



## REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, APRIL 19, 2021 7:00 PM

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Kevin Ward, W1, Interim Mayor  
Carrianna Suiter, W3, Council Vice President  
Bart Lawrence, W1  
Robert Croslin, W2  
Danny Schaible, W2  
Ben Simasek, W3  
Edouard Haba, W4  
Joseph A. Solomon, W5  
Erica Spell Wolf, W5

Absent: Daniel Peabody, W4

Also present were the following City staff members:  
Tracey Douglas, City Administrator  
Ron Brooks, City Treasurer  
Lesley Riddle, Director of the Department of Public Works  
Hal Metzler, Deputy Director of the Department of Public Works  
Jim Chandler, Assistant City Administrator  
Vivian Snellman, Director of Human Resources  
Sean Corcoran, Deputy City Clerk  
Adrienne Augustus, Media Relations and Mental Health Programs Manager  
Cheri Everhart, Acting Community Services Director  
Acting Chief Scott Dunklee, Hyattsville City Police Department

### 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, April 19, 2021 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:

Public comment may be made using the e-comment feature at [www.hyattsville.org/meetings](http://www.hyattsville.org/meetings) or by emailing [cityclerk@hyattsville.org](mailto:cityclerk@hyattsville.org). All electronic comments must be submitted by 5 PM on April 19, 2021. 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.

[https://zoom.us/webinar/register/WN\\_6qcQ4JCrt36aQsSZrUvFRQ](https://zoom.us/webinar/register/WN_6qcQ4JCrt36aQsSZrUvFRQ)

### 1. Call to Order and Council Roll Call

**Interim Mayor Kevin Ward** called the meeting to order at 7:05 p.m.



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#### 2. Pledge of Allegiance to the Flag

#### 3. Approval of Agenda

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

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

Ward 2 resident David Marshall addressed the Interim Mayor and Council requesting details regarding two (2) Department of Public Works (DPW) purchases that were included on the agenda and reiterated his opinion that no City park should bear the name of any individual or specific group.

#### 5. City Administrator Update (7:20 p.m. - 7:30 p.m.)

City Administrator Tracey Douglas directed attention to the effort of those directly involved with conducting the 2021 City election noting that ballots had been color-coded to easily discern the Ward from which they came and commended the efforts and creativity that were implemented in the first primarily vote by mail election in the City.

Administrator Douglas provided an update regarding the City's COVID-19 vaccination site reporting that a partnership with Luminus Health continued, and personnel were able to provide over 1700 vaccinations. Ms. Douglas detailed the scheduling, process, and resources for receiving a vaccination explaining that the area was in Phase 3 in which residents 16 and older who worked or lived in the County were eligible for vaccination and described other vaccination priorities and access. She added that the testing site had seen a great decrease in patients and provided details about the transmission of the virus after vaccination.

Ms. Douglas announced important dates associated with the Washington Metro Area Transit Authority (WMATA) upgrades and improvement projects and relayed that closing COVID Relief Fund dates would be April 30 and June 30 for the Restaurant Relief Fund and the Working Artist and Professional Trades Fund, respectively.

The City Administrator reported on volunteer and community services stating that food distributions would continue at the local park as the agreement with the Capital Area Food Bank would be extended. Ms. Douglas cited Volunteer Appreciation Week and commended over 9000 contributed hours of service valued at \$270K. She referenced the success of diaper distributions which provided 36K diapers to 241 families, provided information regarding the acquisition of Field Permits, announced that the Call-a-Bus would receive Personal Protective Equipment (PPE) upgrades and would soon return to limited service, and informed that the Creative Minds program would be hosting a free presentation of Lessons of the Animal people on April 22.



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Administrator Douglas updated the Body regarding the Age-Friendly program stating that a mobility grant had been finalized to afford the City to acquire two (2) 19-passenger vehicles. Ms. Douglas described an American Association of Retired Peoples (AARP) grant that would allow the City to have a Mobile Civic Engagement Toolbox; a set of resources including a mobile unit equipped with hardware and programming information that could be used and dispersed throughout the community.

Ms. Douglas addressed Rideshare Programs relaying that City officials were continuing to confer with rideshare companies to obtain free or discounted transportation for residents in need. She cited that Age-Friendly lead, Marci LeFevre, would be participating in a summit to provide updates on the emergency assistance voluntary registry and Community Aging in Place, Advancing Better Living for Elders (CAPABLE) home modification program.

Ms. Douglas reported that the new DPW facility was undergoing final inspections, Queens Chapel Road had entered the second phase of construction and that the Maryland State Highway Administration (SHA) would be presenting to the Council at the first meeting in May, additional dates for bulk trash pick up had been instituted, sidewalk and street renovation in West Hyattsville had commenced, and the emergency stormwater mitigation had been completed at Dietz Park.

The City Administrator said that the Community Action Team (CAT) had been working with Northwestern High School and that facility dog Nola continued to be a welcome addition to the department. She noted that the Maryland Police Reform Bill had been passed and that Interim Chief of Police Scott Dunklee was working with State officials and neighboring Police Departments to aid with the guidance and understanding of the regulations.

Ms. Douglas commended the work of Adrienne Augustus in forging partnerships to attain grant funding for mental health resources, training, and outreach. She recalled the completed, extensive mental health training for the City's Police Department and provided some detail regarding the mental health and wellness program that was approved to be made available to law enforcement and dispatchers.

City Clerk Laura Reams assumed the lead of the update with a report regarding the 2021 City Election communicating that the Hyattsville Life and Times had scheduled two (2) candidate forums to allow residents to view the candidates' responses to current issues and concerns. Ms. Reams cited important dates and deadlines including guidance on voting and the process by which a resident should submit their ballot dependent on the date of submission. She explained the instructions for returning a ballot and how it could be tracked thereafter. An instructional video about the process for submitting ballots was presented to the Body.

Ms. Reams provided illustrative documents reflecting statistics regarding voter participation and method of voting reporting that 11,407 ballots had been mailed, 694 responses had been received, and 298 new voter registrations had been submitted since January 2021 and reflected the votes by ward.



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City Administrator Douglas stated that she wanted to comment on two (2) consent items as they were scheduled to be voted on without comment or discussion relaying that the Big Belly trash and recycling receptacles have saved City staff considerable time and the City significant costs and would eventually hold a presentation for Council on the units.

Ms. Douglas noted that processes had also begun to acquire an electric trash truck that would require an enhanced charging station due to its size and wanted to be as transparent as possible about the purchases listed on the consent portion of the agenda.

Director of the DPW Lesley Riddle offered that additional infrastructure was required for the electric trash truck and there were purchases for Council approval for the charging station and its installation. Ms. Riddle stated that they were under a new contract with which the City had saved a remarkable amount of money and described some of the features of the truck noting that a presentation would be scheduled on a future agenda to demonstrate the advantages.

#### **6. City Treasurer Update (7:30 p.m. - 7:35 p.m.)**

City Treasurer Ron Brooks addressed the Interim Mayor and Council with an update of the City's financial position reporting that auditors were reviewing the capital expenditures under the general fund and revenue funds for Fiscal Year 2020 (FY20) and expected to have the audit complete by mid-August of 2021.

Treasurer Brooks explained that anticipated revenues that had been previously reported were being realized and the year-to-date revenues were on track to meet the estimates and the sum would likely be approximately 2% higher than the previous fiscal year.

Mr. Brooks reviewed the statuses of six (6) major revenue sources communicating that real property tax revenue was 3% above the previous year, personal property taxes were up 19% above the previous year and about 30% higher than estimated, and operating taxes were approximately 25% lower than the prior year but expressed that he was confident the City would still match its estimate by the end of the fiscal year.

He recalled that the last time he provided a report to Council income tax revenue was about 12% behind the previous year however, at that time the revenues had grown to 17% above the year past. Mr. Brooks speculated that income tax revenue was likely to be in line with the estimate and that emission taxes were going to return a severe deficit due to the changes in transportation due to the COVID-19 environment.

Treasurer Brooks relayed that miscellaneous reimbursements were 56% above the previous year and that a large part of the overage was due to a change in the pension program for the Police Department. Mr. Brooks reported that the budget was approved at \$20.3M and the sum of expenditures was about 68% of the total budget at that time.



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### 7. Presentations (7:35 p.m. - 8:05 p.m.)

#### 7.a) Hamilton Manor Acquisition & Preservation - National Housing Trust Communities & Washington Housing Conservancy

[HCC-303-FY21](#)

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[NHT Presentation Memo - 04.08.21](#)

[Hamilton Manor NHTC WHC Overview 4.13.2021](#)

[Hamilton Manor Preservation Summary 3.26.2021](#)

[PGC Overview for WHC](#)

#### Presentation

Assistant City Administrator Jim Chandler addressed the Interim Mayor and Council recalling that the presentation was related to an earlier presentation made by the Prince George's County Department of Housing and Community Development (DHCD) in which the Council was offered a Right of First Refusal (RoFR) program which would allow affordable housing through property acquisition. Mr. Chandler introduced managing director of the trust, Kevin White, who provided further detail on the item.

Director of Real Estate at National Housing Trust (NHT) Communities Kevin White addressed the Interim Mayor and Council introducing colleague James Englehart and Kimberly Driggins, Executive Director of the Washington Housing Conservancy (WHC) and requesting support and endorsement for the County's assignment of the RoFR for NHT communities. Mr. White stated that NHT was pre-qualified to pursue the opportunity and expressed eagerness to work with the City and County to acquire and maintain the Hamilton Manor property.

Mr. White provided a brief history of NHT and the process with which they achieved the ability to offer current services such as community development, financial lending, resident services, and sustainability programs with a focus on affordable, safe, sustainable homes unburdened by systemic racism and diminished opportunity.

Director White stated that NHT had performed development work since 1999 which progressed into consulting and, ultimately, into a full-service developer and owner. He provided statistics to the Council reflective of NHT's accomplishments and reach noting that they had preserved over 10K units through consulting and had developed over 4K units in 33 communities over 11 states and the District of Columbia by working with non-profit organizations and housing authorities.

Mr. White showcased the examples of the Channel Square apartments in Washington, D.C. and Monsenor Romero in Mount Pleasant as properties that were treated similarly to the intentions for Hamilton Manor. He cited the implementation of energy saving devices, such as solar power, and reiterated sustainability measures.



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Executive Director of the Washington Housing Conservancy Kimberly Driggins took lead of the presentation and addressed the Interim Mayor and Council describing that the Conservancy was a relatively new 501c3 not-for-profit organization operating regionally in the D.C., Maryland, and Virginia area with a mission to preserve affordable housing, avoid displacement, and promote economic mobility, particularly to individuals of color and African American descent.

Ms. Driggins continued that the organization focused on low-to-middle income workers such as teachers, firefighters, and hospital workers who found themselves increasingly priced out of Washington area housing. She described that the Conservancy competed with four (4) other property developers to purchase properties in high-opportunity, affordable, neighborhoods that were on the path to gentrification. Director Driggins relayed the core values of the Conservancy promoting trust and preserving the economic mobility of residents aimed to promote opportunity for mixed-income residents and civic engagement.

Director Driggins categorized “high-opportunity neighborhoods” as affordable, but rapidly growing areas with above average population growth in close proximity to jobs, transit, and resources and displayed an illustrative document that identified such communities in the area. She described the location and surrounding amenities of Hamilton Manor noting that there would be 245 units in total or which 40% would be set at 60% Area Median Income (AMI), 35% would be set at 80% AMI, and 25% would be unrestricted market rate and would have capped rent increases and \$3M in capital improvement projects.

Kevin White supplemented that the group was pursuing conventional debt through Fannie Mae, however a mezzanine debt provided by the impact pool which was facilitated by Washington Housing Conservancy and County participation. Mr. White stated that they would request \$1M from the County to support the capital stack and would be requesting a pilot payment in lieu of taxes.

**Ward 4 Councilmember Edouard Haba** requested further detail regarding the pilot payment and the rental cap rate to which Mr. White responded that they determined parameters at the request of the County prior to approval and the County would hold the property taxes at approximately \$1K per unit growing 2% annually. He added that the County funds would be for 20 years, and an affordable housing covenant would be executed to ensure that ownership fulfills the affordability plan.

Kimberly Driggins noted that the annual rent growth across all units, including market rate, will be held at 2.8% for a 15-year period and the restricted rents were for a 20-year period through a recorded land use restriction agreement.

**Councilmember Haba** inquired as to the process beyond 20 years to which Director Driggins replied that NHT and WHC shared the same commitment to affordable housing and Mr. White concurred that there were long-term intentions for any purchased property and that after 20 years the group would assess financing and refinancing options through conventional debt, low-income housing tax credits, and noted that some states require affordability standards for 40 to 60 years.



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**Ward 2 Councilmember Danny Schaible** sought clarity regarding the application of the 2.8% increase in coordination with AMI to which Ms. Driggins stated that all units would be held at 2.8% for a 15-year period and would not be an annual increase and that 184 units of the 245 will be affordable at 60% to 80% AMI. Mr. White committed to providing further information to the Council to clarify the methods and effects of the plan.

Director Driggins confirmed that they were providing affordability using a property that would otherwise be controlled by a private entity and that the rental cap was much lower than market rate.

Kevin White confirmed that the pilot of \$1K per unit was proposed to be provided by the County.

**Ward 3 Councilmember Ben Simasek** asked how current tenants would be affected by the plan and how the rental cap would apply to units of different sizes with varying bedrooms to which Mr. White responded that it was still yet to be determined and Ms. Driggins added that the affordability would be spread among all the units as opposed to any specific type. Director Driggins reiterated that the model worked for the current residents of the property and that the organizations were anti-displacement and supported longevity.

**Councilmember Simasek** sought confirmation that the model would be successful given current residents at varying pay rates to which Ms. Driggins ensured that the majority would receive benefit and stated that an analysis would be provided to the Council.

**Interim Mayor Ward** requested that data be provided to the Body reflective of financials over a seven (7) year period to further understand how residents are affected at a 2.8% cap to which the presenters concurred.

**Ward 5 Councilmember Joseph Solomon** acknowledged the work and effort put into the measure and stated that, whatever the outcome, it would be better than the alternative offering. He supported the request for analytics which would allow for a better understanding of rental rates for residents to which Mr. White explained that absent the funding from the impact pool, the group would be unable to move forward with the acquisition and noted that they were required to match the terms and sale price that was agreed upon with the seller and purchaser of the initial contract.

**Councilmember Solomon** requested elaboration to which Mr. White responded that the property was priced at \$39.5M and the purchase required assistance from the impact pool, the mezzanine funding provided by the WHC, and County funding of \$1M.

**Interim Mayor Ward** inquired as to how the group planned to gauge racial equity and inclusion to which Ms. Driggins replied that equity, inclusion, and an anti-racism approach in all aspects of operations was a core value of WHC and that a focus is placed on differences in opportunity for people of color, areas that are historically African American, and deterring gentrification.





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**Interim Mayor Ward** asked if any resident engagement had taken place that day to which Mr. White responded that it had not and that the relationship with sellers can be unsettled. He stated that they would not be introduced until settlement of the property.

**Interim Mayor Ward** inquired as to the immediate use of the \$3M allocated for capital improvements to which Mr. White replied that a full assessment of the property was still pending, however the funding would likely be used for upgrades to the heating, ventilation, and air conditioning (HVAC) system, upgrades to the roof and parking, and energy efficiency improvements. He stated that the funding would be applied over 10 years.

### **7.b) Affordable Housing Action Agenda**

#### **[HCC-302-FY21](#)**

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[AHS Presentation to Council - 04.19.21](#)

[19-2014.9 City of Hyattsville Housing Action Agenda - Layout R1 \(with appendices\) \(1\)](#)

#### **Presentation Only**

Assistant City Administrator Jim Chandler addressed the Interim Mayor and Council with a presentation regarding the City of Hyattsville Housing Action Agenda stating that it was a very large amount of information and that the presentation intended to summarize the highlights and important pieces of the project.

Mr. Chandler explained that the Housing Action Agenda was a plan to provide affordable housing to City residents over 10 years and referenced the substantial growth of Hyattsville over the previous 20 years. He acknowledged that Hyattsville was a highly desired area to live and that entities and regulations that dictate pricing have, at times, pushed residents out of the area.

Mr. Chandler noted that the methodology for the process had to be rethought due to the challenges of COVID-19 and the reliance on virtual operations and commended the partnership with Enterprise Community Partners as imperative. He showcased an illustrative document showing the fluctuation in housing construction permits by year in the Washington metropolitan area citing a significant decrease in construction from 2008 to 2011 but avowed that there was no lack of construction projects and opportunity, however a mechanism for affordability would be vital.

The Assistant City Administrator displayed a chart that showed housing units by monthly gross rent in the City in 2013 compared to 2018 citing a remarkable rise in rental costs and demand for housing in the local area. He compared that data to data regarding the median wage by selected industries and housing payment recognizing the contrast and identifying the fundamental differences in the two that make living in the City infeasible for a majority of people.

Mr. Chandler explained that the area was transitioning from competitive to unattainable and in order to purchase a home in Hyattsville one would have to be prepared to pay above market value with a cash offer in the span of a few days. He introduced a document that showed





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homeownership by race and ethnicity in Hyattsville in 2010 and 2018 and explained that while it has been mostly stable, the City has seen a rapid growth in the Hispanic population referencing the report provided to the Body describing that it went into much deeper detail than the general summary of the presentation.

City Planner Kate Powers took lead of the presentation recalling that the affordable housing action plan consisted of three (3) major elements of current housing needs, local housing tools that will be used to create and preserve affordable housing, and the evaluation framework for implementation. She identified the four (4) primary tools as dedicated local funding sources, use of public land, regulations on rent, and expanded tenant protections.

Ms. Powers stated that obtaining a dedicated local funding source would enable the City to offer financing for affordable development to developers which would make Hyattsville the first city in Prince George's County to be dedicated for local workforce housing. She continued that the document instructs a series of implementation steps for current local funding opportunities and the method for creating new ones including assessing the alignment of existing local and state housing programs, developing goals and key uses for the dedicated local funding source, conducting funding sources and opportunities to develop goals and pass local legislation to establish funding for an administrative structure of the fund, and outreach to local and regional developers regarding the availability of the funds.

Ms. Powers expressed the importance of monitoring the use and impact of local funding sources on a regular basis and supporting local development of public land goals to create affordable housing. She explained that implementation would require a dual approach to increase the City's land holdings through acquisition and public development and opportunities for affordable housing on the same sites. She relayed that in order to accomplish some of the goals the City must create a public land inventory, identify housing goals on City-owned land, and establish a transparent development process. Ms. Powers supplemented that the Council would need to develop criteria to guide development on specifically City-owned land, create an evaluation process, and allocate local funding or seek State funding for State acquisition of land.

She described that to create regulations to protect tenants from sudden increases in housing costs there needed to be increased housing stability, and the City would need to increase its capacity through dedicated staff and Council oversight. Ms. Powers noted that the Enterprise Community Partners team outlined key design questions of which the answers would help develop a better picture of what properties would be regulated, how the rent increases would be determined, and how the policy would be monitored.

Ms. Powers commented on the measurement and reporting of the process explaining that implementation progress would need to be tracked and measured and that community impact and change would be assessed.

**Councilmember Solomon** sought details regarding municipalities possessing zoning authority and whether any recommendations had been made for any level of authority to which City Planner Powers responded that the report focused on what could be controlled by the City but could assist in leveraging advocacy through existing programming. Representative of Enterprise Community



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Partners Laura Searfoss contributed that inclusionary zoning was not feasible under the directives, but it was something that could be investigated.

**Councilmember Solomon** rephrased his question and asked if the recommendation suggested that the City should have some planning and zoning authority through municipality in order to deploy different strategies in addressing affordability to which Ms. Searfoss answered that land use and zoning changes were significant but not to achieve housing affordability, with the exception of some sort of inclusionary zoning.

**Ward 5 Councilmember Erica Spell Wolf** expressed that she was very interested to review the recommendations to provide and obtain an understanding of what could be applied in a more immediate time frame and which items were more long-term such as policy driven initiatives, public land use, and regulations for City-owned land.

Ms. Searfoss stated that their assessment attempted to identify high-impact tools created by the City that could be implemented in the first year supported by existing tools to address existing resident needs.

### 8. Proclamations (8:05 p.m. - 8:10 p.m.)

#### 8.a) Arbor Day Proclamation

[HCC-300-FY21](#)

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Arbor Day 2021](#)

I move the Mayor and Council proclaim April 30, 2021 as Arbor Day in the City of Hyattsville.

#### 8.b) Proclamation of Citizenship Celebration Day

[HCC-309-FY21](#)

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Citizen Celebration Day 2021](#)

I move that the Mayor and Council proclaim May 1, 2021, as Citizenship Celebration Day in the City of Hyattsville.

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



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**9. Appointments (8:10 p.m. - 8:15 p.m.)**

**9.a) Appointments to the Education Facilities Task Force**

[HCC-291-FY21](#)

**Sponsor:** Solomon

**Co-Sponsor(s):** N/A

[Daniel Broder April 2021 redac](#)

[Daniel Muth April 2021 redac](#)

[John Imahori April 2021 redac](#)

[Kat Schooley April 2021 redac](#)

[Stuart Eisenberg April 2021 redac](#)

I move that the Mayor and Council approve the appointment of Daniel Broder (Ward 2), Daniel Muth (Ward 1), John Imahori (Ward 2), Kat Schooley (Ward1), and Stuart Eisenberg (Ward 1), to the Education Facilities Task Force for a term of two (2) years to expire on April 30, 2023.

**9.b) Appointments to the Police and Public Safety Citizens' Advisory Committee**

[HCC-308-FY21](#)

**Sponsor:** Ward

**Co-Sopnsor(s):** Croslin

[Elvin PPSCAC redacted](#)

[Strab PPSCAC redacted](#)

[Wilder PPSCAC redacted](#)

I move the Mayor and Council appoint the following residents to the Police and Public Safety Citizens' Advisory Committee for a term of two (2) years to end on April 30, 2023: Sandra Elvin (Ward 3), Emily Strab (Ward 2), and Taylor Wilder (Ward 2).

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

**10. Consent Items (8:15 p.m. - 8:20 p.m.)**

**10.a) Disposal of Police Vehicles**

[HCC-290-FY21](#)

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

I move that the Mayor and Council authorize the police to declare the following vehicles surplus based on age, mileage, wear and tear, and costs to repair. Upon approval, the vehicles will be sold to the public through the on-line vendor GovDeals.com



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### **10.b) Distribution Agreement with Capital Area Food Bank**

**[HCC-292-FY21](#)**

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Distribution Agreement Final COVID-19 April-June 2021](#)

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 June 2021, in support of the City's efforts to provide food to families in need during COVID-19.

### **10.c) IT Hardware Acquisition**

**[HCC-295-FY21](#)**

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Memo - IT Hardware Acquisition - April 13, 2021](#)

I move the City Council authorize the City Administrator to execute a purchase order with GHE Technologies Inc, PO Box 29661, Phoenix, Arizona 85038 for the acquisition of information technology (IT) hardware in an amount not to exceed \$35,000.

### **10.d) Purchase of Facility Maintenance Vehicle**

**[HCC-296-FY21](#)**

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Hyattsville Promaster City](#)

[Hyattsville Proaster City Upfit](#)

[CJD MC-OTL-2016](#)

[1065340 CJDR Renewal exp 6-2-2021](#)

I move that the Mayor and Council authorize the City Administrator to purchase a new Dodge ProMaster Tradesman Van from Criswell Chrysler Jeep Dodge utilizing the Montgomery County IFB#1060169 for an authorized expenditure not to exceed \$30,000.

### **10.e) IT Hardware Acquisition - DPW Server Hardware**

**[HCC-297-FY21](#)**

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Memo - IT Hardware DPW Server Acquisition - April 13, 2021](#)

I move the City Council authorize the City Administrator to execute a Purchase Agreement with Dataprise Inc., 3700 Koppers Street, Suite 520, Baltimore, Maryland 21227, for the acquisition of information technology (IT) servers to support the operation of the City's Department of Public Works (DPW) Facility, at a total fixed cost of \$14,667.54



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**10.f) New DPW Facility - Electric Truck Charging Station Installation**

**[HCC-298-FY21](#)**

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[City of Hyattsville Refuse Truck Charger Proposal](#)

I move that the Mayor and Council authorize the City Administrator to enter into an agreement with Ennis Electric Company, Inc. for the turnkey installation of the electric charging station for the new electric trash truck, for an authorized expenditure not to exceed \$40,000.

**10.g) Big Belly Solar Contract Renewal and Extension**

**[HCC-299-FY21](#)**

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Connect SX ESP for City of Hyattsville, MD Q38105-1](#)

[Connect SX Renewal ESP for City of Hyattsville MD Q20879-2 \(Combined Co-Term\)](#)

I move that the Mayor and Council authorize the City Administrator to execute an extension of five (5) years to the current Big Belly Solar service contract in an amount not to exceed \$80,000 per year pending review by the City Attorney.

**10.h) FY21 Capital Improvements Budget Appropriations Adjustments**

**[HCC-305-FY21](#)**

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

I move that the Mayor and Council amend the Fiscal Year 2021 (FY21) Capital Improvements Budget and approve the adjustments and transfers of budget appropriations in various department line-items in the total amount of \$125,000 to cover the cost of purchasing information technology (IT) equipment to support City operations and to purchase a commercial van and charging station for DPW operations.

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



## REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD MONDAY, APRIL 19, 2021 7:00 PM

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### 11. Discussion Items (8:20 p.m. - 9:00 p.m.)

#### 11.a) Hamilton Manor Acquisition & Preservation - National Housing Trust Communities & Washington Housing Conservancy

[HCC-293-FY21](#)

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[NHT Presentation Memo - 04.08.21](#)

[Hamilton Manor NHTC WHC Overview 4.13.2021](#)

[Hamilton Manor Preservation Summary 3.26.2021](#)

[PGC Overview for WHC](#)

#### Discussion Only

Assistant City Administrator Jim Chandler addressed the Interim Mayor and Council with a summary and background of the item stating that the item had been before the Body earlier in the meeting and were apprised of the circumstances. Mr. Chandler recalled that meetings with the development acquisition team and a presentation from the County encouraging that the opportunity for RoFR be taken as the property housed a great number of units, was easily metro-accessible, and that the age of the property qualified for upgrading and capitalization.

Mr. Chandler forecasted that any questions could be transmitted by him to the acquisition team and that he would be able to assist in scheduling further discussion.

#### 11.b) MR-2038F (Mandatory Referral - Hyattsville Middle School)

[HCC-301-FY21](#)

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Hyattsville Middle School - Discussion Memo - 4.14.2021](#)

[BlueprintSchools Hyattsville April 5 2021](#)

[HCC-301-FY21 Attachment 1 LSLP-MR2038F 001 Chandler](#)

[HCC-301-FY21 Attachment 2 SWMP-DPIE52468-2020 003 Chandler](#)

[HCC-301-FY21 Attachment 3 CIVP-Hyattsville Middle School Chandler](#)

[HCC-301-FY21 Attachment 4 CIVP-CIRC\\_MR2038F.H\[1\] Chandler](#)

#### Discussion Only

City Planner Kate Powers addressed the Interim Mayor and Council with a summary of the item reporting that Prince George's County had proposed a new middle school building that would consist of four (4) stories, 163K square feet, accommodating 1200 students and explained that the new school would relocate the academic building and athletic field.

Ms. Powers continued to describe the structure and amenities of the project and projected that heavy delays were anticipated due to the limited entry and exit points which compelled a recommendation by the developer to incorporate a crossing guard during peak hours to enhance safety measures.



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Ms. Powers relayed that staff recommended additional measures be taken to reduce congestion such as queues to enter, a no stopping directive in specific areas, signage to prohibit blocking, designated exiting onto Oglethorpe Street, and extension and connection of pedestrian walkways.

She continued that staff recommended the assessment of Americans with Disabilities Act (ADA) compliance for the front entrance, fencing on portions of the perimeter, graded micro bioretention facilities in the anterior areas of the property with adjustments to the stormwater lines for better management.

**Ward 1 Councilmember Bart Lawrence** expressed appreciation for the recommendations and highlighted that access on 42<sup>nd</sup> Avenue was not compliant with ADA regulations and questioned limiting access points to students. He expressed concerns that patrons would not adhere to signage and that the placement of the stormwater mitigation site would be ineffective.

Assistant City Administrator Jim Chandler responded that staff would be requesting a stormwater packet from the applicant to determine sufficient stormwater management and it was assured that no system would be approved without first meeting the regulatory requirements. He explained that the Planning Commission would review the packet as a concept which would ultimately be approved by the board, followed by a project engineer assessment to gauge capacity and efficiency which would be approved by a third-party engineering firm at which point, should it fail, it would be returned to the applicant for revision.

**Councilmember Lawrence** proposed exercising due diligence to minimize any potential damage to surrounding areas due to the constructions and reiterated his view that more points of access should be made available to the students to which Ms. Powers requested further detail.

**Councilmember Lawrence** clarified that the access point should be pedestrian but provided his position that many parents would drop their children off for school at other areas and would not adhere to the designated entrance points and that a sound method did not exist for enforcement.

City Administrator Tracey Douglas commented that staff believed 42<sup>nd</sup> and Oliver to be the most prudent entry, expressed support for ADA compliance at the entrance, and committed to conducting further research regarding the stormwater mitigation system.

**Council Vice President Carrianna Suiter** cited the current stormwater conditions at the site and noted that it was a standing concern among the Body and residents and encouraged a stringent overview to limit negative effects for nearby residents.

Director of the Alternative Construction Finance Program for Prince George's County Public Schools (PGCPS) Jason Washington addressed Council's concerns and questions stating that the stormwater assessment was ongoing and would be provided to the City. Mr. Washington raised the issue of security for the facility and described that meetings and discussions had been held with security officials to ensure that there were clear sight lines and that was the reason for the back entrance had been closed to allow for clear sight lines upon entry of the property.





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**Councilmember Solomon** requested further detail regarding security to which Mr. Washington reiterated that the layout of the school is set in a way to allow a security checkpoint and a security office in the front of the property and provide two (2) access points which could be viewed unobstructed and enhance security of the entire site. Mr. Washington stated that further security measures could be considered but cautioned about using too many security features thereby altering the perception of the facility as a compound or containing excessive security.

**Ward 2 Councilmember Robert Croslin** opined that, for a parent, a child's safety is more important than convenience and proposed a thorough examination and testing of security equipment.

**Councilmember Lawrence** asked whether the sight lines would be continually monitored to which Mr. Washington responded in the affirmative noting that there would also be maintenance and Honeywell personnel on site for upkeep of the exterior and interior of the school. He added that a security station would be on site as well as a communications and surveillance system.

**Councilmember Lawrence** expressed appreciation for the effort put in to the project but acknowledged lingering concerns regarding the behavior of parents and students when introduced to the intended structure.

### 11.c) Magruder Park Renaming – Discussion

[HCC-306-FY21](#)

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Park Name Slides](#)

[Recommendations Memo Renaming Magruder Park updated 2 11 21](#)

For Discussion

**Councilmember Simasek** proposed a selection method based on a weighted point system was considered by the Council.

**Councilmember Schaible** proposed a selection method based on the popular vote of each Councilmember.

**Councilmember Haba** proposed adding the item as a referendum to the ballot for a City election.

**Councilmember Croslin** relayed his opinion that it was important that the current Council make a decision on the item as it was initiated with said Council and disagreed with belaboring the process further.

**Interim Mayor Ward** tasked his colleagues with voting to determine which method to use to select the recommendation for a new park name among the Council. A method was chosen in which choices would be ranked and whichever received the fewest votes would be eliminated followed by a recalculation until a 50% or higher agreement was made among the Body.



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The choices considered were Inspiration Park, Gateway Community Park, Unity Community Park, Nacotchtank Park, and David C. Driskell Community Park. The vote resulted in a recommendation from the Council to rename Magruder Park David C. Driskell Community Park and the next steps were established to process the legislative item.

**Councilmember Solomon** confirmed that it was the opinion of absent **Ward 4 Councilmember Daniel Peabody** that the park be named after David C. Driskell.

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

**Councilmember Schaible** anticipated the 2021 election and relayed best wishes to the candidates.

**Councilmember Croslin** encouraged everyone to be safe and take precautions amid the ongoing COVID-19 pandemic stating that he had recently lost a friend to the virus.

**Councilmember Haba** reminded the community to vote and requested that everyone keep **Councilmember Peabody** in their thoughts as he and his family had recently suffered a house fire causing damage to their home.

**Councilmember Simasek** expressed gratitude to volunteers and praised their efforts in civic engagement. He referenced a scheduled Earth Day clean up event and advised all to stay safe.

**Councilmember Solomon** expressed condolences for the loss of a friend, wished City Administrator Tracey Douglas a happy birthday, and encouraged all to get tested and stay diligent during the ongoing health crisis.

**Interim Mayor Ward** echoed the comments of his colleagues, cited scheduled food and diaper distribution events, and provided advisory information about vaccinations and safety.

#### 13. Community Notices and Meetings

##### 13.a) Main City Calendar April 20 - May 3, 2021

[HCC-294-FY21](#)

**Sponsor:** At the Request of the City Administrator

**Co-Sponsor(s):** N/A

[Main City Calendar April 20 - May 3, 2021 FINAL](#)

#### 14. Motion to Adjourn

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Croslin
<b>SECONDER:</b>	Suiter
<b>AYES:</b>	Ward, Suiter, Lawrence, Croslin, Schaible, Simasek, Haba, Solomon, Spell Wolf
<b>ABSENT:</b>	Peabody

The meeting adjourned at 10:31 p.m.



**REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD**  
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**ATTEST:**  
**July 19, 2021**

A blue ink signature of Laura Reams, written in a cursive style.

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**Laura Reams, City Clerk**

A blue ink signature of Sean Corcoran, written in a cursive style.

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**Sean Corcoran, Deputy City Clerk**