

MINUTES
College Park City Council Regular Meeting
Tuesday, June 21, 2022
7:30 p.m. – 10:21 p.m.

This was a hybrid meeting: Online via Zoom.
In-person in the Council Chambers of City Hall.

PRESENT: Mayor Wojahn; Councilmembers Kabir, Kennedy, Esters, Whitney, Adams, Rigg, Mackie and Mitchell(by Zoom)

ABSENT: None.

ALSO PRESENT: Kenneth Young, City Manager; Bill Gardiner, Assistant City Manager; Yvette Allen, Assistant City Clerk; Suellen Ferguson, City Attorney; Gary Fields, Director of Finance; Terry Schum, Director of Planning, Miriam Bader, Senior Planner, Val Graham, Student Liaison and Adrian Andriessens, Deputy Student Liaison.

Mayor Wojahn opened the Regular Meeting at 7:30 p.m.

ANNOUNCEMENTS:

Councilmember Kabir announced that the deadline to register to participate in the College Park 4th of July parade is Friday, June 24 by 4:00 p.m.

Councilmember Esters stated to Use Your Voice and vote in the Primary Elections on July 19, 2022.

Councilmember Whitney announced that the College Park Airport Museum is celebrating Women Air Force Service Pilots (WASP) program on June 25, 2022 from 1:00 p.m. to 2:00 p.m. You can learn about the history of the program, local WASP Elaine Harmon, and the challenges these women faced during WWII and beyond.

Councilmember Adams announced that the Calvert Hills Citizens Association will hold an Ice Cream Social on Saturday, June 25, 2022 at the Calver Hills Playground on Guilford Road.

Councilmember Rigg stated that there was excellent feedback on the Friday Night Live.

Councilmember Mackie announced that Proteus Bicycles located at 9827 Rhode Island Avenue will have a Senior Summer Social on Thursday. Visit their website for more information

Mayor Wojahn congratulated Mayor Pro Tem Mitchell for being elected as the President of the Maryland Municipal League Association. Mayor Wojahn joined the Mt. Hope Commission Inaugural event yesterday in Cheverly, Maryland.

Adrian Andriessens announced that the Class of 2026 Freshman orientation took place today.

CITY MANAGER’S REPORT: Mr. Young announced that the next Friday Night Live will take place on July 15 – Theme: Salsa and Fiesta. August 12th – Theme: Sing me the Blues and September 9th – Theme: Oktoberfest! Mailers regarding the Tree Ordinance will be mailed to residents soon.

ACKNOWLEDGMENTS

On-line former Councilmembers Peter King and President of the of the Calvert Hills Civic Association, Daniel Oates.

PROCLAMATIONS: Mayor Wojahn read the proclamations for Pollinator Week 2022.

AMENDMENTS TO AND APPROVAL OF THE AGENDA:

1. Adams/Whitney: Move 22-G-98 from the Consent Agenda to add another person to the Noise Control Board. The item was not moved as the appointment list was amended prior to the meeting. Esters/Mackie: Approve the agenda as presented, 8-0-0

COMMENTS FROM THE AUDIENCE ON NON-AGENDA / CONSENT ITEMS:

Peter King, resident: spoke on the recent violation of the Open Meeting Act complaint. He also commented that the Ethics Commission has not published their minutes for over a year and commented on the closed meeting of March 3, 2022.

Will Wiltz, resident: asked why the speed cameras were removed from Metzertott Road as there have been several accidents in the area since the removal of the cameras. We need to make Metzertott Road safer.

PRESENTATIONS:

- A. Quarterly financial presentation: Mr. Fields presented the Quarterly Financials.

REDISTRICTING COMMISSION:

Mayor Wojahn officially constituted the Redistricting Commission and issued their charge as written in 22-R-04.

CONSENT AGENDA: A motion was made by Councilmember Mackie and seconded by Councilmember Rigg to adopt the Consent Agenda which consisted of the following:

22-G-98	Annual appointments to City advisory boards
22-G-99	Approval of Policy on Use of City Meeting Spaces
22-G-100	Award of contract with Tyler Technology for Financial and HR software and implementation

22-G-101	Award of contract with Gena T. Ford for Project Management Services for Financial and HR software implementation
22-G-102	Approval of minutes from the April 26, 2022 Regular Meeting, the May 24, 2022 Regular Meeting, the June 7, 2022 Special Session, and the June 7, 2022 Worksession.

The motion passed 8-0.

Action Items:

22-G-103	Preliminary Plan of Subdivision 4-21039 for EcoGrads development
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Planning Director, Terry Schum stated that we are only considering the Preliminary Plan of Subdivision 4-21039 since it is scheduled for a hearing on June 30th with Maryland-National Capital Park and Planning Commission. The Detailed Site Plan has recently been accepted by Park and Planning and tentatively scheduled for a hearing on September 22, 2022. The Attorney Matthew Tedesco and the developer Mark Manzo appeared in person and Karen Carpenter, Brandon Fritz, Mike Lenhart, Nick Hill, Shana Carroll, and Parker Harrell from EcoGrads Team appeared virtually. Miriam Bader, Senior Planner reviewed the staff report and powerpoint presentation.

City staff recommends supporting PPS 4-21039 and the variation to waive the 10-foot PUE with the following conditions:

1. Total development within the proposed subdivision shall be limited to uses which generate no more than 69 AM peak-hour trips and 86 PM peak-hour trips. Any development generating an impact greater than that shall require a new determination of the adequacy of transportation facilities and a new PPS.
2. The final plat of subdivision shall include right-of-way dedication of 10 feet along US 1 to the State Highway Administration in accordance with the PPS.
3. Off-site bicycle and pedestrian improvements to satisfy Section 24-124.01 of the Subdivision Regulations, shall be prioritized as follows:
 - a. Provide new or upgraded thermoplastic pavement markings along the Trolley Trail, from Greenbelt Road to Berwyn House Road. These shall include yellow centerline skip lines and white edge lines.
 - b. Provide sharrows on Pontiac Street.
4. At the time of DSP, the applicant shall provide an off-site bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the pedestrian and bicycle adequacy improvements approved with PPS 4-21055, consistent with the cost cap and Section 24-124.01 (f) of the Prince George's County Subdivision Regulations.
5. Prior to final plat, the applicant shall execute an agreement with the City of College Park for the construction and maintenance of improvements to the 15-foot-wide alley including pavement, a retaining wall and storm drain facilities.

6. Prior to Planning Board approval of the DSP, the applicant shall execute a Declaration of Covenants Agreement with the City that includes, at a minimum, the following provisions:
 - a. Provision of public access easements to the City for any sidewalk along Quebec Street and Baltimore Avenue that is not located in the public right-of-way.
 - b. Assurances that the property will be used for graduate student housing.
 - c. PILOT to City if the property becomes tax exempt.
 - d. Unitary management and condominium conversion requirements.
 - e. Acknowledgement of responsibility for maintenance of pedestrian light fixtures, landscaping, and sidewalks.
 - f. Restrictions related to construction staging and hours of operation, if needed.
 - g. If feasible, provision of an outdoor public art feature, which can be matched by City funds (up to \$15,000).
 - h. Evidence of LEED (SILVER or equivalent certification).

A motion was made by Councilmember Whitney and seconded by Councilmember Whitney to support approval of Preliminary Plan of Subdivision 4-21039 with conditions contained in the City’s staff report. Motion passed 8-0-0

22-G-104	Consideration of FY 22 Annual Program for Program Open Space allocation
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Terry Schum, Director of Planning stated that our allocation of Program Open Space (POS) funding for FY 2023 is \$452,571.34. According to current POS guidelines, a minimum of 50% of these funds must be used for acquisition projects and a maximum of 50% can be used for development projects. Program Open Space requires a 25% cash match for development projects and no required match for acquisition projects. An Annual Program must be submitted and accepted by the Parks and Recreation Department of the M-NCPPC prior to applying to the State Board of Public Works to encumber funds for specific projects. The Annual Program is due June 24, 2022. Terry reviewed the staff report.

A motion was made by Councilmember Kabir and seconded by Councilmember Mackie to approve the allocation of FY 2023 Program Open Space funds as follows: \$226,285.67 for acquisition and \$226,285.67 for development. Motion passed: 8-0-0

DISCUSSION ITEMS:

A. Amendment to DSP-17003/03, 4417 Hartwick Road (formerly Applebee’s) for Little Blue Menu

An amendment to DSP-1700-03 was accepted for review by the Prince George’s County Planning Board for a proposal to revise the approved DSP. Terry Schum, Director of Planning reviewed the staff report. The proposed changes to the site plan only involve the former Applebee’s site, which was included as part of the Aster DSP. The changes proposed include removal of two landscape islands, modifications to the façade of the existing building, and the addition of four outdoor dining tables.

Mayor and Council expressed that this is not the vision they had for the Downtown College Park area and encouraged that they rethink this proposal and look for other suitable places for this type of business. Or revisit the plan to make it more of an area where people can gather.

Councilmember Rigg made a motion and seconded by Councilmember Adams to accept staff's comments as listed in the report and to send a letter to the Prince George's County Planning Board with a copy the County Council and Peter Shapiro, Chairman of the Prince George's County Planning Board. Motion passed 8-0-0.

B. Strategic Plan Update

Assistant City Manager, Bill Gardiner reviewed the staff report and the suggested draft objectives for Council Prioritized BY 2023 Five-Year Objectives.

Councils' requests/comments:

1. Supporting small and independent business
2. Affordable and nutritional eateries
3. Provide creative options for business (flex space)
4. OKR #9 – Tutoring
5. OKR #9 – PTA/PTO funding
6. OKR#7 – Walking and biking (where is it most needed)
7. OKR #6 – Volunteer Data Base to track the number of hours and diversity
8. OKR#6 – How people of different background experience City services

General Comments from Audience

Carol Magnes, resident: Bicycle riders are not following the rules of the road especially near Rhode Island Avenue at Greenbelt Road. Bicyclists need to be more educated.

ADJOURN: Rigg/Adams, 10:21p.m., passed 8-0.

Yvette Allen	Date
Assistant City Clerk	Approved