



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

Kevin Ward, W1, Interim Mayor
Carrianna Suiter, W3, Council Vice President
Bart Lawrence, W1
Robert Croslin, W2
Danny Schaible, W2
Ben Simasek, W3
Edouard Haba, W4
Daniel Peabody, W4
Joseph A. Solomon, W5
Erica Spell Wolf, W5

Absent: None

Also present were the following City staff members:
Tracey Douglas, City Administrator
Ron Brooks, City Treasurer
Lesley Riddle, Director of the Department of Public Works
Hal Metzler, Deputy Director of the Department of Public Works
Jim Chandler, Assistant City Administrator
Vivian Snellman, Director of Human Resources
Laura Reams, City Clerk
Adrienne Augustus, Media Relations and Mental Health Programs Manager
Cheri Everhart, Acting Community Services Director
Acting Chief Scott Dunklee, Hyattsville City Police Department
Zach Peters, Board of Supervisors of Elections

Meeting Notice:

As we continue to take precautions due to the COVID-19 (Coronavirus) pandemic, the Hyattsville City Council will hold its meeting on Monday, May 17, 2021, 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:

Public comment may be made using the e-comment feature at www.hyattsville.org/meetings or by emailing cityclerk@hyattsville.org. All electronic comments must be submitted by 5 PM on May 17, 2021. Comments received will be read by City staff during the public comment portion of the meeting.

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

https://zoom.us/webinar/register/WN_kt7v397fSGeOtgdqkqbKhQ



**REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD
MONDAY, MAY 17, 2021 7:00 PM**

1. Call to Order and Council Roll Call

Interim Mayor Kevin Ward called the meeting to order at 7:02 p.m.

2. Pledge of Allegiance to the Flag

3. Approval of Agenda

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Suiter
SECONDER:	Croslin
AYES:	Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf

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

Jim Menasian addressed the Interim Mayor and Council in opposition to the Clay Property challenging the notion that widening a non-motorized connection to 50 feet would inevitably compel motorized traffic to use the pathway. He provided illustrative documents that showed an aerial view of the property accompanied by citations that identified where the connection would be and where he preferred it to be and encouraged the Council to do what is best for the community.

Scott Wilson addressed the Interim Mayor and Council expressing concerns regarding a proposed 70-foot-high section of the development and how it would be maintained, the rationale for building in green space, and the proximity to the local middle school with regard to the Clay Property.

Ward 3 resident Thomas Wright addressed the Interim Mayor and Council in opposition to the rezoning of the Clay Property implying that the applicant was essentially extending the property and that the rezoning would remove the housing option that was only allowed in the Clay Property and did not enhance any aspect and would compel negative impacts.

Ward 3 resident Peter Buckholder expressing his distrust of the Blumbergs citing the Landy Project as a failed development. He referenced several questionable areas of the plan including stormwater management that intends to move water upward, inadequate housing for aging in place and multiple families, and a lack of playground and park access, little to no green space preservation, and unwalkable distances to public transit.

City Clerk Laura Reams read an electronically submitted public comment on behalf of SoHy Collective, LLC requesting support from the City for an inclusive, open, communal space for gatherings which SoHy was prepared to clean and make operational.



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

Ward 3 resident Allison Reed addressed the Interim Mayor and Council with a prepared public comment expressing opposition to the rezoning of the Clay Property. She raised concerns regarding the availability of affordable housing units, compliance with the Transit District Development Plan (TDDP), and the applicant's intentions for the land.

Ward 3 resident Matthew Hollis addressed the Interim Mayor and Council with a prepared public comment recognizing the negative effect the project would have on the historic Ash Hill property. He stated that the applicant did not conduct the required archeological survey to determine if there were any existing burial sites and make an accurate assessment of a prudent location and function of a stormwater mitigation system.

Ward 2 resident David Marshall addressed the Interim Mayor and Council with a comment submitted through the chat function of the virtual meeting interface expressing opposition to budget allocations and support of the Clay Property rezoning item.

5. City Administrator Update (7:20 p.m. - 7:30 p.m.)

City Administrator Tracey Douglas addressed the Interim Mayor and Council with updates regarding City activity and programming thanking staff for their effort and achievement of a successful vote by mail election and the candidates who ran for elected office. She recognized the Department of Public Works (DPW), City Clerk Laura Reams, the Communications Department, and acknowledged everyone that helped to conduct the historic event.

Ms. Douglas provided information associated with the ongoing COVID-19 health crisis reporting that the City's vaccination site was operational and accepting walk-in patients and was offering the vaccine to anyone 12 years of age or older starting the following day. She noted that the Emergency Operations Manager, Reggie Bagley, was coordinating with area schools to provide of charge to vaccination sites for those in need, and a workplace reintegration plan was being developed for City staff.

The City Administrator explained the ways in which residents could contact staff and reported that the renovation of the first floor of the City Building continued and would eventually offer a reception area upon arrival to the building. She reported that beginning on May 17, 2021, at 5:00 p.m. indoor and outdoor venues within the County would be allowed to resume normal operations and a more relaxed mask requirement would be implemented.

Administrator Douglas relayed that the Community Services department were providing tutoring and mentoring weekday evenings and there would be an end of the school year celebration scheduled for June 4th including food, drink, and activities. She stated that the Teen Summer Staycation program registration would soon open with all in-person programming including educational trips to several historic and artistic entities in the City and provided details for residents to participate. Ms. Douglas cited the Conceptual Site Plan (CSP) for the new Teen and Multigenerational building explaining that much of the funding was received from grants, minimizing the obligation directly from the City noting that further grant opportunities would be explored.



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

Ms. Douglas provided information regarding the American Rescue Plan explaining that funds for the State of Maryland had been released and the City was awaiting their allocation as a Non-Entitlement Unit (NEU) having a population of under 50K. She described the regulations and protocols for the distribution of funds as well as the restrictions, thresholds, deadlines, and procedures for use of the federal funding supplementing that the City would contract with a specialist to ensure oversight of the appropriations and the legal feasibility of its application.

City Administrator Douglas provided information about the Age-Friendly Program describing that the Montgomery County Housing Initiative Partnership (HIP) intended to present its Home Sharing Program during a meeting of the Age-Friendly Work Group and that all residents were welcome to attend. She provided information regarding home sharing and its benefits stating that, with community interest, the Council could consider implementation in Hyattsville in fiscal year 2022.

Ms. Douglas informed the Body of some of the initiatives of the Age-Friendly Work Group citing the success of a recent Regional Ecosystem Summit with the George Washington University School of Nursing, the development of the City's emergency assistance voluntary registry, partnerships with Habitat for Humanity and other entities, continuation of the CAPABLE home modification program, and the continued work of Hyattsville Aging in Place.

Administrator Douglas acknowledged the ongoing DPW facility project stating that the move-in date was delayed, however, staff would receive training on the new building systems and fleet maintenance equipment with the expectation of inhabiting the new building by June 7, 2021. A video was shown highlighting the DPW team and Ms. Douglas recognized National Police Week commending the work of the Hyattsville City Police Department (HCPD).

Ms. Douglas reviewed open staff positions in the City including three (3) DPW openings, Director of Community Services, two (2) additional Community Services positions, and two (2) job vacancies in HCPD.

6. Presentations (7:30 p.m. - 8:10 p.m.)

6.a) Election 2021 - Presentation of Results

[HCC-339-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Presentation Only

Lead of the presentation was transferred to City Clerk Laura Reams who introduced a member of the Board of Supervisors of Elections (BOSE) Zach Peters who would present the certified election results of the 2021 Hyattsville Mayoral and Councilmember Election.

Zach Peters addressed the Interim Mayor and Council with data and various information stating that the Mayoral election was won by Kevin Ward with 1861 total votes, Ward 1 was won by Sam Denes with 388 votes, Ward 2 was won by Robert Croslin with 659 votes, Ward 3 was won by



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

Jimmy McClellan with 289 votes, Ward 4 was won by Edouard Haba with 331 votes, and Ward 5 was won by Rommel Sandino with 147 votes.

Mr. Peters noted the extraordinary turnout in the vote by mail election stating that the percentage of participation nearly doubled from 15% to 28%. He described the methods used by voters for submitting ballots and relayed data that showed which Wards were the most active and engaged and activity associated with Election Day and same day registration.

City Clerk Reams described the schedule and hours allotted for ballot intake and the process therein, as well as expressing the challenges of holding a primarily vote by mail election for the first time. Ms. Reams explained that there was no model to emulate or work from and many of the processes had to be meticulously thought out and many times had to reprioritize and learn through trial and error.

Ms. Reams stated that there were approximately 750 ballots received on election day and that 26% of those were same day registrations. She reported that voter turnout had nearly doubled the previous election and rejected ballots remained under 1% and explained the subsequent steps were to request and assess voter feedback, hold an oath of office ceremony for the new Council, name a new President and Vice President of the Body, and a special election would be held to fill the vacancy left for the remaining two (2) years of the Ward 1 Council seat responsive to the Mayoral election of Kevin Ward.

City Clerk Reams recognized the contributions and vital assistance given by staff members, volunteers, the Ethics Commission and the Board of Supervisors of Elections relaying a sense of the amount of work and planning involved to conduct a successful election.

Ward 5 Councilmember Joseph Solomon inquired as to the method with which the oath of office ceremony would be held to which Ms. Reams responded that it would be held in person, administered by the Prince George's County Clerk, and more details would become available in the following days.

Ward 4 Councilmember Edouard Haba thanked the Board of Supervisors of Elections for their work in the election and noted that he was interested to see any further related data that would become available.

Ward 2 Councilmember Danny Schaible commended the hard work of everyone involved in the election and asked if there was a curing process for ballots that would be rejected to which City Clerk Laura Reams responded that nothing existed within the City Code with relation to curing ballots and that discussions had been held about the subject with the City attorney approximately six (6) weeks prior. She explained that it was something that could be explored going forward and Board of Supervisors of Elections member Zach Peters added that the Board had agreed that in some cases it was protocol to entirely reject the ballot.

Ward 5 Councilmember Erica Spell Wolf explained that she understood the rationale behind the Board's decision asking whether some sort of notification could be supplied to the voter in these instances to which Ms. Reams replied that any voter could track their ballot using the Ballot Scout



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

tool available on the City's website and downloadable application and that, in doing so, they would have the ability to regularly check the ballot's status.

6.b) MDOT SHA Presentation on the Status of MD 500/Queen's Chapel Road Project, Phase 2 [HCC-337-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

Presentation only.

Director of the Department of Public Works (DPW) Lesley Riddle addressed the Interim Mayor and Council with information regarding the Maryland Route 500 Queen's Chapel Road Project and introduced representatives from the Maryland State Highway Administration (SHA).

Project Manager Lindsay Bobian addressed the Body introducing Assistant District Engineers John Dover and Peter Campanides. Ms. Bobian provided a brief background and summary of the project identifying the project parameters and stating that they would be including bicycle compatible lanes and general improvements overall.

Peter Campanides assumed lead of the presentation and explained the goals of the project describing that upon completion the highway would provide increased safety for pedestrians, bicyclists, and motorists. He described methods with which the roadway would be augmented to compel safer driving and how the changes would be integrated with Routes 208 and 410 and stated that he expected completion by the winter of 2021 or 2022.

Councilmember Solomon thanked the representatives for their presentation and clarified that the right turn lane onto Hamilton Street heading away from Washington, DC would remain and confirmed the other intended turning lanes for the four (4) way intersection. John Dover confirmed that the exit to Ager Road was expected to be complete by November 2021. Mr. Campanides added that one of the turning lanes in question allowed for movement only after stopping momentarily at the associated traffic signal, thus encouraging slower, safer traffic in that segment.

Councilmember Haba requested a status update regarding the turn lane to Eastern Avenue to which Mr. Campanides responded with an illustrative document which showed the traffic flow of that turn lane and the plans that would soon be implemented.

6.c) Mall at Prince George's Self-Storage Project (DSP-99044-20) [HCC-330-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[DSP-99044-20 MPG Self-Storage - Presentation Memo](#)

[MPG Self Storage - DSP SOJ](#)

[DSP-99044-20 Mall at Prince George's Layout and Signage](#)

Presentation Only



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

Attorney for the building firm Larry Taub congratulated the recently elected Mayor and Councilmembers and relayed information regarding the area around the Prince George's Plaza Metro Station recognizing the growth of homes and population in the area and relaying the need for consolidated storage. Mr. Taub introduced colleague Nate Forman and other members of the project.

Nate Forman presented an illustrative document reflective of the development area stating that it was a very Detailed Site Plan (DSP) that would not affect the exterior of the Mall at Prince George's and described that there was an unused portion of the building that would be converted into 799 storage units ranging in size from 25 to 300 square feet. Mr. Forman showcased the ways in which the areas could be accessed as well as parking, loading and unloading areas, and pedestrian access.

Mr. Forman stated that there would be approximately two (2) full-time employees on the site from 10:00 a.m. to 6:00 p.m. and described some of the related signage that would be integrated into the project. He explained that the reason for the DSP was due to the prohibition from the County of the specific use and its non-compliance with the Transit District Development Plan (TDDP).

Ward 3 Councilmember Ben Simasek sought clarity regarding pedestrian access and whether pedestrians would have to enter the mall itself to gain access to the storage areas to which Mr. Forman responded that the storage unit areas would be completely compartmentalized and would be separate from the mall. He stated that the front of the building would allow for pedestrian access and the rear of the building would serve vehicles.

Councilmember Solomon inquired as to the previous use of the area and sought clarity regarding the specific location of the storage unit areas to which Mr. Forman replied that the basement levels of the proposed area would be used in conjunction with former retail space.

Councilmember Haba asked whether any other uses for the space had been entertained to which Mr. Forman explained that the only use that would be considered was related to the additional new multifamily units being built in that portion of the City allowing storage for new owners without the need to construct a new facility. Mr. Taub added that, while he did not know of any other intended uses, he and his colleagues believed the proposal to be beneficial to the City and good use of an existing structure. It was indicated that the basements that would be used received no natural light, thereby limiting the possibilities for other specific uses.

Councilmember Schaible agreed that the project was unique and beneficial and inquired as to any similar projects being assessed by the developer to which Mr. Forman answered that it was the first project of the like and it was a particular opportunity he believed to be advantageous to several parties involved and affected.

Councilmember Solomon opined that the location may not be the best choice for the project and it may have been an indicator of larger problems continuing that allowing the use of storage outside of the TDDP regulations could allow retail spaces to be converted to storage spaces as



**REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD
MONDAY, MAY 17, 2021 7:00 PM**

businesses leave and could result in a majority of retail space being used for storage and decreased revenue and commerce.

7. Proclamations (8:10 p.m. - 8:15 p.m.)

7.a) Proclamation Declaring June 4, 2021 as National Gun Violence Awareness Day

[HCC-338-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[CM 0517 National Gun Violence Awareness Day 2021](#)

I move that the Mayor and Council declare June 4, 2021 as National Gun Violence Awareness Day in the City of Hyattsville.

7.b) LGBTQ+ Pride Month Proclamation

[HCC-340-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[CM 0517 LGBTQ+ Pride Month 2021](#)

I move that the Mayor and Council declare June 2021 as LGBTQ+ Pride Month in the City of Hyattsville.

7.c) Caribbean-American Heritage Month Proclamation

[HCC-342-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[CM 0517 Caribbean American Heritage Month 2021](#)

I move that the Mayor and Council declare June 2021, as Caribbean-American Heritage Month in Hyattsville.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Suiter
SECONDER:	Peabody
AYES:	Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf

8. Consent Items (8:15 p.m. - 8:20 p.m.)

8.a) Authorization for SoHy Use Agreement

[HCC-331-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[SoHy Hamilton - Request to the City](#)



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

I move the City Council authorize the City Administrator to execute a short-term Events Use Agreement with the SoHy Co-Op to use the City's parcels at 4503-4508 Hamilton Street to be used as a temporary monthly event space from May 2021 - October 2021, subject to review for legal sufficiency by the City Attorney.

8.b) Acceptance and Appropriation of Maryland DHCD Community Legacy Grant Funds [HCC-333-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo - Maryland DHCD Grant Awards - FY2021](#)

[DHCD Grant Award - FY2021 - Hyattsville](#)

[Resolution 2020-08 Community Legacy Application SIGNED](#)

I move the City Council accept and appropriate in the FY2022 budget, \$160,000 in grant funding awarded to the City of Hyattsville by the Maryland Department of Housing & Community Development (DHCD) to support renovation of the Hyattsville Teen Center and the City's Commercial Façade Improvement Programs.

8.c) Hyattsville Resolution 2021-03: A Resolution to recertify the Gateway Arts and Entertainment District as a designated State Arts and Entertainment District

[HCC-336-FY21](#)

Sponsor: Ward

Co-Sponsor(s): Lawrence

[Resolution A&E District for PH Att 1](#)

[Sample A&E Certification Letter Att 2](#)

[HVL2010-09 GAD Tax Res Att 3](#)

[Gateway A&E Enrichment District HVL Boundary Att 4](#)

[GAD A&E District - Whole Att 5](#)

I move that the City Council adopt Hyattsville Resolution 2021-03, a resolution affirming the City of Hyattsville's approval and support of a request to the Maryland Department of Commerce for recertification of the Gateway Arts and Entertainment (A&E) District be designated by the Secretary for an additional 10-year period and authorize the City Administrator and City Attorney to provide the Secretary with a letter certifying Resolution 2021-03.

8.d) Acceptance of the Certified Results for the 2021 Biennial Election

[HCC-341-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Certified Return Sheet 2021 FINAL](#)

I move the Mayor and Council accept the certified election results from the Board of Supervisors of Elections for the City Election held on Tuesday, May 11, 2021. This certification is provided for under Section C4-11 of the Hyattsville City Charter.



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD
MONDAY, MAY 17, 2021 7:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Suiter
SECONDER:	Lawrence
AYES:	Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf

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

9.a) Hyattsville Ordinance 2021-02: Fiscal Year 2022 Budget (ADOPTION)

HCC-332-FY21

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[446eff37-cedc-4f8b-a061-00e4bcf71867](#)

[Final Excel FTE FY 2022 5-10-2021](#)

[Five Year Forecast FY2021 - FY2026 5-12-2021](#)

[FY22 Budget Presentation \(b\)](#)

[FY22 Final Budget Production Document #1](#)

[University Town Center Special Tax Report \(2021\) \(1\) 5-10-2021](#)

I move that the Mayor and Council adopt Hyattsville Ordinance 2021-02, adopting an annual budget for fiscal Year 2022 (FY22) beginning July 1, 2021 through June 30, 2022, for the General Purpose; fixing the tax rates for the Fiscal Year beginning July1, 2021; authorizing collection of taxes herein levied; and appropriating funds for the Fiscal Year (SECOND READING & ADOPTION).

Councilmember Solomon recalled the City Administrator’s update item concerning federal grant funding and its allocation to which City Administrator Tracey Douglas responded that the funds would be released and received in two (2) increments; the first 50% in the following 30 days of the meeting and the second 50% a year later.

City Treasurer Ron Brooks confirmed the statement of the City Administrator and Ms. Douglas continued that the funding would have to be appropriated before December 2024 and audited reports would be required in December 2026. She explained that the funding received would not require a budget modification, but intentions for the funding would have to be identified and applied accordingly. Additionally, Ms. Douglas stated that the City planned to contract with an outside agency to assign the oversight and reporting of the grant payments.

Mr. Brooks noted that some of the funding could return to the City on a reimbursement basis for lost revenue and may require legislative action from the Council. **Councilmember Solomon** expressed the importance of conducting a process for the funding similar to the budget process and maintaining strong checks and balances and reallocating excess funds.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Suiter
SECONDER:	Croslin
AYES:	Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD
MONDAY, MAY 17, 2021 7:00 PM

9.b) Business Retention & Expansion Strategy - Acceptance and Authorization for Contract Award

HCC-326-FY21

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo - BRE Bid Recommendation - JC KP](#)

I move that the Interim Mayor and Council accept the proposal submitted by And Access, Inc., 16th Street, 2480 16th Street, NW, Washington DC 20009, for the purpose of assisting the City in the development of a Business Retention and Expansion Strategy and authorize the City Administrator to execute a contract for services, not to exceed \$30,000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Suiter
SECONDER:	Simasek
AYES:	Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf

9.c) Hyattsville Ordinance 2021-03, Revisions to Chapter 114 - Article VIII

HCC-328-FY21

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Parking Fine Amendment Ordinance - May 2021](#)

[Memo - FY2021 Legislative Item – Parking Schedule Maximum Fine Modification \(1\) Modification \(1\)](#)

I move the City Council adopt Ordinance 2021-03, an ordinance whereby the City Council amends the City of Hyattsville Code to decrease the maximum penalty for nonpayment of parking fines to no more than one- and one-half (1.5) times the value of the original fine after thirty days of nonpayment.

Councilmember Simasek requested further clarity regarding the fiscal impact of the legislation to which Assistant City Administrator Jim Chandler responded that the prediction was predicated on FY19 revenues with the total values of those citations would be taken into account and adjusted to what the resulting schedule would be under the legislation being discussed. Mr. Chandler added that, once implemented, the program would be reviewed monthly and regular updates and suggestions would be provided to the Council.

Mr. Chandler explained that consistency with the old schedule would be apparent through the first three (3) months of the new fiscal year and rollovers would be adjusted accordingly for FY22 and FY23.

Councilmember Haba expressed his content with the intent of the legislation and appreciated the steps taken to relieve the burden on residents suggesting alternate increments of fines and amounts to which Mr. Chandler clarified that the specific amounts cited by the Councilmember were discussed but not approved by Council and the tier of fines remained at one and a half (1.5)



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

times the amount of the original citation. **Councilmember Haba** proposed an alternative schedule in which the time period for initial payment would be shortened and lessening the percentage of payment lessening the intensity of financial impact for those cited.

Mr. Chandler recalled that it was decided to issue a notice on the 15th day after the citation that payment would be required before the 30th day and that non-compliance would result in a penalty increasing the amount to one and a half (1.5) times the original amount and that, in that time, there would be ample opportunity to rectify any outstanding fines in a timely manner with sufficient notice.

Councilmember Haba proposed an amendment to the item in which a violation would receive and initial fine and, if unpaid, would follow with two (2) escalated fines of various percentages to which Assistant City Administrator Chandler described the current notification process and stated that an amendment to the ordinance could be bypassed with guidance from the City attorney and an amendment to the original language that was approved the December prior after tabling the item that was being discussed.

Ward 4 Councilmember Daniel Peabody recollected the conversation among Council and staff from the previous December describing conversation about providing adequate time for payment in accordance with an average employment pay schedule which could potentially compel residents to pay in a more convenient and timely manner. He expressed support for capping the total payments at one and a half (1.5) times the original amount and stated his preference that there be only one escalation of 50%.

Ward 1 Councilmember Bart Lawrence stated that the variations being discussed had already been discussed at length among the Council and decision had been agreed upon expressing opposition for tabling the item and passing it as it was.

Councilmember Haba reiterated that his amendment would place the first increase could be invoked after 20 days and as long as 45 to 60 days and would not require a greater timeframe.

Ward 2 Councilmember Robert Croslin agreed with the comments of **Councilmember Lawrence** restating that the discussion had taken place and he did not believe that the measure should be edited in any way from its current language.

The proposed amendment offered by **Councilmember Haba** and seconded by **Councilmember Solomon** to include the amended language be submitted to the City attorney to incorporate into the original language before its approval was voted upon and was not approved by Council.

RESULT:	APPROVED [7-3]
MOVER:	Suiter
SECONDER:	Croslin
AYES:	Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Peabody
NAYS:	Haba, Solomon, Spell Wolf



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD
MONDAY, MAY 17, 2021 7:00 PM

9.d) City of Hyattsville: Housing Action Plan

[HCC-329-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[City of Hyattsville Housing Action Plan - May 2021](#)

[City of Hyattsville - Housing Action Plan Presentation](#)

I move the City Council adopt the City of Hyattsville Housing Action Plan as the strategic plan for housing in the City for a period of 10-years and serving as a policy document for housing needs, affordability tools and the performance evaluation framework.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Suiter
SECONDER:	Croslin
AYES:	Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf

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

10.a) CSP-20007: Clay Property Conceptual Site Plan Application

[HCC-327-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Clay Property CSP 20007 - Discussion Memo - 5.10.2021](#)

[Clay Property Packet Materials](#)

[CSP City Presentation\(4086360.1\)](#)

Discussion only.

Assistant City Administrator Jim Chandler addressed the Interim Mayor and Council stating that the item was scheduled to be considered by the Planning Board on June 24th and would be considered by the City Council again on June 7th. He explained that it would be of benefit to develop an agreeable position on the motion as the Body may not be allowed sufficient time to discuss the measure at the following meeting.

City Planner Kate Powers provided information and a brief background regarding the item relaying that the proposal was for the applicant to rezone the subject property from single-family detached homes to single-family attached homes to permit a broader range of housing types and include 125 additional dwelling units on the site.

Ms. Powers described the elements of the property and detailed the locations of several nearby landmarks, grading on the site, and it's proximity to the Transit Overlay Zone (TOZ) and stated that the TDDP categorized the area as that which strengthened the intensity of the vibrancy of the downtown core into a mix of different housing types to broaden the appeal for future residents.



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

Ms. Powers stated that it was the opinion of staff that the property could be zoned R80 or R20 and would support a continuation of the single-family detached neighborhood to the east and should the property be rezoned to R20 the subject property would likely mirror the residential development and redevelopment to the south including the land use property area.

City Planner Powers explained that regulations specifically require a non-motorized connection between Dean Drive and Calverton with the width for purpose of dedication to the right-of-way with the land to be maintained by the applicant. She stated that any traffic issues would be brought to the subdivision proposal from the applicant after the Conceptual Site Plan (CSP) which would be reviewed by Maryland National Capital Park and Planning Commission (MNCPPC) to determine the adequacy of the facilities.

Ms. Powers showcased an illustrative document highlighting the pedestrian and vehicular routes of the property as well as citing the absence of a motorized connection to Calverton Drive and identifying stormwater mitigation and flow areas. She stated that staff was recommending that the southernmost internal roadway align with Calverton Drive to increase visibility and continuity of the roadway network. Ms. Powers continued that staff recommend that the Body support the applicant's 150-foot buffer to the north and a 50-foot buffer to the east of the property that could potentially be incorporated with the rear of the subdivision to maintain privacy and ensure regular maintenance.

Ms. Powers highlighted areas of the property that would serve as woodland preservation, proposed tree removals, proposed trees to be preserved and the grading of the land. She explained that some sloped areas on the edge of the property would be helpful for any stormwater issues and that the applicant was proposing 13 micro bioretention areas.

Ms. Powers summarized the staff recommendations stating that should the Clay Property be rezoned to R20 the development shall abide by all R20 standards including a maximum density of six (6) townhomes per net acre, the southernmost internal roadway shall align with Calverton Drive, a 150-foot buffer to the north and a land swap with MNCPPC was supported as well as a 50-foot buffer to the east, specimen trees adjacent to the 15-20% slope should be preserved, and the applicant would dedicate to the City the non-motorized connection area as improved land area of 50 feet in width for the purpose of a dedicated right of way.

Councilmember Simasek stated that he appreciated Mr. Hatcher's assistance with the Blumberg family and trusted that they brought forth the proposal in good faith, but recognized the concerns of several residents that have asked that the proposal be rejected. He read a statement that was submitted for the record providing a background of the development over multiple years in which resident input was received and options were continually discussed. The written statement included various concerns including R20 density, the proximity to metro transit, traffic and congestion, negative environmental effects, danger to pedestrians, and many other aspects that were not aligned with the TDDP.



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

Councilmember Schaible relayed that many meetings and events had been held regarding the development and in his conversations with residents throughout the City he hadn't met a constituent that was supportive of the proposal referencing a common concern about the loss of trees in the area due to construction and a significant negative impact to the City's tree canopy.

Councilmember Schaible expressed concerns regarding the connection to Dean Street and Calverton Drive asking if there was any way to communicate that its intention, at that time or in the future, would not be for vehicular traffic.

Councilmember Haba proposed referring the item to the Planning Committee which was scheduled to meet the following evening and bring it back before the Council on June 7th with their advisement.

Councilmember Solomon inquired about the implementation of security devices along the non-motorized connection of the property to which Kate Powers responded that discussion had been held to consider pedestrian lighting along the walkway and Jim Chandler supplemented that any infrastructure and safety measures were likely to be considered at subdivision but no meetings had taken place with safety measures as the exclusive focus. **Councilmember Solomon** expressed his support for safety measures to be discussed before the property was dedicated to the City.

Councilmember Solomon sought detail regarding home density issues to which Chris Hatcher replied that the application was primarily for zoning to permit up to 16 dwellings per acre and many aspects at the time, including stormwater management and land swap, were still in the conceptual stage and an accurate sum could not yet be determined.

Mr. Hatcher added that there was no buffering required by the County or and landscape manual stating that he believed the applicant would be open to a discussion regarding flexibility of buffer areas and other items to gain support from the City Council and reiterated their demonstrated flexibility to that point.

Councilmember Solomon asked whether there would be any consideration for single-family detached homes included in the development to which Mr. Hatcher responded that they would be willing to discuss such matters but acknowledged that single-family detached homes were originally proposed and it was decided that they wouldn't be included.

Councilmember Simasek recalled that the year prior the proposal was to have buffers in the backyards of detached homes along the border of the property but was not an "either/or" situation.

In response to the question posed by **Councilmember Schaible**, Assistant City Administrator Jim Chandler explained that there was no way to accurately speculate as to the purpose of the right-of-way 15 to 20 years from the time of the meeting explaining that he did understand the concern. Mr. Chandler stated that it would be the responsibility of staff to ensure that a future need is addressed and would involve several discussions and meetings with DPW, Council, and various other pertinent entities and that the current status of the right-of-way would allow for what is



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD
MONDAY, MAY 17, 2021 7:00 PM

needed in the present day and also does not prevent any potentially needed adjustments going forward such as sidewalks or additional bicycle lanes.

Mr. Chandler added that if Council were able to provide a motion with sponsorship it would be helpful in facilitating and provide the groundwork for a motion that could be approved at the following Council meeting without delay.

10.b) DSP-19020-01 (Landy Property Phase 2)

[HCC-335-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Landy Phase 2 - Discussion Memo Final](#)

[ARCP DSP-19020-01](#)

[A-SOJ DSP-19020-01](#)

[CIVP DSP-19020-01](#)

[HighlyVisibleEndUnits DSP-19020-01](#)

[LSLP DSP-19020-01](#)

[SWML DSP-19020-01](#)

[TCP2 DSP-19020-01](#)

[DSP-19020-01 ParkingExhibit \(1\)](#)

[Landy Proposed Products - Renderings](#)

I move the Council authorize the Mayor to send correspondence to the Planning Board regarding DSP-19020-01 Landy Property Phase II, supporting the applicant’s requests for modification to the Prince George’s Transit District Development Plan (TDDP) standards to (1) permit a 13’ extension to accommodate additional greenspace and (2) setback modification to allow for the front façade of attached townhouses adjacent to Dean Drive, to be flush along the frontage, subject to the following conditions:

The site plan shall be revised to remove pavement markings designating parking spaces shall be removed and replaced with affixed signage designating permissible parking areas, consistent with applicable City of Hyattsville requirements and in concurrence with State of Maryland Transportation Code Title 21-1003, requiring a 20’ setback from any crosswalk at an intersection and 30’ setback from any stop sign or traffic control signal;

All mechanical equipment, including but not limited to ground transformers and gas meters, shall be screened with either landscaping or other aesthetically pleasing manner.

Mr. Chandler provided a brief synopsis of the item and its status stating that, if it pleased the Body, a motion could be read and voted upon that evening and approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Suiter
SECONDER:	Simasek
AYES:	Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, MAY 17, 2021 7:00 PM

11. Council Dialogue (9:20 p.m. - 9:30 p.m.)

Councilmember Lawrence thanked Clerk Reams and her team for a successful election.

Councilmember Schaible thanked outgoing **Council Vice President Carrianna Suiter** and **Ward 5 Councilmember Erica Spell Wolf** for their camaraderie and teamwork wishing them both well in the future.

Councilmember Simasek expressed appreciation for all who helped ensure a successful election and commended the drastic increase in turnout.

Councilmember Haba thanked the candidates who ran in the election, gave well wishes to the departing Councilmembers, and detailed the history and successes of their work together.

Councilmember Solomon thanked outgoing Councilmembers and expressed appreciation for their initiatives and collaborative work.

Councilmember Peabody thanked the City Administrator and all who made the 2021 election a success and expressed his appreciation for the candidates. He wished his departing colleagues well and relayed contact information for the residents.

Council Vice President Suiter thanked her colleagues and recalled various work that had been accomplished by the Body while sharing her personal experience as a member of the Hyattsville City Council.

Councilmember Spell Wolf expressed her sincerest appreciation for her colleagues, the opportunity to serve the City of Hyattsville, and sent well wishes to all.

Interim Mayor Ward echoed the sentiments of his colleagues recalling multiple instances in which the outgoing members provided great service to the City resulting in the betterment of life for the residents and stated that he would miss having them as fellow Councilmembers and friends.

12. Community Notices and Meetings

12.a) Main City Calendar May 18, - June 7, 2021

[HCC-343-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Main City Calendar May 18 - June 7, 2021 FINAL](#)



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD
MONDAY, MAY 17, 2021 7:00 PM

13. Motion to Adjourn

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Croslin
SECONDER:	Suiter
AYES:	Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Solomon, Spell Wolf
ABSENT:	Peabody

The meeting adjourned at 10:43 p.m.

ATTEST:
September 20, 2021

Laura Reams, City Clerk

Sean Corcoran, Deputy City Clerk