

# City of Hyattsville

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



## Summary Regular Meeting

[https://us06web.zoom.us/webinar/register/WN\\_Nz7kehnYRZaZYzihGFn4Vg](https://us06web.zoom.us/webinar/register/WN_Nz7kehnYRZaZYzihGFn4Vg)

**Monday, September 16, 2024**

**7:00 PM**

**Virtual**

### City Council

Robert S. Croslin, Mayor  
Joseph Solomon, Council President, Ward 5  
Joanne Waszczak, Council Vice President, Ward 1  
Sam Denes, Ward 1 **Absent**  
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 **Arrived at 7:34 PM**

### ADMINISTRATION

Tracey E. Douglas, City Administrator  
Nate Groenendyk, City Clerk, 301-985-5001, [cityclerk@hyattsville.org](mailto: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](http://www.hyattsville.org) prior to the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

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

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

**PUBLIC INPUT:** If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically via email to [cityclerk@hyattsville.org](mailto: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](http://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](http://www.hyattsville.org/meetings).

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

**Meeting Notice:**

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

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

**PUBLIC PARTICIPATION:**

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

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

[https://us06web.zoom.us/webinar/register/WN\\_Nz7kehnYRZaZYzihGFn4Vg](https://us06web.zoom.us/webinar/register/WN_Nz7kehnYRZaZYzihGFn4Vg)

1. **Call to Order and Council Roll Call** **The meeting was called to order at 7:06 PM.**
2. **Pledge of Allegiance to the Flag**
3. **Approval of Agenda Amendment: Item 9.o. was moved to the Action Agenda. Approved as Amended, Unanimous.**
4. **Approval of the Minutes**

[HCC-070-FY25](#)

- 4.a. **Approval of the Minutes** **Approved, Unanimous**

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

**Sponsors:** City Administrator

**Department:** City Clerk

**Attachments:** [Minutes\\_May 6 2024](#)  
[Minutes\\_May 20 2024](#)  
[CM Meeting Minutes\\_June 3 2024.pdf](#)

5. **Public Comment (7:10 p.m. – 7:20 p.m.) Complete Speaker Card, Limit 2 minutes per speaker**  
**Electronically submitted comments can be found at the end of the summary.**

**6. City Administrator Update (7:20 p.m - 7:50 p.m.)****7. Proclamations **Approved, Unanimous******7.a. Proclamation Declaring September 15, 2024 through October 15, 2024 to be [HCC-071-FY25](#) Hispanic Heritage Month in the City of Hyattsville**

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

**Sponsors:** City Administrator

**Department:** City Clerk

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

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

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

**Sponsors:** City Administrator

**Department:** City Clerk

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

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

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

**Sponsors:** Waszczak and McClellan

**9. Consent Items (7:50 p.m. - 8:00 p.m.) **Item 9.o. Moved to Action Agenda. Approved, Unanimous****

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.

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

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

**Sponsors:** City Administrator

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

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

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

**Sponsors:** City Administrator

**Department:** Public Works

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

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

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

**Sponsors:** City Administrator

**Department:** Police Department

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

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

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

**Sponsors:** City Administrator

**Department:** Police Department

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

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

**Sponsors:** City Administrator

**Department:** Community Services

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

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

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

**Sponsors:** City Administrator

**Department:** Community Services

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

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

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

**Sponsors:** City Administrator

**Department:** Police Department

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

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

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

**Sponsors:** City Administrator

**Department:** Public Works

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

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

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

**Sponsors:** City Administrator

**Department:** Police Department

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

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

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

**Sponsors:** City Administrator

**Department:** Public Works

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

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

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

**Sponsors:** City Administrator

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

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

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

**Sponsors:** City Administrator

**Department:** Finance

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



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

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

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

**Sponsors:** City Administrator

**Department:** Community & Economic Development

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

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

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

**Sponsors:** City Administrator

**Department:** Public Works

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

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

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

**Sponsors:** City Administrator

**Department:** Public Works

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

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

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

**Sponsors:** City Administrator

**Department:** Community & Economic Development

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

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

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

**Sponsors:** City Administrator

**Department:** City Administrator

**10. Action Items (8:00 p.m. - 8:20 p.m.)****9.o. Purchase of Furniture for the New Public Safety Building** [HCC-077-FY25](#)

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

**Approved, Yes:9/No:0/Abstain:1**

**Sponsors:** City Administrator

**Department:** Public Works

[HCC-069-FY25](#)

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

**10.a. Authorization to Send Letter of Support for a Proposed State Legislation enabling Prince George's County Municipalities to make Land Use Decisions in place of the County Planning Board**

**Approved, Unanimous**

**Council President Solomon moved to include a recommendation to offer a tax differential to municipalities who oversee their municipal land use in the letter of support. Approved, Unanimous.**

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

**Sponsors:** City Administrator

**Department:** Community & Economic Development

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

**10.b Letter to Prince George’s County Transportation, Infrastructure, Energy and Environment Committee **Approved, Unanimous**** [HCC-081-FY25](#)

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

**Sponsors:** Schaible, Haba, McClellan, Sandino and Solomon

**Department:** Legislative

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

**11. Discussion Items (8:20 p.m. - 9:00 p.m.)** [HCC-065-FY25](#)

**11.a. Rent Stabilization Ordinance**

Discussion

**Sponsors:** City Administrator

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

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

**13. Motion to Adjourn **The meeting adjourned at 11:20 PM.****  
**Approved, Unanimous**

**Attest: September 17, 2024**



Nate Groenendyk, City Clerk

## Electronic Public Comment

September 16, 2024

Mayor Robert Croslin  
Council President Joseph Soloman  
Council Vice-President Joanne Waszczak

Request: Support HCC-081-FY25. Protect the County's Better Bag Bill, Our Communities, Public Health, and the Environment

Dear Mayor Croslin, Council President Solomon, Vice-President Waszczak, and Council Members,

I respectfully urge you to support HCC-081-FY25 and authorize Mayor Croslin to send a letter to Prince George's County Transportation, Infrastructure, Energy and Environment (TIEE) Committee opposing County Council Bill 53-2024, which would needlessly and badly weaken the County's already-enacted Better Bag Bill.

I write to you as a long-time advocate for sustainability, zero waste and a circular economy, environmental health, the beauty of our parks and communities, and the beauty and health of our rivers and streams. I also write to you as someone who works at a local farmers' market. Even before the County enacted the Better Bag Bill, many of our customers already brought their own durable bags and, from what I've seen, more do now that the Better Bag Bill is in place. When I thank them for protecting the environment and "saving the planet, one bag at a time", they clearly take pride in doing so. As far as I can tell, this applies to customers paying in cash or credit cards and to customers paying with WIC or Riverdale Park's innovative Farmers' Market Dollars.

While I understand the concerns raised by some of CB 53-2024 supporters, many counties and cities across the United States have implemented their own versions of a Better Bag Bill, and it seems they have managed to figure out thoughtful, reasonable ways to address the impacts on low-income residents and families.

In various ways, including early adopting curbside collection of compostable food waste, Hyattsville has helped move the County toward sustainability, zero waste, and environmental justice. Here's a good opportunity to nudge the County along on that course.

Thank you for your time, consideration, and public service.

Sincerely,

Greg Smith

## HCC-065-FY25: Support quick vote, passage and implementation

Melissa Schweisguth

Mon 9/16/2024 3:16 PM

To:cityclerk <cityclerk@hyattsville.org>;Danny Schaible <dschaible@hyattsville.org>;Rommel Sandino <rsandino@hyattsville.org>;Joseph Solomon <jsolomon@hyattsville.org>;Sam Denes <sdenes@hyattsville.org>;Edouard Haba <ehaba@hyattsville.org>;Robert Croslin <rcroslin@hyattsville.org>

Hello mayor and council,

Thank you for bringing a rent stabilization bill back to the City council. As someone who was able to get settled in the Dc area thanks to Takoma Park's rent control I previously expressed support for HVL's proposed measure, which the county's new rent stabilization bill makes timely and urgent. I ask that you support a vote as soon as possible, vote for the measure, and champion rapid implementation.

The new county bill is substantially weaker than the short-term measure the county enacted in 2023 and the measure Hyattsville proposed, failing to provide basic and reasonable protections to vulnerable renters. Notably, the new county measure it exempts properties built after 2000, which is a sizeable exemption given the development boom in the last ten years alone and will result in an increasing number of exempt properties every year as development continues. Hyattsville's proposed measure would apply to buildings constructed more than 15 years ago (e.g., pre-2009), a term I feel is generous enough (in fact too generous).

The County bill also allows rent increase up to 6% beyond the CPI, while Hyattsville proposed the CPI. Few workers, especially those in lower income brackets where renters skew, get annual cost of living increased to their income that track with the CPI or inflation, and a salary increase of 3-6 percent above CPI seems quite rare without a good promotion. Many renters are already paying more than one-third of their incomes in rent and will be priced out of many markets through the county measure.

When I had to leave my rent-controlled apartment and move into an unregulated unit in Montgomery County, I experienced high rent increases that led me to have to find new housing every two years. As I had savings I was able to afford to buy a house and pay less for my mortgage that I would pay to rent. Renters without my resources should not be subject to out of control rent increases that push them out of their communities and disrupt families and lives.

Please support a timely vote, full passage and quick implementation of the strong rent stabilization measure Hyattsville proposed in 2023.

Thanks for all you do!

Melissa Schweisguth  
Ward 5

**HCC-027-FY25: Move from consent to Action item, \$503,000 furniture expenditure (NTE value) request**

Melissa Schweisguth

Mon 9/16/2024 10:18 AM

To:cityclerk <cityclerk@hyattsville.org>;Edouard Haba <ehaba@hyattsville.org>;Danny Schaible <dschaible@hyattsville.org>; Rommel Sandino <rsandino@hyattsville.org>;Joseph Solomon <jsolomon@hyattsville.org>;Sam Denes <sdenes@hyattsville.org>

Dear councilors,

I hope you are well.

Thanks for your service to the City.

I am writing to ask that you please move [HCC-027-FY25](#) from the Consent Agenda to an Action Item. This agenda item relates to a request to approve an expenditure up to \$503,000 - more than half a million dollars - for furniture for the new public safety building. (The actual cost proposal is about \$483k but we have seen actual costs increase above initial proposals repeatedly due to delays, etc.)

The agenda item information makes no reference to any competitive procurement process or market research on reasonable costs. It states the vendor gets discounted pricing off the manufacturer's list price and has contract pricing with MWCOG and BCOG, but list prices and government contract prices can but be inflated or no better than non-contract providers.

This agenda item alone is more than half of the total consent expenditures of nearly \$1.06 million. It is exceedingly high to be a consent item. The council cannot and should not vote on this expenditure without the opportunity to ask for and consider evidence on cost reasonableness and best value. Please move from Consent to Action.

thank you

Melissa Schweisguth  
Ward 5

**Hyattsville Council 9/16 Consent Agenda expenditure items (value may be NTE contract or actual expense)**

City tree maintenance Adirondack (1 yr)	\$ 190,000.00	
Motorola disapatch/radios (1 yr)	\$ 33,892.80	Contract started In July
Police Interceptor vehicle	\$ 47,674.00	Funded by Local Government Insurance Trust
PLMS leaf collection (1 yr)	\$ 40,000.00	leaf season, used to be done by staff
Digital Message Board	\$ 13,000.00	ARPA
Dietz Playground repair	\$ 11,100.00	jungle gym spider web
Façade Improvement	\$ 90,500.00	state funded, all clustered around downtown
Spot permit review	\$ 35,000.00	change order, funded by Revenue Authority via the DHCD grant?

Furniture for public safety building	\$ 530,000.00	no info on competitive procurement or market research for cost reasonableness
The Spot engineering and title search	\$ 65,000.00	funded by Revenue Authority via DHCD grant
Baker & Hostetler LLP and FTI for cybersecurity incident response, IT forensic analysis, legal and communications support	Not stated	Insurance covers, emergency contract due to detection of suspicious activity on city computer on 8/29
<b>Total consent</b>	<b>\$ 1,056,166.80</b>	




## Please SUPPORT HCC-081-FY25 + corrections to item information

Melissa Schweisguth

Mon 9/16/2024 10:57 AM

To:cityclerk <cityclerk@hyattsville.org>;Rommel Sandino <rsandino@hyattsville.org>;Joseph Solomon <jsolomon@hyattsville.org>;Edouard Haba <ehaba@hyattsville.org>;Danny Schaible <dschaible@hyattsville.org>;Sam Denes <sdenes@hyattsville.org>;Robert Croslin <rcroslin@hyattsville.org>

 1 attachments (30 KB)

B2024053.pdf;

Dear mayor and council

Thanks for your service to our City.

**I am writing to ask that you support HCC-081-FY25, and ask the City to send a letter to the County Council TIEE opposing CB-053-2024 by Sept 24**, in time for the anticipated TIEE hearing on this Bill (Sierra Club stated Sept 26th, agenda not yet posted).

I also wanted to note that the online [listing](#) for this agenda item incorrectly states that the Bill proposes to exempt all retail and attaches a summary from the County that does NOT actually state all the proposed changes. I have attached the actual proposed Bill for reference and have noted the errors to the Clerk and CM Schaible prior.

### **The proposed bill, sponsored by CM Oriadha, proposes three key changes that would weaken the 2022 Better Bag Bill:**

1. Remove the ten-cent fee on paper bags for all vendors. Removing the fee would undo substantial process the county has made in reducing single-use bags since the bill went into force. Oriadha calls this a tax, which is incorrect

Data from the Sierra Club comparing areas with a plastic bag ban + fee and those with a plastic bag ban + free paper bags show that single use bag use remains much higher in the no-bag-fee scenario versus the bag-fee scenario. When there is no fee, people just change from plastic to paper with little reduction in single-use bag use. Single use bags, regardless of material, all have an environmental (e.g., extraction, virgin processing) and economic (often hidden) cost, and can become litter that causes problems in our environment.

2. Allow compostable (certified) plastic bags for all vendor types

Compostable bags are hard to differentiate from biodegradable (break up into microplastics, not necessarily break down) and poly plastic. This would render enforcement of the "remaining" ban on poly and biodegradable very difficult. It would increase the use of single-use bags, and the associated problems stated above. Compostable bags could be tossed into recycling bins and jam up machinery. Compostable bags typically require industrial systems to compost and would persist for some time in the environment, causing harm to wildlife. (except the compostable dog waste bags that CM Denes notes quickly break down and make it a nasty mess for others like CM Denes who clean them up).

3. Exempt all foodservice (remove "foodservice" from the "retail" businesses covered under the original Bill): there is NO justification for this change, which would bring single-use poly plastic bags back into our waste and litter streams, and take a major back step in the county's progress.. Foodservice can already use paper bags at not cost. This is sufficient accommodation.

**Please support HCC-081-FY25 and ask the City to write a letter t the TIEE Committee by Sept 24, opposing CB-053-2024.** The City is free to copy from my letter to the council. I saw a county Sierra Club presentation on the proposed changes and actually read the proposed bill.

thank you

Melissa Schweisguth  
Ward 5



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## City of Hyattsville Rent Stabilization Comments

Monday, September 16, 2024

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is the leading non-profit trade association representing the owners and managers of approximately 155 million square feet of commercial office space and 430,000 residential units across the Washington Metropolitan region. AOBA represents members that own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George’s counties. On behalf of its member companies, AOBA submits the comments below on the proposed Rent Stabilization Ordinance for the City of Hyattsville.

AOBA understands the Council’s desire to pass rent stabilization to keep tenants housed in the City of Hyattsville. **However, passing a more restrictive law than the county is premature given that the county law has not yet taken effect and its impacts to the county’s housing market and economy have not been assessed.** Additional regulation on housing providers in Hyattsville will be a significant deterrent to economic development in the city, which will stifle housing supply, deter direct investment, and will lead to deferred maintenance of current properties.

### Flat CPI is far too restrictive

AOBA worked closely with Prince George’s County councilmembers and staff to bring a medium in rent cap increases. A stricter rent cap on units in Hyattsville will directly contradict the effort the county made in the writing of its policies. While AOBA believes there are concerns that remain in the final county bill, AOBA’s primary concerns lie with a stricter rent cap. A flat rate set to the Consumer Price Index (CPI) does not allow housing providers to keep up with rising operating expenses such as utility regulations, insurance premiums, Building Energy Performance Standards (BEPS), and other legislative mandates.

Utility costs accumulate and according to the Decarbonizing Strategy [study](#) prepared for the State, decarbonizing Maryland would require approximately \$30 billion in Electric Transmission & Distribution (T&D) infrastructure upgrades in order to deliver the increased electricity supply to customers. This cost includes new feeders, upgrading existing feeders, and building new or upgrading existing substances. As for insurance premiums, the [Bipartisan Policy Center](#) notes, between 2020 and 2023, multifamily insurance rates increased by an average of 12.5% annually leading to financially unviable apartment projects and operations.

Also, as we discuss rent stabilization, it is critical to remember any new regulations on multi-family properties must be seen within the context of Building Energy Performance Standards (BEPS). This is one of the legislative mandates we are the most concerned about as our members and their tenants will be forced to comply at an estimated cost of \$20,000+ per unit. This estimate is based on case studies from members and Steven Winters





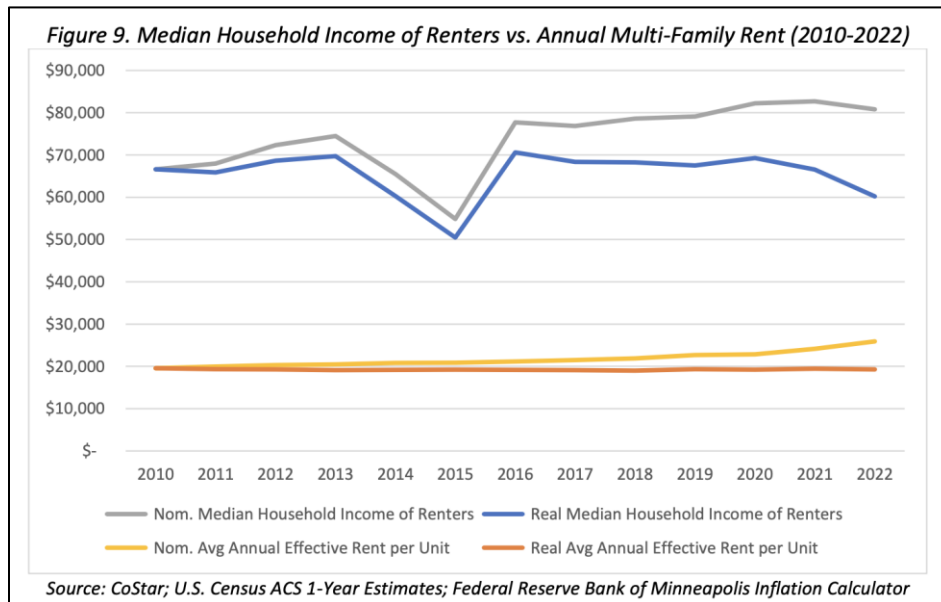
Associates (SWA). We note that SWA is the same consulting firm that Montgomery County used to produce their BEPS Technical Report, regarding the cost of complying with Montgomery and District of Columbia BEPS. Working with AOBA, SWA, examined the cost of BEPs in specified units. The costs do not include heavy-up costs required to increase electrical capacity at the property. In both case studies, the marginal costs of meeting BEPS is an increase of nearly \$44 per square foot or 400% above the cost of doing nothing. For a comparison, the Council is welcome to find more information about the cost in Montgomery County at [this link](#).

Directed to the County law, we are also concerned about the definition of capital improvements in the County’s rent stabilization law. The County law defines capital improvements as “permanent structural alterations.” This definition should be changed to “permanent physical alteration” to better align with the improvements necessary to comply with Maryland Building Energy Performance Standards (BEPS).

As for other legislative mandates, the County has required security cameras to be placed in most apartment buildings. The cost of providing security camera installation amounts to about \$1 million. Much of the cost comes from installation, hardware, and labor costs, in addition to creating infrastructure to support data storage and Wi-Fi capabilities for the cameras. This is just the upfront cost required for this endeavor for one property with no financing or payment plan to pay this cost over a 45-day-to-six-month period.

Not a rent problem but a wage problem

In neighboring Montgomery County, the City of Rockville commissioned a study to explore rent stabilization in their city. According to the staff report, real average rents in Rockville between 2010 and 2022 have been relatively flat, while real median household income declined over the same period.





The Enterprise report that the City of Hyattsville commissioned examined rent growth between 2016 – 2021 but did not compare the rent growth to inflation over the same period. Furthermore, that analysis is incomplete because it looks at a short time period that is partly distorted by the pandemic. AOBA encourages the Council to examine both nominal and real increases versus wage growth between 2010 – 2022 like Rockville did.

### Administrative Costs

The City of Hyattsville does not have an appropriate number of staff to work with any new regulation in addition to county regulations. For reference, Montgomery County Government allocated nearly \$1million dollars for 10 new positions to help implement rent stabilization. Prince George’s County faces similar hurdles with their final law. As proposed, HCC-065 anticipates nearly a quarter of a million dollars in the FY25 budget to meet staff expectations. Respectfully, AOBA believes this cost will be at the low end as full-time staff and software development fees will increase year over year, especially as potential delays of implementation are inevitable as seen in Montgomery and Prince George’s County.

Hyattsville will see a continuation of decreasing property values for multifamily buildings and the County will see a drop off in recordation taxes in the County. In 2022, Prince George’s County saw 22 transactions totaling just over \$1.3 billion dollars in sales. As of 2023, post temporary rent stabilization in Prince George’s County, there were only two sales totaling \$34.6 million. The County effectively saw a 97 percent change in year over year total sales volume. Between FY2022 and FY2025, the County will see a rough loss of \$77 million in transfer and recordation taxes. This lost revenue will directly impact the County and the City’s ability to provide services, beautification, and housing opportunities to residents.

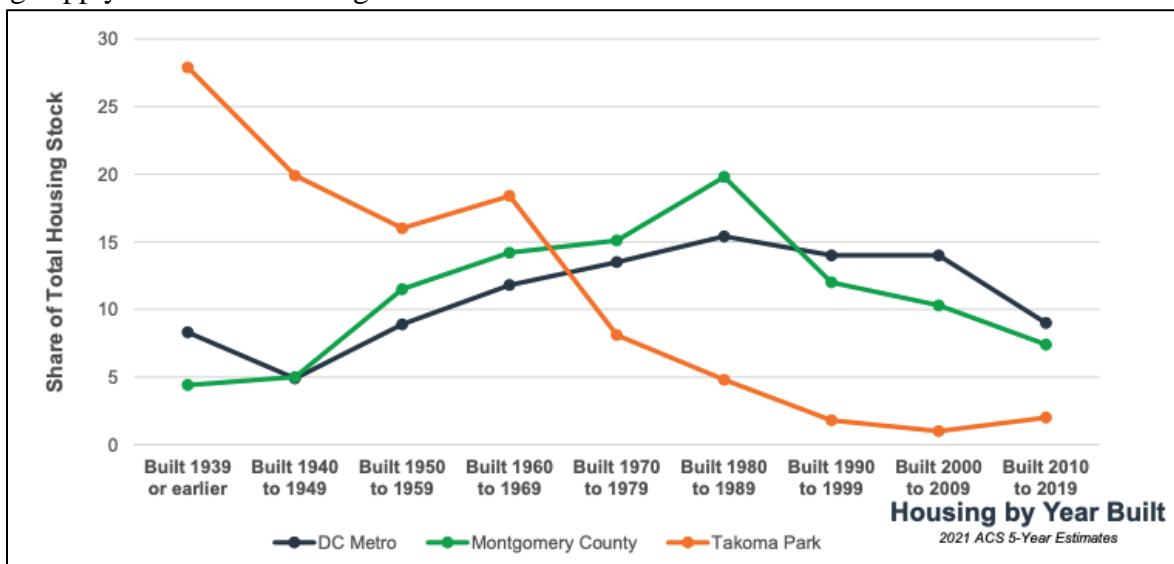
### Reduction of Housing Supply

The City of Hyattsville has taken big steps to bring new investment and economic development to the city. Since 2004, the city has successfully begun to implement the Gateway Arts District Sector Plan, a second draft of the West Hyattsville-Queens Chapel Sector Plan (WHQC) and a West Hyattsville Transit District Development Plan in the West Hyattsville Transit District Overlay Zone (TDOZ). However, if rent stabilization is to move forward, there will be a negative impact on the current living conditions of residents in multifamily units. The city is proposing to exclude renovated rental properties from any exemption of the rent stabilization policy unless the renovation adds at least 10 percent to the floor area of the unit. That is an unfairly high bar for housing providers of some of the oldest buildings in the city to meet. Yet, at the same time, the second draft of the [WHQC](#) sector plan notes the city should “work closely with property owners, the Cities of Hyattsville and Mount Rainier, and Prince George’s County to retain key multifamily developments and to ensure continued maintenance, rehabilitation, and rent stabilization of strategically located multifamily housing throughout the sector plan area.” Rent regulations will directly contradict the housing goals set forth in the WHQC sector plan draft.





If the city aims to work with property owners and aims to ensure maintenance and the rehabilitation of properties throughout the city, the bar must be removed. Housing providers can only rehabilitate and provide tenants with the ability to live with dignity if they can recoup their expenses. Anything outside of this will only push housing providers away from reinvesting in their property and eventually lead to the displacement of hundreds of tenants. When neighboring jurisdictions like the City of Takoma Park is examined, the city has not seen new development since the 1970s. Moreover, a [2024](#) report from the National Multifamily Housing Council notes that rent regulations incentivize conversions of properties that effectively remove housing choices from renters leading to a dwindling supply of units in the long run.



### Vacancy Control

Additionally, AOBA is concerned about the vacancy control provisions of any rent stabilization law, and particularly for tenants that are evicted for failure to pay rent or a breach of lease. We note that the cost of turnover for a two-bedroom unit in Prince George’s County can be up to two months’ rent, at a minimum. Housing providers have a built-in disincentive to avoid the eviction process, especially because the average length for an eviction is 146 days in Maryland and during the 2024 legislative session, the state of Maryland raised the fees to file for an eviction. If the housing provider is forced to evict, thousands of dollars can be added in legal costs and lost rent.

In Prince George’s County, evictions can take closer to 6 months or 180 days. There is a high bar for landlords to bring a breach of lease case to the courts. This can be illustrated by Maryland’s Department of Housing and Development [data](#) showcasing the difference in the amount of failure to pay rent (FTPR) cases versus the amount of breach of lease cases, 27,719 compared to 242 respectively. Nearly half (11,227) of FTPR cases are cancelled





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or expired, with 51 breach of leases cases canceled. Most importantly, between 15 and 25% of both cases make their way to a final eviction court order. This is seen clearly with 4,180 failures to pay rent cases moving to an eviction court order and 58 breach of lease cases. Keep in mind that data is from courts, so there are almost certainly cases of folks moving out before sheriff-initiated evictions. One [study](#) found that vacancy controls led to a decline in the supply of rental units while similar jurisdictions with no vacancy control saw an increase in rental housing supply.

### Conclusion

Rent regulations can almost certainly be a net negative for the residents of the city and its housing providers. Long-term rent regulation will not reduce the cost of renting and in the long run, this policy will further dwindle housing supply. Both the city of Hyattsville and Prince Georges County may see difficult budget years soon and the loss of further investment into the locality will only exacerbate the shortcomings of local government services. **The only way to truly examine the outcome of rent regulation in Prince George's County is to allow for the already passed county law to take effect, study and assess the market's reaction.** To be clear, rent regulation from the City of Hyattsville, without any other policy initiatives to combat low supply would be premature and negatively affect the city's residents.

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