

WORKSESSION MINUTES

Tuesday, July 5, 2016

Council Chambers

7:00 p.m. – 10:35 p.m.

PRESENT: Mayor Wojahn; Councilmembers Kabir (arrived at 7:04 p.m.), Nagle (arrived at 7:25 p.m.), Brennan, Stullich (arrived at 7:10 p.m.), Day, Kujawa and Cook.

ABSENT: Councilmember Dennis

ALSO PRESENT: Scott Somers, City Manager; Bill Gardiner, Assistant City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Bob Ryan, Director of Public Services; Jim Miller, Parking Enforcement Manager; Steve Beavers, Community Development Coordinator; Steve Halpern, City Engineer; Terry Schum, Director of Planning; Miriam Bader, Senior Planner; Bob Stumpff, Director of Public Works; Chris Keosian, Student Liaison.

Mayor Wojahn opened the Worksession at 7:00 p.m.

CITY MANAGER'S REPORT:

- Fireworks display postponed to tonight due to weather; concert cancelled.
- Summer free parking: weeknights after 5:00 p.m. and all day Saturday
- Recreation Board Movie Night at Duvall Field on July 15, 7 – 10 p.m.

AMENDMENTS/APPROVAL OF AGENDA:

- Move item #9 to the end of the agenda (Day/Brennan)
- Approve agenda as amended (Brennan/Day) 5 – 0 – 0.

AGENDA ITEMS:

- 1** *Special Session 16-R-12: Resolution Of The Mayor And Council Of The City Of College Park, Maryland Adopting The Recommendations Of The Advisory Planning Commission Regarding Appeal Number CEO-2016-01, 9507 48th Place, College Park, Maryland, Recommending Approval Of Variances From The Following Requirements: Prince George's County Zoning Ordinance, Section 27-420(A), City Code §87-23 B. And C. To Permit The Reconstruction Of An Existing Fence With A 6-Foot High, Board And Batten Fence In The Side/Rear Yard, And Construction Of A 4-Foot High Picket Fence Within The Front Yard:* See Special Session minutes.
- 2** *Special Session 16-R-13: Resolution Of The Mayor And Council Of The City Of College Park, Maryland Adopting The Recommendations Of The Advisory Planning Commission Regarding Variance Application Number CPV-2016-04, 5008 Huron Street, College Park, Maryland, Recommending Approval Of A Variance From Section 27-120.01(C) Of The Prince George's County Zoning Ordinance, "Front Yards Of Dwellings," To Construct A Driveway In The Front Yard, 24 Feet In Width By 24 Feet In Length:* See Special Session minutes.

- 3 *Special Session 16-R-14: Resolution Of The Mayor And Council Of The City Of College Park, Maryland Adopting The Recommendations Of The Advisory Planning Commission Regarding Variance Application Number CPV-2016-05, 8405 48th Avenue, College Park, Maryland, Recommending Approval Of A Variance From Section 27-120.01(C) Of The Prince George’s County Zoning Ordinance, “Front Yards Of Dwellings,” To Construct A Driveway In The Front Yard, 16 Feet In Width By 31 Feet In Length:* See Special Session minutes.**
- 4 *Special Session 16-R-15: Adoption of Resolution 16-R-15, A Resolution of the Mayor and Council of the City of College Park, Maryland to approve an amendment to the Memorandum of Understanding with Prince George’s County to establish zoning enforcement procedures in the City:* See Special Session minutes.**
- 5 Litter Awareness Campaign AND Solid waste reduction ideas including Pay As You Throw (PAYT) – Steve Beavers, Janis Oppelt and Suchitra Balachandran:**
A: Litter Awareness Campaign (Councilmember Brennan):

 - Litter Logo Competition completed; awards to be presented
 - Partner with Prince George’s County and Alice Ferguson Foundation on the campaign
 - CBE will help with public education
 - Minimal staff time available
 - Look at where we can add new receptacles throughout the City (bus stops, Edmonston Road)

B: Pay as you throw program:

 - Reviewed report in the packet; statistics
 - If trash is metered, it would change behavior: recycling would increase and solid waste would decrease
 - Does Council want to move forward with exploring a pay-as-you-throw program?
 - Perception – this is double taxation, because residents pay for trash service already
 - Issues: Can we reduce tax rate for residents since we would pay less in tipping fees? Should we institute a fee for bulk pick-up? Should we provide a system/structure for composting? Can we accommodate residents on limited incomes?
 - Form a workgroup to bring a plan to the Mayor and Council: Councilmember Nagle, some staff and CBE members, Gemma Evans. Return future W/S
- 6 Discussion of the City’s Community Legacy Grant Application – Terry Schum:**
Reviewed staff report, program guidelines and two staff recommendations. Community Legacy has a new focus on capital projects, so the proposed city-wide parking study (Project #1) won’t work. However, the Council was in support of this idea. The second project for the redesign of the College Park Shopping Center parking lot is in line with the criteria, but she doesn’t have a commitment from the shopping center owner. This project got a mixed response from Council. At issue: CPCUP intends to submit their own Community Legacy grant application, so we would be competitors with them if both go forward. Last year we received \$100,000 for asbestos remediation at Calvert Road. New ideas proposed: strategic acquisition of additional ROW for US 1? Strategic demolition? Hollywood project? Schum will continue to explore. Somers wants to make sure we are

moving forward with existing projects. Any new project should be in our strategic plan or sustainability plan to move forward; otherwise, pass this year.

- 7 Agreement outlining the coordination between the City's and the CPCUP/UMD homeowner grant program AND report from the CPCUP on eligibility criteria for the homeowner grant (condition of the FY '17 \$50,000 funding from the City) – Bill Gardiner and Eric Olson:** Review of staff report on City and CPCUP overlapping homeowner incentive programs and proposed changes. If the homeowner qualifies for both programs, the City would loan \$5,000 to CPCUP and the CPCUP would process that application, and the homeowner would get a \$20,000 grant with conditions from the CPCUP. If homeowner violates the terms under this scenario, the CPCUP would request the funds from the homeowner, and then repay the City. This would require two actions: 1) an MOU between the City and the CPCUP reflecting this collaboration, and 2) an amendment to the City's Homeownership Grant Program. City employees will be included now, but teachers cannot be included at this time. Both to Consent.
- 8 Request by the CPCUP for support for their Community Legacy Grant Application for their Homeownership Grant Program – Eric Olson:** Reviewed success of the CPCUP Homeownership Program which was initially funded with a \$100,000 Community Legacy Grant and \$50,000 match from UMD. City has committed \$50,000 for the coming year. Distributed report sent to DHCD. They had two years to spend the funds but spent it in one year. Requesting letter of support from the City for new Community Legacy application. Consent.
- 9 Discussion on proposal from the University of Maryland for child care at the Calvert Road School – Carlo Colella and Anne Martens:** They made an initial presentation to Council in May 2015; this is their follow-up proposal for child care at the Calvert Road School. They reviewed their handout of the conceptual plan and the partnership options. They have selected a service provider to provide child care to 120 children ages 6 weeks to five years. They reviewed the renovations that would be required. There are two partnership options proposed: a traditional ground lease option or a partnership lease option. They reviewed each option (see handout) and the number of seats that would be available to each party under each option. University would be responsible for the maintenance of the building itself; City would be responsible for grounds, trash/recycling, snow. The University could provide a loan to the City for the City's capital investment and the City could repay it over time as a way to guarantee more seats for City residents. Council wants to review the results of the child care survey done two years ago. Move forward with the appraisal of the property. University will pay for two appraisals; one company to be selected by the City, one by the University. Follow up discussion in closed session.
- 10 Discussion of compliance with the Declaration of Covenants with Terrapin Row developers regarding streetscape/roadway improvements on Hartwick, Guilford and Knox Roads – Suellen Ferguson, Tom Haller (attorney for Toll/Terrapin Row) and Paige Hacker (sp?), Project Manager:** Guilford Road is in the flood plain so completion of all of the pedestrian safety and streetscape improvements in paragraph 11 of the 2013 Declaration of Covenants is causing them a problem because it requires special

permitting from MDE. The developer is asking if their proffer will be sufficient to fulfill this condition. Staff agrees that some of the items should be waived because they don't fit the site as constructed. Concern has been expressed from nearby churches about pedestrian safety. Rather than permanent concrete and fill, they suggest bollards and a thermoplastic product to apply to the asphalt, and to move up the stop line. Once these improvements are installed, it is the City's responsibility to maintain them. The action can be a motion that the proffer is sufficient to fulfill paragraph 11 of the DOC, rather than amending the DOC. This will relieve Toll of any further obligation. Questions/concerns about durability/lifespan of proposed product, aesthetics, the City's need to maintain it. Councilmember Day to agenda.

- 11 Discussion of parking restrictions around the Terrapin Row development – Bob Ryan and Jim Miller:** Review of staff memo, proposed changes to permit parking zones and monthly and permit fees. No change proposed for hourly parking rate. Reduce number of permits sold for garage, and sell permits in blocks of six months. Primary purpose of downtown garage was for retail and economic development, not for student permits. Concern about reduced parking on-campus and the stress it places on neighborhoods: need a comprehensive parking management plan. Three actions: 1) Changes to permit parking zones 11 and 11A (Brennan), 2) Change fees in municipal garage (Nagle), 3) Establish pay to park zone by Terrapin Row (Day).
- 12 *Possible Special Session: Approval of a letter to Gov. Hogan regarding funding for Youth Service Bureaus:*** See Special Session minutes.
- 13 Discussion of Council action to prohibit through truck traffic on residential streets – Scott Somers:** Began as a resident request to prohibit trucks on a certain street. City Attorney said state law allows the City to legislate this as long as you provide an alternate route. She suggests the best way to enact this prohibition is to adopt an Ordinance giving the Council the general authority, then adopt specific streets and prohibitions by Resolution. Kabir to Introduce.
- 14 Agenda items for July 28 Four Cities Meeting in Berwyn Heights – None.**
- 15 Requests For/Status of Future Agenda items**
 - Annual presentation from SHA on what's in the pipeline (Kujawa)
 - Interest in a Community Garden and Dog Park in north College Park (Kabir/Nagle)
 - How to retain residents (Cook) – in conjunction with review of community survey
- 16 Appointments to Boards and Committees**
 - Reappoint Adele Ellis to the Rec Board (Stullich)
 - Appoint Kendra Goodson to EAC
 - Javid Farazad can continue to serve on APC until/unless there is another District 4 appointment
- 17 Mayor and Councilmember Comments**

- Kujawa: Town Hall meeting at Maranatha Church Wednesday, July 18, 7 – 8:30 pm
- Kabir: Community Clean-up Saturday, July 23, 8:30 am
- Day: Paint Branch Parkway has officially been renamed Campus Drive
- Brennan: Respond to the MML essayists and inform them what the City is doing in response to their concerns.
- Keosian: Brandon Carroll, Deputy Student Liaison
- Mayor: USCM and NLC Board meetings.

18 City Manager's Comments: N/A

Janeen S. Miller, CMC
City Clerk

Date
Approved