

**WORKSESSION MINUTES**  
**College Park City Council**  
**Tuesday, October 16, 2018**  
**Council Chambers**  
**7:30 P.M. – 10:53 P.M.**

**PRESENT:** Mayor Wojahn (arrived at 7:31 p.m.); Councilmembers Kabir, Kennedy, Brennan, Dennis, Day, Rigg, Kujawa, and Mitchell.

**ABSENT:** None.

**ALSO PRESENT:** Scott Somers, City Manager; Bill Gardiner, Assistant City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; Kacy Rohn, Community Development Planner; Miriam Bader, Senior Planner; Gary Fields, Director of Finance; Steve Halpern, City Engineer; Alex Tobin, Student Liaison; Serena Saunders, Deputy Student Liaison.

Mayor Pro Tem Dennis opened the Worksession at 7:30 p.m.

**CITY MANAGER'S REPORT:** Mr. Somers reviewed the red folder items; highlights from the Weekly Bulletin; the upcoming community meetings on the City Hall project; the Halloween Thing, College Park Blues Festival and tree workshop.

**AMENDMENT TO/APPROVAL OF THE AGENDA:**

- A motion was made by Councilmember Kabir and seconded by Councilmember Mitchell to add an agenda item: Discussion of the information report about the zoning amendments. The motion passed 8-0-0.
- A motion was made by Councilmember Brennan and seconded by Councilmember Day to add an agenda item: Transportation Planning Board letter about I-495 and MD 295 as a Special Session item. The motion passed 8-0-0.

**DISCUSSION ITEMS:**

**1. Review of Preliminary Plan of Subdivision for Hillel on Yale Avenue.** Larry Taub, Elon Berman, Tim Davis and Ed Maginnis (UMD) for the applicant. Ms. Bader reviewed the staff report. Staff recommends approval with 5 conditions.

Parking was discussed: Sector Plan requires 49 spaces. Applicant proposes 15 off-site spaces in an agreement with UMD. The current Hillel location has 10 spaces. Mr. Taub said most people will walk to the center and that the parking is mostly for staff. The peak parking demand is on Friday nights when other parking is proximate. Staff disagrees.

Regarding the conditions: Mr. Taub said the applicant agrees with Conditions 1 and 2. They disagree with 3A (parking) and agree with 3B. Regarding 4: If the proffer of a check to the City is acceptable to Park & Planning, they will do that. Regarding 5: They don't believe a Declaration of Covenants is needed. The parking spaces will be on the DSP. They don't think an escrow is needed and don't want this to be a condition of approval.

Councilmember Rigg expressed concerns about the parking. Ms. Ferguson asked if Park & Planning is accepting the 15 off-site parking spaces and if the City can see their agreement

with UMD. Mr. Taub said they are still in negotiations for a 40-year lease. UMD has asked for the right to remove up to 2 spaces if needed but would provide relocated spaces. There is no commitment on Lot K5; that is only as-available, and only after 4 p.m.

Re 5A: UMD will provide a copy of the lease. Re 5B: Mr. Taub and Ms. Ferguson will discuss further.

Consent Agenda.

- 2. General Discussion of proposed City Grants, Assistance and Sponsorship Policy and Review of Community Services Grant program:** Mr. Fields reviewed the staff report. The grant policy subcommittee included Councilmembers Dennis, Day, Kujawa and Somers.

Examples of direct grants: College Park Arts Exchange, Meals on Wheels, College Park Boys and Girls Club, Miss College Park Scholarship Pageant, Lakeland Community Heritage Project.

Discussion: How to define “organization.” Is 501(c)3 status necessary? Should we use “critical mass” instead of “majority.” Programs should not promote a faith. Do we enter into a fiscal agreement? What kind of accountability are they held to? How do we handle out-of-cycle requests? Regarding ineligible recipients including clinic-based services or medical treatment programs – we don’t want to exclude Mission of Mercy Free Dental Clinic or Pregnancy Aid Center. Provide better definitions/distinctions of direct grants, sponsorships and community services. There is an existing policy on Facility Rentals managed by the City Clerk; use the language from the current policy. No reports on one-time facility use is needed. Discussion of the timing – seems like a recipient has to wait a long time for the funds. Can we find some flexibility to the timeline? Semi-annual process that would catch the off-cycle requests?

Staff will tweak the policy based on this feedback, meet again with the subcommittee, then return to a future Worksession.

- 3. Follow-up discussion on a Charter Amendment to create four-year staggered terms:** Mr. Somers reviewed the staff report. Some Councilmembers expressed interest in putting the question to a non-binding referendum. Timeline needed to place the issue on next November’s ballot – ballots are prepared early in October. A Charter Review Commission could provide data on the value of 2 vs. 4 year terms and address community concerns. Pros and Cons of making this change. Benefits vs. concerns. Residents should weigh-in. Speak with different stakeholders. Report should include statements that are neutral and serve to inform the voters. Set clear boundaries for community discussion. Set the number of mandatory public meetings. Set the scope of the discussion. Timing of report in time to inform Council. Information report only, not recommendations. 2 people per district, committee should be diverse. Return to future Worksession with resolution to establish the Charter Review Commission, then make appointments in December, so that Commission can meet during the January – May timeframe.

- 4. Discussion on bicycle and pedestrian connectivity, including Complete Streets and sidewalk implementation plan:** Terry Schum, Steve Halpern and Kacy Rohn. Reviewed PPT. Discussion: Consider creating a connection to Lakeland that is not to US 1. College Park Estates/Yarrow has no connection to downtown; consider Park & Planning property to be a connector route. Need for sidewalk on Kenilworth Avenue and sidewalk into park from Edmonston Road to connect to Metro. Support for Vision Zero. Highlight safe cycling – bikeshare has more than doubled and scooters are coming in – we need the infrastructure to safely accommodate with minimal conflict with cars or pedestrians. Low-cost improvements from the 2016 Bicycle Boulevard Study can be made to direct cyclists to the safest routes.

**ADD NEW ITEM: Discussion of Zoning Rewrite:** Mayor Wojahn referred to the Information Report in the packet and asked for Council questions. 1) The zoning map amendment hasn't been done but there is concern around the metro stations and especially the impact on north College Park neighborhoods. People are nervous – is there any assurance? Ms. Schum said the time is up for comments. Hundreds of amendments have already been made and the legislation has been introduced. We have submitted substantial comments throughout the process and received some desired changes. The “1,000 feet from the Route 1 corridor” is off the table and should not be a concern. The zoning map amendment is a two-year process and City staff will be involved with Park & Planning staff when they are looking at College Park.

**[At 10:30 p.m. a motion was made by Councilmember Kennedy and seconded by Councilmember Rigg to extend the meeting. With a vote of 7-1-0 (Brennan opposed) the meeting was extended by 30 minutes.]**

**ADD NEW ITEM: Transportation Planning Board Letter: See Special Session minutes.**

- 5. Agenda items for October 24 Four Cities meeting in Greenbelt:** Invite SHA to present on the proposed widening of I-495/MD 295.
- 6. Appointments to Board and Committees:** Lisa Williams to the BOES (Kennedy).
- 7. Requests For/Status of Future Agenda items:** None.
- 8. Mayor and Councilmember Comments:** Hollywood Community Cleanup, Block Party on Mineola Road, BDCA meeting, Circle K Community Service event, Mid Terms, MML Fall Conference.

**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, Mayor Wojahn adjourned the Worksession at 10:53 p.m.

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Janeen S. Miller  
City Clerk

Date  
Approved