

**MINUTES**  
**Regular Meeting of the College Park City Council**  
**Tuesday, November 16, 2021**  
**7:30 p.m. –**

**Due to the COVID-19 Pandemic, this was a virtual meeting.**

**PRESENT:** Mayor Wojahn; Councilmembers Kabir, Kennedy, Dennis, Esters, Day, Rigg, Mitchell and Mackie. Councilmembers-elect Susan Whitney and Stuart Adams also attended.

**ABSENT:** None.

**ALSO PRESENT:** Kenneth Young, City Manager; Bill Gardiner, Assistant City Manager; Janeen S. Miller, City Clerk; Yvette Allen, Assistant City Clerk; Suellen Ferguson, City Attorney; Teresa Way-Pezzuti, Director of Human Resources; Bob Ryan, Director of Public Services; Robert Marsili, Director of Public Works; Steve Halpern, City Engineer; Michael Williams, Economic Development Manager; Jim Miller, Parking Enforcement Manager; Megha Sevalia, Student Liaison.

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

**ANNOUNCEMENTS:**

Councilmember Kabir said this Saturday is the last day of the Hollywood Farmers Market season. There is a community walk in north College Park on Saturday.

Councilmember Esters acknowledged those who are testifying at the PG County Council meeting in opposition to CR-123-21, the County Council's Proposed Redistricting map. She also thanked the people who came out for Good Neighbor Day.

Councilmember Rigg announced the Calvert Hills Civic Association meeting on December 8. The holiday tree lighting will be Saturday December 11 at 5 p.m.

Councilmember Mitchell wished a Happy Thanksgiving to our residents. She said the District 4 Councilmembers will hold a meet and greet for City Manager Kenny Young on December 1. November 17 is Founders Day for the Omega Psi Phi fraternity.

Mayor Wojahn said the College Park Community Foodbank is collecting turkeys for Thanksgiving.

**CITY MANAGER'S REPORT:** Mr. Young announced the ARPA community forum on November 30; M-NCPPC is taking public comment on the Adelphi area Sectional Map Amendment; the new traffic signal on US 1 at Hartwick is now operational; and announced a correction to the letter provided for 21-R-139.

**AMENDMENTS TO AND APPROVAL OF THE AGENDA:**

The agenda was approved without amendment, Mitchell/Rigg, 8-0.

**PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS:**

**John Payne, Chief, Board of Election Supervisors:** On behalf of the Board of Election Supervisors, Mr. Payne certified the results of the 2021 election.

**DISCUSSION ITEMS**

**1. Discussion with the College Park Housing Authority about the renovation/improvement needs at Attick Towers:**

From the CPHA: Betsy Lynn, Bob Catlin, Theresa Keeler and Executive Director Michelle Johnson; District 21 Delegate Mary Lehman; consultant Nicole Wickliffe. Del. Lehman began the discussion and announced state funding of \$2M for Attick Towers renovations. She requested that the City match that amount from ARPA funding. This will be a multi-year effort and the 21<sup>st</sup> District Delegation will pursue additional funding. Ms. Johnson, the Executive Director of the College Park Housing Authority since 2019, presented a PowerPoint. Her mission is to improve the conditions at Attick Towers and accomplish “repositioning.” Repositioning is the change of funding from Public Housing (Section 9) to Section 8 Project-Based Vouchers, which has been a more stable funding source.

Del. Lehman and the City Council had questions about repositioning and expressed concerns about obsolescence. They expressed reluctance to commit funds until there is a determination about obsolescence.

**City’s in-kind assistance.**

**2. Discussion and review of the dedicated rights-of-way list in the City and the current policy - Steve Halpern, City Engineer and Suellen Ferguson, City Attorney:**

Ms. Ferguson said the issue of unimproved rights-of-way came up many years ago due to an encroachment issue, at which time the policy was developed. This happens when a developer dedicates a right-of-way to a public use; these are not always accepted by the local jurisdiction. If the City does not accept control of a right-of-way, we are not responsible for maintenance. The attached list shows the unimproved rights-of-way where the City has not accepted jurisdiction. The issue came up more recently when neighbors wanted the City to prune a tree that was on an unimproved right-of-way, which we did. In exchange, the adjacent property owners were asked to petition for vacation of the right-of-way, which they have not done.

Councilmember Rigg described the three types of undeeded property:

- Undeeded properties that the City asserts control over.
- Undeeded property that a private landowner has encroached upon.
- Undeeded property that no one has asserted control over.

Councilmember Rigg supports leaving the current policy in place but would like to see a policy addressing scenario #3.

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

<b>21-G-138</b>	<b>Approval of Arelis Pérez as the 2021 the Jack Perry Award Recipient.</b>
<b>21-G-139</b>	<b>Approval of a letter to the Prince George’s County Climate Action Commission with City comments on the draft Prince George’s County Climate Action Plan.</b>
<b>21-G-142</b>	<b>Approval of a Crane Swing and Tie-Back Agreement in substantially the form attached with Union on Knox, LLC, UMCPF Property IV-B, LLC, and UMCPF Property IV-C, LLC to enable construction of the mixed use property approved in DSP-19037 and supported by the City under certain terms and conditions.</b>

**The motion passed 8-0.**

**ACTION ITEMS:**

**21-G-141 Consideration and possible action on a proposal for parking prohibitions at 4500 Beechwood Road – Bob Ryan, Director of Public Services; Jim Miller, Parking Enforcement Manager; and Steve Halpern, City Engineer.**

Mr. Halpern reviewed the Engineer’s Report. Staff recommends extending the no-parking zone on Beechwood Road, which would eliminate 2 of the 3 parking spaces in front of 4500 Beechwood Road. Mr. Miller reviewed the Engineer’s Report and said that the parking impact on Beechwood Road would be minimal.

Councilmember Rigg said this first came up last year. This was initially a “lay-on-the-table” item but Mr. Rigg asked that it be pulled to allow for a more robust discussion among the neighbors. There are strong opinions on both sides of the issue.

Councilmember Day said State Highway said they would look at the intersection, and that two of those houses are currently vacant but may soon be sold. He would support taking two spaces and doing additional street striping.

**A motion was made by Councilmember Rigg and seconded by Councilmember Day to direct City Staff to extend the current 25-foot no-parking zone on the north side of Beechwood Road in front of the existing stop sign an additional 35 feet to the lead walk in front of 4500 Beechwood Road.**

There was discussion about the benefit of adding a center line on Beechwood.

**Public Comment on removing two parking spaces on Beechwood Road:**

**Don Jennings, resident:** This is a dangerous intersection entering from Route 1. A two-car length center line could help.

**Justin Clarke, resident:** He would prefer removal of just one parking space. He is concerned about the parking impact when those houses are occupied.

**Sally Wood, resident:** It feels unsafe at the top of Beechwood. She supports eliminating two spaces. A center line might help. We might need to widen the road.

**Andrea McNamara, resident:** She has seen many near head-on collisions and is concerned about safety. She supports the motion to remove the two parking spots.

**Judy Campbell, resident:** Supports the staff recommendation; this is a good place to start. This is an issue of the parking impact of rental houses.

**Steve Cibor, resident:** There are 9 houses with 9 parking spaces. 35 residents signed a proposal to only remove one parking space to see if it will help.

Councilmember-elect Adams acknowledged the passion expressed by the residents. He would like to explore adding a chicane. He supports the Engineer's report.

Councilmember Rigg is grateful for the comments from the residents. He supports the staff recommendation.

**The motion passed 8-0.**

**21-O-15 Introduction of Ordinance 21-O-15 to amend Chapter 184, Vehicles and Traffic, §184-6 and §184-8, of the City Code to remove the weight and load space limits for vehicles that do not exceed 21 feet in length and 6 feet in width; and to allow resident requests for permission to park prohibited vehicles beyond 30 days to be considered for good cause on a case-by-case basis by the Advisory Planning Commission with final approval by the Council; and to add a definition of "good cause".**

Mr. Ryan gave an overview. This is a follow up to a previous Worksession. This would provide relief to those owners whose vehicles are prohibited because of their weight, not because they are wide or a safety hazard. Ms. Ferguson said any request for longer than 30 days would be referred to the Advisory Planning Commission. She added that the Public Hearing would actually be Tuesday, December 7.

Councilmember Kabir asked if the APC has been consulted about this. We will find out.

Notification process to surrounding neighbors. Would that still be done? Yes, the APC would provide the notice. They could become parties of record.

Councilmember Rigg asked about a recertification process so the permit is not permanent. Did he add this to the motion?

Motion to introduce Rigg/Day –  
Public Hearing December 7, 2021

**GENERAL COMMENTS:**

**Judy Campbell, resident:** The City supports enhancing walkability. That statement will become more important in the coming years. We should use this as an opportunity to assess the undeveloped rights-of-way in the City to see if they can be used to add public walking paths.

**Carol Nezzo, resident:** Wants the path between Amherst and Beechwood open. We were told it was not accepted by the City, but we have a letter from Mr. Stumpff about tree work that the City would undertake there several years ago. Paths are a treasure to College Park.

**Carol Macknis, resident:** Not all residents qualify to live in Attick Towers. When will the information on the ARPA meeting come back to the person that registers? She has not received a response.

**Sally Wood, resident:** Paths are a valuable asset. We need more trees.

**Mary King, resident:** We should use developer money to maintain our tree canopy.

**ADJOURN:** A motion was made by Councilmember Kennedy and seconded by Councilmember Kabir to 10:41 p.m. 8-0.

**Mayor Wojahn read the closing statement:** Pursuant to the statutory authority of the Maryland Annotated Code, General Provisions Article § 3-305(b), the Mayor and Council of the City of College Park are providing notice that they will meet in a closed session after the meeting for the following purposes:

1. To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction. (Performance evaluation of Interim City Manager and an additional personal matter.)
2. To consult with counsel on a legal matter and to discuss a negotiating strategy before a contract is awarded. (Discussion of lobbying contract(s).)

**The Mayor and Council will not return to public session after the closed session ends.**

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Janeen S. Miller  
City Clerk

Date  
Approved

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1. Lobbying contracts – Young – wants to bring two contracts forward next meeting. Len Lucchi and Stephanie Anderson have represented us well. Makes sense to go forward with them. The second is to help us rebuild relationships with the County at the local level. Tony Perez from LA Perez Consulting to help us with some projects – affordable housing, neighborhood stabilization, the Stone property, building permitting. Mr. Perez represents Brentwood, Bladensburg, Laurel and PGCMA. This would mirror what Laurel is doing. ARPA funds will be allocated through the County – this could give us a chance to take advantage of that. He thinks the City will need this help. Its not a lot of money – about \$24K for each one. The Council previously said they didn't want a 12 month contract, but most of the work gets done when the legislature is not in session, so he recommends going forward with a 12 month contract.

Discussion of Mr. Perez and his firm. Support for the idea. Need for better relationships with other County agencies as well – school board, M-NCPPC.