

MINUTES
Regular Meeting of the College Park City Council
Tuesday, March 8, 2011
8:00 p.m. – 9:14 p.m.

PRESENT: Mayor Fellows (arrived 8:03 p.m.); Councilmembers Nagle, Wojahn, Catlin, Perry, Stullich, Cook, and Afzali.

ABSENT: Councilmember Mitchell.

ALSO PRESENT: Joe Nagro, City Manager; Suellen Ferguson, City Attorney; Janeen Miller, City Clerk; Chantal Cotton, Assistant to the City Manager; Brian Burrell, Student Liaison; Bob Ryan, Director of Public Services; Terry Schum, Director of Planning; Steve Groh, Director of Finance; Bob Stumpff, Director of Public Works; Elisa Vitale, Senior Planner.

Mayor Pro Tem Catlin opened the meeting at 8:00 p.m. Councilmember Nagle led the Pledge of Allegiance. Mayor Fellows arrived shortly after roll call.

Minutes: A motion was made by Councilmember Catlin and seconded by Councilmember Wojahn to accept the minutes of the Special Session February 15, 2011, the Public Hearing on February 22, 2011 for 11-O-01 and the Regular Meeting February 22, 2011. The motion passed 7 – 0 – 0.

Announcements:

Councilmember Nagle announced that the North College Park Citizens Association would hold their monthly meeting on Thursday at 7:30 p.m. at Davis Hall. In addition, Meals on Wheels will hold their fundraiser dinner on Saturday from 4 – 7 p.m. at the College Park United Methodist Church.

Councilmember Wojahn said that on Friday there would be a “walk and talk” with Community Liaison Officer Black beginning at 6:00 p.m. at the west entrance of the Greenbelt Metro Station. On Saturday March 19 Councilmembers Nagle and Wojahn will hold a Town Hall meeting about the FY ‘12 Action Plan and the FY ‘12 City Budget, beginning at 1:00 p.m. at Davis Hall.

Councilmember Catlin announced that on Thursday March 10 the Lakeland Civic Association would hold their monthly meeting at the College Park Community Center at 7:30 p.m.

Councilmember Afzali thanked everyone who attended the Town Hall that he and Councilmember Mitchell held on the speed camera program. On Wednesday March 16 there will be a chili dinner beginning at 5:30 p.m. at the College Park Woods Swim Club.

Amendments to the Agenda: Mr. Nagro asked to postpone until next week’s Worksession item 11-G-37 because the Board of License Commissioners hearing on the Thirsty Turtle has been postponed.

City Manager's Report: Mr. Nagro reported that the developer of the Enclave project has fired the general contractor so work on the project is currently stopped. The developer plans to hire a construction manager to continue the project and it should be completed in 2½ months. He also informed Council that the City has received a notice of termination of the parking lot lease agreement for the Maryland Book Exchange parking lot, which will be effective July 1. He reported that the State Highway Administration will undertake a new study of the intersection of U.S. 1 and Hartwick Road for pedestrian safety within the next 90 days. The study will be conducted when the UMD is in session. The last study was done in 1997 before Terrapin Station was built. He also announced that a northbound speed camera on U.S. 1 is scheduled to go live within the next week near Wood's Florist. This prompted general discussion about the speed camera program.

Student Liaison Comments: Mr. Burrell reported on Terrapin Pride Day on February 28 when 96 students went to Annapolis to lobby on bills supported by the SGA.

Comments from the Audience on Non-Agenda Items: None.

Action Items:

11-G-26 Approval For The City To Pay Off The Bank Of America City Hall Development Refunding Note Of 2000 In The Amount Of \$160,000 From Undesignated Reserve Funds.

A motion was made by Councilmember Perry and seconded by Councilmember Catlin to authorize the Director of Finance to pay off the Bank Of America City Hall Development Refunding Note Of 2000 in the amount of \$160,000 from the undesignated reserve funds on or about March 31, 2011.

Councilmember Perry commented that the interest rate on this loan is 6.18%, which is more than we are making on our savings, so we should pay off this loan from existing savings.

There were no comments from the audience. There were no comments from Council.

The motion passed 7 – 0 – 0.

11-G-33 Approval, With Conditions, Of Departure From Parking And Loading Standards (DPLS 354) For Mosaic At Turtle Creek, Possible Amendments To Declaration of Covenants and to Memorandum of Understanding Regarding Annexation

A motion was made by Councilmember Catlin and seconded by Councilmember Afzali to recommend approval of DPLS 354, to reduce the number of required parking spaces by 227 for the Mosaic at Turtle Creek, subject to the following conditions:

- 1. The City of College Park shall receive a referral and be provided an opportunity to review and comment on any requests for modification to the bedroom percentages at the subject property.**
- 2. Prior to the signature approval of the Departure from Parking and Loading Standards, the plan shall be revised to show a connection from the sidewalk along the driveway to a crosswalk that connects to the sidewalk at the southwest corner of the Mowatt Lane parking garage. The applicant shall provide the appropriate handicapped ramps, secure any required easements or other grant of approval to insure construction of the sidewalk connection on University of Maryland owned property and complete construction prior to issuance of the final use and occupancy permit.**
- 3. Prior to the issuance of a building permit, the Entity agrees to provide the City of College Park a dedicated fee in the amount of Thirty One Thousand Dollars and No/100 (\$31,000.00) (the “Bikeshare Fee”) for the City’s bikeshare program to fund the purchase and installation by the City of an extra small bikeshare station (4 bikes, 7 stalls) at a mutually agreeable location in the vicinity of the Project. In the event that within twelve (12) months of the date of the issuance of a Use and Occupancy permit for the Project the bike share station to be funded by the Bikeshare Fee is not installed on the agreed upon location, the Bikeshare Fee shall be promptly returned by the City to the Entity.**
- 4. The City acknowledges that once the Property is annexed into the City, the residents will be entitled to apply for the same opportunity to use the University of Maryland Shuttle as any other resident of the City.**
- 5. Prior to approval of the DPLS by the Planning Board, the applicant shall enter into an Amended Declaration of Covenants and Agreement Regarding Land Use and an Amended Memorandum of Understanding, in substantially the form as attached, with the City. The City Manager is authorized to sign the Agreement and Memorandum of Understanding on behalf of the City.**

Councilmember Catlin made the following comments: The Applicant is proposing to construct 300 units of market rate multifamily apartments and is requesting a reduction in the number of required parking spaces. A previous departure for parking was granted in 2008 and the applicant is requesting a departure for an additional 64 parking spaces. Although the subject property is not located wholly within one mile of a metro station, the site is partially within the one mile radius for the College Park Metro station. This was found to be sufficient justification to apply the Metro formula for parking for the prior departure. The applicant will be providing 1.5 parking spaces per unit or .99 spaces per bedroom. The City supports the applicant’s request that this parking ratio be applied to the project should the bedroom percentages be modified in the future. The subject property is currently owned by the University of Maryland and the Applicant has agreed to annex into the City upon transfer of the land.

There were no comments from the audience.

Councilmember Afzali thanked the applicant for agreeing to the bikeshare program, which is the same condition as in the Domain project, and he hopes it helps the project as well.

Councilmember Perry asked why the Amendment to the Annexation Memorandum of Understanding is necessary. City Attorney Ferguson said it was requested by the developer as a reassurance, and that ridership of the Shuttle UM is open to all City residents. He asked if the project is eligible for the school surcharge impact fee. Ms. Schum said that it is eligible because it is not student housing.

Councilmember Stullich thanked staff and the applicant for the work they did during the week to resolve the outstanding issues.

The motion passed 5 – 2 – 0 (Councilmembers Nagle and Perry opposed).

11-G-34 Award of Contract to Shapiro & Duncan, Inc. for \$122,000 for Davis Hall HVAC renovations and authorization for the City Manager to sign the contract

A motion was made by Councilmember Perry and seconded by Councilmember Nagle to that the City award a contract, in substantially the form attached, to Shapiro & Duncan, Inc. of Rockville, Maryland in the amount of \$122,000 for Davis Hall HVAC renovations, and to authorize the City Manger to sign the contract on behalf of the City. The funding source is a U. S. Department of Energy grant in the amount of \$106,400 and the balance is coming from an \$18,000 transfer from the Facilities Capital Reserve C.I.P. project, which was established in FY1999 to provide funding for major maintenance and repairs of City-owned buildings.

Councilmember Perry said many of the systems at Davis Hall reflect the age of the building and are very inefficient, and he discussed the history of the building. This grant addresses only the heating, ventilation and air conditioning systems in the administration and multipurpose areas of the building.

Councilmember Catlin questioned the supporting material that was provided with the motion which indicated that the current electric consumption for the building was \$1,800/ year and that the current gas consumption was \$1700/ year. [Note: those figures were later shown to be incorrect.]

The motion carried 6 – 1 – 0 (Catlin opposed).

11-G-35 Approval Of A Letter To WMATA Regarding Replanting And Safety Issues At The West Entrance To The Greenbelt Metro Station

A motion was made by Councilmember Wojahn and seconded by Councilmember Nagle to send a letter to Richard Sarles, General Manager of WMATA.

Councilmember Wojahn said this is part of an ongoing dialog with WMATA to address safety and environmental issues at the west entrance of the Greenbelt Metro Station. The letter requests a meeting with Metro to work together to replant an area that was recently clear cut and to follow up on a previous request for a closed circuit camera at that location.

There were no comments from the audience. There were no comments from Council.

The motion passed 6 – 1 – 0 (Perry opposed).

11-G-36 Appointment of the Board of Election Supervisors

A motion was made by Councilmember Stulich and seconded by Councilmember Cook to appoint the following individuals to the Board of Election Supervisors: Mayoral appointment - Jack Robson, the District 1 appointment - Terry Wertz, the District 2 appointment - Maxine Gross, the District 3 appointment - Linda Lachman, the District 4 appointment - Charles Smolka. Jack Robson is designated as the Chief of Elections. Compensation is set as \$480 per year for the Chief and \$360 per year for the other Supervisors.

Councilmember Stulich said that the Board of Election Supervisors is responsible for overseeing the biennial City elections and have been doing a fine job. Four of the Supervisors are continuing their service from a prior term and one is a new Supervisor.

There was discussion among the Council about compensation for the Board of Election Supervisors. There was a request to discuss a possible change in compensation during non-election years at a future Worksession.

The motion passed 7 – 0 – 0.

Council Comments:

Councilmember Stulich commended Ms. Cotton on the outstanding job she did on the Resident Survey and on the FY 12 Action Plan.

Councilmember Catlin talked about providing testimony in Annapolis. He also mentioned “Makeover Montgomery” a session sponsored by Montgomery County Park and Planning with the University of Maryland’s Center for Smart Growth on April 14 - 16. He said it has a lot to do with what we are trying to do in College Park and is relatively inexpensive.

Councilmember Wojahn said that planning for the 2011 College Park Day has begun and he encouraged students to become involved. He also commented on the screening of “Gasland” sponsored by the Committee for a Better Environment last Saturday.

Comments from the Audience:

Alexandra Danielle, 4304 Guilford Drive: Asked about other opportunities to be involved in College Park Day planning.

Adjournment: A motion was made by Councilmember Perry and seconded by Councilmember Nagle to adjourn the meeting, and the meeting was adjourned at 9:14 p.m.

Janeen S. Miller, CMC
City Clerk

Date
Approved