

WORKSESSION MINUTES
College Park City Council
Tuesday, March 3, 2020
Davis Hall, 9217 51st Avenue
7:30 P.M. – 10:13 P.M.

PRESENT: Mayor Wojahn; Councilmembers Kabir, Kennedy, Brennan, Dennis (7:50 pm), Day, Rigg, Mackie and Mitchell (8:30 pm).

ABSENT: None.

ALSO PRESENT: Scott Somers, City Manager; Bill Gardiner, Assistant City Manager; Yvette Allen, Assistant City Clerk; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; Miriam Bader, Planner; Dan Alpert, Student Liaison.

Mayor Wojahn opened the Worksession at 7:30 p.m.

CITY MANAGER'S REPORT: Mr. Somers stated that the City Hall building has been razed. If interested, you can follow the construction project on our website. The Senior Needs Assessment Survey was mailed to randomly selected City Households. The survey is now open to every resident by visiting our website. Delivery services resumed on March 2nd for College Park's SMARTLEAF® Compost and Wood Mulch. The City's 75th Anniversary celebration planning is underway. The event will feature a parade on Rhode Island Avenue followed by a festival at Duvall Field on June 6, 2020 beginning at 12 p.m. Public Community meetings for the 2020-2025 Strategic Plan will begin later March. City Youth UMD Summer Camp Scholarship applications are available from our website or you can obtain an application from the City's Youth, Family and Senior Services building. Brunch with Bunny will be held on Saturday, March 28 and Good Neighbor Day will be held on Saturday, April 4th.

AMENDMENT TO/APPROVAL OF THE AGENDA: A motion was made by Councilmember Rigg and seconded by Councilmember Dennis to remove item #3 Special Session, Agenda Item 20-G-46: Support of County legislation, CB-9-2020, CB-10-2020, and CB-12-2020, for the Western Gateway Project from the agenda and add in its place: Presentation on Western Gateway Project. Motion passed 6-0-0. Motion to approve the agenda as amended (Kennedy/Rigg) passed 6-0-0.

DISCUSSION ITEMS

1. Presentation from the Complete Count Committee on 2020 Census Activities - Jim Nealis, Chair

The Complete Count Committee was established to improve the Census rate in College Park. In 2010 only 72% of College Park residents completed the Census. Mr. Nealis briefed the Mayor and Council on the Complete Count Committee Census activities and how they are attempting to achieve a better response rate. The Census questionnaire will be mailed on March 12, 2020. Once you receive your survey form you can respond online, by phone or mail. Signs will be placed throughout the City in English and Spanish. Mayor and Council will help by reaching out to their constituents.

2. Discussion of Countywide proposed Comprehensive Map Amendment – Terry Schum, Director of Planning:

Ms. Schum advised Council that there will be a Joint Public Hearing with the Prince George's County District Council and the Prince George's Planning Board on the Countywide Sectional Map (CMA) on Monday, March 23, 2020. The public hearing record will close on April 7, 2020.

The zoning map tool is available online. Most of the property in College Park will change from R-55 zone to RFS-65 zone. There are several concerns regarding zones selected for some areas of College Park. Staff will review these concerns and request that Council make suggestions for the City's written testimony.

Ms. Schum reviewed the staff report:

The areas of concern in the Route 1 Corridor include: Downtown between Guilford Drive and Campus Drive, Lower Midtown between Campus drive and MD-193, Upper Midtown between MD-193 – Indian Lane, Autoville/Cherry Hill between Indian Lane and the Beltway, Uptown between the Beltway and the City Boundary. Other areas of concern: Hollywood Commercial District, Berwyn Commercial and Industrial Districts, College Park Metro Station Area and City-Owned Property.

Council was in agreement with the recommendations for the Downtown area. Discussion on the zones in the Hollywood Commercial District. Staff will recommend using the NAC zone north of Edgewood Road on the west side of Rhode Island Avenue and the CN zone on the east side of Rhode Island Avenue. Staff will recommend NAC zone for the parcels on Autoville Drive which is currently listed as RMF-20. A suggestion was made to rezone the Post Office on Calvert Road to mixed-use which currently zoned R-55. Ms. Schum stated that it is very unlikely getting the zone changed. Council was in agreement with staff recommendations. Staff will prepare a letter to the Clerk of the Council for approval at the next Council Regular meeting.

3. Presentation on Western Gateway Project (Mowatt Lane and Campus Drive): Thomas Haller, Law Offices of Gibbs and Haller; Christian Cerria, Gilbane Development Co. and Edward Maginnis, University of Maryland

Mr. Haller explained that several community meetings have taken place recently and changes have been made to the project due to the recommendation of the community. This presentation is to show where the project stands now. Mr. Haller explained in detail the legislative amendments to the Zoning Ordinance: CB-9-2020, CB-10-2020 and CV-12-2020. Mr. Cerria gave a brief highlight of the project.

Council wanted confirmation that CB-9-2020 will apply to this development site only and will not convey to the rest of the City. Council was assured that CB-9-2020 will only apply to this development site. Council asked for information on how the storm water run off will be handled during construction and after completion of the project. Mr. Cerria explained that preliminary studies have been conducted and they will have an opportunity to improve the water runoff in

this area. This project will not tie into Guilford Run and they will keep as many trees as possible. Additional trees will be planted prior to the completion of the project and the end result will not impact the Tree Conservation.

The developer will meet with the Calvert Hills Association on March 11th. Council will approve the letter to County Councilmember Glaros requesting approval of CB-9-2020, CB-10-2020 and CV-12-2020 at a later date.

**4. Review of Legislation (Possible Special Session to vote on time-sensitive matters)
Agenda Item # 20-G-47 - HB 1424 - Public-Private Partnerships – Process and Oversight**

Mr. Gardiner explained that HB 1424 would establish a Public-Private Partnership Oversight Review Board for the Governors proposed large P3 transportation projects. This bill is designed to ensure that more project information is available to the public before the Board of Public Works can vote to support a P3 project. The attached draft letter is in support of HB 1424.

Mayor Wojahn stated that he has been invited to testify on this bill in Annapolis this Thursday.

Council entered Special Session to consider this and other matters on the agenda.

See Special Session Minutes

Assistant City Manager Bill Gardiner announced that the Bond Bill for the College Park City Hall Plaza has been submitted and accepted, The hearing is scheduled for Monday March, 9, 2020 – Councilmember Dennis will attend the hearing since Mayor Wojahn has a prior engagement.

5. Introduction of Ordinance 20-O-05, Ordinance Of The Mayor And Council Of The City Of College Park Authorizing The Acquisition Of Certain Real Property Located At 7403 Baltimore Avenue, College Park, Md 20740; 7413 Baltimore Avenue, College Park, Md 20740; And Lehigh Road (No Street Number), College Park, Md 20740, For A Public Purpose

City Attorney, Suellen Ferguson, summarized the staff report and Ordinance 20-O-05. The terms under which the City and University will develop, construct, and own the condominium units and land will be included in a Joint Development Agreement, and the condominium documents. The transfer of lots from the University to the City is contingent upon the approval of the Agreement and condominium documents. The Ordinance will consolidate the various lots that are City-owned and non-City-owned to make one lot, with the purpose of subjecting the consolidated lot to a condominium regime for construction of the new City Hall and a University of Maryland office building. Through this Ordinance, the City will take title to the University lots to be able to consolidate them. Once the condominium regime is placed on the consolidated property, the University Unit and the Retail Unit will be conveyed out to the University.

A motion was made by Councilmember Rigg and seconded by Councilmember Day to introduce Ordinance 20-O-05, an Ordinance of the Mayor and Council of the City of College Park Authorizing the Acquisition of Certain Real Property Located at 7403 Baltimore

Avenue, College Park, MD 20740; 7413 Baltimore Avenue, College Park, MD 20740; and Lehigh Road (No Street Number), College Park, MD 20740, for a Public Purpose.

The Public Hearing will be held on Tuesday, March 24, 2020.

See Special Session Minutes

6. Introduction of Ordinance 20-O-06, Ordinance Of The Mayor And Council Of The City Of College Park To Subject The Consolidated City Hall Lot To A Condominium Regime And To Authorize The Sale Of Condominium Units As They Are No Longer Needed For A Public Purpose

City Attorney Suellen Ferguson, explained that this ordinance will subject the lot consolidated under Ordinance 20-O-05 to a condominium regime, and authorize the conveyance of the University Condominium Unit to the University of Maryland, and the conveyance of the Retail Condominium Unit to the University of its designee, upon the determination that the Units no longer serve a public purpose.

A motion was made by Councilmember Rigg and seconded by Councilmember Day to introduce Ordinance 20-O-06, an Ordinance of the Mayor and Council of the City of College Park to Subject the Consolidated City Hall Lot to a Condominium Regime and to Authorize the Sale of Condominium Units as they are No Longer Needed for a Public Purpose.

The Public Hearing will be held on Tuesday, March 24, 2020.

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7. Appointments to Boards and Committees: None

8. Requests for/Status of Future Agenda Items: None

9. Mayor and Council Comments:

Councilmember Kabir announced the monthly police meeting will be held next Monday and the City's Youth, Family and Seniors building at 7:30 p.m. Councilmember Kabir and Councilmember Mackie attended the College Park Scholars in Action program last week where they helped community members with technology issues.

Councilmember Mitchell announced that March is Women's History Month and requested a proclamation. Mayor Wojahn congratulated Councilmember Mitchell on her appointment to serve on the Prince George's County Democratic Central Committee.

Councilmember Rigg announced the Calvert Hills Civic Association meeting to be held at the Old Parish House on March 11 from 7:00 p.m. to 9:00 p.m.

Councilmember Day mentioned that he was going through the Paint Branch Community Park while Park and Planning staff were there. During his conversation with Park and Planning staff, he found out that the Disc Golf park is the 2nd original park on the East Coast and that the park

has a lot of history behind it. Councilmember Day suggested that a memorial be placed at this location for the person who designed the park. Park and Planning will look into this further and will bring information to the Council soon.

Councilmember Dennis announced the District 1 Coffee Club will take place tomorrow at Jason's Deli at 9:00 a.m.

Mayor Wojahn announced that he was appointed to serve on the Transition Committee for the incoming University of Maryland President, Dr. Pines. Mayor Wojahn participated in the Executive Leadership Program at the UMD School of Public Policy. He was excited participate and meet with many County Executives from around the country and a few local Mayors. Mayor Wojahn, Councilmembers Day and Mitchell will attend the National League of City Congressional City Conference next week. Mayor Wojahn attended a mock press conference with several journalism students with the University of Maryland.

Scott Somers stated that the Community and Senior Recreation Needs Assessment survey is due by March 16, 2020.

ADJOURN: A motion was made by Councilmember Brennan and seconded by Councilmember Day to adjourn the Worksession, and with a vote of 8-0-0 the Worksession was adjourned at 10:13 p.m.

Yvette Allen
Assistant City Clerk

Date
Approved

SPECIAL SESSION MINUTES
College Park City Council
Tuesday, March 3, 2020
9:40 p.m.

PRESENT: Mayor Wojahn; Councilmembers Kabir, Kennedy, Brennan, Dennis, Day, Rigg, Mackie and Mitchell.

ABSENT: None.

ALSO PRESENT: Scott Somers, City Manager; Bill Gardiner, Assistant City Manager; Yvette Allen, Assistant City Clerk; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; Miriam Bader, Planner; Dan Alpert, Student Liaison.

During the regularly scheduled Worksession of the College Park Mayor and Council, a motion was made by Councilmember Mitchell and seconded by Councilmember Day to enter into a Special Session to approve several time-sensitive matters. The possibility of the Special Session was listed on the Worksession agenda. The motion carried 8-0 and the Council entered Special Session at 9:40 p.m.

ACTION ITEMS

20-G-47 Approval of a letter in support of HB 1424 - Public-Private Partnerships – Process and Oversight

Mr. Gardiner explained that HB 1424 would establish a Public-Private Partnership Oversight Review Board for the Governors proposed large P3 transportation projects. This bill is designed to ensure that more project information is available to the public before the Board of Public Works can vote to support a P3 project. The attached draft letter is in support of HB 1424.

Mayor Wojahn stated that he has been invited to testify on this bill in Annapolis this Thursday.

A motion was made by Councilmember Kabir and seconded by Councilmember Mitchell to authorize a letter to Appropriations Committee and Environment and Transportation requesting support for HB 1424.

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

The motion passed 8-0.

20-G-49 Approval of a letter in support of HB 1394 / SB 982 Highway User Revenues - Revenue and Distribution

A motion was made by Councilmember Mitchell and seconded by Councilmember Rigg to approve a letter in support of HB 1394 / SB 982.

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

Motion passed 8-0-0.

20-G-53 Approval of a letter in support of SB 701 / Hb 643 End-of-Life Option Act (Richard E. Israel and Roger "Pip" Moyer Act)

A motion was made by Councilmember Kennedy and seconded by Councilmember Day to send a letter of support for SB 701 / HB 643, End-of-Life Option Act (Richard E. Israel and Roger "Pip" Moyer Act).

Councilmember Mackie is not in support of this legislation. Councilmember Kabir stated that Council has not received information on this legislation and will not be voting in favor. Councilmember Rigg suggested to move this item to next week's agenda. Councilmember Mitchell stated that more information is needed on this legislation and requested that it be put on next week's agenda,

A motion was made by Councilmember Rigg and seconded by Councilmember Kennedy to postpone the current motion until next week's agenda.

Motion passed 8-0.

20-O-05 Introduction of Ordinance 20-O-05, Ordinance Of The Mayor And Council Of The City Of College Park Authorizing The Acquisition Of Certain Real Property Located At 7403 Baltimore Avenue, College Park, Md 20740; 7413 Baltimore Avenue, College Park, Md 20740; And Lehigh Road (No Street Number), College Park, Md 20740, For A Public Purpose

City Attorney, Suellen Ferguson, summarized the staff report and Ordinance 20-O-05. The terms under which the City and University will develop, construct, and own the condominium units and land will be included in a Joint Development Agreement, and the condominium documents. The transfer of lots from the University to the City is contingent upon the approval of the Agreement and condominium documents. The Ordinance will consolidate the various lots that are City-owned and non-City-owned to make one lot, with the purpose of subjecting the consolidated lot to a condominium regime for construction of the new City Hall and a University of Maryland office building. Through this Ordinance, the City will take title to the University lots to be able to consolidate them. Once the condominium regime is placed on the consolidated property, the University Unit and the Retail Unit will be conveyed out to the University.

A motion was made by Councilmember Rigg and seconded by Councilmember Day to introduce Ordinance 20-O-05, an Ordinance of the Mayor and Council of the City of College

Park Authorizing the Acquisition of Certain Real Property Located at 7403 Baltimore Avenue, College Park, MD 20740; 7413 Baltimore Avenue, College Park, MD 20740; and Lehigh Road (No Street Number), College Park, MD 20740, for a Public Purpose.

Mayor Wojahn announced that the Public Hearing will be held on Tuesday, March 24, 2020.

20-O-06 Introduction of Ordinance 20-O-06, Ordinance Of The Mayor And Council Of The City Of College Park To Subject The Consolidated City Hall Lot To A Condominium Regime And To Authorize The Sale Of Condominium Units As They Are No Longer Needed For A Public Purpose

City Attorney Suellen Ferguson, explained that this ordinance will subject the lot consolidated under Ordinance 20-O-05 to a condominium regime, and authorize the conveyance of the University Condominium Unit to the University of Maryland, and the conveyance of the Retail Condominium Unit to the University of its designee, upon the determination that the Units no longer serve a public purpose.

A motion was made by Councilmember Rigg and seconded by Councilmember Day to introduce Ordinance 20-O-06, an Ordinance of the Mayor and Council of the City of College Park to Subject the Consolidated City Hall Lot to a Condominium Regime and to Authorize the Sale of Condominium Units as they are No Longer Needed for a Public Purpose.

Mayor Wojahn announced that the Public Hearing will be held on Tuesday, March 24, 2020.

ADJOURN: A motion was made by Councilmember Dennis and seconded from Councilmember Day to adjourn from Special Session. With a vote of 8-0, the Special Session adjourned at 10:01 p.m.

Yvette Allen
Assistant City Clerk

Date
Approved