



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD APRIL 15, 2019

Present: Candace Hollingsworth, Mayor
Edouard Haba, W4 (Council Pres.)
Robert Croslin, W2
Carrianna Suiter, W3
Thomas Wright, W3
Joseph A Solomon, W5
Erica Spell, W5

Absent: Kevin Ward, W1 (Council VP)
Bart Lawrence, W1
Shani Warner, W2

Also present were the following City staff members:

Jim Chandler, Assistant City Administrator
Ron Brooks, City Treasurer
Chief Amal Awad, City of Hyattsville Police Department
Lesley Riddle, Director of Public Works (arrived at 8:30 p.m.; departed at 10:04 p.m.)
Vivian Snellman, Director of Human Resources (departed at 10:07 p.m.)
Laura Reams, City Clerk
Nicola Konigkramer, Deputy City Clerk
E.I. Cornbrooks, IV, City Attorney (arrived at 8:25 p.m.; departed at 10:41 p.m.)
Captain Scott Dunklee, City of Hyattsville Police Department (arrived at 8:53 p.m.)
Hal Metzler, DPW Project Manager (arrived at 8:30 p.m.; departed at 10:04 p.m.)

1) **Call to Order and Council Roll Call**

Mayor Candace Hollingsworth called the meeting to order at 7:42 p.m.

2) **Pledge of Allegiance to the Flag**

3) **Approval of Agenda**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Croslin, Suiter, Wright, Solomon, Spell
NAYS:	None
ABSENT:	Ward, Lawrence, Warner

4) **Public Comment (8:00 p.m. – 8:10 p.m.) Limit 2 minutes per speaker**

There was no public comment.



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5) Presentations (8:10 p.m. – 9:00 p.m.)

5.a) Race and Equity Task Force: Draft Equity Plan (25 minutes) Presentation Only

HCC-368-FY19

Lead Sponsor: Hollingsworth

Co-Sponsor(s): N/A

[Cover Page](#) 

[RETF Presentation to Council_Slide Template_FINAL.pptx](#) 

[Hyattsville RETF Draft Equity Plan_FINAL 4.9.19.pdf](#) 

[RETF_Committee_Worksheet.pdf](#) 

Cindy Zork, Chair of the Race and Equity Task Force (RETF) introduced herself and colleague and provided background regarding the purpose of the Task Force and the development of a plan to present to Council. Ms. Zork relayed that the Task Force conducted a survey to identify programming and initiatives instituted by the City pertaining to community engagement, community policing, housing, transportation, and residents with disabilities. She defined “equity” and highlighted the City’s demographics and real estate market.

RETF member, Shannon Wyss, addressed the Mayor and Council detailing the community engagement portion of the presentation defining “community engagement” and explaining how staff interacts with residents and vice versa. Ms. Wyss highlighted assets of the City such as partnerships with schools, La Clinica, and the immigrant services coalition and cited areas that needed improvement. She presented recommendations categorized by short-range, mid-range, and long-range that included outreach to specific minority populations, services to students of all origins, and an intergenerational facility for teens and seniors as well as a recreation center west of Queens Chapel Road.

RETF member, Andrea Dargin, addressed the Mayor and Council regarding community policing defining it identically with the 21st Century policing model developed by the Department of Justice in 2015 and noted that residents encounter both City and County police but that the focus of the presentation would only include the City of Hyattsville Police Department (HCPD). Ms. Dargin stated that HCPD had a positive reputation, were taking further steps to improve operations overall, and had a written policy regarding traffic stops, biased profiling, and response to mental health crises. She explained that HCPD had the same challenges as other police departments in the United States and cited a lack of response to residents and a traffic policy that leaves an opportunity for potential abuse of authority as areas in need of improvement. Ms. Dargin provided recommendations to the Body that included increased transparency from the department and the resolution of the ambiguity in the traffic policy as well as the implementation of a resident review board, police explorer program, and encouraging better understanding through engagement with constituencies.

RETF member, Ife Floyd, addressed the Mayor and Council regarding affordable and accessible housing in the City and stated cited proximity to transit, tax credit revitalization program, and County equity strategy as assets to the community. Regarding areas in need of improvement, Ms. Floyd referenced the need for an affordable housing incentive explaining that the market rate housing costs were increasing and residents were at risk for gentrification. She stated



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recommendations for consideration such as the inclusion of affordable housing to the tax credit program, providing education and equity training for landlords, the removal of racially restrictive covenants, and zoning updates at the County level. She added that it could encourage a coalition with other municipalities that shared similar concerns.

RETF member, Joanne Waszczak, addressed the Mayor and Council regarding transportation stating that transportation and employment were studied together to determine if people if individuals who work in Hyattsville could also live in Hyattsville. Ms. Waszczak stated that there were a wide range of transportation options in the City as well as improved bicycle facilities and referenced the recently completed transportation study. She identified the City's limited influence on Metro-owned property, the cost of living in close proximity to a Metro station, and the bus transit system as areas in need of improvement. Ms. Waszczak recommended a heightened focus on Prince George's Community College (PGCC) students for outreach and transportation programming and promotion of the MyHyattsville or See, Click, Fix app for residents to report emergencies or maintenance needs within the City. She also recommended that Hyattsville collect data on the bus and rail needs from residents and business owners and partner with neighboring municipalities to advocate for collaboration with the Maryland Transit Authority and Metro. She further recommended the completion of the bicycle and pedestrian network

Ms. Waszczak moved the presentation to jobs stating that more than 22% of residents work in Hyattsville and the City's workforce did not reflect the demographics of residents. She reported that one-third (1/3) of households did not earn enough to live in the City. She recommended new recruitment to hire more diverse staffs, partnering with PGCC to establish in-kind support, revisiting Hire Hyattsville, prioritizing support or the Police Explorer Program, and attracting employers offering higher salaries.

Shannon Wyss addressed the Mayor and Council regarding individuals with disabilities providing the definition and stating that the City had done well in providing interpreters and closed-captioning, police training for those with dementia, and providing a full-time senior coordinator. She cited the lack of incentive to build housing that is both accessible and affordable and the limited availability of the Call-a-Bus as areas in need of improvement. Ms. Wyss recommended that the City enlist people with disabilities to create and deliver trainings, advocate at the County level for affordable and accessible housing, create a text program, and expand Call-a-Bus services.

Cindy Zork closed the presentation expressing gratitude to the Mayor and Council for their direction stating that the provided report would contain greater detail and recommended the extension of the RETF for two (2) years and the addition of an intern to assist in the development of an equity plan. Ms. Zork also recommended adding a permanent race and equity representative to each Committee member and hiring a chief equity officer to serve on the administrative team.

Mayor Hollingsworth thanked the Committee members stating that they laid out a very ambitious timeline, but were still able to present clear objectives and commented that she continued to be impressed with all of Hyattsville's Committees and would like to see the RETF be a standing Committee.



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Ward 3 Councilmember Thomas Wright expressed his appreciation for the presentation and report of the RETF stating that he would fully support the extension of the Committee. He inquired into the statistics of policing in the City asking whether calls pertaining to incidents at the Prince George's Mall were a significant contributor to the overall count of emergency calls within Ward 3 and requested that the Task Force provide the Ward 3 statistics omitting instances regarding the Mall. **Councilmember Wright** stated that his conversations with developers had revealed a reluctance for contractors to provide affordable housing in Hyattsville due to the costs to the developer and inquired as to how one should respond to that perspective to which Ms. Zork responded that developers were probably adhering to affordable housing in the more expensive areas of the region and that further conversation may open up alternative approaches that would be less financially burdensome.

Ward 5 Councilmember Joseph Solomon expressed his appreciation for the work of the Task Force and stated that it was moving to experience the conversations and interactions of the members and be able to observe in detail.

Council President Edouard Haba expressed his support of making the Task Force a permanent standing group for the City and commended their efforts and results.

Mayor Hollingsworth thanked the Task Force for their presentation and requested that an action plan be developed and take the necessary steps to confirm the RETF as a standing Body.

5.b) Health, Wellness and Recreation Advisory Committee FY20 Budget Requests (15 minutes) Presentation Only

HCC-354-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Cover Page](#) 

[HWRAC 2019-2020 Budget Grants-Art-R1.pdf](#) 

[HWRAC grant program.pdf](#) 

[Commissioning Art on the Subject of Health, Wellness and Recreation.pdf](#) 

Health, Wellness, and Recreation Advisory Committee (HWRAC) Chair, Don Burger, addressed the Mayor and Council first expressing his appreciation for the presentation of the RETF stating that it was extremely informative. Mr. Burger recalled HWRAC's opportunity to speak with Council previously regarding initial ideas and began his presentation citing the commissioning of health and wellness related art to be displayed throughout the City and a grants program as priorities with a cost of \$2K and \$9K respectively. He explained that the commissioned art would serve as a bridge between the arts community to increase the ability of residents to live healthy and productive lives and, initially, be tangible pieces that promote healthy living and also address prevention of health epidemics. The Advisory Committee created a process in which artists would register, provide a biography and conceptual sketches of the proposed art as well as anticipated costs. Mr. Burger proposed a tentative timeline in which proposals would be released in February, finalized in March, expected award notice date in April, with the completed artwork delivered in June. He explained the selection criteria, the implementation of the request for proposal process, and how the art would convey a message of health that would prioritize Hyattsville artists.



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He stated that the Committee created a Thrive Grants program that would provide a maximum of \$500 to individuals or organizations to include different programs and events with the intention of engaging in collaborative meetings and events with community leaders, schools, and similar entities to expand the program. Mr. Burger explained that he invoked the same model that was used by the Education Advisory Committee grant program that was open to individuals and business within City limits. He described a timeline in which applications would be due in November and reviewed with recommendations delivered to the Council in December and awards distributed in January.

Councilmember Solomon expressed his appreciation for the presentation and noted that the Chair of the Education Advisory Committee was Mr. Burger's wife and made a point of attributing the creation of the grant model to her and commended both of them for their work on behalf of the City.

Councilmember Wright asked with which organizations the Committee would partner to which Mr. Burger responded that they were currently seeking partnerships with valid organizations, but wanted to be sure that a solid program was in place first.

Ward 2 Councilmember Robert Croslin expressed his appreciation for the presentation and stated that he looked forward to attending the Committee's lectures and that staff and local businesses should participate. Mr. Burger anticipated a lecture between May and June and that some subjects being considered were responsible medicine and the benefits of plant-based diets.

Council President Haba posed questions regarding timelines to which Mr. Burger stated that they would like to begin and end certain projects within one (1) fiscal year explaining that the small grants would not be ideal for long-term projects, but would like to investigate methods in which the funding would be best distributed and provide the most flexibility for use by the grantee.

Council President Haba suggested using funds from the fiscal year, but applying it to the calendar year to which Mr. Burger concurred that it would encourage student participation.

Mayor Hollingsworth instructed all members of Committees to be cognizant of funding areas that could be helpful and relay those opportunities to your Committee liaisons.

5.c) ATHA Maryland Milestones Annual Update (10 minutes) Presentation Only

HCC-362-FY19


Lead Sponsor: At the Request of the City Administrator


Co-Sponsor(s): N/A

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[Memo - ATHA Maryland Milestones - 4.15.2019.docx](#) 


[ATHA Visitors Guide 2019.pdf](#) 

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Executive Director of Anacostia Trails Heritage Area (ATHA) Maryland Milestones, Aaron Markavitch, began the presentation stating that it was the eighth year of community outreach and that the purpose of ATHA was to preserve history, art culture, and nature. Mr. Markavitch provided details about the organization, their dues and partnerships, and presented a picture of their Heritage Center located at the Pyramid Atlantic building on Gallatin Street in which he artifacts. He relayed that museums in Prince George's County were working with Maryland Milestones to create a Civil Rights Trail primarily focused on 20th Century African Americans with the intention of a February launch in honor of Black History Month and highlighted other projects such as the War of 1812's Battle of Bladensburg. Mr. Markavitch provided some detail as to the various grants received to continue the work of the organization stating that they were able to provide data and matrices to show donors and officials how the funding was being applied and noted that bicycle and pedestrian tourism was increasing with trails activities and tourism. He cited events from the College Park Aviation Museum, Riverdale Anacostia River and the Calverts, Trolley Trail, and the Washington, Baltimore, and Annapolis (WB&A) Trail and highlighted Trolley Trail day on June 8th.

Councilmember Wright responded to the presentation stating that there may be some interest from Hyattsville HWRAC.

Council President Haba acknowledged the many activities and events that were approaching and thanked Mr. Markavitch for his presentation.

Mr. Markavitch reiterated contact information, where the public could gather information about Maryland Milestones stating that they focused on the wider region of Route 1.

6) **Consent Items (9:00 p.m. – 9:05 p.m.)**

6.a) Purchase of Carraro Enclosed Tractor HCC-331-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Cover Page](#) 
[Atrusa Tractor.pdf](#) 
[Atrusa Tractor - Sole Source Purchase.docx](#) 

I move that the Mayor and Council authorize the expenditure of FY19 Capital Improvement Funds in an amount not to exceed \$60,000 for the purpose of purchasing an enclosed Carraro Tractor SP4400 from Atrusa, 1140 Crusher Road, Perkiomenville, Pennsylvania, 18074, this is a sole source purchase.



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6.b) 2019 Anniversary Carnival Contract: Snyder Amusements
HCC-350-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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I move that the Mayor and Council authorize the City Administrator to enter into a contract with Snyder Amusements to provide carnival services for the 2019 City Anniversary Carnival, upon the review and approval of the City Attorney for legal sufficiency.

6.c) Purchase of Motorola Radios
HCC-344-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Cover Page](#)
[radios.pdf](#)

I move that the Mayor and Council authorize the purchase of mobile radios from Motorola Solutions Inc., 809 Pinnacle Drive, Linthicum Heights, Maryland 21090, for use by police officers and for police vehicles at a cost not to exceed \$35,000.

6.d) Purchase of Recreation Van
HCC-351-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

I move that the Mayor and Council authorize the purchase of a recreation van from Criswell Automotive, 503 Quince Orchard Road, Gaithersburg, Maryland 20878, at a cost not to exceed \$35,000.

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[CHEVROLET Term Renewal 2018-06-03 thru 2019-06-02.pdf](#)
[Chevrolet MC-OTL 2016.pdf](#)

6.e) Proclamation in Honor of Arbor Day
HCC-352-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Cover Page](#)
[Arbor Day 2019.docx](#)

I move that the Mayor and Council proclaim April 26, 2019 as Arbor Day in the City of Hyattsville.



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6.f) Proclamation in Honor of Citizenship Celebration Day

HCC-353-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Citizenship Celebration Day 2019.docx](#)

I move that the Mayor and Council proclaim May 4, 2019, to be Citizenship Celebration Day in the City of Hyattsville.

6.g) Hyattsville Resolution 2019-02: FY20 Community Legacy Application

HCC-357-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Hyattsville Resolution - 2019-02.doc](#)

I move that the Mayor and Council adopt Hyattsville Resolution 2019-02, a Resolution of the City of Hyattsville, Maryland in support of the City's application to the State of Maryland Department of Housing & Community Development (DHCD) for grant funding to support the City's Commercial Façade Improvement Program and Recreational Facilities Improvement Project both of which are to be further described in the Community Legacy application (INTRODUCTION AND ADOPTION).

6.h) DPW New Facility Project - Construction Management Services

HCC-360-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Task Order 22 Proposal Letter - 20MAR2019 SG.pdf](#)

I move that the Mayor and Council accept the work order proposal submitted to the City of Hyattsville by Johnson, Mirmiran & Thompson, Inc., construction management services, reporting and Third Party Inspection services for the new Department of Public Works Facility, and authorize City Administrator to execute a work order for a cost not to exceed \$250,000.

6.i) Resolution 2019-03: Urban Investment Partners – NCSGIF and SGIF Application Request to Maryland DHCD

HCC-364-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Memo - NCSEDF and SGIF Request UIP FY2020.doc](#)

[Armory_NCSEDF and SGIF for FY2019_Letter to Jim Chandler.pdf](#)

[Hyattsville Resolution - 2019-03.doc](#)



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I move that the Mayor and Council adopt Hyattsville Resolution 2019-03, a Resolution of the City of Hyattsville, Maryland in support of the City's application to the State of Maryland Department of Housing & Community Development (DHCD) for grant funding to support the redevelopment of the 5320-5334 block of Baltimore Avenue, Hyattsville, to be further described in the application to the State of Maryland.

6.j) Schedule Special Council Meeting for April 29, 2019

HCC-366-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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I move that the Mayor and Council schedule a Special Council Meeting to be held on Monday, April 29 at 8:00 p.m.

6.k) Schedule Public Hearing on Charter Amendment Resolution 2019-01

HCC-367-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

I move that the Mayor and Council schedule a Public Hearing on proposed Charter Amendment Resolution 2019-01 for May 6, 2019 at 7:30 p.m.

[Cover Page](#)

[Resolution 2019-01 - Amending Charter -Compensation Review Committee 4.9.19.docx](#)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Croslin
AYES:	Hollingsworth, Haba, Croslin, Suiter, Wright, Solomon, Spell
NAYS:	None
ABSENT:	Ward, Lawrence, Warner

7) Motion to Close (9:05 p.m. - 9:25 p.m.)

7.a) Motion to Close (20 minutes)

HCC-363-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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I move that the Mayor and Council close the Council Meeting of April 15, 2019, to consider the acquisition of real property, discuss contract negotiations, and discuss confidential commercial or financial information related to a proposed development in the City. The reason for closing the meeting under these exceptions is to protect the City's bargaining position and to maintain legally required confidentiality in regard to commercial and/or financial information.



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This session will be closed under the authority of the Annotated Code of Maryland State Government General Provisions Article Section 3-305(b) (3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition; 3-305(b) (13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter - specifically Maryland Code, § 4-335 of the General Provisions Article (protecting from disclosure confidential commercial information); and 3-305(b) (14) Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Croslin, Suiter, Wright, Solomon, Spell
NAYS:	None
ABSENT:	Ward, Lawrence, Warner

Pursuant to the requirement of the Annotated Code of Maryland State Government Article 3-104(1)(2); this statement is included in these minutes:

A closed session of the Council of the City of Hyattsville was held at 8:56 p.m. on Monday, April 15, 2019, in the City of Hyattsville Municipal Building, Third Floor Council Chambers.

In addition to the City Council, the following staff members were present: **Tracey Douglas, City Administrator; Jim Chandler, Assistant City Administrator; Ron Brooks, City Treasurer; and Laura Reams, City Clerk.**

The authority under which the session was closed was the Annotated Code of Maryland State Government General Provisions Article Section 3-305(b) (3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition; 3-305(b) (13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter - specifically Maryland Code, § 4-335 of the General Provisions Article (protecting from disclosure confidential commercial information) and 3-305(b) (14) Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

Topics Discussed: Council discussed a proposal for a development in the City and the possible acquisition of real property for a public purpose.

Action Taken: None taken.

The Council returned to open session on a motion made by **Councilmember Croslin**, seconded by Councilmember Lawrence and approved unanimously by the Body at 9:51 p.m.



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8) Action Items (9:25 p.m. – 10:05 p.m.)

8.c) FY19 Budget Amendment: DPW Renovation Facility Project - Change Order (10 minutes)

HCC-316-FY19

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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I move that the Mayor and Council authorize a change order to the existing Keller-CM contract for an additional \$1,900,000 to cover the increase in cost of materials to renovate the Department of Public Works building for a total project amount not to exceed \$5,200,000.

There was not a vote on the item due to the absence of a quorum.

8.d) DPW Keller-CM Contract Amendments (10 minutes)

HCC-358-FY19

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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I move that the Mayor and Council authorize the City Administrator to approve amendments to existing Keller-CM contract to bring it in line with the revised and authorized budget of the DPW Renovation Project including updates to the contract end date and duration to comply with current permitting and construction schedules, upon the review and approval by the City Attorney for legal sufficiency.

Mayor Hollingsworth announced that there would not be a vote on Action Items 8.c and 8.d due to the absence of the quorum required for budget items, but requested a discussion on the items because of the pertinent representatives in attendance; Lesley Riddle, Director of Public Works and Hal Metzler, DPW Project Manager.

Mr. Metzler addressed the Mayor and Council stating that the City had entered into a contract with Keller Development and worked diligently with them to develop a concise project that would address all of the needs of the new facility currently and for the following 20 years. He stated that every effort was made to stay within the \$3.3M budget, but due to some economic factors and the inclusion of subcontractors the cost rose to \$5.2M and they would be requesting an additional \$1.9M to complete the project.

Director Riddle interjected that 23% of the cost, approximately \$1.5M was due to the increase of steel costs from the federal increase on material tariffs.

Council President Haba expressed his surprise at the increase stating that he understood it was out of the control of the department, but was not expecting it to be almost 2/3 of the original cost. Ms. Riddle responded that the \$1.5M was literally in costs of metal and it was beyond anyone's capability to foresee.



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Councilmember Solomon asked whether the item would return on the special meeting agenda to which **Mayor Hollingsworth** stated that it was a possibility. He stated that he understood that wars, including trade wars, had consequences and reiterated his support for the measure under the newly found parameters.

Councilmember Wright expressed his support for the measure and support for the Department of Public Works stating that the circumstances were unfortunate, but it was a necessity for the project to continue.

There was not a vote on the item due to the absence of a quorum.

8.a) Hyattsville Ordinance 2019-02: Compensation of the Mayor and Council (5 minutes)
HCC-370-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Ordinance 2019-02 Enacting CRC Recommendations 4.9.19.docx](#)

I move that the Mayor and Council introduce Hyattsville Ordinance 2019-02, an Ordinance whereby the City Council raises the salary of the Mayor and Councilmembers after July 1, 2021, and grants raises in each successive year until 2024 pursuant to the recommendation of the 2019 Compensation Review Committee (FIRST READING).

City Attorney, E.I. Cornbrooks IV, introduced the item and provided a brief background stating that on February 4, 2019 the Body approved the recommendation of the Compensation Review Committee setting the compensation for the current Council’s successors through 2025 and adoption of the item was scheduled for May 9, 2019 with an effective date of June 26, 2019.

Mayor Hollingsworth explained that the measure would be up for either approval or disapproval

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Wright
AYES:	Hollingsworth, Haba, Croslin, Suiter, Wright, Solomon, Spell
NAYS:	None
ABSENT:	Ward, Lawrence, Warner

8.b) Revitalization Tax Credit – Modification (15 minutes)

HCC-42-FY18

Lead Sponsor: Hollingsworth

Co-Sponsor(s): N/A

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I move that the Mayor and Council direct the City Attorney to draft, in consultation with the appropriate staff, an ordinance amending §108-4 of the Hyattsville Charter and Code (Revitalization Tax Credit) to add “production of affordable housing for individuals and families at 60% AMI” and allow for certain exceptions in tax credit limitations pursuant to the production of affordable units. The tax credit may provide for the following:

- Up to 100% tax credit on total assessed value for no more than 10 years for projects (new construction and rehabilitation of 13+ units) with net new affordable unit production of greater than 15%;
- Up to 100% tax credit on total assessed value for no more than 15 years for projects (new construction and rehabilitation of 20+ units) with net new affordable unit production of greater than 20%; and
- Up to 50% tax credit for rehabilitation projects that maintain the existing inventory of affordable units (by project) for no more than 10 years.

Projects receiving waivers of public safety or school facility surcharges shall be ineligible. Designated affordable units shall remain affordable for 30 years.

I further move that the City Administrator (or her designee) acquire professional services for independent financial review of applications submitted under this credit.

I further move that the City Administrator (or her designee) be authorized to establish partnerships necessary to provide property owners with a contact (or similar) to identify Prince George's County residents that meet income qualifications and are awaiting affordable units.

I further move that the City Administrator (or her designee) establish/modify administrative procedures and applications associated with this amendment and publish--not less than annually--projects receiving benefits under this agreement effective July 1, 2019.

Councilmember Wright sought to confirm that the item held no new language since the last time it was discussed to which **Mayor Hollingsworth** confirmed.

Mayor Hollingsworth stated that City Attorney Cornbrooks was still in the process of drafting the ordinance.

Council President Haba suggested that the third bullet point be changed to include the “60% AMI” for clarity.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Croslin, Suiter, Wright, Solomon, Spell
NAYS:	None
ABSENT:	Ward, Lawrence, Warner



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9) Discussion Items (10:05 p.m. – 10:40 p.m.)

9.a) Charter Amendment Resolution 2019-01 (10 minutes)

HCC-365-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Resolution 2019-01 - Amending Charter -Compensation Review Committee 4.9.19.docx](#)

[Memo City Attorney to Mayor and Council - 2019 CRC & Charter Amendment](#)

[4.11.19.docx](#)

City Attorney Cornbrooks provided a brief summary of the motion stating that there were areas identified in the charter as needing clarification during the 2019 review process. He stated that the issues raised were related to determining a timeframe related to the issuance of recommendations by the Compensation Review Committee (CRC). Mr. Cornbrooks relayed that the issues had been evident in the past and the language would clarify the scope of obligations for the CRC including language that would prohibit Mayor and Council from voting on their own salaries. He stated that the revised language was before the Body that evening and further discussion would follow at subsequent meetings.

9.b) County Council Resolution CR-17-2019 – Amendment to the Gateway Arts District Development District Overlay (DDO) Table of Uses to permit Urban Farm uses in the TRN (15 minutes)

HCC-365-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Memo_-_GAD_Amendment_-_Urban_Farming_-_4.8.2019_.docx](#)

[GAD - Urban Farm Amendment.pdf](#)

[Gateway Arts District - Agriculture TOU.pdf](#)

Assistant City Administrator Jim Chandler provided a brief background on the measure stating the bill had been submitted and was intended to enable urban farming as a permitted use in residential areas in the Gateway Arts District (GAD). Mr Chandler stated that he had discussions regarding what is permissible and for the Body's benefit he read the County's definition of an urban farm and explained that it excludes livestock. He relayed that, at first, it did not seem problematic but as it applied to the GAD it became evident that the uses were not supported by the plan. Mr. Chandler explained that the definition was adopted after the GAD plan was adopted and the agricultural uses were prohibited in the GAD plan. He continued that Prince George's County had recently rewritten the zoning ordinance with the intention to have the entire code replaced entirely by mid-2020. He continued that the updated code uses R55 as a base and the type of use would be permitted by right and while the structure could be augmented slightly, urban farms would be permitted in the following months. Mr. Chandler recommended writing a letter to the County stating that the City opposes the amendment to the table of uses.



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Mayor Hollingsworth stated that Council had received public inquiry regarding the amendment to the table of uses triggering CB97.

Assistant City Administrator Chandler stated that he and the City Attorney would be following up as many items were vague. He stated that Council would be provided with an opinion to discuss at the May 15 Council meeting.

Councilmember Solomon recollected an opportunity to speak with a group in Hyattsville that also opposed the measure and relayed that position to the bill's sponsor. He expressed concern about Council stating that they were opposed to the item based on its impact to the GAD plan and that an agreeable middle ground would be if the language stated, "if the District attorney is compelled to adopt CR17 2019, staff recommends that the City Council request any approval of any farming use be limited to special permit provision which would allow the general public and City of Hyattsville to evaluate the impacts of such a requested use."

Councilmember Wright expressed his appreciation for the comments of his colleague and stated that he was supportive of the staff recommendation to oppose the amendment to the table of uses. He recalled earlier conversations regarding the item and would not support anything that wasn't with the spirit of the GAD.

Councilmember Solomon acknowledged the potential of great loss due to the fact that much of the City's open space fell there. He stressed the importance of strategy when negotiating the outcome.

Council President Haba asked what the impact would be on community gardens to which Mr. Chandler responded that they were not aware of any pending urban farm.

Mayor Hollingsworth stated that several bodies were looking for ways to create urban farms constantly.

Council President Haba repeated his question to which Mr. Chandler stated that there was no impact on community gardens and that by the end of summer, 2020, the County would like to be able to transition to the new zoning tables.

Councilmember Wright stated that he was not against urban farming, but he was not supportive of amending the table of uses for the GAD to achieve that goal. He added that if there were mechanisms in place to allow urban farming under the new zoning, there was no reason not to move forward with the recommendation of staff. He stated that it would set a precedent that you can only achieve the goals with a change in the table of uses and defeated the purpose of having different districts.

Councilmember Solomon noted his discontent for the implication of the bill that the Council's ability to ensure no negative consequences were experienced was compromised and increasingly limited.



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Mayor Hollingsworth expressed interest in what the City Attorney's review would entail and stated that, in general, urban farming should be considered and allowed throughout the county and not limited to the GAD. She expressed opposition to any modification of the table of uses because the pending legislation and not because agricultural use was not allowed in the previous plan.

9.c) Revitalization Tax Credit Application: Urban Investment Partners/Hyattsville Town One LLC (10 minutes)

HCC-369-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Cover Page](#) 

[Memo - UIP- RTC Application - Discussion 4.11.2019.docx](#) 

Assistant City Administrator Jim Chandler addressed the item stating that it would return to Council in the following weeks and stated that the City received a revitalization tax credit application from Urban Investment Partners (UIP). He provided the specifications of the development and stated that the developer had submitted requests to the City and County and continued that the applicant was proposing specific infrastructure improvements such as sub-level utilities. Mr. Chandler relayed that the City reviewed the analysis of the application and their position was that the applicant demonstrated a substantial gap and they would recommend that a credit of some sort would be necessary. He stated that everything would be dependent on improvements and that they were examining the possibility of requiring permanent local employment. Mr. Chandler closed his summary by announcing that the item would return the next Council meeting with specific regulations, value of credit, and it would not negatively impact the City's availability to focus on current projects.

10) **Council Dialogue (10:40 p.m. - 10:50 p.m.)**

Councilmember Wright expressed thoughts and prayers for the residents of Paris, France which was echoed by **Councilmember Croslin** and **Council President Haba** who added that those who have not registered for the Maryland Municipal League (MML) conference should do so.

Ward 3 Councilmember Carrianna Suiter expressed best wishes to candidates running in the local election stating that the next day was the first financial filing and that the Ward 3 forum would be held on April 22.

Mayor Hollingsworth cited the renaming of Magruder Park stating that Council needed to delve deeper into racial relations of the City and how they surface for different people. She relayed that she had discussion with **Councilmember Suiter** regarding a 12-month initiative that would examine that using the Kellogg mechanism which dealt with different racisms, trauma and healing, and transformations through things such as mapping racism. She closed her comments speculating the Juneteenth celebration as a kickoff to the initiative and welcomed and ideas for speakers, activities, or community members that should be involved.



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Mayor Hollingsworth recognized City Administrator Tracey Douglas who was unable to attend the meeting due to a family issue and asked everyone to keep her and her family in their thoughts and prayers.

11) Community Notices and Meetings


11.a) City Calendar: April 16 - April 29, 2019

HCC-372-FY19

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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[Main City Calendar_ Apr 16 - Apr 29 2019.docx](#) 

12) Motion to Adjourn

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Croslin
SECONDER:	Spell
AYES:	Hollingsworth, Haba, Croslin, Suiter, Wright, Solomon, Spell
NAYS:	None
ABSENT:	Ward, Lawrence, Warner

ATTEST:

APRIL 17, 2020



Laura Reams, City Clerk