

**WORKSESSION MINUTES**  
**College Park City Council**  
**Tuesday, May 19, 2020**  
**7:30 P.M. – 9:46 P.M.**

**Due to the COVID-19 Pandemic, this was a WebEx Virtual Meeting**

**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; Janeen S. Miller, City Clerk; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; Bob Ryan, Director of Public Services; Brenda Alexander, Assistant Director of Public Works; Gabi Wurtzel, Event Planner; Dan Alpert, Student Liaison; Julia Nikhinson, Deputy Student Liaison.

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

**CITY MANAGER’S REPORT:** Mr. Somers announced the Strategic Plan virtual public focus groups; the Memorial Day holiday; the COVID-19 page on website; the Census; the Summer mosquito control program with MDA; the virtual community meeting on the CP Airport Safety program on Thursday; the Memorial Day observance at the Veterans Memorial will not be held, but the Boy Scouts will place signs at the Memorial and around the City in tribute to our vets; and that CBE is holding a virtual meeting on how to reverse global warming on May 30.

**APPROVAL OF THE AGENDA:** The agenda was approved without amendment, Mitchell/Rigg 8-0.

- 1. Memorial Day Proclamation** – Mayor Wojahn read the Memorial Day proclamation.
- 2. Presentation on College Park Airport safety plan (tree removal project) by the County Department of Parks and Recreation**

Guests: Christine Fanning, Division Chief, Natural and Historical Resources, Prince George’s Department of Parks and Recreation; Lee Sommer, College Park Airport Manager; Phil Wilson, Assistant Division Chief / Horticulture and Forestry Section; Jerry Langham, Chief Arborist; Laura Connelly, Planning Supervisor; Eric J. DeDominicis; Jason Traband, Project Scientist, BayLand Consultants & Designers.

Ms. Fanning reviewed the PowerPoint. They are calling this a safety project; the trees are just a portion of the entire project. She reviewed the modified tree trimming plan and tree replacement plan that will include 1500 trees. Over last two months they have reviewed and significantly modified the plan, incorporated feedback from Ms. Alexander and Dr. Lea-Cox. She believes they have struck the right balance between safety for public and pilots, environmental

stewardship, and improved communication. They hope to build a relationship with the community and get them to engage with this important site. They must adhere to a number of regulations to keep operating. They should be trimming every 3-4 years instead of 8 years (last time was 2012). The tree trimming area they are responsible for has increased due to new requirements by 20%. There are increased height limitations for the first 200 feet from runway threshold. 387 trees have been removed to date in the 200-foot area. They are now working with the federal and state regulatory agencies. They hired a 3<sup>rd</sup> party environmental firm to ensure best practices. The revised plan includes minimal heavy machinery. Going forward they will trim every 4-5 years. For now, there will be no additional tree removals. They will perform a combination of modest and heavy trimming; some trees may not survive. Approximately 3,000 trees will be trimmed. 1,510 trees will be replanted; 4:1 ratio; 70% canopy trees. They will take a phased approach to planting; will be completed this fall. They will monitor trees annually. They have met with Riverdale Park and disk golf community; there are plans to upgrade the disk golf course.

New Park enhancements: (2) 20 x 20 permanent shade structures in Old Calvert Road Park. Want to start a more intentional partnership that is proactive, not reactive., with CP, RP, UMD, and meet quarterly. She can be reached at [PublicAffairs@pgparks.com](mailto:PublicAffairs@pgparks.com).

Councilmember Brennan said the City has an Airport Authority, a Tree and Landscape Board and a Committee for a Better Environment that they can be in touch with. He asked if the Army Corps of Engineers (ACE) was contacted? Jason Traband: Yes, they have weighed in and we have addressed their concerns. They are also in touch with the MD DOE re the waterways and floodplains. Only foot traffic will be in wetlands. Anything that falls in wetland will be removed. All areas should be accessible from the sides of the stream channel. They have provided MD DOE and ACE with a detailed written summary of the proposal and will monitor the trimming work and will provide them with a summary of all activity and any ground disturbance. Councilmember Brennan asked if there is any water quality monitoring and if the straw and rye grass planting will be effective against major storms? Traband: They are following the MD DOE sediment control and erosion standards. Does not see the need or requirement for water quality monitoring. Councilmember Brennan hopes one of the goals will be to restore the canopy as much as possible. He is encouraged to hear that 70% of the replacement trees will be canopy trees and asked that they share the species selection in English.

Councilmember Day acknowledged the turn-around, thanked them for listening, and thanked them for the two shade structures. He believes we are going in the right direction. He added that we need a bridge from the trail to the playground. Ms. Fanning suggested they get together to walk the property and discuss the connectivity issue.

Mr. Somers asked about evening landings. Ms. Fanning said evening landings are necessary for the viable operation of the airport. Mr. Sommer said there are approximately 3 -5 night landings per week in summer. In winter, there are more, because there is more darkness. They provide quarterly reports to the Airport Authority and can provide them to the Council. 2000 people are vetted to use the airport. They are open 7 a.m. to 10 p.m. Aircraft can land but not take off after 10 p.m.

Mayor Wojahn asked how many trees are likely to survive after being trimmed down to a 40-foot height? Mr. Langham said they will be monitored; they may not survive. If the tree does not survive, they will replant for it. They will keep us posted.

**3. Approval of amendment to Construction Manager at Risk Contract with Davis Construction Corporation to award the construction and post-construction work, the Guaranteed Maximum Price for the Contract and Change Order #3, for City Hall Project - See Special Session Minutes for Item # 20-G-97.**

**4. Discussion of 4<sup>th</sup> of July event and other upcoming events – See Special Session Minutes for Item # 20-G-98.**

**5. Requests for/Status of Future Agenda Items**

- Mayor's email requesting a letter to our federal representatives in support of HR 6175 - Kennedy/Rigg, 8-0, for consent.

**6. Mayor and Councilmember Comments**

- Councilmember Kennedy – thanks to those feeding the hungry
- Councilmember Brennan – glad to live in a city with such a great trail network.
- Councilmember Rigg – acknowledge national nurses week and national EMS week to thank the many dedicated public servants.
- Councilmember Day – Census, voting, staying safe.
- Councilmember Mitchell – A number you can call for the status of your stimulus check: 800-919-9835. Thank you to PW for beautiful sign in CP Woods.
- Councilmember Mackie – PGCMLS has a summer reading program for your children. June 6 begins Chesapeake Bay awareness week – to help the bay you can pick up trash.
- Dan Alpert - next week is Dan's last week as Student Liaison. Formal announcement next week - Adam Rosenbaum as next Student Liaison. New Diamondback reporter Clara had never played monopoly before.
- Mayor Wojahn – Lake Artemesia is one-way. College Park Here & Now Newspaper will arrive in mailboxes each month. Reminder to vote. Participating in workgroup re: whether the UMD students should return in the fall. Hollywood and Paint Branch farmers market both open

**7. City Manager's Comments:** There is also a new sign in Sunnyside off Rhode Island.

**ADJOURN:** 9:46 p.m. Motion by Councilmember Rigg, second by Councilmember Kennedy. 8-0

---

Janeen S. Miller  
City Clerk

Date  
Approved

**SPECIAL SESSION MINUTES**  
**College Park City Council**  
**Tuesday, May 19, 2020**  
**9:15 p.m.**

**Due to the COVID-19 Pandemic, this was a WebEx Virtual Meeting**

**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; Janeen S. Miller, City Clerk; Suellen Ferguson, City Attorney; Robert Marsili, Director of Public Works; Bob Ryan, Director of Public Services; Dan Alpert, Student Liaison; Julia Nikhinson, Deputy Student Liaison.

During a regularly scheduled Worksession of the College Park City Council, a motion was made by Councilmember Brennan and seconded by Councilmember Kennedy to enter into a Special Session to consider time-sensitive matters. The possibility of the Special Session was listed on the Worksession agenda. The motion passed 8-0 and Council entered into the Special Session at 9:15 p.m.

**ACTION ITEMS**

**20-G-97 Approval of amendment to Construction Manager at Risk Contract with Davis Construction Corporation to award the construction and post-construction work, the Guaranteed Maximum Price for the Contract, and Change Order #3, for City Hall Project.**

Mr. Somers said that Davis Construction has done the preconstruction work for City Hall. He reviewed the staff report and pointed out a correction: The Guaranteed Maximum Price (GMP) listed in the 3<sup>rd</sup> paragraph of \$38,673,841 is just the Davis Construction amount. The total cost of the project is \$47,934,336. The City's share of that amount is \$19,568,118. The City's share of the of the GMP is \$16,075,816 [this was the correction].

Ms. Ferguson said that the amendment to the Contract documents was always contemplated because Davis was awarded the pre-construction work, and assuming that the GMP came in at a price that the City was willing to accept, and the contractor was acceptable, that the City would separately approve this amendment for the construction and post-construction work. Change Order #3 includes clarifications and exclusions that Davis wanted to make, and it has been reviewed by the team (including Redgate). They still need to be approved by Davis. The Budget Update shows both the GMP cost and the total cost, which is where Mr. Somers figures came from. That document also shows the City's portion and the University's portion. Council will also be adopting this final budget tonight:

- The GMP price in Davis's budget; it includes Change Orders #1 and #2, and all their sub-contractors.
- The Total Cost is what the City and UMD also have to pay for in addition to Davis' contract: the architects, the engineers, and the development costs previously approved.

The detail on page 55, the project budget, shows which portion is attributable to the City and/or UMD.

Ms. Ferguson said the contract amendment includes language to cover any COVID-related costs within this budget. Davis has not accepted the language yet.

Councilmember Kabir asked about current industry thinking on the impact of COVID-19 on the construction market. Mr. Rowland said it is in our best interest to secure pricing right now through this GMP. Not having confirmed pricing and materials on order would be a detriment to the project.

Councilmember Brennan asked where COs #1 and #2 are located? Mr. Rowland said they are not broken out specifically, but the sum is contained within the GMP For Hard Costs line. Councilmember Brennan asked about demolition. Mr. Rowland said it is split between two of the six lines. Councilmember Brennan asked about the contingency. Mr. Rowland said several contingencies are included on both sides, and pointed them out.

Councilmember Brennan suggested for financial transparency we should post this information on the projects page on City website. He is particularly interested in showing the budget v. actual comparison. Mr. Rowland said they will report this information to City and UMD as they proceed, which will include the contingency.

Ms. Ferguson pointed out that Page 3 of the amendment addresses delays and other claims due to COVID 19; we hope Davis agrees to it.

Mr. Somers asked about any savings that are realized. Mr. Rowland explained that the contract is designed to share savings as follows: 75% to owner (split between UMD/City) and 25% to Davis.

**A motion was made by Councilmember Brennan and seconded by Councilmember Dennis to approve the Guaranteed Maximum Price of \$38,673,841.00, and approve Change Order #3, and the Amendment to Contract Documents, in substantially the form attached, and authorize the City Manager to sign the Amendment and Change Order, subject to review by the City Attorney.**

There were no comments from the audience or the Council.

**The motion passed 8-0.**

**20-G-98 Discussion of 4<sup>th</sup> of July event and other upcoming events**

Ms. Wurtzel reviewed the staff report and gave a status of city events. Many events have been canceled due to COVID-19; we will continue to monitor and modify or cancel events as needed. The health and safety of staff and event goers are of the most importance. The 4<sup>th</sup> of July event is a partnership between the City, the UMD and M-NCPPC, and is held on UMD campus. Due to the current situation the City and UMD are recommending cancellation. We are also concerned about College Park Day scheduled for October 10. That decision needs to be made in June or July.

Council agreed with cancellation of 4<sup>th</sup> of July event. There was interest in alternatives (house decoration contest?).

If College Park Day is cancelled perhaps an Oral History project could be undertaken.

Mayor Wojahn hoped the 75<sup>th</sup> anniversary celebration could be postponed rather than cancelled. Ms. Wurtzel discussed plans for the virtual celebration. Perhaps showcase local talent through a virtual platform.

**A motion was made by Councilmember Day and seconded by Councilmember Rigg to cancel this year's Fourth of July celebration due to the ongoing COVID-19 pandemic and Governor Larry Hogan's executive order prohibiting gatherings over ten people.**

Councilmember Day said this is the smart thing to do; we can't take chances with people's lives or the health of our community.

**The motion carried 8-0.**

**ADJOURN:** A motion was made by Councilmember Brennan and seconded by Councilmember Kennedy to adjourn from the Closed Session, and with a vote of 8-0, the Closed Session was adjourned at 9:31 p.m.

---

Janeen S. Miller  
City Clerk

Date  
Approved