

City of Hyattsville

*Hyattsville Municipal Building
4310 Gallatin Street, 3rd Floor
Hyattsville, MD 20781
(301) 985-5000
www.hyattsville.org*



Meeting Minutes

Monday, September 16, 2024

7:00 PM

https://us06web.zoom.us/webinar/register/WN_Nz7kehnYRZaZYzihGFn4Vg

Virtual

City Council

Robert S. Croslin, Mayor
Joseph Solomon, Council President, Ward 5
Joanne Waszczak, Council Vice President, Ward 1
Sam Denes, Ward 1
Danny Schaible, Ward 2
Emily Strab, Ward 2
Jimmy McClellan, Ward 3
Kareem Redmond, Ward 3
Edouard Haba, Ward 4
Michelle Lee, Ward 4
Rommel Sandino, Ward 5

ADMINISTRATION

Tracey E. Douglas, City Administrator
Nate Groenendyk, City Clerk, 301-985-5001, cityclerk@hyattsville.org

WELCOME TO THE CITY OF HYATTSVILLE CITY COUNCIL MEETING!
Your participation at this public meeting is valued and appreciated.

AGENDA/PACKET: The Agenda/Packet is available for review at the Hyattsville Municipal Building and online at www.hyattsville.org prior to the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

AMERICANS WITH DISABILITY ACT: In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (301) 985-5009. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AUDIBLE DEVICES: Please ensure all audible devices are turned off or otherwise not audible when the City Council is in session. Thank you.

PUBLIC INPUT: If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically via email to cityclerk@hyattsville.org no later than two (2) hours prior to the start of the meeting. Submitted electronic statements will be sent to Councilmembers prior to the meeting and will not be read aloud. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

WAYS TO WATCH THE MEETING LIVE: City Council meetings are broadcast live on cable television channel 71 (Comcast) and channel 12 (Verizon). You may also view meetings live online at hyattsville-md.granicus.com/MediaPlayer.php?camera_id=2

REPLAY SCHEDULE: The meetings will be re-broadcast on cable television, channel 71 (Comcast) and channel 12 (Verizon) daily at 7:00 a.m., 1 p.m., and 8 p.m. Meetings are also able for replay online at www.hyattsville.org/meetings.

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INCLEMENT WEATHER: In the event of inclement weather, please call 301-985-5000 to confirm the status of the Council meeting.

Meeting Notice:

The Hyattsville City Council will hold its meeting on Monday, September 16, 2024 remotely via video conference. The Council meeting will be conducted entirely remotely; there will be no in-person meeting attendance.

The meeting will be broadcast live on cable television channel 71 (Comcast), channel 12 (Verizon), and available via live stream at www.hyattsville.org/meetings.

PUBLIC PARTICIPATION:

If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically via email to cityclerk@hyattsville.org no later than two (2) hours prior to the start of the meeting. Submitted electronic statements will be sent to Councilmembers prior to the meeting and included in the official meeting record. Electronically submitted statements will not be read aloud. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

Members of the public who wish to comment during the virtual Council meeting must register in advance using the link below.

https://us06web.zoom.us/webinar/register/WN_Nz7kehnYRZaZYzihGFn4Vg

1. Call to Order and Council Roll Call

Call to order at 7:06 PM.

Also Present:

City Administrator Tracey Douglas

Treasurer Ronald Brooks

Interim Director of Community Business & Economic Development Jeff Ulysse

Chief of Police Jarod Towers

Director of Public Works Lesley Riddle

Director of Community Services Sandra Shephard

Director of Human Resources Jay Joyner

City Clerk Nate Groenendyk

Deputy City Clerk Quianna Taylor

Emergency Services Coordinator Reggie Bagley

Deputy Director of Public Works Priyanka Joshi

Deputy Director of Public Works Hal Metzler

Code Compliance Manager Joe Brewer

Housing Manager David Cristeal

Present: Mayor Robert Croslin
Council President Joseph Solomon
Council Vice-President Joanne Waszczak
Councilmember Danny Schaible
Councilmember Emily Strab
Councilmember Jimmy McClellan
Councilmember Kareem Redmond
Councilmember Michelle Lee
Councilmember Edouard Haba
Councilmember Rommel Sandino (Arrived at 7:34 PM)

Absent: Councilmember Sam Denes

2. Pledge of Allegiance to the Flag

3. Approval of Agenda

Motion to move Consent Item 9.o. (Purchase of Furniture for the New Public Safety Building) to the Action Agenda made by CM Schaible. Seconded by CM Strab. Approved, Unanimous.

A motion was made by Council President Solomon, seconded by Councilmember McClellan, that the agenda be Approved as Amended. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, and Haba

Absent: Denes, and Sandino

4. Approval of the Minutes

4.a. Approval of the Minutes

[HCC-070-FY25](#)

I move that the Mayor and Council approve the minutes of the May 6, 2024, May 20, 2024, and June 3, 2024 City Council Meetings.

Sponsors: City Administrator

Attachments: [Minutes May 6 2024](#)
[Minutes May 20 2024](#)
[CM Meeting Minutes June 3 2024.pdf](#)

A motion was made by Council President Solomon, seconded by Councilmember Strab, that this agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, and Haba

Absent: Denes, and Sandino

5. Public Comment (7:10 p.m. – 7:20 p.m.) Complete Speaker Card, Limit 2 minutes per speaker

Michael Gorman requested transparency with City finances and urged the Council to complete outstanding audits as quickly as possible.

Victor Titus is a 12th grader at Bowie High School, stated his interest in learning about ways to support the community.

Hugo Cantu (representing the Apartment and Office Building Association) urged the Council not to pass the rent stabilization ordinance stating that it will have negative impacts on the housing industry.

Melissa Schweisguth is in support of the rent stabilization ordinance. She also supports the Council sending a letter advising against the changes to the Better Bag Bill.

Daniel Broder expressed concerns about the furniture purchase for the new police department stating that the manufacturer uses prison labor. He urged the Council to vote against it and put out a competitive bid and inquired if an audit was done for furniture currently used in the police department to assess what can be used in the new building. Lastly, he stated that he is in favor of the rent stabilization ordinance.

Greg Smith is in favor of the rent stabilization ordinance and sending a letter advising against the changes to the Better Bag Bill. He has concerns about sending a letter of support for municipalities to make land use decisions in the place of the County Planning Board. He also mentioned the progress in King Park construction.

Eden Aaron (representing CASA) is in favor of the rent stabilization ordinance.

Mr. Marshall is opposed to any funding for "The Spot". He also stated the current finance department inherited many problems from the previous finance staff including unfiled audits and stated that are working hard to get caught up. He inquired about a projected completion date for the teen center as well as businesses in the Queens chapel Corridor that applied for facade improvements. Lastly, he stated that the furniture in the current police department is in poor condition and should not be taken to the new police department.

Mayor Robert Croslin called for a moment of silence in honor of the recent passing of resident Jimmy McCauliff.

6. City Administrator Update (7:20 p.m - 7:50 p.m.)

City Administrator Douglas gave an update on City-related news and events. City Treasurer Ron Brooks gave an update on the City's finances, specifically the August sale of the General Obligation Bonds, the status of the City's audits, and the City's bond rating.

Council received further information on the staffing level of the Finance Department, internal financial controls, presentation of the FY22 audit to the Council, the effects of COVID on the audits, the process for deploying stop sign cameras, the rebate program for gas powered leaf blowers, and the implementation of ParkMobile.

7. Proclamations

A motion was made by Council Vice-President Waszczak, seconded by Council President Solomon, that this item was Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

7.a. Proclamation Declaring September 15, 2024 through October 15, 2024 to be Hispanic Heritage Month in the City of Hyattsville [HCC-071-FY25](#)

I move that the Mayor and Council adopt a proclamation to declare September, 15 2024 through October 15, 2024, to be Hispanic Heritage Month in the City of Hyattsville to honor the contributions of Hispanic and Latino workers, innovators, and leaders.

Sponsors: City Administrator

Attachments: [CM0916 Hispanic Heritage Month 2024](#)

7.b. Proclamation Declaring September 2024 to be National Preparedness Month [HCC-072-FY25](#)

I move that the Mayor and Council adopt a proclamation declaring September 2024 to be National Preparedness Month.

Sponsors: City Administrator

Attachments: [CM0916 National Preparedness Month 2024](#)

8. Appointments

A motion was made by Council President Solomon, seconded by Council Vice-President Waszczak, that this item was Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

8.a. Appointments to the Youth Advisory Council [HCC-060-FY25](#)

I move that the Mayor and Council approve the appointments of Jai Calderon (Grade 11), Diana Alvarez (College Freshman), Litzy Velasquez (Grade 11), Adryanna Harding (Grade 7), Christopher Callejas (Grade 10), Margaret Marino Hernandez (Grade 9), Johnathan Velasquez (Grade 12), Angel Guzman (Grade 12), Christopher Jimenez (Grade 10), Nathan Sandoval (Grade 8), and Emily Amaya (Grade 11) to the Youth Advisory Council for a one term to expire June 30, 2025.

Sponsors: Waszczak and McClellan

9. Consent Items (7:50 p.m. - 8:00 p.m.)

Items listed on the Consent Agenda are considered routine in nature, and are approved in one motion. There will be no separate discussion of these items unless the Mayor/Council request specific items be removed from the Consent agenda for separate action.

A motion was made by Council President Solomon, seconded by Councilmember Strab, to approve the Consent Agenda. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

9.a. Contract Award - Citywide Tree Maintenance [HCC-004-FY25](#)

I move that the Mayor and Council authorize the award of a one (1) year contract, renewable by the City Administrator for up to four (4) additional years, to Adirondack Tree Experts for tree maintenance at various locations in the City at an annual cost not to exceed \$190,000, upon the review and approval by the City Attorney for legal sufficiency.

Sponsors: City Administrator

Attachments: [RFP DPW24-004 Tree Maintenance 08-05-2024](#)
[Adirondack Tree Experts DPW24-004 Tree Maintenance Proposal 08-22-2024](#)

9.b. Decommissioning and Surplus of Public Works Equipment [HCC-047-FY25](#)

I move that the Mayor and Council authorize the decommissioning and disposal of the equipment noted in the attached memo dated September 10, 2024.

Sponsors: City Administrator

Attachments: [240910 - memo - surplus items](#)

9.c. Renewal of Annual Service Agreement with Motorola Solutions for Radio Communications Dispatch System, Portable and Mobile Radios [HCC-056-FY25](#)

I move that Mayor and Council authorize the expenditure of \$33,892.80 for the one-year renewal of the annual Motorola Service Agreement for maintenance on our dispatch console, portable and mobile radios pending legal sufficiency.

Sponsors: City Administrator

Attachments: [Hyattsville SA FY24-25 Subscribers Removed Updated](#)

9.d. Renewal of Police Communications Agreement with the City of Mt. Rainier [HCC-057-FY25](#)

I move that Mayor and Council authorize the City Administrator to execute an agreement with the City of Mt. Rainier which allows the City of Hyattsville Police Department to provide radio dispatching services and incoming calls for police services (both emergency and non-emergency) for a period of one year for a fee in the amount of \$90,000 per year, pending legal sufficiency.

Sponsors: City Administrator

9.e. Special Use Agreement - Hyattsville Elementary School PTA Zombie Run [HCC-058-FY25](#)

I move the Mayor and Council authorize the City Administrator to execute a Special Use Agreement with Hyattsville Elementary School Parent Teacher Association (PTA) for the use of David C. Driskell Community Park and select City streets for its Annual Zombie Run, scheduled for Saturday, October 5, 2024.

Sponsors: City Administrator

Attachments: [2024 Zombie Run Use Agreement](#)

9.f. Special Use Agreement - Route 1 Velo 2024 Cyclocross Race [HCC-059-FY25](#)

I move the Mayor and Council authorize the City Administrator to execute a Special Use Agreement with Route 1 Velo for the use of David C. Driskell Park for its Annual Cyclocross race, scheduled for Sunday, September 22, to include set-up in the afternoon of Saturday, September 21.

Sponsors: City Administrator

Attachments: [2024 Cyclocross Special Use Agreement](#)

9.g. Purchase of 2025 Police Interceptor Utility Vehicle [HCC-061-FY25](#)

I move that the Mayor and Council authorize the City Administrator to purchase one 2025 Ford Police Interceptor AWD Utility Vehicle from Apple Ford for an expenditure not to exceed \$47,674.00.

Sponsors: City Administrator

Attachments: [HYATTSVILLE FORMAL SPEC SILVER CAR - Patrol](#)
[Patrol Quote](#)

9.h. Contract Award - Leaf Collection [HCC-062-FY25](#)

I move that the Mayor and Council authorize the award of a one (1) year contract, renewable by the City Administrator for up to four (4) additional years, to Professional Lawn Maintenance Services, for leaf collection at an annual cost not to exceed \$40,000, upon the review and approval by the City Attorney for legal sufficiency.

Sponsors: City Administrator

Attachments: [RFP DPW24-005 Leaf Collection 08-05-2024](#)
[PLMS RFP DPW24-005 Proposal 08-05-2024](#)

9.i. Hyattsville Ordinance 2024-04: Stop Sign Monitoring Systems in School Zones [HCC-063-FY25](#)

I move that the Mayor and Council adopt Hyattsville Ordinance 2024-04, an ordinance whereby the City Council amends the City Code, Chapter 114, Article II Traffic Regulations to add Section 114-10, Stop Sign Monitoring Systems in School Zones (SECOND READING & ADOPTION).

Sponsors: City Administrator

Attachments: [REVISED HO-2024-04 Section 114-10 stop sign monitoring draft 7.15.24 4879-6765-2556 v.1 4865-6567-3168 v.2 .1](#)

9.j. Digital Message Board Electrical Installation [HCC-064-FY25](#)

I move that the Mayor and Council authorize the City Administrator to enter into an agreement with Moore Construction for the electrical installation of one (1) digital message board at Nicholson Street and Ager Road for an amount not to exceed \$13,000, pending legal review.

Sponsors: City Administrator

Attachments: [Kirkwood Elec Sign Moore Proposal 08-14-2024](#)

9.k. Deitz Park Playground Repair [HCC-066-FY25](#)

I move that the Mayor and Council authorize an expenditure in an amount not to exceed \$11,100 to GameTime for replacement of damaged playground equipment at Deitz Park.

Sponsors: City Administrator

Attachments: [Deitz Park Playground Repair GameTime Proposal 73461-02-01 08-06-2024](#)
[Gametime OMNIA Contract 2017001134 wAll Amendments](#)

9.l. FY25 Budget Amendment: Special Revenues Funds Budget Appropriation of National Opioid Settlement Funds [HCC-073-FY25](#)

I move that the Mayor and Council amend the FY25 Special Revenues Funds Budget to appropriate \$45,464.73 in National Opioid Settlement Funds. These funds can only be used to serve the purpose of Opioid Remediation as set forth in the National Opioid Settlement Agreement and the State of Maryland Opioid Subdivision agreement with local jurisdictions.

Sponsors: City Administrator

Attachments: [Opioid State of Maryland Local Subdivision Agreement 9-9-2024](#)

9.m. Commercial Façade Improvement Program: 2024 Grant Awards[HCC-074-FY25](#)

I move that the Mayor and Council approve the 2024 Commercial Façade Improvement Grant awards for façade improvement projects for the following commercial properties:

- 5126 Baltimore Avenue: \$6,000
- 4318 Gallatin Street: \$12,000
- 4800 Rhode Island Avenue: \$12,500
- 4807 42nd Place: \$35,000
- 4207 Gallatin Street: \$25,000

Sponsors: City Administrator

Attachments: [Staff Memo- CFI 2024](#)
[2024 CFI Grant - 5126](#)
[2024 CFI Grant - Art Works Now](#)
[2024 CFI Grant - ATHA](#)
[2024 CFI Grant - Hyattsville Community Center](#)
[2024 CFI Grant - Mt Hermon Lodge](#)
[2024 CFI Grant - Ramona's](#)
[Commercial Façade Improvements - Program Guidelines - April 2022](#)

9.n. Change Order to the Third-Party Reviewer Contract[HCC-076-FY25](#)

I move the Mayor and Council authorize the City Administrator to issue a change order to Greenman-Pedersen, Inc. (GPI), formerly Holbert Apple Associates, in an amount not to exceed \$35,000 to provide ongoing third party permit review services as required by Prince George's County Department of Permitting, Inspections, and Enforcement. The scope of the change order is to complete the review of the plans for the Trolley Trailhead Park project, aka "The Spot".

Sponsors: City Administrator

Attachments: [240819 - The Spot - GPI - Third party review proposal](#)

9.p. Engineering and Title Search Services[HCC-078-FY25](#)

I move the Mayor and Council authorize an expenditure not to exceed \$65,000 to JMT to provide engineering design and title search services for the Trolley Trailhead Park Project, aka "The Spot", under their existing contract with the City.

Sponsors: City Administrator

Attachments: [TO 75 Spot Design Services Proposal 7.20.24](#)
[Hyattsville Title \(1\)](#)

9.q. Zoning Variance Request: V-48-24 - 3911 Kennedy Street, Hyattsville [HCC-079-FY25](#)

I move the City Council authorize the Mayor to send correspondence to the Prince George's County Board of Zoning Appeals (BZA) in support of the zoning variance application V-48-24, a variance request to permit a 15-foot lot width at the building line, 2-foot frontage width at the front street line, a variance for a 3'6" front yard depth and a variance of 0.7'-feet left side yard width for the subject property at 3911 Kennedy Street, Hyattsville.

Sponsors: City Administrator

Attachments: [2024-09-16 Memo-V-48-24 v2.ju](#)
[V-48-24 Binder \(003\) v2](#)
[City of Hyattsville Zoning Variance Policy Statement & Variance Process ENGLISH](#)

9.r. Contracts with Baker Hostetler and FTI [HCC-080-FY25](#)

I move that the Mayor and Council ratify the City's contracts with Baker & Hostetler LLP and FTI for cybersecurity incident response, IT forensic analysis, legal and communications support.

Sponsors: City Administrator

10. Action Items (8:00 p.m. - 8:20 p.m.)

9.o. Purchase of Furniture for the New Public Safety Building[HCC-077-FY25](#)

I move the Mayor and Council authorize the City Administrator to enter into an agreement with Douron, Inc. for the purchase and installation of furniture for the new Public Safety Building at 3505 Hamilton St for an amount not to exceed \$530,000. This contract is facilitated utilizing the Mid Atlantic Purchasing Team (MAPT) collective purchasing agreement of which the City is a member.

Sponsors: City Administrator

Attachments: [JN-12699 CITY OF HYATTSVILLE POLICE DEPT-R9 \(1\)](#)

Deputy Director of Public Works Hal Metzler provided background on the furniture purchase and the cooperative purchasing agreement (MAPT) that allows the City of Hyattsville to utilize the contracts that are competitively solicited by the various members of the organization. Benefits include the opportunity to get better pricing on furniture. The company in question, Duron, does not manufacture furniture. They purchase items from manufacturers and resell it. The manufacturer of the furniture purchased for the police department is a company called Hon, and per their website they do not use prison labor to manufacture furniture.

CM Redmond stated that estimates for furnishing the building are more costly than the furniture purchase from Duron and asked what would be the benefits of putting out a competitive bid on our own. Director Riddle stated that these items have been bid on through the Council of Governments. Opting to do an independent bid would slow down the process and there would be no savings.

CM Schaible stated that residents expressed concerns to him about the cost of the furniture as well as lack of public discussion, the bidding process, and scope of the expenditure. He inquired if the City had an independent estimate for the furnishings prior to the bid. CM Metzler stated that the majority of our vendors don't do estimates but here are formulas available to estimate costs. He also stated that Duron was one of many companies that could have responded to the bid but pricing from other vendors would have been similar. The proposal from Duron is good for approximately 60 days and doing a solo bid would belabor the opening of the building. CM Schaible asked if we could perform a cost/value comparison with other municipalities that participate in this buying agreement. Deputy Director Metzler stated that we could look at other contractors may represent the same brand but this may not yield a true comparison in terms of quality of furniture.

Council President Solomon asked about the furnishings for the community room. Deputy Director Metzler stated that those furnishings will be modular which allows the space to be configured in varied ways. The community room will also be equipped with monitors for presentations, if needed.

Council Vice President Waszczak inquired if Hon Industries has posted a Corporate Responsibilities statement or a PREA Audit to certify that they are not using prison labor. Deputy Director Metzler stated that he would look into that. City Administrator Douglas was provided with their Corporate Social Responsibilities statement and stated that she would review it.

CM Strab stated that a separate vendor who participates in the program uses prison labor to manufacture items and that may have led to concern from community members. This was confirmed by Deputy Director Metzler.

A motion was made by Council President Solomon, seconded by Councilmember Haba, that this agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Haba, and Sandino

Absent: Denes

Abstain: Lee

10.a. Authorization to Send Letter of Support for a Proposed State Legislation enabling Prince George's County Municipalities to make Land Use Decisions in place of the County Planning Board [HCC-069-FY25](#)

I move that the Mayor and Council authorize the City Administrator to send correspondence to the City's State Delegates in support of a proposed State Legislation enabling Prince George's County Municipalities to make land use decision in place of the County Planning Board.

Sponsors: City Administrator

Attachments: [Municipal Zoning Authority Draft Legislation](#)

Interim Director of Community Business & Economic Develop Director Jeff Ulysse gave an overview of the request for a letter of support for the House bill that would allow municipalities to make land use decisions.

CM McClellan asked about how the role of the City and County Planning Board would change. Interim Director Ulysse stated that typically a development application goes before the County Planning for approval, but municipalities that have a planning board would review and approve those. He provided the example of the West Hyattsville/Queens Chapel Sector Plan, stating that the City does not have authority over the project.

CM Haba cautioned the Council to be aware of unintended consequences of undertaking this task including financial implications.

Council Vice President Waszczak stated that it would be beneficial if the City joined other neighboring municipalities to implement a planning board. Interim Director Ulysse advised that in order to qualify municipalities must employ or contract a certified planner and it has been expressed that it would be necessary to join together to staff an office of this nature. He believes there is enough support for this bill to pass.

CM Strab asked if the letter of support would require the City to take on the responsibilities of deciding land use immediately. Interim Director Ulysse replied that it would not and said that the City would have some time to discuss this further and align with others.

CM Schaible stated that this would be a great undertaking and assumption of responsibility but Prince George's County and Montgomery County are outliers as other counties in the state allow this. He also inquired if a municipal planning board would have the authority to permit Accessory Dwelling Units. Interim Director Ulysse stated that allowing Accessory Dwelling Units is a land use issue.

City Administrator Douglas stated that Hyattsville is one of nine municipalities that College Park asked for support. The letter of support does not require participation.

Council President Solomon made a motion that the letter of support include a provision for a tax differential for municipalities who make land use decisions. Seconded by CM Sandino. The amendment was approved unanimously.

A motion was made by Council President Solomon, seconded by Councilmember McClellan, that this agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

10.b Letter to Prince George’s County Transportation, Infrastructure, Energy and Environment Committee

[HCC-081-FY25](#)

I move that the Council authorize the Mayor to send a letter in opposition to CB-053-2024 to the Prince George’s County Transportation, Infrastructure, Energy and Environment Committee.

Sponsors: Schaible, Haba, McClellan, Sandino and Solomon

Attachments: [The PGC Better Bag Bill Works- ppt for Hyattsville.pdf](#)
[CB-053-2024 Summary.pdf](#)

Council requested that the letter of opposition also include a request to cap bag fees at \$.10 and that Prince George's County provide free reusable bags to residents more than once year.

A motion was made by Council President Solomon, seconded by Councilmember Schaible, that this agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

11. Discussion Items (8:20 p.m. - 9:00 p.m.)

11.a. Rent Stabilization Ordinance[HCC-065-FY25](#)

Discussion

Sponsors: City Administrator

Attachments: [Rent Stabilization Memo Sept 12 2024](#)
[Hyattsville - Rent Stabilization Ordinance V.1 City Attorney Draft to Staff 9.4.24 v.2 .2](#)
[City Council Rent Stabilization Ordinance 9 16 2024 V2.pdf](#)
[CB-055-2024 - signed](#)

Housing Manager David Cristeal provided an overview of the City of Hyattsville Rent Stabilization Ordinance.

CM Redmond stated that the staffing required to implement the rent stabilization ordinance were to be funded through raising and collecting rental fees and inquired if the City collects 100% of payments from multi-family rentals. City Administrator Douglas stated that the majority of property owners comply with paying licensing fees. She also stated that the Economic Development staff is comparing our fees to those of other municipalities to assess if we can increase fees and by how much. CM Redmond asked if it would be advantageous to wait and see how effective the Prince George's County bill is before passing the City ordinance. He also asked about staff capacity and the need to hire more people. Housing Manager Cristeal stated the differences in the County bill and the City ordinance which are the rent cap percentages and the ordinance exemptions. The County bill exempts all units constructed after the year 2000 which will continue to grow. The City ordinance provides exemptions on a rolling basis to units older than 15 years and will save the average household \$470 per year. Council President Solomon stated that it would be in our best interest to pass the ordinance ahead of County bill or at the same time. He also stated that the baseline for staffing to implement and oversee the ordinance was based on research and recommendations from other municipalities. Lastly he stated that one of the mandates of the City's ordinance is a rental registry to aid transparency and efficient compliance tracking. CM Strab concurred with CM Redmond stating that this endeavor will be very costly.

CM Habas stated that we cannot pass laws that are more lenient than the County and asked what happens if the County rent cap rates are lower than the City? City Administrator Douglas advised that they would reach out to the City Attorney for clarification. Council President Solomon provided legal precedent where courts in Maryland have decided that municipalities have autonomy over certain regulatory matters.

CM Schaible stated that the County bill will be rolled out in two phases. The first phase is the rent cap which should be implemented in October. The second phase is enforcement which should be implemented in February 2026. He asked if the City should consider implementing the ordinance using a similar process. CM Schaible shared a graph which included a detailed comparison of rental rates versus the rates with the County Bill and the City ordinance.

Council Vice President Waszczak stated that if the City should consider placing a cap of 6% (or some other percent) rent increase if needed.

12. Council Dialogue (9:00 p.m. - 9:10 p.m.)

13. Motion to Adjourn

The meeting adjourned at 11:20 pm.

A motion was made by Councilmember Haba, seconded by Councilmember Redmond, that this was Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes