \$152,062, for a total budgeted cost of \$1,218,676. The contracts submitted for approval and award were negotiated using authorized informal purchasing procedures including brokers, agents, and staff research and therefore require an extra-majority vote of the Mayor and Council.

Councilmember Wojahn said the City used a broker to research the health and dental contract information submitted for approval and award. The options for both insurance products have been evaluated and compared to assure that the City is purchasing products that are acceptable to the City and its employees at competitive prices. Staff also recommends that the workers' compensation and general liability insurances be renewed with our current carriers. Our health insurance has been self-insured since April 2012. This year our premiums will increase by 3.3%. The total change for combined coverage of all contracts is 3.6%.

There were no comments from the audience or from the Council.

The motion passed 8 – 0 – 0.

15-G-38 Approval of the disposition of Maryland Local Government Health Cooperative Rebate for Fiscal Year 2014

A motion was made by Councilmember Wojahn and seconded by Councilmember Dennis that the Mayor and Council utilize the FY 2014 health insurance rebate of \$102,995 in the following manner: 1) The City will not deduct the employee's share of the health insurance premium for one pay period for all employees who are covered by the City's health insurance; 2) The City will set aside the remainder of the rebate to start a fund to pay for bad claim years and/or run-off claims in case the City should decide to leave the Maryland Local Government Health Cooperative (MLGHC) in the future.

Councilmember Wojahn said the City has received a rebate of \$102,995 from MLGHC for premiums paid in excess of claims and expenses in FY 2014. This is a primary feature of self-insurance that is not available in a fully-insured plan. The cost of the first recommendation, a one-pay period waiver of premium for insured employees, would be approximately \$8,500. There would be \$94,500 remaining to save for future bad claim years or to pay run-off claims

should we decide to leave the MLGHC in the future. Run-off claims are those claims that are incurred while insured but not paid until after the date we leave the MLGHC. If we left the Cooperative, the City would be responsible to pay those run-off claims. There is no plan or reason to leave the MLGHC, but this claim fund would put us in a position to more easily leave if we ever had the need.

There were no comments from the audience or from the Council.

The motion passed 8 – 0 – 0.

15-G-39 Appointments to Boards and Committees

A motion was made by Councilmember Kabir and seconded by Councilmember Wojahn to reappoint Robert Boone to the Neighborhood Watch Steering Committee and Christiane Williams to the Animal Welfare Committee. The motion passed 8 – 0 – 0.

COUNCIL COMMENTS:

Councilmember Mitchell asked for more information about HB 644. We received a response from Park & Planning about the City's request to rename a park in west College Park for Mayor Anna Owens - she requested a follow up discussion with Council about this. She requested a discussion about the County Executive's proposed budget at next week's Worksession. She requested a future Worksession about the City's Emergency Management Plan – she thinks it is time to review it again.

Councilmember Hew announced tomorrow's "Street Smart" press event.

Councilmember Day congratulated the University of Maryland men's and women's teams on their successful season.

Councilmember Kabir asked about the status of the City's Open Space funding for Hollywood Gateway Park. He also has concerns about the County Executive's proposed budget. He discussed the opening of the Hollywood Farmers Market.

COMMENTS FROM THE AUDIENCE:

Eric White, 8400 48th Avenue: Mr. White represents CHUM (Cooperative Housing at the University of Maryland) and invited everyone to the weekly pot luck at his house.

ADJOURN: A motion was made by Councilmember Dennis and seconded by Councilmember Day to adjourn the regular meeting. Mayor Fellows said the Council would be meeting in Administrative Function session with the Executive Search Consultant after a brief recess. With a vote of 8 – 0 – 0, Mayor Fellows adjourned the regular meeting at 8:25 p.m.

Janeen S. Miller, CMC
City Clerk

Date
Approved

Pursuant to §C6-3 of the College Park City Charter, at 7:35 p.m. on February 17, 2015, during a Regular Meeting of the College Park City Council held in the Council Chambers of City Hall, a motion was made by Councilmember Brennan and seconded by Councilmember Hew to enter into a Closed Session to consider a matter that concerns the proposal for a business or industrial organization to locate in Prince George's County, and to consult with Counsel on a legal matter.

The motion passed 6 – 0 – 0 and the Council entered into the closed session at 7:35 p.m.

Present: Mayor Andrew Fellows; Councilmembers Kabir, Brennan, Dennis, Day, Hew and Mitchell. Councilmember Stulich arrived at 7:43 p.m. during the Closed Session.

Absent: Councilmember Wojahn.

Also Present: Joe Nagro, City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; Cole Holocker, Student Liaison.

Topics Discussed: The Council requested legal advice about a condition in an agreement that is under negotiation.

Actions Taken: None.

Adjourn: A motion was made by Councilmember Brennan and seconded by Councilmember Mitchell to adjourn the closed session, and at 8:11 p.m. with a vote of 7 – 0 – 0, Mayor Fellows adjourned the meeting.

Pursuant to Section 3-103 of the General Provisions Article of the Annotated Code of Maryland, the College Park City Council met in Administrative Function session after the Regular Council Meeting on March 24, 2015 in the Council Chambers of City Hall. All members of the City Council were present. Council met with the Executive Search Consultant, Jim Mercer, to discuss the City Manager search.
