

**WORKSESSION MINUTES**  
**College Park City Council**  
**Tuesday, June 8, 2021**  
**7:30 p.m. – 10:09 p.m.**

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

**PRESENT:** Mayor Wojahn; Councilmembers Kabir, Kennedy, Dennis, Esters, Day, Rigg, Mitchell (arrived at 7:39 p.m.), and Mackie.

**ABSENT:** None.

**ALSO PRESENT:** Bill Gardiner, Interim City Manager; Janeen S. Miller, City Clerk; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; Bob Ryan, Director of Public Services; Kiaisha Barber, Director of Youth, Family and Senior Services; Katie Hart, Community Development Planner; Steve Halpern, City Engineer; Teresa Way-Pezzuti, Director of Human Resources; Megha Sevalia, Student Liaison; Hayden Renaghan, Deputy Student Liaison.

Mayor Wojahn opened the Virtual Worksession at 7:30 p.m. and welcomed the new Student Liaison and Deputy Student Liaison.

**City Manager's Report:** Mr. Gardiner announced free summer parking in the downtown parking garage; the Jack Perry Award nomination period is open; two meetings next week: Duvall Field Design Meeting on Wednesday June 16 and a mosquito workshop on Thursday June 17; and the upcoming Pollinator Week activities sponsored by the Bee City USA Committee.

**Amendments to /Approval of Agenda:**

Motion by Councilmember Esters, second by Councilmember Rigg, to approve the agenda as presented, passed 7-0.

**Proclamations:** Mayor Wojahn read the Proclamations for PRIDE Month and for Immigrant Heritage Month.

**Lakeland S.T.A.R.s Presentation:** Jeany Cadet, Director of the Lakeland S.T.A.R.s program for the University of Maryland, described the program and the adjustments that were needed this past year due to COVID restrictions. She introduced the tutors who gave a presentation on their activities. This is their 24<sup>th</sup> year. They had 50 Paint Branch students in the program this year.

**Discussion items:**

**1. Proposed projects for the City's Program Open Space (POS) allocation for FY '22:** Ms. Schum and Ms. Hart provided an overview of Program Open Space and reviewed the status of the City's current projects. Program Open Space is a state of Maryland program funded by real estate transfer taxes; as such, allocations fluctuate each year. Funds may be used for acquisition or development, depending on state guidelines. When you acquire property using POS funds, you agree to keep the property as open space in perpetuity.

Acquisition (can use 100% of funds without a match):

- \$77,000 that was leftover from Hollywood Gateway Park and College Park Woods Swim Club can be reprogrammed.
- \$150,000 from the Sentinel Sanctuary Swamp can come back into the pot for reuse.
- The neighborhood category is used to accumulate funds; unused amount is \$640,000.
- Total unallocated funding for acquisition is \$867,000, not including this year's allocation.

Development Projects (requires 25% match of City funds):

- \$75,000 not used for Duvall Field is available.
- The Hollywood wellness trail, part of Hollywood Streetscape, can be funded through POS.
- Total unallocated funding of \$171,000 available for reprogramming.

Options:

1. Use Entire allocation of past and present is \$1.327M for acquisition.
2. Use \$459,497 for development and \$867,681 for acquisition

Possible properties previously discussed for acquisition: 4700 Edgewood Road; Washington Post property; Branchville Road; Roanoke Place. Also Phase 2 of the College Park Woods property. Deadline for submitting annual program is June 18 but we can reprogram it later.

Councilmember Kennedy would like to see priorities framed within the Strategic Plan. She supports projects already on the books: fitness trail, sanctuary swamp and College Park Woods property.

Councilmember Rigg supports the sanctuary swamp.

Councilmember Kabir would like staff to hold a listening session with the community on acquisition projects.

Councilmember Mitchell supports the College Park Woods property, the District 3 request, and hopes the Strategic Plan can guide the staff's recommendations.

Councilmember Esters said community members have expressed interest in the acquisition of 5100 Roanoke, and supports the D 3 and D 4 requests.

Councilmember Mackie supports the D 4 and D 3 requests and 5100 Roanoke. She would hate for us to leave money on the table and supports any potential to increase our tree canopy or plant pollinators (acquisition over development).

Councilmember Dennis supports Roanoke Place and Washington Post properties for acquisition.

Mayor Wojahn summarized: Roanoke Place and Washington Post properties for acquisition funds. Sentinel Swamp, Hollywood Wellness Trail, and College Park Woods Property for development funds.

Ms. Schum said this is a first step. There will be much more discussion.

## **2. Discussion of whether to accept jurisdiction of Wake Forest Path AND discussion of policy regarding dedicated rights-of-way**

Mr. Gardiner described the Wake Forest path. The City has not accepted this Right-Of-Way (ROW) so we have never maintained it. He reviewed the 2003 policy. The owners are only requesting that the City take care of the tree, but our policy isn't clear on this type of situation. Tree work estimated between \$2,000-\$3,000. The City could take care of the tree trimming if the property owners petition to take over the ROW. Or, the City could accept and maintain the ROW. Ms. Ferguson added that generally if the City does not accept jurisdiction of a ROW, it would not maintain it.

Councilmember Rigg described this as a narrow strip of undeeded land not owned or controlled by anyone. Sometimes the land is used by adjoining property owners, sometimes not. Our current policy does not address this circumstance. We can address this one narrow question about this tree tonight, or more broadly assume maintenance of trees on all of these undeeded strips of land, or do nothing. The adjoining property owners are not interested in acquiring the property.

If there were a path there, would it be a useful public amenity? Staff has indicated it would be difficult to keep it as an accessible public path.

Mayor Wojahn said there are different fact patterns in each case and asked if the staff recommendation been discussed with the residents? Mr. Gardiner said it has not been presented formally; we wanted this input first.

Councilmember Rigg would like the City to engage with property owners regarding the staff recommendation to pay for tree maintenance in exchange for the property owners to petition to abandon ROW, since there is no encroachment in this case.

Request future Worksession on ways to handle situations (like this) that aren't addressed in the current policy. Dust off the 2002 list of properties and update it to develop a comprehensive list.

### **3. Discussion of the County's School Facilities Surcharge:**

The criteria the City Council should use in evaluating whether to recommend a waiver of the surcharge to the County has been provided in the state law: it is whether the project supports the University District Vision.

Can we attach a public benefit condition to our own City Revitalization Tax Credit? We have more scope in this program. Ms. Schum reviewed our current eligibility criteria, some of which are public benefits; these can be amended and expanded upon. Does Council want to be in the position of making a recommendation to the County on the School Facility Surcharge? How much weight does our recommendation have with the County? What would happen if the City did not make a recommendation? Explore further.

### **4. Requests for/Status of Future Agenda Items-**

- New item requested by Councilmembers Mitchell/Mackie: review of City streets where emergency vehicles are not able to get through because of parked cars on both sides of the street - parking restrictions may be needed. Councilmember Mitchell will do the form.

### **5. Mayor and Councilmember Comments:**

- Upcoming Community police meetings
- June 15 meeting about Paint Branch Golf Course at the CP Airport
- Juneteenth event at UMD
- Pride event on Saturday in Mt. Ranier
- MML Conference later this month and virtual event in July

### **6. Adjourn into a Closed Session: A motion was made by Councilmember Kennedy and seconded by Councilmember Esters to adjourn the Worksession and enter into a Closed Session. Mayor Wojahn read the Closing Statement:**

Pursuant to the statutory authority of the Maryland Annotated Code, General Provisions Art. § 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 Worksession 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; any other personnel matter that affects one or more specific individuals. The Mayor and Council will review appointments to advisory boards and the College Park City University Partnership, and discuss a personnel matter. The Mayor and Council will not return to public session after the closed session ends.

**The motion passed 8-0 and the Worksession was adjourned at 10:09 p.m.**

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Janeen S. Miller  
City Clerk

Date  
Approved