



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD JUNE 3, 2019

Present: Candace Hollingsworth, Mayor
Kevin Ward, W1 (Council Pres.)
Carrianna Suiter, W3 (Council VP)
Bart Lawrence, W1
Robert Croslin, W2
Danny Schaible, W2
Ben Simasek, W3
Daniel Peabody, W4
Joseph A Solomon, W5
Erica Spell, W5

Absent: Edouard Haba, W4

Also present were the following City staff members:

Tracey E. Douglas, City Administrator
Jim Chandler, Assistant City Administrator
Ron Brooks, City Treasurer
Vivian Snellman, Director of Human Resources
Chief Amal Awad, City of Hyattsville Police Department
Laura Reams, City Clerk

1) Call to Order and Council Roll Call

Mayor Candace Hollingsworth called the meeting to order at 8:36 p.m.

2) Pledge of Allegiance to the Flag

Mayor Hollingsworth requested a moment of silence for the victims of the Virginia Beach Municipal Building shooting.

3) Approval of Agenda

AMENDMENTS

1) **MOMENT OF SILENCE** for the victims of the Virginia Beach Municipal Building shooting.

2) **ADD** Consent Item: HCC-435-FY19, Disbursement of Ward 1 Funds

3) **ADD** Action Item: HCC-434-FY19, Letter to Prince George's County Public Schools (PGCPS) Regarding Building Conditions at Hyattsville Middle School

Ward 5 Councilmember Joseph Solomon addressed the Mayor and Council introducing motion HCC-436-FY19, an amendment to the agenda in which he and **Ward 5 Councilmember Erica Spell** would allocate funds from the Ward 5 discretionary funds as follows:



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- \$250 to Trinity Grill for a Ward 5 Community Meeting
- \$250 to Acapulco Spirit for a Ward 5 Community Meeting
- \$750 to the Rosa Parks Elementary School Soccer Program

Mayor Hollingsworth asked if these items were to be taken from the Fiscal Year 2019 (FY19) budget to which **Councilmember Solomon** answered in the affirmative and added that while the meetings would not take place before the end of the fiscal year, the associated contracts would be executed before the new fiscal year. City Treasurer Ron Brooks confirmed that the motion was permissible.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Ward
SECONDER:	Croslin
AYES:	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Peabody, Solomon, Spell
NAYS:	None
ABSENT:	Haba

4) Public Comment (8:10 p.m. – 8:20 p.m.) Limit 2 minutes per speaker

Ward 2 resident, Julia Crooks, addressed the Mayor and Council introducing herself as a member of Tired Parents which was a subgroup of Hyattsville Area Residents for Progress (HARP). She stated that a primary focus of Tired Parents was gun safety and gun violence prevention and thanked Council for their support of National ASK Day.

Member of the Hyattsville Planning Committee, Nikosi Yearwood, addressed the Mayor and Council with the Committee’s recommendation for the Dewey Property development project and urged Council to focus on the environmental aspects of the plan.

Ward 2 resident, David Marshall, addressed the Mayor and Council expressing support for the previous comments made by Mr. Yearwood and stated that when developers conduct projects within Hyattsville, they should be required to build streets to City standards and those streets should become the property of the City and not privately owned. He referenced the proclamation item for ASK day listed in the agenda and sought clarity regarding the background materials inclusion that there would be no cost, yet there were Ward funds being attributed to the item for which he requested an explanation. Mr. Marshall requested that answer be provided when the same question was applied to the Walk with a Doc initiative. He expressed support for the acquisition of a new property for the teen center and stated that the letter to be written to the County regarding the condition of Hyattsville Middle School stress the fact that residents fund all schools in the County and they should have influence as to the decisions made regarding it. He closed his comments by asking why none of the grant funding being provided for business was being applied to the west side of Queens Chapel Road.



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5) Presentations (8:20 p.m. - 8:55 p.m.)

5.a) City Treasurer Updates (5 minutes)

HCC-430-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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City Treasurer Ron Brooks addressed the Mayor and Council with an update regarding the financial position of the City stating that the FY18 audit was expected to be completed in September 2019 and that the FY19 audit was expected to be filed in the first quarter of 2020. Mr. Brooks reported that the City had put out a new Request for Proposal (RFP) for auditing services due to some minor concerns with the current auditor and it would be in line with industry standards to rotate auditors every three (3) years. Mr. Brooks closed his comments by relaying that the City was awaiting their bond rating which was to be determined and reported in the following two (2) to three (3) weeks.

5.b) Dewey Property – Preliminary Plan of Subdivision (PPS-4-18022) (15 minutes)

HCC-427-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Dewey Parcel PPS Presentation Materials.pdf](#) 

[ELOJ-4-18022_002.pdf](#) 

[PPS-4-18022 - Road_Section_EXH \(1\).pdf](#) 

Assistant City Administrator Jim Chandler provided background and a summary of the agenda item and introduced Thomas Haller, representative for applicant of the Preliminary Plan of Subdivision (PPS) for the Dewey Property.

Mr. Haller greeted the Mayor and Council and noted colleagues in attendance that evening. He described the site stating that the property was located in the Prince George's Plaza Transit District Overlay Zone and was mostly a parking area. He stated that the plan would consist of two (2) phases: a PPS and a Detailed Site Plan (DSP) and proposed subdividing the property into four (4) parcels for multi-family development and a stormwater management facility. Mr. Haller highlighted the history of the stormwater management facility stating that plans had been discussed for several years and that the development plan would finally start the process of providing stormwater management for multiple areas in the region over the next 100 years.

Mr. Haller explained that he wanted to discuss some of the recommendations made by staff detailing the recommendations and providing some clarifying comments. He stated that there was discussion about having some of the metered spaces serve also as parking for residents to which he was of the understanding that it could be accomplished through City Council.



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Mr. Haller cited a staff recommendation to include a roadway or pedestrian walkway through or over the stormwater management parcel and stated that it was not possible, but the applicant has included passable access in as many other ways as possible to bypass the area conveniently.

He referenced the staff recommendation of the replacement of all trees on Adelphi Road with a preferred 10:1 ratio and stated that the applicant did not believe they would be able to accomplish such a ratio but that they would replace as many trees as possible on site.

Mr. Haller explained that there was a portion of Toledo Road that was not owned by the applicant but that they were making every attempt to procure that portion but the determination of the intent of the land would be established at the time of the DSP.

Ward 3 Councilmember Ben Simasek raised questions regarding bicycle and pedestrian facilities that were set to run through the overlay zone according to the plan submitted by the applicant to which Mr. Haller replied that they were unable to identify any need for adjustment under the determined requirements.

Councilmember Simasek asked how traffic and parking would be impacted by the omission of an intersecting pathway to which Mr. Haller replied that they projected a maximum of 40 dwelling units without a significant number of vehicles and stated that a traffic study would be performed.

Ward 2 Councilmember Robert Croslin referenced a stream that ran through the site and Mr. Haller responded that the stream would drain into a stormwater management pond that would serve as an amenity area for residents and be surrounded with trees.

Council Vice President Carrianna Suiter noted that the site bordered the University Christian Church on both sides and asked if there had been any communication between the two entities to which the developer for the parcel, Scott DeKane, responded that they had been in contact with church officials and they were well aware of the action being taken and did not hold any major concerns.

Ward 1 Councilmember Bart Lawrence asked Mr. Haller why he believed that they would not be able to meet the 10:1 tree ratio to which the representative answered that there were restrictions enforced by the County that disallow trees constructed within a stormwater management area which would make it impossible to include the amount of trees requested.

Councilmember Lawrence referenced language stating that the trees could be placed in other public parks and green spaces in the area to which Mr. Haller replied that it was not required under County ordinance but they were aware of the importance of this aspect to the City and would make every attempt to replace trees on the site itself.

Councilmember Lawrence confirmed with Mr. Chandler that the applicant was requesting a variance to cut the trees down and stated that the applicant was making a request for an exception to regulation similar to the request of approximately 110 trees made by the City and expressed that he would want to see residents receive that benefit to some extent. Assistant City Administrator Jim Chandler interjected that Planning staff deferred to the Department of Public



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Works (DPW) and that the ratio was reflective of the value of the trees and the contribution to environmental enhancement and that the ratio had not been determined arbitrarily.

Councilmember Lawrence cited recommendations in the Transit District Development Plan (TDDP) for green space and a bicycle path with East-West connectivity in the site area and asked how the process would move forward to which Mr. Chandler replied that parcel 4 would be dedicated to the County under the Department of Environment stating that when land was dedicated several years prior under the Conceptual Site Plan (CSP) the owner put forward a dedication of land that exceeded the requirement of dedicated land the applicant is proposing based on the number of units to be developed. He continued that there is no required dedication currently because the dedication during the CSP had already met the requirement.

Councilmember Lawrence asked whether, going forward, there would be the opportunity for green space or a bicycle path as recommended in the TDDP or if Council could take any action to increase that possibility to which Mr. Chandler stated that the authority would default to the Department of Environment and could not confirm that a trail would be feasible.

Ward 2 Councilmember Danny Schaible stated that he worked for the National Park Service and was very familiar with the process and reasoning for replacing trees and opined that a 10:1 ratio was reasonable and it was not uncommon to see a result of 20:1 in a similar scenario. He asked where parking would be available after construction to which Mr. Haller answered that there were two (2) large parking garages that consisted of about 2600 spaces.

Councilmember Schaible recollected that during his campaign he noted a majority of residents had concern with affordable housing and asked what the price point was for the condominiums to which Mr. Haller responded that it would not be known until the time of the DSP but that it would also be determined by who the developer contracted with and what credits they choose to seek.

Mayor Hollingsworth announced that the item would be addressed again that evening as an action item and thanked Mr. Haller for his presentation.

5.c) 2019 Compensation Study (Phase 1) Update (15 minutes)

HCC-428-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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City Administrator Tracey Douglas introduced the item and provided background stating that members of the Hyattsville Police Department conducted research and expressed concern that their respective salary compensation was approximately 20% below the market average. Ms. Douglas stated that the last compensation study had taken place in 2014 and that phase one of the new study would focus on the police force as it was there that the issue originated and also due to a continued need for police personnel and recruiting challenges. She stated that the study was incomplete and it would be completed after phase two in which all other City staff compensation was evaluated. Ms. Douglas reported that initial data found that salary ranges were



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low, but that benefits were above average and the City had contracted with Total Comp Advisors for the new study that compared Hyattsville staff to 14 cities and counties to develop the report.

Representative for Total Comp Advisors, Tom Masters, addressed the Mayor and Council with a presentation detailing the timeline, methodology, and findings of the 2019 compensation study stating that the City was approximately 4% below market for all positions, civilian and sworn, and noted that the health insurance premiums for staff were well under the market rate. Mr. Masters provided statistics regarding the pay of sworn City staff, the percentage of difference compared to the average of peers, and recommended ranges going forward and addressed a 2% cost of living increase for staff stating that those under the market average should receive the adjustment, but staff above market should remain unchanged. He presented options for implementation recommending a market midpoint adjustment or a market flat cap adjustment that would have a resulting cost of \$187K and \$147K, respectively.

City Administrator Tracey Douglas addressed the Mayor and Council to provide an update on next steps stating a preference to adjust salaries to the market mid-point cap to 60% or more due to the consistent need for personnel and to be competitive. She stated that while compensation should be increased, the City also needed to remain balanced and maintain the budget. Ms. Douglas reported that staff did not recommend a 7.5% cap on officer pay, but did recommend a 2% cost of living allowance and opportunity for merit increases. City Administrator Douglas continued by reiterating that phase two of the study was still ongoing and another compensation study would be conducted in 2022/2023. She closed her comments stating that since 2016 the City had increased take-home car mileage reimbursement, Field Training Officer pay, the employee referral bonus, sworn City resident pay, the lateral hiring bonus, and the salary for officers serving in "acting" positions as well as several other incentives for recruitment and retention.

City Treasurer Ron Brooks addressed the Mayor and Council with a review of the item's fiscal impact stating that he anticipated required adjustments in the budget that included a 3% reserve increase for sworn officers and would be prepared to cover an amount up to \$100K, but a budget amendment would be required for additional funds exceeding that amount. Mr. Brooks stated that the City was in a position to cover the added cost, but should do so with caution citing the \$1.9M increase to the construction of the new Department of Public Works facility and \$500K for improvements to the new Teen and Mentoring Center.

Councilmember Spell asked what the contributing criteria was in choosing the peer groups to which Mr. Masters answered that the groups were based on geographic proximity, about a 50-mile radius; and entities of similar size who are market competitors.

Councilmember Solomon requested confirmation of \$100K already appropriated for the purpose to which City Treasurer Brooks answered that he would approve 3%, or approximately \$100K for the motion, but reiterated that anything in excess of that amount would require a reassessment of the FY20 budget by the City Council.



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Councilmember Solomon read the details of the recommended proposal and asked if the 2% cost of living increase had already been included to which Mr. Brooks responded that it was included in the FY20 calculations with merit and health insurance increases as well.

Councilmember Solomon sought clarity about to which areas the police department was losing members to which Chief Amal Awad replied that three (3) officers had moved from Hyattsville to Anne Arundel County.

Ward 4 Councilmember Daniel Peabody inquired as to the financial position of the City when trying to attain a market competitiveness above the 50% midpoint and requested details about “diving more deeply” into the budget to which City Treasurer Brooks explained that he would have to research the currently approved police department budget to assure that the additional cost could be absorbed or to identify areas that would offset the cost.

Mayor Hollingsworth thanked Mr. Masters for his presentation and commended his work as well as the clarity of the methodology implemented in the study. She asked why the merit increase amounts were different for the approaches of market midpoint cap and market flat to which Mr. Masters stated that it was due to different population of employees being impacted in each scenario and the effects on market value and merit amounts.

Mayor Hollingsworth addressed the step parity and how it could apply to City staff asking whether there was a way to apply increases retroactively in line with the overall report reflective of an employee’s tenure to which Mr. Masters replied that his firm, and likely most other firms, would only offer a formulaic, systematic, approach to the current situation from an outside, objective, point of view. He stated that it was not in the best interest to assess employees for any entity on a case-by-case basis and those are determinations that should be made by City officials.

Mayor Hollingsworth asked if the methodology could be applied omitting interpretive factors such as personality and relying only on data and facts to which Mr. Masters replied that the approach was possible but the data compiled would come from the Human Resources records and existing data and records. Ms. Douglas commented that she was unsure if that approach would still be applicable as the salary ranges were recently adjusted. The Mayor explained that she appreciated the goal of reaching a compensation point at market level or higher, but wanted to explore ways in which some benefits could be applied to individuals for tenure, legacy, or entitlements that were denied or absent for previous administrations to which Mr. Masters responded that auditing personnel records is not something that is typically practiced by their compensation advisory firm.

Mayor Hollingsworth stated that the next steps should include a more thorough examination of the overall and individual personnel status and preferred to resolve the issue by September 30 to which City Administrator Douglas stated that was a very realistic goal and that staff were being aggressive on the matter so they could resolve compensation concerns as soon as possible. The Mayor stated that she would like to get an estimate on the time and work required to delve deeper into an individual staff assessment to which Ms. Douglas expressed that performing analysis on a sample group would be feasible.



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6) Consent Items (8:55 p.m. - 9:00 p.m.)

Councilmember Solomon stated that a budget was provided for National ASK day for outreach and promotion and requested branding for a banner, magnets, and other items.

Council Vice President Suiter stated that the proclamation was submitted in advance of the request for funds and that the funding for Walk with the Doc was to be allotted for the larger goal of the Hyattsville Chapter establishment and would include t-shirts, pedometers, and website hosting fees.

**6.a) Proclamation Designating June 21st as National Ask Day
HCC-373-FY19**

Lead Sponsor: Suiter

Co-Sponsor(s): Croslin, Haba, Hollingsworth, Lawrence, Solomon, Spell, Ward and Wright

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[National_Ask_Day_Proclamation_2019.docx](#)

I move that the Mayor and Council designate Friday June 21st as National Ask Day in Hyattsville, Maryland.

**6.b) Caribbean-American Heritage Month Proclamation
HCC-415-FY19**

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Caribbean-American Heritage Month 2019.docx](#)

I move that the Mayor and Council declare June 2019, as Caribbean-American Heritage Month in Hyattsville.

**6.c) LGBTQ+ Pride Month Proclamation
HCC-416-FY19**

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[LGBTQ+_Pride_Month_2019.docx](#)

I move that the Mayor and Council declare June, 2019, LGBTQ+ Pride Month in the City of Hyattsville.

**6.d) Trolley Trail Day Proclamation
HCC-418-FY19**

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Trolley Trail Day Proclamation 2019.docx](#)



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I move that the Mayor and Council proclaim June 8, 2019, Trolley Trail Day in the City of Hyattsville.

6.e) City-wide Crosswalk Striping

HCC-419-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Proposal_School Intersections-Thermoplastic Restriping.pdf](#)

I move that the Mayor and City Council authorize an expenditure not to exceed \$54,000 to NZI Construction, Inc. for thermoplastic striping of crosswalks at various locations including near schools, City-wide under their existing contract.

6.f) Resurface 45th Ave from Lot 1 to Hamilton Street

HCC-420-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[proposal_Access Road from Lot 1 \(at Franklins\) to Hamilton St.pdf](#)

I move that the Mayor and City Council authorize an expenditure not to exceed \$14,500 to NZI Construction, Inc for the resurfacing of 45 Ave under their existing contract.

6.g) Resurfacing of alley behind the 4500 Block of Emerson Street

HCC-421-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[proposal_Emerson Street Alley Resurfacing 5-23-19.pdf](#)

[Emerson Street Scope Aerial 5-23-19.pdf](#)

I move that the Mayor and City Council authorize an expenditure not to exceed \$80,000 to NZI Construction, Inc for the repair and resurfacing of the alley behind the 4500 block of Emerson Street under the existing contract.

6.h) MOU with Prince George's Community College for Heavy Equipment Training

HCC-423-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[MOU AA 05-20-19 \(003\)_City of Hyattsville_v4.pdf](#)

[181015 - HCC-105-FY19 - LGIT Training Grant acceptance.pdf](#)



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I move that the Mayor and City Council authorize the City Administrator to sign a Memorandum of Understanding with Prince George's County Community College for DPW staff to receive heavy equipment training and authorize the City to expend an amount not to exceed \$10,500 to pay for the training.

6.i) Ward 3 Funds for Hyattsville Chapter of Walk With A Doc

HCC-424-FY19

Lead Sponsor: Suiter

Co-Sponsor(s): Simasek

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I move that the Mayor and Council allocate \$150 of Ward 3 funds to help establish a Hyattsville Chapter of Walk With A Doc.

6.j) Allocate Ward 3 & Ward 5 Funds to Promote National Ask Day on June 21st

HCC-425-FY19

Lead Sponsor: Suiter

Co-Sponsor(s): Simasek, Spell, Solomon

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I move that the Mayor and Council allocate \$200 in Ward 3 funds, and \$200 in Ward 5 funds, for a total of \$400, to be used to promote National Ask Day on June 21st in the City of Hyattsville.

6.k) Establish the Race and Equity Task Force as a Standing Committee

HCC-426-FY19

Lead Sponsor: Hollingsworth

Co-Sponsor(s): Lawrence, Spell, Suiter

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[RETF_Committee_Worksheet_REVISED.pdf](#)

I move that the Mayor and Council amend the committee worksheet for the Race and Equity Task Force to establish it as a standing City Committee.

6.l) Repair and resurfacing of Madison Street from Jamestown Rd to 33rd Pl

HCC-422-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[proposal_Madison Street Asphalt Repair_Jamestown to 33rd 5-23-19.pdf](#)

I move that the Mayor and City Council authorize an expenditure not to exceed \$40,000 to NZI Construction, Inc. for the repair and resurfacing of Madison St under their existing contract.



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6.m) Disbursement of Ward 1 Funds

HCC-435-FY19

Lead Sponsor: Lawrence

Co-Sponsor(s): Ward

I move that the Mayor and City Council allocate, from Ward 1 funds, \$500 to the Hyattsville Elementary School PTA in support of education enrichment opportunities, \$650 to the Hyattsville Middle School PTSO in support of education enrichment opportunities, and \$300 to ArtWorks in support of its Summer Reading Program.

6.n) Disbursement of Ward 5 Funds

HCC-436-FY19

Lead Sponsor: Solomon

Co-Sponsor(s): Spell

I move that the Mayor and City Council allocate, from Ward 5 funds, \$250 to the Trinity Grill for a community meeting, \$250 to Acapulco Spirit Restaurant for a community meeting, and \$750 for Rosa Parks Soccer Program.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Ward
SECONDER:	Lawrence
AYES:	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Peabody, Solomon, Spell
NAYS:	None
ABSENT:	Haba

7) Action Items (9:00 p.m. - 9:40 p.m.)

7.a) Teen Center Property Acquisition (10 minutes)

HCC-414-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Memo to Council_Teen Center Purchase.docx](#)

I move that the Mayor and Council authorize the City Administrator to purchase 5812 40th Avenue at a cost not to exceed \$500,000.

City Administrator Tracey Douglas provided background on the measure stating that the City had a lease for the building they were using for the Teen Center and explained the City’s intention to purchase and own a building to serve as the Teen and Mentoring Center and other events and programs citing the property located at 5812 40th Avenue. She stated that renovation was required, and that staff would be investigating bond and grant opportunities to fund the improvement over several months.



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Councilmember Solomon requested a timeline for the location to be fully functional to which Ms. Douglas replied that it would not be available until after renovations had taken place and that staff were in the process of identifying alternative funding opportunities. She added that the purchase was afforded by tax dollars, but the renovation funding would be sourced from elsewhere.

Councilmember Solomon expressed concern with the building purchase stating that he did not believe the property should necessarily be used as a recreation center and had reservations recalling other instances in which the City purchased property and buildings and the acquisitions were never brought to their intended purpose. Ms. Douglas responded that the concerns were fair, but the City wanted to take advantage of the opportunity while the property was available.

Councilmember Croslin inquired as to the extent of renovations performed before the City could occupy the property to which Ms. Douglas explained that she did not want to commit to a specific timeline until engineers and other professionals had provided their assessments and estimates.

Councilmember Schaible asked what sort of programs for which the property would be used and how the land and structure fit with those expectations to which **Mayor Hollingsworth** responded that the need became more prevalent with the advancement and participation of the teen program and that dedicated space would allow for tutoring, after school events, homework, a recording center, and would also provide transportation for youth participants. She continued that the leaseholder improvements of the current center were at a significantly increased rate which compelled staff to entertain new areas for expansion and the City had applied for a 21st Century Learning Center grant through the State. She explained that it would allow for additional staff and extended hours and that an aftercare use would depend on the financial capabilities upon occupancy.

Councilmember Schaible referenced the potential expansion of the intersection of 40th and Nicholson and asked if there was any discussion about connecting the open space to the property in question to which Ms. Douglas replied that discussions about the specifics of the development were taking place but that no permanent decisions had been agreed upon.

Councilmember Peabody acknowledged the property's proximity to Hyattsville Middle School and its City-central geography and asked how students from Nicholas Orem would access the Center to which **Mayor Hollingsworth** explained that there would be transportation services offered to the participants for travel to and from the Center and their homes. Ms. Douglas added that transportation was being provided between the schools and the current Magruder Park location.

Councilmember Solomon asked about the size difference between the proposed site and the site at Magruder Park to which Ms. Douglas responded that she believed that the space at Magruder Park was larger and that the proposed Teen Center was 3000 square feet of usable space. She continued that the current site was reaching capacity and that was the primary reason for seeking a new location.



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RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Ward
SECONDER:	Spell
AYES:	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Peabody, Solomon, Spell
NAYS:	None
ABSENT:	Haba

7.b) Hyattsville Corridor Grant Program: Recommendation of Grant Awards (10 minutes)

HCC-432-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[2019 Corridor Investment Grant Program .pdf](#)

[Corridor Investment Program Application - Fillable PDF.pdf](#)

[Corridor Investment Grant - Program Guidelines - April 2019.pdf](#)

I move that City Council award FY19 Hyattsville Corridor Investment Grants to the following organizations and authorize the City Administrator to execute grant agreements with the recipient organizations in the specified amount for each programming activity as follows:

1. Pizzeria Paradiso, 4800 Rhode Island Ave., Placemaking: \$2,000 Add umbrella/awning to front for shaded patio;
2. Pizzeria Paradiso, 4800 Rhode Island Ave, Program: \$1,000, Spring Fest funding (craft beer, pizza, art);
3. Federalist Pig, 5504 Baltimore Ave., Business Development, \$5,000, CFI Match;
4. J. Richard Lilly MD ABFP + Associates PC, 5804-5806 Baltimore Ave., Placemaking: \$1,500, New signs for offices and parking; planters.
5. Spice 6 Modern Indian, 5501 Baltimore Ave #107, Placemaking: \$1,000, Upgrade outdoor furniture and planters for outdoor public use.
6. Frame Savvy, 5331 Baltimore Ave., Business Development: \$2,400, Social media consultant.
7. Clinical Social Work Services, LLC., 4311 Hamilton Street, Business Development: \$5,000 CFI Match
8. Pyramid Atlantic, 4318 Gallatin Street, Program: \$1,500, "Make Something Open House" (papermaking, print making, book arts)
9. Sangfroid Distilling, 5130 Baltimore Avenue, Placemaking: \$200, Plant two apple trees in recycled oak barrel planters
10. CAMPspace, 4214 Gallatin Street, Placemaking: \$1,000, Custom planters, bistro tables and chairs, signs and installation
11. Green Owl Design, 5303 Baltimore Avenue, Placemaking: \$2,000, Murals and planters.
12. Shops at Sohy, 5132 Baltimore Avenue, Business Development: \$2,400, Consulting, website design, online marketing strategy.

All grant funding shall be subject to the terms and conditions of the grant agreement.



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Mayor Hollingsworth requested that Assistant City Administrator Chandler address the inquiries of Mr. Marshall from the meeting's public comments to which Mr. Chandler responded that the criticism was fair, and that the City did not conduct as much outreach as was planned. He stated that the applications were out for approximately one month and businesses were contacted via email. Mr. Chandler continued that if the City were to move forward with the program it was likely that the approach would be augmented and discussing grants with applicants may have compelled changes.

Mayor Hollingsworth acknowledged the organizational dynamics that were involved and stated that she valued future opportunities. She explained that the intention for the measure was to address gaps in the marketplace for women-owned and minority-owned businesses and she was unclear as to how businesses such as Federalist Pig and Shoppes at SoHy contributed to that intention. Mr. Chandler responded that this was the only option for Commercial Façade Improvement (CFI) application for Federalist Pig and that Tanglewood, their tenant, was required to procure the consent of the landlord before applying and that they were interested in broadening their audience.

Mayor Hollingsworth explained that the source of the application being associated with Tanglewood made more sense than Federalist Pig and recalled that some of the businesses were required to be in conjunction with three (3) other businesses to which Mr. Chandler concurred and stated that more detail would be provided to the Body as it became apparent.

Mayor Hollingsworth expressed her preference to provide support for Green Owl Design, CAMPspace, Frame Savvy, and Tanglewood Works as opposed to the other businesses as they fit better with what the item was set to accomplish and Mr. Chandler added that the City was unable to enter into any contract with any business that wasn't an entity with a legal tax identification.

Councilmember Solomon sought clarity regarding Pizza Paradiso to which **Mayor Hollingsworth** explained that the grant was meant to be in conjunction with three (3) local businesses and it was unclear, at that time, if Pizza Paradiso was adhering to that requirement.

Mayor Hollingsworth stated that the proposed motion would be to modify the language by striking item 1 and to authorize funding with variations on certain businesses while adjusting other funds to fill gaps.

Councilmember Schaible stated that he was not fully aware of all the criteria for each category and that while he was disappointed to see businesses leave, he was excited to see what new businesses would arise. He recalled that there was an initial determination to provide the business with grants and asked whether there was an additional grant available to which Assistant City Administrator Chandler stated that the applicant had a pending CFI grant and what was to transpire regarding their funding would be reliant on the community legacy award.

Mayor Hollingsworth noted the listing of social work stating that it was an underrepresented area that she would like to see more prominently featured in the commercial corridor. She proposed a motion to amend the language to remove Federalist Pig, approve Pizza Paradiso provided in is



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in conjunction with three (3) local businesses, approve Shoppes at SoHy provided that there is an identifiable entity, and increase amounts for Frame Savvy, Green Owl, and Shoppes at SoHy.

Councilmember Peabody stated that Council had not personally reviewed the applications and had heard the reasoning about why certain businesses did not fit the criteria, but was curious to hear from the staff who did review the grants. He expressed that it would be difficult to make an informed vote without knowing the criteria and seeing the applications. Mr. Chandler detailed the application review process providing clarity with regard to the types of applications received, what was being requested, the nature of the business, the logistics of providing a correct form, and others.

Councilmember Peabody interpreted that most entities were funded by degree of match and asked for clarity regarding the specifics in which staff was determining the strength of a “match” to which discussion ensued regarding the definition of “match” when compared to “fit”. He sought confirmation that some of the businesses initially deemed to fit into the spirit of the measure where then being reassessed by Council and determined not to fit to which Mr. Chandler reiterated that these were staff recommendations and the final determination was completely to the Council’s discretion, but that it was important to be able to justify any changes therein to the applicant.

Councilmember Solomon moved the amendment requested by **Mayor Hollingsworth** to strike Federal Pig from the language, approve Pizza Paradiso with conditions, and to have staff make adjustments to the funding amounts regarding the other businesses which was seconded by **Ward 1 Councilmember Bart Lawrence**. The Body approved the amendment unanimously with the exception of **Councilmember Peabody and Councilmember Spell** who voiced abstention.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Ward
SECONDER:	Solomon
AYES:	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Solomon
NAYS:	None
ABSTAIN	Peabody, Spell
ABSENT	Haba

7.c) Dewey Property – Preliminary Plan of Subdivision (PPS-4-18022) - Correspondence to the M-NCPPC Planning Board (20 minutes)

HCC-429-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

- [Cover Page](#)
- [Memo - Dewey Property - PPS - Final .docx](#)
- [Dewey Parcel PPS Presentation Materials.pdf](#)
- [ELOJ-4-18022_002.pdf](#)
- [PPS-4-18022 - Road_Section_EXH \(1\).pdf](#)
- [Reference Materials.pdf](#)
- [Planning Committee Minutes - 05.21.2019 Draft for Adoption.pdf](#)



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I move the City Council authorize the Mayor to provide correspondence to the Maryland National Capital Park & Planning Commission in support of Dewey Property Preliminary Plan of Subdivision (PPS-4-18022), subject to the following conditions:

1. The applicant shall construct proposed roadways A and B to a public standard, which shall be dedicated to the City of Hyattsville upon inspection and acceptance by the City.

a. The tree boxes along roadways A and B shall provide a minimum of 5' in width, excluding the curb.

b. The north side of Road 'A' setback from the stop sign at Belcrest to be a minimum of the 30' to the first parking space.

c. The dimensions of Road 'B' shall be modified to comply with Prince George's Plaza TDDP Figure 16: 'New Downtown Core B Street Illustrative Street Sections', the roadway shall also be aligned with the private access road proposed as a connection to Parcel 2.

d. Parking spaces to be 19' in length, shall be metered by the City and shall also be publicly dedicated to the City of Hyattsville.

e. All pedestrian crosswalks shall be a minimum of 12' wide.

2. The applicant shall revise the PPS to include a new street connecting Parcel 3 and Parcel 2 and revising the boundary of Parcel 4 and SWM facility, if necessary, to provide such a connection. If such a vehicular roadway connection is not physically or economically feasible due to the anticipated future use of Parcel 4 and associated regulatory requirements, the applicant shall modify the PPS to provide a pedestrian and non-motorized bridge connection between Parcel 2 and Parcel 3. If the applicant is unwilling or unable to provide an alternative connection to Parcel 3, the City of Hyattsville requests the Planning Board deny the subdivision of Parcel 3.

3. The City is of the opinion that the development of Parcel 3 will have a negative environmental impact, as the removal of these specimen trees require significant mitigation on behalf of the applicant. As such, the City is requesting the following conditions for any approved PPS application:

a. Replacements shall be at a 10:1 ratio, with a 60/40 ratio of Canopy/Understory trees

b. Size shall be a minimum of 2" in caliper, in good health, absent of girdling roots and epicormic sprouting

c. Trees shall be Native and of similar species – i.e. 60% Overstory – Oaks (Red, Southern Red, White)

d. Trees shall be planted according to ANZI standards with a 2-year replacement warranty and the removal of stakes and guy wires after the first year.

e. If necessary, additional tree planting can be off-set in City parks, green spaces, and/or adjacent properties.

4. The applicant shall amend its PPS application, removing the twelve (12) lots (24 RDU's) from Parcel 1 in the PPS exhibit.



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Assistant City Administrator Jim Chandler cited the earlier presentation provided by Mr. Haller and referenced an updated plan for Prince George's Plaza which had a direct impact on the Dewey Property discussion. He provided a summary and background and stated the intentions for the site and opened the discussion for questions regarding staff recommendations.

Councilmember Lawrence cited the language in the motion that he found to be inconsistent stating that all of the listed items in the motion stated instruction using the word "shall" except for item 3 which he quoted as saying "the City is requesting the following conditions..." to which Mr. Chandler responded that condition 3 was beyond what is required by the landscape manual and, therefore, would not technically allow for including language to that applicant that contained "shall".

Councilmember Lawrence stated that specimen trees could not be cut down without a variance and asked if the language could be strengthened to reflect the City's determination if a variance would be recommended to which Mr. Chandler responded that the language could be augmented to include the parameters of the variance.

Councilmember Croslin stated that there was not adequate room to place the number of trees requested on the site, but that trees could be placed in other areas of the City to which Mr. Chandler agreed that was an option.

Councilmember Croslin raised questions regarding connectivity on the site stating that areas were being connected around the stormwater area and not through or over it to which Mr. Chandler replied that the parcel in land in which the stormwater treatment facility was located was dedicated to the County and that it would be up to them to make a determination regarding what happened with that parcel of land.

Councilmember Simasek sought clarity regarding the watershed and tree mitigation to which Mr. Chandler explained that the tree mitigation was not of great concern as there were many areas for trees in the City. He stated that the connectivity issue was something that needed to be discussed urgently, but that the implementation of a bike trail or determination of the type of path would be decided at the time of the detailed site plan (DSP).

Councilmember Schaible asked whether the Nine Ponds development cited in the package was controlled by the Maryland National Parks and Planning Commission (MNCPPC) to which Mr. Chandler answered that it was an error in the package and that MNCPPC was not the owner and would be dedicated to Prince George's County Department of Environment who are responsible for stormwater management. Mr. Chandler agreed that the stormwater management facility in this case was addressing a much larger problem and would be beneficial to several nearby regions.

Mayor Hollingsworth cited condition 1(d) in the motion and asked about the feasibility of the regulation to which Mr. Chandler explained that what is described in the condition could be done to a certain extent but there were questions about the applicant's maintenance of the area that would require further discussion and entertaining new technologies that would lessen the burden on residents.



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Mayor Hollingsworth cited condition 2 regarding parcel 3 and asked whether all aspects were in line with the Transit District Development Plan (TDDP) to which Mr. Chandler answered in the affirmative and noted that some items fall under the jurisdiction of the County and land dedication would determine the set of regulations instituted.

Mayor Hollingsworth asked about lighting for non-motorized pathways to which Mr. Chandler stated that he was unsure if any pertinent regulation existed, but that was something that should be addressed at the time of DSP. She confirmed that the portion of parcel 1 cited in condition 4 would be excluded to which Mr. Chandler explained that it was included in the recommendations because it was not permitted and could only be addressed if it was deemed necessary at a further point in the project.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Ward
SECONDER:	Lawrence
AYES:	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Peabody, Solomon, Spell
NAYS:	None
ABSENT	Haba

**7.d) Letter to PGCPs Regarding Building Conditions at Hyattsville Middle School
HCC-434-FY19**

Lead Sponsor: Executive Committee

Co-Sponsor(s): N/A

I move that the Council authorize the Mayor to send a letter to Dr. Monica Goldson, Interim Chief Executive Officer for Prince George's County Public Schools (PGCPS) regarding building conditions that Hyattsville Middle School. The letter should state that the Mayor and Council request PGCPS take immediate action to a) develop a plan for environmental safety for students and staff, b) schedule the replacement of the defective cooling system, and c) develop a plan to bring the building up to code to prevent and detect similar situations in the future.

Mayor Hollingsworth provided background regarding the motion stating that a fire had recently taken place and the odor of fumes were evident throughout the school at that time. She stated that the sprinkler systems and fire alarms were defective, and the school was not safe.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Ward
SECONDER:	Lawrence
AYES:	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Peabody, Solomon, Spell
NAYS:	None
ABSENT	Haba



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8) Council Dialogue (9:40 p.m. - 9:50 p.m.)

Councilmember Peabody thanked staff for the efforts.

Councilmember Schaible echoed the comments of his colleagues thanking staff for their hard work.

Councilmember Solomon cited Pride recognition and wished all staff well.

Mayor Hollingsworth reminded Council about training requirements and welcomed the new Councilmembers.

9) Community Notices and Meetings

9.a) City Calendar: June 4 - July 15, 2019

HCC-433-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Main City Calendar_ Jun 4-Jul 15 2019.docx](#) 

10) Motion to Adjourn

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Croslin
SECONDER:	Suiter
AYES:	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Peabody, Solomon, Spell
NAYS:	None
ABSENT	Haba

The meeting adjourned at 11:50 p.m.

ATTEST:
April 29, 2020

Laura Reams, City Clerk