

MINUTES
College Park City Council Worksession
Tuesday, January 4, 2022
7:30 p.m. – 10:41 p.m.

Due to the COVID-19 Pandemic, this was a virtual meeting.

PRESENT: Mayor Wojahn; Councilmembers Kabir, Kennedy, Esters, Whitney, Adams, Rigg, Mackie and Mitchell (arrived at 7:45 p.m.).

ABSENT: None.

ALSO PRESENT: Kenneth Young, City Manager; Bill Gardiner, Assistant City Manager; Janeen S. Miller, City Clerk; Suellen Ferguson, City Attorney; Bob Ryan, Director of Public Services; Gary Fields, Director of Finance; Robert Marsili, Director of Public Works; Terry Schum, Director of Planning, Miriam Bader and Felicia Hutchinson, Planning Department; Teresa Way-Pezzuti, Director of Human Resources; Michael Williams, Economic Development Manager; Jim Miller, Parking Enforcement Manager; Megha Sevalia, Student Liaison.

Mayor Wojahn opened the Worksession at 7:30 p.m.

City Manager's Report: Mr. Young reminded businesses to clear the snow and ice from their sidewalks. DPW's live snowplow tracker was lauded.

Amendments To And Approval Of The Agenda: The agenda was approved without amendment, Esters/Rigg, 7-0.

1. Briefing by M-NCPPC on the Preliminary Adelphi Road Sector Plan and Proposed Sectional Map Amendment (SMA), and review of staff comments: Shubha Punase, Scott Rowe and Michael Calomese, M-NCPPC.

Ms. Schum said this plan addresses a very small planning area. A public hearing is scheduled for January 18. The Planning Board will adopt a plan and submit it to the District Council for their final approval. There is a possibility that a second public hearing would be held if changes are made.

Ms. Punase, the project manager, presented the PowerPoint. Comments may be submitted until February 2 using the on-line portal.

Ms. Schum said staff recommends a delay in adoption of the Sector Plan to allow for further research, study, discussion and consensus building. Staff believes there should be some reconsideration of the land use recommendation. The Prince George's County General Plan calls this a Campus Center, not a high density transit center. The College Park Metro Station, where we have seen little development, should be a focus of attention. This is also an important environmental area – we need more information about Guilford Woods. Affordable student

housing was not addressed. Staff is recommending different zoning categories to still allow mixed use development but at a lesser intensity.

Mayor Wojahn asked why Lot 1 wasn't included in the Plan. Councilmember Adams would like to see the interior portion of this space remain a greenway with fewer interior roads, a strong acknowledgement of downstream flooding and stormwater, and the preservation of the tree canopy. Councilmember Rigg asked about Adequate Public Facilities, and a more generous conservation easement along Guilford Run. Councilmember Kabir thinks the plan should be stronger on environmental stewardship and preservation and asked about the Plan's impact on Guilford Woods. Councilmember Mitchell asked about a traffic management study on Adelphi Road. Councilmember Whitney spoke in favor of preserving Guilford Woods and of incorporating Lot 1 into the Plan.

Consensus to support staff recommendations and incorporate Council comments raised tonight. Discussion of whether to go forward next week or wait until January 25. To agenda on January 25 to allow staff more time to develop comment. (Councilmember Rigg.)

2. Discussion and selection of City's representatives on Council of Unit Owners and Board of Directors for One College Park Condominium (new City Hall)

Ms. Ferguson said City Hall has a Council of Unit Owners that is managed by a Board of Directors. The City has three seats on the Board of Directors which will handle day to day management of the Condominium. Councilmember Mackie asked if there is a need for an alternate. Under the rules, someone who is going to be absent can give their proxy to another member of the Board. To Consent next week.

3. Authority to send funds to One College Park Condominium c/o Lincoln Property Management

Ms. Ferguson said this provides an interim measure to pay expenses through the Property Manager until the Condominium Board of Directors is seated. To Consent next week.

4. Discussion of legislative priorities.

Mr. Young introduced Therese Hessler and Tony Perez from LA Perez Consulting, and Len Lucchi and Stephanie Anderson from OMNG.

Mr. Young listed these priorities: Taking over building permitting from the County, improving our relationships with schools, and State Bond bills. Mayor Wojahn added: Funding for the remaining US 1 reconstruction, Calvert Hills Stormwater Management Project, and Affordable housing.

Councilmember Mitchell asked about PG 402.

Councilmember Rigg asked about funding for a bridge over the NE branch of the Anacostia to connect Paint Branch Community Park, and a sidewalk connection to Edmonston Road. He echoed the City's interest in land use authority.

Councilmember Adams raised affordable graduate student housing, workforce housing, funding from the federal infrastructure bill, funding for the CPHA from the weatherization assistance program, and HB517 re PACE loans.

Councilmember Kabir echoed funds to rebuild Route 1 north of 193, and funding for north College Park Community Center.

Councilmember Whitney spoke in favor of funding for repairs at Attick Towers from federal infrastructure funding, and funding to allow seniors/disabled to make repairs to their homes.

Councilmember Kennedy reviewed the City's OKR re: education and asked for guidance on how the City can make a difference. Councilmember Mitchell added for the current status of the Kirwan Commission report.

Councilmember Mackie advocated for funding for the food bank and Meals on Wheels.

Request to prepare an outline of the objectives for our legislative agenda.

5. Discussion of a Council advance and orientation: Mr. Young reviewed the draft agenda. Councilmember Kennedy found a book on Roberts Rules to be helpful.

Councilmember Rigg would like to work on a proposal for less frequent and more efficient meetings through use of standing subcommittees.

Councilmember Mitchell suggested documents from the Planning Department to help understand changes in zoning/different zones; and a quick Budget 101 review.

Councilmember Kabir wants to brainstorm ways to build a bridge or connect across the districts. This could be discussed under big-picture items.

6. Preliminary review of Mayor and Council Rules and Procedures:

- The idea of subcommittees
- How we handle "Future Agenda" items. Councilmember Kabir said some items are not for Worksessions, they are a request for a Consent Agenda like sending a letter.

[Extend meeting, Rigg/Kennedy, 8-0, at 10:30.]

7. Discussion of 2022 COG Appointments – To consent agenda next week.

8. Requests for/Status of Future Agenda Items Mayor and Council

- Kabir: submitted form for a letter to County Council for funding a sidewalk on RI Avenue in north College Park, to Consent next week, Kabir/Mackie, 8-0.
- Esters: submitted form for a presentation from WGL on upcoming agenda, Esters/Mackie, 8-0. Particularly, how they prioritize repair of gas leaks
- Mitchell: Schedule "Follow up on the proposed road improvements to Cherry Hill Road to address traffic back-ups (Agenda item 21-G-130)." Staff will check status.

- Adams: Homeowners Property Tax Credit Enhancement – change some of the eligibility requirements at the municipal level - pending the legal analysis in closed session - Adams/Esters, 8-0.

9. Mayor and Councilmember Comments

- Thanks for traffic management around COVID testing site
- Public Works great job on snow event
- Wires down in College Park Woods

Adjourn: Rigg/Mackie, 8-0, 11:00 p.m.

Janeen S. Miller
City Clerk

Date
Approved