

City of Hyattsville

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



Meeting Minutes

Tuesday, January 17, 2023

7:00 PM

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_QxWcbsMeSoak9BcOvqJ--g

Virtual

City Council

Robert S. Croslin, Mayor
Joseph Solomon, Council President, Ward 5
Danny Schaible, Council Vice President, Ward 2
Sam Denes, Ward 1
Joanne Waszczak, Ward 1
Emily Strab, Ward 2
Ben Simasek, Ward 3
Jimmy McClellan, Ward 3
Edouard Haba, Ward 4
Daniel Peabody, 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. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

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

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

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

Meeting Notice:

The Hyattsville City Council will hold its meeting on Tuesday, January 17, 2023 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:

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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_QxWcbsMeSoak9BcOvqJ--g

1. Call to Order and Council Roll Call

The meeting was called to order at 7:03 p.m.

Also Present:

City Administrator: Tracey Douglas

Deputy City Administrator: Consuela Barbour

Assistant City Administrator: Jim Chandler

City Treasurer: Ron Brooks

Chief of Police: Jarod Towers

Director of Public Works: Lesley Riddle

Director of Community Services: Sandra Shephard

City Clerk: Laura Reams

Deputy Director of Community Services: Cheri Everhart

American Rescue Plan Fund Manager: Patrick Paschall

City Planner: Holly Simmons

Present:

Mayor Robert Croslin

Council President Joseph Solomon

Council Vice-President Danny Schaible

Councilmember Emily Strab

Councilmember Sam Denes

Councilmember Joanne Waszczak

Councilmember Ben Simasek

Councilmember Jimmy McClellan

Councilmember Edouard Haba

Councilmember Daniel Peabody

Councilmember Rommel Sandino

2. Pledge of Allegiance to the Flag

3. Approval of Agenda

Councilmember Waszczak made a motion to amend the Action Agenda by adding the following motion:

HCC-220-FY23 Submit correspondence for the record to Prince George's County Planning Board for their February 2, 2023 special hearing on stormwater and Suffrage Point.

The motion to amend was seconded by Councilmember Simasek and was approved unanimously.

A motion was made by Councilmember Peabody, seconded by Councilmember Sandino, that the Agenda be Approved as Amended. The motion carried by the following vote:

Aye: Croslin, Solomon, Schaible, Strab, Denes, Waszczak, Simasek, McClellan, Haba, Peabody, and Sandino

4. Approval of the Minutes**4.a. Approval of the Minutes**[HCC-210-FY23](#)

I move that the Mayor and Council approve the minutes of the Jan 3, 2023 City Council Meeting.

Sponsors: City Administrator

Attachments: [MeetingMinutes January 03 2023](#)

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

Aye: Croslin, Solomon, Schaible, Strab, Denes, Waszczak, Simasek, McClellan, Haba, Peabody, and Sandino

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

Greg Smith thanked Councilmember Waszczak for the motion related to the Werrlein development. He also spoke to the efforts from Sustainable Hyattsville and their concern regarding stormwater management at the Suffrage Point development given climate change.

Chuck Perry provided written comment in support of the vote-by-mail resolution, against the purchase of police vehicles, and in support of the Household Emergency Relief Program.

6. Community Notices and Meetings**6.a. Main City Calendar: January 18, 2023 - February 6, 2023**[HCC-205-FY23](#)

N/A

Sponsors: City Administrator

Attachments: [City Calendar January 17, 2023 - February 6, 2023](#)

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

City Administrator Douglas provided updates on a wide range of topics including public safety, training, and programs.

American Rescue Plan Fund Manager Patrick Paschall provided an update on the Emergency Relief Programs and the current status of ARPA funds for planned expenses and available funds, as well as the schedule for upcoming ARPA meetings.

Mayor Croslin asked for a moment of silence in honor of Cody Barnhart, a youth services volunteer tutor who recently passed away.

Council President Solomon noted potential reduction of service for the Metro Yellow Line and hopes to have a future agenda item on the topic. He asked the status of staff research on the item. He also asked for an update on the MD500/Queens Chapel Road project and the West Hyattsville Sector Plan.

City Administrator Douglas noted that Community and Economic Development Director Chandler was looking into the item regarding the Yellow Line and would provide an update. Mr. Chandler stated that correspondence from the Council to WMATA may be appropriate for the situation.

Department of Public Works Director Lesley Riddle stated there is no current update on the MD500 project but she was aware of delays related to the supply chain and that staff would follow up with State Highway Administrator for more details.

Regarding the West Hyattsville Sector Plan, Mr. Chandler responded with a brief synopsis and said he believes the previously identified issues have been corrected.

Councilmember Waszczak offered words of congratulations to the Community Services team for their work on the Hyattsville Educational Path Scholarship Program. In regard to the passing of a tutor, she suggested the City send mental health support for the youth and staff who worked with Mr. Barnhart. Director of Community Services Sandra Shephard provided information on the services and supports in place for staff and youth.

Councilmember Waszczak asked how the City could increase the vaccination rates in the City. Ms. Douglas responded that the City would explore additional ways to outreach to the community on the importance and availability of vaccines.

8. Presentations (7:50 p.m. - 8:10 p.m.)

8.a. FY23 Thrive Grant Presentation[HCC-208-FY23](#)

Presentation - the grant approvals are on the consent agenda.

Sponsors: City Administrator

Attachments: [Thrive Grants 2023-Table for Council Presentation](#)
[2023 Thrive Grant Letter for Council Consideration](#)

Deputy Director of Community Services Cheri Everhart introduced Marylyn Presutti from the Health, Wellness, and Recreation Committee to present the Thrive Grants. Ms. Presutti provided an overview of the Thrive Grant program and the FY23 grant award recommendations.

9. Proclamations

Both proclamations were approved in a single vote.

A motion was made by Council President Solomon, seconded by Councilmember Simasek, that these Proclamations be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Schaible, Strab, Denes, Waszczak, Simasek, McClellan, Haba, Peabody, and Sandino

9.a. Proclamation Honoring the 30th Anniversary of Franklins Restaurant, Brewery, and General Store[HCC-207-FY23](#)

Adopt the proclamation.

Sponsors: City Administrator

Attachments: [CM 0117 Franklins 30th Anniversary](#)

9.b. Proclamation Honoring the 10th Anniversary of Incredible Designs[HCC-217-FY23](#)

I move the Mayor and Council adopt a proclamation in honor of the 10th Anniversary of Incredible Designs.

Sponsors: City Administrator

Attachments: [CM 0117 Incredible Designs 10th Anniversary](#)

10. Consent Items (8:10 p.m. - 8:15 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 Denes, to approve the Consent Agenda. The motion carried by the following vote:

Aye: Croslin, Solomon, Schaible, Strab, Denes, Waszczak, Simasek, McClellan, Haba, Peabody, and Sandino

10.a. Adoption of Updated City Council Meeting Schedule[**HCC-203-FY23**](#)

I move the Mayor and Council adopt the updated City Council meeting schedule for 2023. The updated schedule includes a Council Work Session on Monday, February 27 at 7 PM to discuss ARPA and FY24 budget initiatives, a Public Hearing on Monday, May 15 at 6:30 PM to receive public input on the proposed ARPA spending plan, and a Regular Council Meeting on Monday, June 5 at 12 PM.

Sponsors: City Administrator

Attachments: [2023 Council Meeting Calendar revised 011323](#)
[01.06.23 Budget-ARPA FY24 Schedule REV 01.13.23 for packet](#)

10.b. Greater DC Diaper Bank Agreement[**HCC-211-FY23**](#)

I move that the Mayor and Council authorize the City Administrator to renew its agreement with the Greater DC Area Diaper Bank for the intermittent receipt and distribution of diapers in support of the City's efforts to provide support to families in need, upon the review and approval of the City Attorney for legal sufficiency.

Sponsors: City Administrator

Attachments: [GDCDB Partnership Contract 2023 \(1\)](#)

10.c. Additional City Wide Tree Maintenance[**HCC-212-FY23**](#)

I move that the Mayor and Council authorize an expenditure not to exceed \$40,000 to Adirondack Tree Experts for additional tree pruning and maintenance at various locations City wide under their current contract with the City. The Treasurer is authorized to make the appropriate budget amendment to facilitate this expenditure.

Sponsors: City Administrator

10.d. Disbursement of FY23 Education Enrichment Grant Funds[**HCC-214-FY23**](#)

I move that the Mayor and Council authorize the expenditure of \$3,000 to support the grant proposals recommended from the Education Advisory Committee and listed in the attached memo for dissemination of the FY23 Education Enrichment Grants.

Sponsors: City Administrator

Attachments: [Letter EAC Enrichment Grant letter](#)
[Application 1 HMS After school snacks](#)
[Application 2 HMS Extended Learning Program Incentive](#)
[2023 Grant Requests - HMS Program Details](#)
[Application RHES redacted](#)
[Crane it Up! Hyattsville Grant Redacted](#)
[It's Electric! FES Grant Redacted](#)
[Thinking Inside the Box Hyattsville Grant FES Redacted](#)

10.e. Awarding of a Contract to Conduct a 10 Year Financial Forecast of City Finances [HCC-216-FY23](#)

I move the Mayor and Council authorize the City Administrator to execute a contract for professional services with Sudsina and Associates at a cost not to exceed \$80,000 to conduct a 10 Year Financial Forecast that upon completion will provide additional clarity in key areas of City's finances long-term. Including but not limited to identifying factors that may result in the reduction and/or increases of revenue and expenditure estimates within the stated period. Additionally, the consultant is required to provide an executive-level summary with impacts on City Reserves, provide a financial manager-level summary at the fund balance impact level and provide the City Treasurer a user-friendly proactive forecasting model that includes a what-if format to simulate scenarios around impacts to increase/loss of revenues and expenditures. This forecasting model will be used by the Treasurer annually in preparation of the General Operating Budget.

Sponsors: City Administrator

10.f. Disbursement of FY23 Thrive Grant Awards [HCC-218-FY23](#)

I move that the Mayor and Council authorize the expenditure of \$8,800 to support the grant proposals recommended from the Health, Wellness and Recreation Advisory Committee and listed in the attached memo for dissemination of the FY23 Thrive Grants and reallocate the remaining \$200 for other health, wellness or recreation-based projects eligible to be funded with City revenue.

Sponsors: City Administrator

Attachments: [2023 - Thrive Grant Letter for Council Consideration](#)
[Thrive Grants 2023-Table for Council Presentation](#)
[FY23 Thrive Grant Applications Redacted](#)

10.g. Resolution 2023-01: Designating the 2023 Biennial Mayoral Election as Vote-by-Mail [HCC-219-FY23](#)

I move that the Mayor and Council adopt Hyattsville Resolution 2023-01, a resolution whereby the City Council declares the City's 2023 Biennial Election to be a Vote-by-Mail Election (INTRODUCTION & ADOPTION).

Sponsors: City Administrator

Attachments: [Resolution 2023-01 - 2023 Vote by Mail Election EIC 01.10.23 FINAL](#)
[BOSE letter](#)

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

Submit correspondence for the record to Prince George's County Planning Board for their February 2, 2023 special hearing on stormwater and Suffrage Point

[HCC-220-FY23](#)

Motion: I move that, no later than Tuesday, January 31, 2023, the Mayor and Council submit correspondence to the Prince George's County Planning Board about the City's stormwater observations and concerns regarding the Suffrage Point development. This correspondence will become part of the record for a special hearing scheduled for Thursday, February 2, 2023, which will focus on the developer's stormwater compliance.

Councilmember Waszczak provided background information on the emergency motion, noting that a special meeting of the Planning Board is scheduled for February 2, 2023 to review stormwater management on the Suffrage Point development site. Councilmember Waszczak recommended that the Council provide correspondence to the Planning Board to include data about flooding events on 40th place, and a summary of the City's stormwater and floodplain related concerns.

Community and Economic Director Jim Chandler said it was not usual for the Planning Board to take up an issue such as stormwater and said the hearing was likely to be limited in scope. He added that the City would review its records in order to provide the requested data but it may be difficult to gather older data. Director Riddle stated that DPW would support the request with available data.

Mayor Croslin relayed a conversation regarding inadequate stormwater management with a member of the Department of Permitting, Inspection and Enforcement (DPIE).

Council President Solomon asked if Mr. Chandler believed there was a case to be made at the Planning Board hearing regarding stormwater management at the development site. Council President Solomon also asked what the Planning Board was able to control regarding stormwater management. Director Chandler said that most of the stormwater decisions were referred to the related agency and the Planning Board did not have authority regarding stormwater management decisions and noted that the Board may make referrals to the appropriate agencies for enforcement actions. Council President Solomon asked if it was worth it to ask for the City to be given the status as a managing agency in these types of matters. Director Chandler said the City could make the request but did not have the authority under the current law, and noted the Planning Board also did not have that authority. Council President Solomon asked if the Planning Board could send the matter back to the District Council. Director Chandler replied that the matter had not been to the District Council and had come directly to the Planning Board.

Councilmember Sandino asked if there was a way to capture the City's costs to manage the flooded road during events when the road needed closure or mitigation by City staff. Director Chandler deferred the question to Treasurer Brooks and said it may take a long time to gather data if it was not readily available.

Councilmember Haba stated that the lack of historic data points and comparative data may require a revision to the motion.

Councilmember Waszczak said her first purpose was to show the road floods on more occasions than before the development, and she believes comparative data would be helpful to the Planning Board in their upcoming hearing.

Councilmember Strab asked if resident pictures of flooding would be admissible evidence. Director

Chandler said that the City typically only presents data obtained through the City's primary sources of staff. He said staff would gather as much information as possible while meeting the timeline for the letter. Councilmember Strab asked if the City could also provide information regarding the City's concern about the site's compensatory storage and site density. Director Chandler noted that density of the site had been decided previously but that the City could address matters related to compensatory storage.

Council Vice President Schaible thanked Councilmember Waszczak for their work on the motion. He noted a history of issues related to the development site that were preventable.

Councilmember Waszczak, stated that it sounded as if staff is more comfortable about a 5 year time frame instead of the requested 10 year time frame. She echoed Council Vice President Schaible's comments about noting that these issues could have been preventable had the correct procedures been followed at the beginning of the development process.

Council President Solomon added that he believed the correspondence should also request a direct action and asked Director Chandler what that direct action should be. Director Chandler stated support for a request to refer the matter back to DPIE for review of the permitting process prior to the issuance of future building permits. Council President Solomon asked what would happen if DPIE did not issue a future permit. Director Chandler said it was likely that DPIE would request additional stormwater measures to be put in place. Council President Solomon requested to have a direct action included in the letter from Council.

Councilmember Strab said the largest issue had been with the flooding in the street and she requested that the Planning Board look at that specific area and if the current measures would mitigate the flooding. She asked if the City could identify where in the plan there may be failures contributing to the flooding. Director Chandler said the existing stormwater mitigation in place was temporary and the Planning Board's purview was related to the proposed permanent stormwater mitigation on the site. Director Chandler clarified that recommendations should be related to the permanent stormwater plan and not the temporary construction measures on site.

Councilmember Waszczak asked if the Council could ask the Planning Board for re-review from both Maryland Department of the Environment (MDE) and DPIE prior to the issuance of any new building permits. Director Chandler said he would look into it. Councilmember Waszczak suggested the City ask for a re-review from MDE of to evaluate existing conditions and confirm that the contractors are in compliance.

City Administrator Douglas said staff would explore the suggestions to determine which are most viable and would be most productive to the Council's request and intent.

Councilmember Waszczak reiterated that she would revise her request from 10 years to 5 years and to include any supplementary information from staff to support the Council's position.

Council President Solomon requested a copy of the letter before it is sent.

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

Aye: Croslin, Solomon, Schaible, Strab, Denes, Waszczak, Simasek, McClellan, Haba, Peabody, and Sandino

11.a. Purchase of 12 Police Vehicles

[HCC-169-FY23](#)

I move that Mayor and Council authorize the Police Department to purchase of six (6) additional vehicles from Apple Ford augmenting the six (6) authorized in FY22 by motion # HCC-305-FY22, for a total of twelve (12) vehicles and authorize an expenditure not to exceed \$518,759.00 of American Rescue Plan Act Funds. The Treasurer is authorized to make the required modification to the budget to facilitate this purchase.

Sponsors: City Administrator

Attachments: [City of Hyattsville Letter of Intent to Purchase 12 Vehicles for Apple Ford 2-23-2022](#)

Police Chief Towers provided background information on the request to purchase police vehicles. He noted that this purchase was originally planned to come forward in the previous two fiscal years but COVID and supply chain issues had significantly delayed the requests. He thanked the Council for their support with this catch up purchase of vehicles.

City Administrator Douglas said that six vehicles had previously been approved and noted that the City would typically prioritize electric vehicles but were constrained by supply chain issues. She also noted that an alternate fuel vehicle policy would come forward to Council soon.

Council Vice President Schaible noted that he spoke with Chief Towers regarding the proposal earlier in the evening and stated that he previously had concerns with the purchase. He said Chief Towers had provided a comprehensive summary of the need for the vehicles and the difficulties obtaining vehicles and he was in support of the motion. He said he hoped the City would continue to work on electrifying the City's fleet.

City Administrator Douglas added that the policy would include not just the police department but all departments in the city.

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

Aye: Croslin, Solomon, Schaible, Strab, Denes, Waszczak, Simasek, McClellan, Haba, Peabody, and Sandino

11.b. Household Emergency Relief Program Allocation and End Date[HCC-206-FY23](#)

I move that the Mayor and Council increase the allocation for the Household Emergency Relief Program by an additional \$2,000,000, bringing the total allocation for the Household Emergency Relief Program awards, administration, and outreach expenses to \$3,700,000; and establish an end date for the program of May 31, 2023.

Sponsors: City Administrator

American Rescue Plan Fund Manager Paschall said the planned ARPA expenses were just over \$9M.

Councilmember Haba asked if that amount included proposed infrastructure or just programs approved so far.

Manager Paschall shared a spreadsheet showing the planned expenses noting that the just approved police vehicles were not included in the total shown on the spreadsheet. He also noted that staff proposals or Council proposals were not included in the spreadsheet as they would be up for discussion and approval in February.

Councilmember Haba asked how much the staff proposals would cost. Manager Paschall said that he did not have the exact figures but it was around \$3M, which did not include funding for the City Municipal Building.

Councilmember Haba asked if it would be prudent for the City to not double the household emergency relief programs when there were other projects that needed to be undertaken and the Council did not know the fiscal specifics of those projects. He said he would be in favor of a more moderate increase in funding rather than the proposed \$2M.

Councilmember Waszczak was thinking about time horizons and money. She asked if the City doubled the program funding now, could they reallocate unspent funds at a later date. Manager Paschall said that the Household Emergency Relief program would end in May and if there were unspent funds, they could be reallocated. Councilmember Waszczak asked if there were other expenditures expected after the HER program closed and if the timeline would sync up with other program timelines.

Manager Paschall said all of the plans currently approved by Council were believed to expend the estimated \$9M shared with Council and did not think any programs would likely come in under budget. He said the current HER applications received were estimated to cost approx \$1.7M, adding that he thought it was possible that the nonprofit program could have remaining funds.

Councilmember Waszczak said her biggest priority for ARPA funds was to help the City's most vulnerable households and that was why she was voting yes.

Council President Solomon said he was amenable to changing the funding allocated if the Council would like to do so, but he was also comfortable voting on the motion as is. He asked Councilmember Haba if there was a different amount he would be comfortable with.

Councilmember Haba questioned the timing in relation to the ARPA plan as a whole. He suggested allocating \$1M that evening and then coming back for a possible additional allocation at a future date, acknowledging the importance of the program to support residents. He motioned to amend the

motion to lower the request to \$1M. The motion to amend was seconded by Council President Solomon.

Councilmember Simasek said he thought a good portion of the \$2M was already in pending allocations. He said he thought it was ok to reduce the funding, but it was likely for the Council to need to come back for a future allocation. He asked Manager Paschall how much the current applications would, if awarded, would amount to.

Paschall said there was \$1.5M for allocated funds for relief, \$200K for administrative costs, and the approximate spend was \$1.7M. Regarding outreach he said the CDC had not yet finished their first round of door-to-door outreach and was scheduled to do another round.

Councilmember Denes said he intended to vote against the amendment.

Councilmember Haba clarified Manager Paschall's comments asking if the total estimated amount was \$1.7M and he thought there was a shortfall of \$200K. He estimated that an approval of a \$1M would provide a cushion of \$700K to work through until March, and that Manager Paschall could come back if additional funding was required. He highlighted that a lower allocation could make the Council's planning process easier.

Roll Call Vote on the Motion to Amend:

Yes: Solomon, Schaible, Haba

No: Denes, Waszczak, Strab, Simasek, McClellan, Haba, Sandino

Abstain: Croslin

Motion to Amend Failed: 3-7

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

Aye: Croslin, Solomon, Schaible, Strab, Denes, Waszczak, Simasek, McClellan, Haba, Peabody, and Sandino

12. Discussion Items (9:15 p.m. - 10:00 p.m.)

12.a. Library Apartments, 3325 Toledo Road Garage Redevelopment - Preliminary Plan of Subdivision (4-22004) [HCC-213-FY23](#)

Discussion only.

Sponsors: City Administrator

Attachments: [Discussion Memo - Library Apartments 3325 Toledo Road Garage Redevelopment - PPS-22004 FINAL](#)
[PPS-4-22004](#)

City Planner Simmons reviewed the proposed plan highlighting the existing conditions and details of the proposed development, a 209 multifamily unit with associated residential and public parking located on Toledo Road in Ward 3.

Councilmember Simasek made suggestions for pedestrian improvements on Toledo Road.

Councilmember Denes said he was excited for the reuse development and reiterated Councilmember Simasek's call for pedestrian and bicycle improvements. He identified that the intersection of 410 and Adelphi was not included in the impact study and that seemed to be an oversight given the size of that intersection. He also noted that bicycle storage should not be considered a recreational amenity.

City Planner Simmons responded that the City could raise the question with the County as to why the intersection was not included in the impact study. Director Chandler added that the City could look into the question concerning the designation of bike storage facilities.

Council Vice President Schaible asked for clarity on who owned the roads surrounding the development. Director Chandler said the roads were private and provided details regarding the infrastructure. Council Vice President Schaible added he is in favor of formalizing the road network that runs throughout University Town Center, and is in favor of the project while maintaining the City's stance on pedestrian and bicycle planning.

12.b. FY23 Budget Amendment: Special Revenues Budget and Transfer of Funds from the Sale of City Property[HCC-215-FY23](#)

For Discussion Only.

I move that the Mayor and Council amend the FY23 Special Revenues Fund Budget and approve the creation of the Hyattsville Affordable Housing Fund to include a transfer of \$1,000,000, from General Fund Cash Reserves received from the sale of City property to cover anticipated expenditures associated with the creation of the Affordable Housing Fund to further affordable housing activities.

Sponsors: Croslin, Simasek and Waszczak

Mayor Croslin stated the intent of the motion was to establish an affordable housing fund using proceeds from the sale of a City parking lot as seed money for the fund. He noted that the parameters for the use of the fund would be determined at a later date. He added that other Council Members were working on affordable housing initiatives and he hoped that those motions would work in conjunction with the proposed fund.

Council President Solomon said that he thought the scope of the use would need to be documented in the motion. He said the idea had been discussed during the sale of the property and he recalled that the funding from the sale was limited for parking related expenditures. He asked if this was still the case.

Director Chandler stated that Council President Solomon was correct and under the City's contractual obligation for the site if \$300K from the sale remained that would cover expenses related to parking and the remainder of the funds could be utilized for the proposed affordable housing fund. He added that future expenses for the parking lot would come from revenue generated from paid parking.

City Treasurer Ron Brooks added that the \$1M is in the City's cash reserve fund and the Council may direct those funds as it sees fit.

City Administrator Douglas stated the City did not need to be specific in the scope of the fund.

Councilmember Simasek asked if the City could apply a recordation tax to home sales, perhaps those over a certain dollar amount or those that meet other parameters in order to provide continuous funding. Treasurer Brooks said he would look into the feasibility. Councilmember Simasek proposed specifics for the City's definition of affordable housing as related to the area's median income.

Councilmember Waszczak reiterated Councilmember Simasek's support for additional revenue streams for the fund and her hope that the other affordable housing motions could be seen as potential users of this fund. She expressed her support to have a conversation about what specific affordable housing initiatives the Council should focus on.

City Administrator Douglas stated the intention to bring forward the other motions soon.

Council Vice President Schaible expressed his support to reach out to affordable housing non-profits to find out the best way to leverage the fund. He added that he wants the City to think about the housing need for individuals with intellectual and developmental disabilities as the process moves forward.

13. Council Dialogue (10:00 p.m. - 10:10 p.m.)**14. Motion to Adjourn**

The meeting adjourned at 10:36 PM.

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

Aye: Croslin, Solomon, Schaible, Strab, Denes, Waszczak, Simasek, McClellan, Haba, Peabody, and Sandino