



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, NOVEMBER 16, 2020 7:00 PM

Candace Hollingsworth, Mayor
Kevin Ward, W1, Council President
Carrianna Suiter, W3, Council Vice President
Bart Lawrence, W1
Robert Croslin, W2
Danny Schaible, W2 (*arrived at 7:05 p.m.*)
Ben Simasek, W3
Daniel Peabody, W4
Joseph A. Solomon, W5
Erica Spell Wolf, W5

Absent: Edouard Haba, W4

Also present were the following City staff members:

Jim Chandler, Assistant City Administrator
Ron Brooks, City Treasurer
Deputy Chief Scott Dunklee, City of Hyattsville Police Department
Lesley Riddle, Director of Public Works
Laura Reams, City Clerk
Sean Corcoran, Deputy City Clerk
Cheri Everhart, Recreation, Programs, and Events Manager
Hal Metzler, Deputy Director of Public Works
Mike Schmidl, Superintendent of Safety and Services
Kate Powers, City Planner
Cindy Zork, Communications Manager, Public Information Officer
Brayan Perez, Communications and Outreach Coordinator

MEETING NOTICE:

As we continue to take precautions due to the COVID-19 (Coronavirus) pandemic, the Hyattsville City Council will hold its meeting on Monday, November 16, 2020 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 hyattsville.org/meetings.

PUBLIC PARTICIPATION:

Public Comment may be made using the e-comment feature at hyattsville.org/meetings or emailing cityclerk@hyattsville.org. All electronic comments must be submitted by 5 PM on November 16, 2020. Comments received will be read by City staff during the public comment portion of the meeting.

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

Register in advance for this webinar:

https://zoom.us/webinar/register/WN_IVonR8UmRvSAZ00JMIMYxw



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1. Call to Order and Council Roll Call

Mayor Candace Hollingsworth called the meeting to order at 7:01 p.m.

2. Pledge of Allegiance to the Flag

3. Approval of Agenda

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

4. Approval of the Minutes

4.a) Approval of the Minutes

[HCC-146-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Minutes Nov 2, 2020 FINAL](#)

I move that the Mayor and Council approve the minutes of the City Council meeting of November 2, 2020.

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

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

City Clerk Laura Reams read public comments submitted electronically.

Ward 3 resident, Matthew Palus, addressed the Mayor and Council in opposition of the County Sectional Map Amendment (SMA): Clay property request for support stating that the development would constitute a significant negative effect to the historic property, Ash Hill, built in 1840. Mr. Palus cited compromise to historical integrity, an inconsistency with existing housing, and density issues and requested that the City take resident concerns into consideration.

Alyson Reed, on behalf of the University Hills Civic Association, addressed the Mayor and Council in opposition of the SMA: Clay property request for support reiterating the negative environmental impact, the negative impact on cultural and historic resources, and an



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incompatibility with surrounding neighborhoods. Citations and data were provided supporting justification for the position as well as language from the Transit District Development Plan (TDDP).

Ward 2 resident, David Marshall, submitted comment in the chat function of the virtual meeting requesting clarity regarding the \$85K for disinfecting resources and \$200K for the renovation of the first floor of the City Municipal building and their collective rationalization. Mr. Marshall expressed his discontent for the departure of Hyattsville Chief of Police, Amal Awad.

6. Workshop (7:20 p.m. - 7:50 p.m.)

6.a) Affordable Housing Action Plan

[HCC-135-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Hyattsville Housing Action Agenda Phase 1 Report](#)

[Hyattsville City Council Slide deck FINAL DRAFT](#)

Presentation only

Assistant City Administrator Jim Chandler provided the Mayor and Council with a summary of the intent and goals of the workshop and introduced Enterprise Community Partners representatives Laura Searfoss and David Huaman.

Laura Searfoss opened the workshop explaining that the meeting was a continuation from the last meeting in which the representatives were present and that the Body would be asked to envision the outcomes they would most like to see over the following 10 years.

Ms. Searfoss presented and illustrative document of the steps of the process stating that the group was currently at the stage of gathering input from the City Council on priority housing needs and strategic priorities which would be followed by identifying potential housing tools based on needs and priorities, receiving feedback from Council and staff, and the design of tools to be implemented into the plan.

David Huaman addressed the Mayor and Council with information regarding the City's priority housing needs and related strategic priorities stating that some overlap may exist when reviewing how the priorities were more specifically established. Mr. Huaman recalled that two (2) of the prioritization criteria established were identifying which actions would have the highest impact and direct influence with priority needs being determined as affordable rental units for cost-burdened households, clear and consistent regulatory environment, property tax burden, and the gap in homeownership by race and ethnicity.

Mr. Huaman reviewed the need for rental units for low-income households noting that it was identified as a priority by every Council member and it overlapped with the need for accessible homes, units for seniors or those on fixed incomes, and the deterrence of involuntary



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displacement. He showed data that reflected a significant decrease in affordable housing overall that hindered the ability to own a home in the City to an increasing population.

Mr. Huaman presented the need for clear, consistent regulatory environment referencing feedback from stakeholders that share concerns of limited and decreasing homes for families and seniors and recognized the impact the priority could have on other issues of interest, but noted that the City's ability to influence the regulatory environment was limited. He noted that residents would like to see Council engage more at the County level to advocate for making clear policies or standards for affordability in development, streamlined permitting, and limited changes to site plans after underwriting.

The third priority need identified was the property tax burden on homeowners which was also pertinent for protecting seniors' ability to remain in their homes and reducing involuntary displacement pressure. Mr. Huaman referenced a 15% increase in median annual real estate taxes paid in the City of Hyattsville and stated that homes of lower value were appreciating at a faster pace than those of high value. He cautioned about the negative repercussions and the increased challenge of retaining residency should the trend be maintained.

Mr. Huaman provided information regarding the gap in homeownership rates by race and ethnicity which showed statistics that reflect an increase in homeownership by Caucasians, a decrease among Hispanics, and no significant change among African American homeowners.

Laura Searfoss relayed the purpose of the discussion to the Body stating that they would work toward defining the strategic priority; a specific, realizable goal, for each priority housing need or issue identified at the previous workshop. Ms. Searfoss gave details regarding the same method as applied to the city of Durham, NC and the goals that were selected as a way to encourage new ideas among the Council for the purposes of the workshop.

Ms. Searfoss presented the first of a series of questions which asked the recipient to describe outcomes that would be evident in ten years that would prove that the issue of providing rental units for low-income housing was successfully addressed.

Ward 3 Councilmember Ben Simasek commented that the report mentioned identifying potential funding sources and suggested a goal of developing a trust fund that could be democratically monitored and implemented in helping to create affordable housing and emphasized the importance of doing so in a way that does not show a loss of affordable housing units while creating new ones.

Ward 2 Councilmember Danny Schaible acknowledged an increase in housing costs since 2013 and expressed his interest in various models for rent stabilization. He stated that gentrification was forcing residents to move out of the City of Hyattsville and stressed the need to find a solution. He described that he would like to consider inclusionary zoning and the ability to build accessory units and duplexes in a way that did not only benefit the associated businesses, but was of benefit to homeowners and contributed to the diversity of the City's housing stock.



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Council President Kevin Ward agreed that he would like to see diversification of housing stock as well as ways to make it more attractive to current landlords to upgrade or improve housing to allow for affordable units.

Ward 2 Councilmember Robert Croslin endorsed implementing a mechanism with which to track and assess the actions and fluctuations of affordable housing in the City to which David Huaman responded that the low-income Area Median Income (AMI) was 80% and suggested using that number as a potential metric. Laura Searfoss added that it would be helpful to consider which specific groups Council would like to see well served in 10 years.

Ward 5 Councilmember Joseph Solomon envisaged accomplishing generational affordability over 10 years: affordability for all ages among all demographics. He stated that he would like residents to be able to easily procure a home as well as easily keep their home and have a rent stabilization method in place but acknowledged limited influence from the Body due to stabilization being directed mostly by market status. He added that he would like there to be more resources to address homelessness by providing tangible living spaces and programs to assist the homeless population.

Ward 2 Councilmember Robert Croslin interjected that he preferred to use “affordable” housing as opposed to “low-income” housing due to the negative connotation and stigma associated with the latter.

Ward 4 Councilmember Daniel Peabody opined that in 10 years he would like to see the diversity of the City be reflected in the housing units and allow those who hold jobs in Hyattsville also be able to afford to live in the City. He highlighted the importance of not experiencing a decrease in the diversity of jobs, homes, and resident income in Hyattsville.

Councilmember Simasek stated that he expected to see a decline in the 43% of residents deemed cost-burdened elaborating that a realistic goal would be 20% and cautioned that 80% AMI should not be the metric guideline as it may not give those in the lowest of income brackets adequate consideration and attention.

Mayor Hollingsworth concurred with the comments of **Councilmember Simasek** and stated that she would like to have the ability to retain the level of units currently maintained, reach a 60% AMI or lower and sought confirmation regarding her understanding of portions of the report to which David Huaman responded that the report noted the incomes required to maintain homes in the area but was not reflective of the homes in pre-development intended for the region.

Mayor Hollingsworth identified the regulatory environment as a primary challenge as the costs pass on to tenants in several ways and stated that she would like for City officials to have the ability to regularly monitor housing and adjust tools as needed.

Ms. Searfoss reviewed the comments and summarized that the Body had great interest in seeing that current residents were served and offered the same question again to Council this time with a focus on clearer, more consistent regulatory environment to which **Mayor Hollingsworth**



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commented that the City would have more proposals that arrived with affordable housing at the time of review rather than at the time of input

Councilmember Simasek recollected mention of inclusionary zoning and the need for units for larger families and the potential of those definitions changing over time which could result in disincentives or a lack of incentives for project developers.

Council were tasked with applying the same question to addressing the property tax burden affecting homeowners to which **Councilmember Schaible** contributed that a tool existed to address the issue and cited the State's Homestead Tax Credit and its ability to appreciate over time. He referenced a desire from the County to increase the tax credit and expressed the preference to prioritize affordable housing to those facing the most difficult financial vulnerability.

Mayor Hollingsworth reminded the Body that the ideas that would be most productive to the conversation should start with a vision of what the result should resemble and should not start with the solution to which **Councilmember Schaible** stated that the focus could, perhaps, be on mitigating the increase of taxes each year taking into consideration retirees or those on a fixed income.

Councilmember Peabody described that evidence of properly addressing the property tax burden as not seeing those on fixed income being forced out of their homes due to an inability to fulfill their financial obligations.

Mayor Hollingsworth described that the City's 2020 tax rate could be compared to the constant yield rate and a metric that could be monitored is lessening the gap between each while keeping the tax rate threshold the same and maintaining the same resources and services for residents. She clarified stating that currently the City was generating more revenue by keeping the tax rate idle while home values increased, therefore collecting a larger percentage from a larger home worth instead of raising property taxes to do the same.

Councilmember Simasek stated that a primary focus should be on residents with fixed income or those who have trouble making ends meet and cautioned that cutting taxes could actually have a negative effect over time.

Councilmember Solomon stated that he would like to see the group create a fund that could be used for the implementation of some of the tools that could be used in calculating the metrics going forward.

Ms. Searfoss presented the last item for consideration which was identical to the previous question except for the focus being turned to the gap in homeownership rates by race and ethnicity to which **Councilmember Simasek** explained that 730 new homeownership opportunities and approximately double that in rental opportunities would be made available from the units that were intended to be built in the City and encouraged his colleagues to consider using the incoming developments as an opportunity to ensure building upon the Black and Hispanic populations.



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Councilmember Schaible expressed interest in considering policy that created a fund that targeted minorities with assistance on down payments or loans and other assistive offerings to demographics that have historically experienced discrimination to which David Huaman responded that while methods could be developed to help in such a way, financial education and other resources could also be offered to those who would otherwise not have the opportunity to take advantage.

Ms. Searfoss requested clarity and detail regarding requirements and methods to bring in more minority residents to which **Councilmember Solomon** answered that part of the solution would be to reverse some of the existing disparities and also to take great care in discerning which companies the City did business with to ensure that their ideals and goals are similar to what the City would like to achieve.

Laura Searfoss offered a summary of the discussion and explained that the next steps would be to prioritize housing tools for Hyattsville after receiving further input from Council and staff and then to design detailed housing tools based on the priority housing tools.

7. **City Administrator Update (7:50 p.m. - 8:00 p.m.)**

Assistant City Administrator Jim Chandler addressed the Mayor and Council with an update on City events and programming stating that the period for submitting new name suggestions for Magruder Park had closed the previous Sunday and the City received over 800 submissions. He explained that the next step was a meeting between the Race and Equity Task Force and the Health, Wellness, and Recreation Advisory Committee in which they would narrow down the options in preparation for review in early 2021.

Mr. Chandler announced the hiring of Parking Compliance Supervisor Gary Bullis and provided a brief description of his background stating that he would likely be introduced to the Body at the Council meeting of December 7, 2020.

He reported that food distribution to families in need was still ongoing and that the program would continue with non-perishable food provided from the Capital Area Food Bank through the end of December with perishable items distributed on Saturdays through December 19th. Mr. Chandler acknowledged the efforts of the Community Services Team who were responsible for the organization and implementation of the food distribution events.

Assistant City Administrator Chandler relayed that the previous Thursday, State Councilmember Alsobrooks announced the Restaurant Resiliency Fund which would provide grants of up to \$25K to Prince George's County based restaurants and food establishments to promote long-term sustainability and resiliency for business to integrate COVID-19 safety measures and support operations.

Mayor Hollingsworth read information regarding Employ Prince George's (EPG) rapid rehiring program which was created to provide assistance to unemployed workers while simultaneously helping businesses reopen and hire new employees by way of grant funding.



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8. Treasurer Update (8:00 p.m. - 8:05 p.m.)

City Treasurer Ron Brooks addressed the Mayor and Council with an update of the City's financial position reporting that the Fiscal Year 2019 (FY19) audit was ongoing with the expectation of completion and filing by December 31, 2020. Mr. Brooks stated that some challenges had manifested due to challenges associated with the COVID-19 pandemic.

Treasurer Brooks noted that revenue income was at much lower levels than previous years and that the City was experiencing an approximate \$500K decrease in revenue when compared to FY20 and a decrease of approximately 4% in revenue through the end of the second quarter. Mr. Brooks stated that operational expenses would be closely scrutinized and while there was a hiring freeze for City staff, there was not a freeze on employee replacement and there should be no concern about maintaining regular resident services. He continued that no development projects would be unfunded but may be delayed until further revenue returns are evaluated.

Treasurer Brooks referenced the donation of \$9K featured in the Council meeting agenda recalling that he and Emergency Operations Manager Reggie Bagley had visited Landover Hills Toyota and met with Richard Patterson of RRR Automotive Group who provided the donation to the City of Hyattsville in support of food drive activities and events. Mr. Brooks expressed his gratitude and appreciation for the donation on behalf of the City.

9. Presentations (8:05 p.m. - 8:20 p.m.)

9.a) FY21 Strategic Communications Report

[HCC-134-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[FY 2021 Communications Presentation to Council FINAL](#)

Presentation

City Clerk Laura Reams introduced the presentation providing a background and summary that described the efforts and progress of the Hyattsville Communications Department. Ms. Reams explained that about a year prior the department was restructured to align with the City Clerk's office and was tasked with developing a strategic communications plan; phase one of which would, therein, be presented. She introduced Communications Manager Cindy Zork and Communications Coordinator Brayan Perez giving a summary of their history and responsibilities and stated the Department's mission statement and purpose.

Communications Manager Cindy Zork provided detail on the presentation stating that the Department reviewed data from the final two (2) quarters of FY20 to serve as a base for the report and would be identifying goals and initiatives for the future accompanied by bi-annual reports. Ms. Zork noted that a survey had been released that day to collect information from residents and Council to get a better understanding of where the Department had been successful and where it could improve.



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Communications Coordinator Brayan Perez addressed the Mayor and Council with a presentation of the methods of communication used by the Department citing social media such as Facebook, Instagram, and Twitter and stating that there is daily posting of information, pictures, videos, in both English and Spanish and coordination with the Police Department's social media. He prioritized that the team works to provide information to residents while also directly engaging with them.

Mr. Perez described the use of NotifyMe, a platform in which outreach is performed to notify residence of any alerts, events, or news via text and email in English and in Spanish. He explained that they are active on the list serves of HOPE, Hyattsville Aging in Place, West Hyattsville, and University Hills Community Association as well as a Public, Education, and Government (PEG) channel that allows the broadcast of Council meetings, City informational videos, and staff signature blocks. Mr. Perez listed the physical communications maintained by the Department including the Hyattsville Reporter, or "Green Sheet", mailed to 8,392 households monthly, the City of Hyattsville insert in the Hyattsville Life and Times periodical mailed to 7,330 households and 550 businesses monthly, the Department of Public Works (DPW) flyer advertised throughout the City, Light Emitting Device (LED) signage, advertisements on Big Belly waste receptacles, bus shelters, and ad purchases featured at City metro stations and the Mall at Prince George's.

Mr. Perez reported on ad-hoc, or "as needed", communications referencing City press releases, email distribution lists, and the Code Red emergency alert system primarily used by the Police Department which shared 27 text notices through the second half of FY20 and robo-calling technology available for urgent communications.

Cindy Zork reported on the number of website views over the first six (6) months of the calendar year stating that it was reflective of a pre-COVID-19 environment and the environment including pandemic-enforced regulations such as working from home, quarantining, and limited access to regular businesses and day-to-day needs.

Ms. Zork provided detail regarding social media and the increase in followers citing increases to Facebook and Twitter and the largest follower increase of 18.3% from Instagram with a total of 6,670 followers combined. She expressed the importance of portraying a voice for the City that could be trusted and welcoming.

Ms. Zork relayed information regarding interaction on NotifyMe stating that there were approximately 1,700 subscribers with English language subscribers exceeding Spanish speaking subscribers by nearly 99%. She stated that connecting with a much larger Spanish speaking audience was a priority going forward and noted subscriptions from community list serves was primarily received on HOPE, with minimal recognition from Hyattsville Aging in Place and the University Hills Community Association. Subscribers over all platforms equated to 10,476.

She reported on social media subscription demographics by age and stated that most subscribers were in the 35 to 44-year-old range while the hard to reach populations were 18 to 24, 65+ and 55 to 64 respectively. Ms. Zork acknowledged that the senior community was not likely the target audience for social media and other means of communication were being sought.



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Ms. Zork presented a bar graph that was indicative of the number of social media posts from the Communications Department over all platforms which showed a 145% increase for Facebook, 175% increase for Twitter, and a 150% increase for Instagram. She noted that the increase was heavily influenced by the COVID-19 health crisis and stated that they averaged about four (4) posts daily finding that any more than that tended to result in losing followers. Ms. Zork reported similar NotifyMe statistics explaining that most of the posts are timely and occur in direct relation to the occurrence of a City event or meeting and stating that they were examining ways to convert some of the information into a tangible, physical resource.

Ms. Zork reported that social media engagements increased significantly on all platforms with a 93% increase for Facebook, the largest increase from Twitter at 121%, and a 69% engagement increase for Instagram. She stated that there was a slight decrease over the previous weeks which was possibly due the public growing weary and exhausted of news and seeking different uses of their time, but stated that it was an area to which the payed very close attention and with which they would like to see continued interest.

She provided information regarding the increase in views of City videos offered to the public citing a 44% increase in viewership for Facebook and an 87% increase for YouTube stating that videos had been very well received regardless of length or content.

Ms. Zork described the insights of the report relaying that social media and list serves continue to be the most popular and robust methods for communication while NotifyMe struggles to gain subscribers and, according to estimates less than half of the City's population was being reached. She emphasized the need for a more diverse audience stating that new strategies needed to be entertained to address the ways in which the City could reach a great deal more youth, senior, and Spanish speaking residents. Ms. Zork advocated for visual posts across all platforms identifying that social media followers and engagements were growing and that tagging key partners help exposure to new audiences.

Ms. Zork described goals and strategies for FY21 that included increasing and diversifying audiences by exploring new avenues to collect more subscribers for NotifyMe and using community outreach to identify new tools to reach underserved and youth populations. Brayan Perez reiterated the importance of modernizing the City's website to increase digital communications and operations and Laura Reams spoke about improving internal communications among City staff and departments by standardizing communications through increased brand awareness, templates, and staff communication ambassadors that would serve as points of contact for specific groups.

Ms. Zork laid out the next steps stating that a communications survey had been released that day to help the team assess what can be improved upon, announced the intention to finalize the communications report by early 2021, and plans to track action items and present a report to Council in the Summer of 2021.

Ms. Reams acknowledged Jonathan Alexander and Matt Carl who were responsible for the City's videos and broadcasts noting that they were an integral part in the success of the Communications Department.



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Mayor Hollingsworth expressed her appreciation for the work performed by the department stating that she was anticipating the report and was thankful to have a road map that featured a productive plan for the future.

Councilmember Schaible expressed his gratitude for the department's efforts and the way in which each staff member worked with each other as a collective team.

Councilmember Solomon thanked the group for the presentation and for work that resulted in visible benefits to the City and its residents.

Councilmember Croslin expressed his content with a job well done.

10. Consent Items (8:20 p.m. - 8:25 p.m.)

10.a) FY21 Budget Amendment: Acceptance of Donation for K9 Car Kennel (Police Facility Dog, Nola)

[HCC-130-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

I move that the Mayor and Council accept and appropriate a donation in the amount of \$2,345.10 from the Washington DC Community Youth Foundation, Inc. for the purchase and installation of a K9 car kennel for Nola V, the Police Department Facility Dog.

10.b) Distribution Agreement with Capital Area Food Bank

[HCC-131-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Distribution Agreement Final COVID-19 October-December 2020 \(1\)](#)

I move that the Mayor and Council authorize the City Administrator to enter into an agreement with the Capital Area Food Bank for the weekly receipt and distribution of non-perishable food boxes through December 20, 2020, upon the review and approval of the City Attorney for legal sufficiency, in support of the City's efforts to provide food to families in need during COVID-19.

10.c) Agreement with HYCDC: Design and Installation of Signage at Jim Henson Courtyard

[HCC-132-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Hyattsville Arts Project Management Agreement -HCDC Arts Project exculp agreement](#)

I move that the Mayor and Council authorize the City Administrator to enter into an agreement with the Hyattsville Community Development Corporation (HYCDC) for the design and installation of informational signage at the Jim Henson Courtyard at the Park, upon the review and approval of the City Attorney for legal sufficiency.



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10.d) Zoning Variance Request V-35-20 - 3003 Lancer Place, Hyattsville

[HCC-137-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Information for Hyattsville V-35-20](#)

[City of Hyattsville Zoning Variance Policy Statement and Variance Process 10 3 11](#)

I move that the City Council authorize the Mayor to send correspondence to the Prince George's County Board of Zoning Appeals stating the City's support for variance request V-35-20, a request of (1) Five (5) feet front building line width, (2) 3% net lot coverage and (3) a waiver of the parking area location requirement to allow the applicant to obtain a building permit for the proposed construction of a driveway at the subject property at 3003 Lancer Place, Hyattsville.

10.e) Ultraviolet Disinfecting Solutions for City Building

[HCC-138-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Hyattsville Public Works Proposal 10-26-20](#)

[Hyattsville Recreational Building Proposal 10-23-20 \(1\)](#)

[Hyattsville Municipal Proposal 10-26-20](#)

I move that the Mayor and Council authorize the City Administrator to enter into an agreement, not to exceed \$85,000, with Veteran LED to provide ultraviolet disinfecting solutions for the City Municipal building, the new DPW facility, and the park recreation building, upon the review and approval of the City Attorney.

10.f) Prince George's County Zoning Rewrite: §27-05

[HCC-140-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo - County Zoning Rewrite - Section 27 - 10.26.2020 Final](#)

[CB-013-2018 - PART 27-5 - USE REGULATIONS - Pg 74](#)

I move the Council authorize the Mayor to send correspondence to the Prince George's County District Council as well as the M-NCPPC Planning Board, requesting amendments to proposed Section 27-05 section (B.i.) Alcohol production facility, small-scale and (B.iii) Off-site manufacturing of beer, to incorporate language as follows:

(i) The minimum area of the eating, drinking, and entertainment area of the alcohol production facility, small-scale, shall be 45 percent of the total square footage for the establishment, or a minimum of 1,500 square feet, whichever is greater, unless the building in which it is located is an adaptive reuse or the interior layout of the building makes compliance impracticable.



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(iii) Off-site distribution of manufactured beer is allowed, as long as it is done from the rear of the building, and adequate loading and access for the activity is provided, unless the building in which it is located is an adaptive reuse or the exterior of the building makes compliance impracticable.

10.g) FY21 Budget Amendment - Prince George's County Tree ReLEAF Grant

HCC-141-FY21

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Hyattsville Tree ReLEAF 2020-signed](#)

I move that the Mayor and Council accept and appropriate \$9,000 from the Prince George's County Tree ReLEAF Grant for the planting of trees in the City of Hyattsville.

10.h) Implementing Participatory Budgeting

HCC-142-FY21

Sponsor: Hollingsworth

Co-Sponsor(s): N/A

I move that the Mayor and Council establish an ad hoc advisory committee to develop recommendations for a plan to establish a participatory budgeting process beginning with the FY23 budget.

10.i) FY21 Budget Amendment - Acceptance of Donation from Toyota of Bowie

HCC-144-FY21

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

I move that the Mayor and Council accept and appropriate \$9,000 from Toyota of Bowie to support food drive initiatives in the City.

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

11. Action Items (8:25 p.m. - 8:45 p.m.)

11.a) Municipal Building: First Floor Entry Renovation

HCC-136-FY21

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Hyattsville City Bldg - Keller D-B proposal 2020 11-04 REVISED](#)



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I move that the Mayor and Council authorize the City Administrator to enter into a design/build agreement with Keller Construction Management for the renovation of the first-floor entryway at 4310 Gallatin Street at a cost not to exceed \$200,000. The contract agreement authorization is subject to the legal review and approval by the City Attorney.

Deputy Director of Public Works Hal Metzler addressed the Mayor and Council with a summary of the item stating that since the beginning of the COVID-19 pandemic the Department had been looking at multiple safety measure from several varying perspectives incorporating the latest and most effective recommendations. He continued that the item discussed was a plan for the entrance way of the City Municipal Building to be converted into a reception area to serve residents as opposed to individuals entering further into the building therefore reducing the chance of viral transmission.

Mr. Metzler described that the plan allowed for use of approximately 20% of the existing multi-purpose room which would be converted to hold three (3) staff members with two (2) service windows to process documentation and carry out regular daily tasks. He stated that funding for the project would come from the CARES Act and would be no financial burden to the City.

Mayor Hollingsworth acknowledged that not all patrons of the building had adhered to safety guidelines and while discussion about potential renovation of the first floor had taken place for several months, the need for such an adjustment had been amplified by the global health emergency.

Councilmember Simasek inquired as to the source of funding and the consideration of any other locations for the project to which Mr. Metzler reiterated that all costs would be covered by the federal CARES Act and Superintendent of Safety and Services Mike Schmidl responded that other areas of the Municipal building had been examined, but it was decided that the immediate main entry way would be the most practical.

RESULT:	APPROVED [9-0-1]
MOVER:	Ward
SECONDER:	Croslin
AYES:	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Simasek, Peabody, Solomon, Spell Wolf
ABSTAIN:	Schaible
ABSENT:	Haba

11.b) Zoning Variance Request V-30-20 - 3545 Madison Place, Hyattsville

[HCC-139-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Memo - V-30-20](#)

[Information for Hyattsville V-30-20](#)

[City of Hyattsville Zoning Variance Policy Statement and Variance Process 10 3 11](#)



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I move that the City Council authorize the Mayor to send correspondence to the Prince George's County Board of Zoning Appeals stating the City of Hyattsville, at this time, is not in support for Variance Request V-30-20, Variances of 5 feet front yard depth and a waiver of the parking area location requirement for the subject property 3545 Madison Place, Hyattsville. The correspondence shall communicate that the City encourages the applicant to resubmit its applications with revisions demonstrating coordination with the adjacent property and design to reduce the amount of impervious surface created on the property.

City Planner Kate Powers addressed the Mayor and Council with a summary of the measure stating that zoning variances were historically granted with limited opposition, but staff had identified four (4) issues that required further attention and discussion. Ms. Powers explained that if the driveway was developed as proposed it would result in 70% of the area being an impervious surface which was far beyond the 25% allowed under City Code. She described that the property in question was a two (2) family home in which the applicant occupied one unit while the adjacent unit was vacant and staff believed that potential residents should be able to provide input regarding any variance associated with the property. Ms. Powers reported that, given the land grade of the property, a retaining wall should be instituted, and any inhabitant of the adjacent property should be notified of the need and any intention for further construction. She closed her opening comments referencing that if the driveway were to proceed as proposed, it would be in direct conflict with an adjacent driveway apron and staff did not recommend that Council approve of the zoning variance request.

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

12. Discussion Items (8:45 p.m. - 8:55 p.m.)

12.a) County Sectional Map Amendment (SMA): Clay Property Request for Support

[HCC-143-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Clay CMA - City Council Memo - 11.16.20 Final Owner's Exhibit](#)

[Community Meeting Details](#)

[Zoning Reference Information](#)

Discussion Only

Assistant City Administrator Jim Chandler addressed the Mayor and Council regarding the item and noting public comments from residents made earlier that evening. Mr. Chandler explained that the area was zoned for R-80 and the applicant was requesting a new zoning of RSF-95 and that the owner planned to proffer the conditions of 10% of the density in the proposed development would be moderately priced, there would be a 50-foot wide buffer along the eastern



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property line running parallel to Bridle Path lane to ensure compatibility with the existing single-family homes to the east, and there would be a 150-foot wide buffer from Rosemary Lane to ensure compatibility with Hitching Post Hill, a historic site, which faces the Clay property across Rosemary Lane to the north.

Mr. Chandler noted that a meeting that would consider this measure was postponed and that Council need not make a decision in haste and speculated on the possibility of the applicant providing a conceptual site plan (CSP) while stating that the applicant was anxious for the Body to determine a position in preparation of consideration by the Maryland National Capital Park and Planning Commission (MNCPPC).

Councilmember Solomon inquired as to discussions among pertinent parties regarding affordable housing to which Mr. Chandler responded that the applicant's definition of affordable housing was not clear and there was no further clarity when reviewing the dialogue of any previous Planning Board meetings.

Councilmember Croslin interpreted that, based on resident comments, there was significant opposition to the development of townhomes on the property and that a degree of affordable housing was offered by the applicant as an incentive to which Mr. Chandler replied that the proffer of the owner would not be applicable through an SMA and would have to result from a site-specific application.

Councilmember Simasek commented that anything recommended by Council at that point in the process would hold no weight as the process would still need to be initiated and a conceptual site plan would need to be submitted to which City Planner Powers confirmed the Councilmember's assessment and reiterated that any recommendations or plans were not solidified and could be subject to change for several weeks.

Councilmember Solomon asked at what point in the process the decisions regarding the property would be actionable by City Council to which Mr. Chandler explained that the owner had the option to pursue an SMA which was very singularly focused and prohibited requesting conditions or to pursue the regular process which included a CSP and allowed for the request, discussion, and approval or disapproval of specific conditions.

Chris Hatcher of Lerch, Early, Brewer, addressed the Mayor and Council on behalf of the owner stating that the owner had been involved in the purchasing and maintenance of property within the Prince George's Transit District Development Plan (TDDP) for decades and thanked the City Council for their continued collaboration. Mr. Hatcher noted that the owner deemed 60% to 80% average median income (AMI) as affordable housing and wanted to take actions, working with the City, to aid with creating affordable housing and advancing the vision of the TDDP. He explained that the entity may pursue variation through a CSP and was open to working with the City to find common ground with regard to the intentions for the property.



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13. Council Dialogue (8:55 p.m. - 9:05 p.m.)

Councilmember Solomon thanked the residents of Ward 5 for their participation in the discussion and renaming of Magruder Park.

Ward 1 Councilmember Bart Lawrence advised all to stay safe and endorsed the wearing of masks.

Councilmember Croslin wished everyone a happy Thanksgiving and asked all to be diligent in staying safe.

Councilmember Peabody echoed the sentiments of his colleagues and provided his best wishes to Chief of Police Amal Awad in her future ventures.

Councilmember Simasek thanked City staff for all their work and specifically the pandemic response and charitable events.

Councilmember Schaible thanked City staff and gave best wishes to Chief Awad upon her incoming departure.

14. Community Notices and Meetings

14.a) Main City Calendar November 17 - December 7, 2020

[HCC-145-FY21](#)

Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

[Main City Calendar Nov 17 - Dec 7 2020 FINAL](#)

15. Motion to Adjourn

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Croslin
SECONDER:	Suiter
AYES:	Hollingsworth, Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Solomon, Spell Wolf
ABSENT:	None

The meeting adjourned at 9:38 p.m.

ATTEST:
December 7, 2020

Laura Reams, City Clerk

Sean Corcoran, Deputy City Clerk