

City of Hyattsville

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



Meeting Minutes

Monday, February 5, 2024

7:00 PM

https://us06web.zoom.us/webinar/register/WN_I1rh9hcQS1SN7Kv2oMVS7w

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
~~Laura Reams, City Clerk, 301-985-5009, 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 using the eComment feature at www.hyattsville.org/meetings or 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.

CITY INFORMATION: Sign up to receive text and email notifications about Hyattsville events, government, police and programs at www.hyattsville.org/list.aspx

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, February 5, 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 using the eComment feature at www.hyattsville.org/meetings or 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_l1rh9hcQS1SN7Kv2oMVS7w

1. Call to Order and Council Roll Call

The meeting was called to order at 7:02 p.m.

Also present:

City Administrator-Tracey Douglas

Acting Director of Community and Economic Development-Debi Sandlin

City Treasurer-Ron Brooks

Chief of Police-Jarod Towers

Director of Public Works-Lesley Riddle

Director of Human Resources-Jay Joyner

City Clerk-Laura Reams

Deputy City Clerk-Nate Groenendyk

Emergency Services Coordinator-Reggie Bagley

ARPA Funds Manager-Patrick Paschall

City Planner-Jeff Ulysse

Present:

Mayor Robert Croslin

Council President Joseph Solomon

Council Vice-President Joanne Waszczak

Councilmember Sam Denes

Councilmember Danny Schaible

Councilmember Emily Strab

Councilmember Jimmy McClellan

Councilmember Kareem Redmond

Councilmember Michelle Lee

Councilmember Rommel Sandino

Absent:

Councilmember Edouard Haba

2. Pledge of Allegiance to the Flag**3. Approval of Agenda**

Councilmember Denes moved to amend the motion language of items 10.a and 10.b. The amendments were approved unanimously. The amended language has been included with each item.

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

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

Absent: Haba

4. Approval of the Minutes**4.a. Approval of the Minutes**[HCC-181-FY24](#)

I move that the Mayor and Council approve the minutes of the February 7, 2022, February 22, 2022, February 27, 2023, December 4, 2023, December 18, 2023, and January 16, 2024 City Council Meetings.

Sponsors: City Administrator

Attachments: [Minutes Feb 22 2022](#)
[Minutes Feb 27 2023](#)
[Minutes Jan 16 2004](#)
[Minutes Dec 18 2023](#)
[Minutes Dec 04 2023](#)
[Minutes Feb 07 2022](#)

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

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

Absent: Haba

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

Greg Smith asked that the City Council request the District Council delay the hearing on Suffrage Point.

Mellissa Schweisguth asked the City to be more vigilant regarding the requirement for snow to be cleared within 24 hours after a snow fall.

Mr. Marshall spoke against City's position of Suffrage Point, against funding for The Spot, and asked the City to address the insufficient road repair on Baltimore Ave after the train derailment.

6. City Administrator Update (7:20 p.m - 7:40 p.m.)

City Administrator Tracey Douglas gave an update on City-related news and events. City staff provided additional information on crime, construction projects, CPR and Narcan trainings, the h3 Project, and community service events.

Council asked for and received more details on addressing criminal activity, Sanctuary City regulations, and issues related to the unhoused in business areas.

7. Presentations (7:40 p.m. - 8:20 p.m.)**7.a. City Flag Redesign Presentation**[HCC-188-FY24](#)

For presentation.

Sponsors: McClellan

Attachments: [Hyattsville Flag Redesign Presentation](#)

Councilmember McClellan and Ted Kaye from the North American Vexillological Association presented on flag design principles and recommendations for moving forward with the designing a new Hyattsville City flag.

Council asked for and received information on the differences between the seal, flag, and logo, and budgetary impacts.

7.b. ARPA Consultant Update[HCC-196-FY24](#)

Presentation

Sponsors: City Administrator

Attachments: [ARPA Expenditures and Obligations - Status thru 12312023 - Final - v01292024](#)

City ARPA Funds Manager Patrick Paschall and City ARPA Consultant Thomas Himler provided an overview of ARPA expenditures and recommendations for the City moving forward.

Council asked for and received more information about the obligation deadline for funds.

8. Proclamations**8.a. Proclamation Celebrating February 2024 as Black History Month in the City of Hyattsville**[HCC-189-FY24](#)

I move that the Mayor and Council adopt a proclamation celebrating February 2024 as Black History Month in the City of Hyattsville.

Sponsors: City Administrator

Attachments: [CM 0205 Black History Month 2024](#)

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

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

Absent: Haba

9. Consent Items (8:20 p.m. - 8:25 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 Sandino, to approve the Consent Agenda. The motion carried by the following vote:

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

Absent: Haba

9.a. Purchase of Replacement Playground Equipment for Driskell Park

[**HCC-182-FY24**](#)

I move the Mayor and Council authorize the City Administrator enter into an agreement with Playground Specialists for the purchase and install of new swings at Driskell Park for an encumbrance not to exceed \$25,000. This purchase is funded in the FY24 Capital Improvement Program budget, and the Treasurer is authorized to make the necessary budget modifications to facilitate this expenditure.

Sponsors: City Administrator

Attachments: [240124 - Driskell Park - Playground Specialists - Proposal for replacement of swings](#)

9.b. Disbursement of Ward 1 Discretionary Funds

[**HCC-183-FY24**](#)

I move that the Mayor and Council authorize the disbursement of \$350 from the Ward 1 discretionary fund to the Hyattsville Community Development Corporation, for expenses related to the Hyattsville Trolley Trail celebration on January 27, 2024.

Sponsors: Denes and Waszczak

9.c. King Park Landscaping

[**HCC-184-FY24**](#)

I move that the Mayor and Council authorize an expenditure not to exceed \$225,000 to SMC for the construction of hardscaping and installation of landscaping for King Park under their existing contract with the City. This work will be funded utilizing ARPA Funds as previously authorized by the Council.

Sponsors: City Administrator

Attachments: [2024 01 18 SMC TO37 King Park Landscaping](#)

9.d. Schedule In-Person Budget Work Session of February 26, 2024 [HCC-185-FY24](#)

I move that the Mayor and Council schedule a Council Work Session for Monday, February 26, 2024 at 7 PM to be held in person in the multipurpose room at 4310 Gallatin Street for Council to discuss the FY25 budget.

Sponsors: City Administrator

9.e. Replacement of drainage and garage floor at 4633 Arundel Place [HCC-187-FY24](#)

I move that the Mayor and Council authorize an expenditure not to exceed \$45,000 to NZI Construction for the repair of the drainage and replacement of the garage floor at 4633 Arundel Place under their existing contract with the City. This work is funded in the FY24 CIP budget, and the Treasurer is authorized to make the budget modifications necessary to encumber this expenditure.

Sponsors: City Administrator

Attachments: [240126 - 4633 Arundel - NZI - Proposal DPWT Old Shop Area Concrete Floor w Plumbing 2024](#)

9.f. Replacement of the Roof at 4633 Arundel Place [HCC-190-FY24](#)

I move the Mayor and Council authorize the City Administrator to enter into an agreement with Moore Construction for the replacement of the roof at 4633 Arundel Place, for an encumbrance not to exceed \$145,000, pending legal review. This work is budgeted in the FY24 CIP budget and the Treasurer is authorized to make the necessary modifications to the budget to facilitate this expenditure.

Sponsors: City Administrator

Attachments: [Moore roof quote 4633](#)

9.g. Purchase of Two Truck for Public Works [HCC-192-FY24](#)

I move that the Mayor and Council authorize the City Administrator to purchase two 2024 Chevrolet Silverado pickup trucks from Sport Automotive for an expenditure not to exceed \$100,000. The Treasurer is authorized to make the necessary budget amendments to facilitate this expenditure from the FY24 approved Capital budget.

Sponsors: City Administrator

Attachments: [2024 CK10743 SPECS with QUOTE](#)

9.h. Design, Engineering and Permitting of “The Spot” - ARPA[HCC-194-FY24](#)

I move the Mayor and Council authorize the City Administrator enter into an agreement with Bradley Site Design, Inc for the design, engineering, and permitting the Trolley Trail Head Park (known as The Spot) for an expenditure not to exceed \$130,000, pending legal review. The project will be funded using grant funding and ARPA funding. The Treasurer is authorized to make the necessary budget amendment required to encumber the funds authorized.

Sponsors: City Administrator

Attachments: [BSD Proposal - The Spot \(2\)](#)

9.i. Upfitting of Facilities Maintenance Van[HCC-195-FY24](#)

I move the Mayor and Council authorize the City Administrator to enter into an agreement with Intercon Truck equipment for the upfitting the new Facilities Maintenance van for an expenditure not to exceed \$12,000 to be funded in the FY24 CIP budget. The Treasurer is authorized to make the budget amendments necessary to encumber this expenditure.

Sponsors: City Administrator

Attachments: [31256 City Hyatt Van Shelv Strobes](#)

10. Action Items (8:25 p.m. - 9:15 p.m.)

10.a. Authorization of Letter to District Council: Suffrage Point[HCC-191-FY24](#)

I move the Council authorize the Mayor to send a letter to the District Council regarding DSP-21001, Suffrage Point. The letter shall request the District Council remand the approval of the subject application.

Sponsors: City Administrator

Amended Motion: I move the Council authorize the Mayor to send a letter to the District Council regarding DSP-21001, Suffrage Point. The letter shall reaffirm the City's previously stated environmental concerns and continued opposition to the approval of the subject application. City Planner Jeff Ulysse gave an overview of the City's recommendations for DSP-21001.

Councilmember Schaible asked if the City had thought about delaying the hearing. Mr. Ulysse responded that the City does have the option to request a delay in the hearing.

Council Vice President Waszczak expressed her support for asking for a delay in the hearing to provide more time for public comment.

Council President Solomon asked if City's staff had received more information from the developer since the last meeting. Mr. Ulysse replied that the City had not been contacted with additional information.

Councilmember Strab asked for a brief overview of why the City would request the application be denied. Mr. Ulysse reread the points of remand, and then summarized the City's position regarding the density calculation, the desire for an easement, and the request for the applicant to reapply and account for the site being located in a 100 year floodplain.

Councilmember Schaible made a motion to amend the motion by adding "and request the hearing be delayed until March 4, 2024 or March 11, 2024" to the end of the motion. The motion to amend was seconded by Council President Solomon and passed unanimously.

Council Vice President Waszczak asked for the City Planner's recommendation to ensure the City makes its best case to the District Council. Mr. Ulysse responded that he will provide a full accounting of the City's issues with the developer including the history of past correspondences from the City.

The final amended motion read: I move the Council authorize the Mayor to send a letter to the District Council regarding DSP-21001, Suffrage Point. The letter shall reaffirm the City's previously stated environmental concerns and continued opposition to the approval of the subject application and request the hearing be delayed until March 4, 2024 or March 11, 2024.

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

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

Absent: Haba

10.b. Library Apartments/3325 Toledo Road Garage Redevelopment Detailed Site Plan (DSP) 01002-04[HCC-197-FY24](#)

I move that the Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of applicant's request for the following modifications and the following conditions to Detailed Site Plan 01002-04.

1. The City Supports the applicant's request for a modification from the design standards to locate transformers above-ground along Democracy Ave where TDDP standards require that on A Streets, B Streets, Pedestrian Streets, or Promenades, no new public utilities, including, but not limited to, transmission or distribution lines and mechanical equipment, are permitted aboveground, if applicable.
2. The City Supports the applicant's request for a modification from the design standards for building frontage that varies from 9' - 23' deep where the requirement for minimum frontage zone depth/build -to line, on all existing "B" Streets, is 15' and the maximum frontage zone depth/build-to line is 20'.
3. The City Supports the applicant's request for a modification from the design standards for street light fixtures to be spaced between 40' to 45' apart where a maximum of 40' is required.
4. The City Supports the applicant's request for a modification from the design standards to allow ground floor ceiling to maintain an 11'6" clearance where TDDP Standards requires the ground floor ceiling to have a minimum 14' clearance.
5. The City Supports the applicant's request for a modification from the design standards for buildings wider than 50' shall be designed as a series of building fronts no wider than 50'. The applicant is requesting a deviation from this standard due to the unique elements and structural constraints of the proposed development which seeks to re-purpose 50% of an existing parking garage to incorporate a multifamily building.
6. The City Supports the applicant's request for a modification from the design standards for building placement that requires 100% minimum A street, Pedestrian Street, or Promenade and 60% Minimum B street for the side street building placement. The applicant is requesting to validate the existing conditions due to the unique nature of repurposing of an existing parking garage to incorporate a multi-family building which is further constrained by an existing retaining wall.

The City recommends the following conditions of approval:

1. All transformers associated with this development shall be relocated south within the southern courtyard pending the approval by PEPCO. Alternatively, all transformers shall be relocated further south and properly screened as indicated in Sheet DSP-25.
2. The applicant shall integrate public art features to mitigate the volume/massing of the three stair cases on the eastern façade along Democracy Avenue into the development.
3. The applicant shall further address plans for the designated trash collection area which we believe does not adequately safeguard interactions with pedestrians and vehicular traffic within the garage.
4. Prior to Planning Board approval, execute a Declaration of Covenants Agreement with the City that includes, at a minimum, the following provisions:
 - a. Provision of public access easement to the City for any sidewalk along Toledo Road not located within the ROW
 - b. Acknowledgement of applicant responsibility for maintenance of pedestrian light fixtures, landscaping, and sidewalks
 - c. Restrictions related to construction staging and hours of operation, if needed

- d. If feasible, provision of an outdoor public art feature

Sponsors: City Administrator

Attachments: [2023-01-05 Library Apts DSP 01002-04 Draft staff report](#)
[A-SOJ-DSP-01002-04](#)
[ARCH-DSP-01002-04](#)
[BPIS-DSP-01002-04](#)
[LGHT-DSP-01002-04](#)
[LSP-DSP-01002-04](#)
[Metro III Memo](#)

Amended Motion:

I move that the Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of applicant's request for the following modifications and the following conditions to Detailed Site Plan 01002-04.

1. The City Supports the applicant's request for a modification from the design standards to locate transformers above-ground along Democracy Ave where TDDP standards require that on A Streets, B Streets, Pedestrian Streets, or Promenades, no new public utilities, including, but not limited to, transmission or distribution lines and mechanical equipment, are permitted aboveground, if applicable.
 2. The City Supports the applicant's request for a modification from the design standards for building frontage that varies from 9' - 23' deep where the requirement for minimum frontage zone depth/build -to line, on all existing "B" Streets, is 15' and the maximum frontage zone depth/build-to line is 20'.
 3. The City Supports the applicant's request for a modification from the design standards for street light fixtures to be spaced between 40' to 45' apart where a maximum of 40' is required.
 4. The City Supports the applicant's request for a modification from the design standards to allow ground floor ceiling to maintain an 11'6" clearance where TDDP Standards requires the ground floor ceiling to have a minimum 14' clearance.
 5. The City Supports the applicant's request for a modification from the design standards for buildings wider than 50' shall be designed as a series of building fronts no wider than 50'. The applicant is requesting a deviation from this standard due to the unique elements and structural constraints of the proposed development which seeks to re-purpose 50% of an existing parking garage to incorporate a multifamily building.
 6. The City Supports the applicant's request for a modification from the design standards for building placement that requires 100% minimum A street, Pedestrian Street, or Promenade and 60% Minimum B street for the side street building placement. The applicant is requesting to validate the existing conditions due to the unique nature of repurposing of an existing parking garage to incorporate a multi-family building which is further constrained by an existing retaining wall.
- The City recommends the following conditions of approval:
1. All transformers associated with this development shall be relocated south within

the southern courtyard pending the approval by PEPCO. Alternatively, all transformers shall be relocated further south and properly screened as indicated in Sheet DSP-25.

2. The applicant shall integrate public art features to mitigate the volume/massing of the three staircases on the eastern façade along Democracy Avenue into the development.
3. The applicant shall further address plans for the designated trash collection area which we believe does not adequately safeguard interactions with pedestrians and vehicular traffic within the garage.
4. Prior to approval of the final plat, the applicant shall provide a public access easement to the City of Hyattsville for any sidewalk along Toledo Road not located in the ROW.
5. During the construction phase, the applicant shall coordinate with the City of Hyattsville as it relates to staging and hours of operation to mitigate noise, traffic, and other concerns, as needed.
6. After the construction phase, the applicant's heirs, successors and/or assignees shall be responsible for improvements and maintenance of areas outside of the Toledo Road ROW, which include, but not limited to the maintenance of pedestrian light fixtures, landscaping, and sidewalks, unless modified by the operating agency.

Considerations:

Page 245 of TDDP notes that "Works of art, architectural enhancements and special landscape treatments should be located in areas where residents and visitors live, work, or congregated and should be highly visible and accessible." Therefore, the applicant should consider the addition of an outdoor public art feature to further enhance the public street scape.

Note: The applicant will need a permit from the City of Hyattsville prior to work in Toledo Road ROW.

City Planner Jeff Ulysse gave an overview the City's recommendations for DSP 01002-04.

Councilmember Denes asked if there was connecting sidewalk planned on Constitution Ave. Mr. Ulysse responded that there are no improvements planned due to the ownership of the land. Councilmember Denes expressed his disappointment that the developer has not made more effort to acquire the property needed to extend the sidewalk.

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

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

Absent: Haba

11. Council Dialogue (9:15 p.m. - 9:25 p.m.)

12. Motion to Adjourn

The meeting adjourned at 9:54 p.m.

A motion was made by Council President Solomon, seconded by Councilmember Denes, that the meeting be adjourned. The motion carried by the following vote:

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

Absent: Haba