

WORKSESSION MINUTES
College Park City Council
Tuesday, March 2, 2021
7:30 p.m. – 10:00 p.m.

Due to the COVID-19 Pandemic, this was a Virtual Meeting.

PRESENT: Mayor Wojahn; Councilmembers Kabir, Kennedy, Dennis, Esters, Day, Rigg, Mitchell, and Mackie.

ABSENT: None.

ALSO PRESENT: Bill Gardiner, Interim City Manager; Janeen S. Miller, City Clerk; Suellen Ferguson, City Attorney; Teresa Way-Pezzuti, Director of Human Resources; Terry Schum, Director of Planning; Miriam Bader, Senior Planner; Bob Ryan, Director of Public Services; Adam Rosenbaum, Student Liaison; Julia Nikhinson, Deputy Student Liaison.

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

City Manager's Report: Mr. Gardiner announced that plots are available in the City's two community gardens; compost is available from DPW; the City's frontline employees have started to receive vaccination appointments; the meeting with school board member Joshua Thomas has been cancelled; and the City will provide transportation for our seniors to vaccination sites in the County.

Amendments to /Approval of Agenda: Approved (Mitchell/Day) without amendment 8-0.

Discussion items:

1. Terrapin House, Conceptual Site Plan (CSP-20002)

Ms. Schum said this is a Conceptual Site Plan (different from a Detailed Site Plan) to rezone two lots to the MUI zone; it is not to approve a development plan. Final approval will be by the District Council. No specific development is being proposed at this time but the applicant wants to make sure the rezoning is approved. Before any development can occur the applicant will have to go through the Preliminary Plan and Detailed Site Plan process. The applicant met with the APC and the community in December. The deadline was continued to allow time to respond to staff and community concerns. The Old Town Local Advisory Committee has also reviewed the application and will have formal comments shortly. It is too soon to discuss a Declaration of Covenants but a commitment letter or MOU might be in order.

Ms. Bader reviewed the staff report.

Councilmember Rigg asked about the rezoning. Ms. Schum said the property is within the Development District Overlay Zone. He asked about the recommendation of moving the house. Ms. Schum said the suggestion was made by a resident during the meeting with the APC, but it

may not be feasible. He asked about tree canopy coverage and stormwater management. Ms. Schum said they are not required at the CSP stage.

Ms. Schum summarized the community comments.

Councilmember Day asked about the bike lane and the safety railing along US 1. Ms. Schum explained how the cycle track and sidewalk could be set back behind the street trees. This will be consistent with the treatment at the new City Hall.

Councilmember Kennedy asked about the house. It was built in 1915 and is a student rental.

Mr. Tedesco, for the applicant, joined by Richard Greenberg, Stuart Schooler, Aaron Schooler, Joe DiMarco, Sherief Elfari, Sean Gaouette. He said the CSP adds a layer to the entitlement process. The applicant has assembled various properties and consistent zoning is now needed to allow for future redevelopment. They have responded to some of the requests by City staff; additional questions will be addressed at the time of Subdivision and/or DSP. They feel they are close to agreement on the conditions in the staff report.

Mayor Wojahn said there is concern about displacement of the restaurants. Mr. Greenberg said they will try to make space for the restaurants that want to return but at this time they don't know what the end product will be.

Councilmember Rigg discussed the need for other types of housing. Councilmember Mackie asked about the timing. Councilmember Kabir asked if they had gone to the local civic association yet. Councilmember Day said the APC meeting included residents from Calvert Hills and Old Town, and as a result there is a major change from what was shown then and what was shown tonight.

Councilmember Day to agenda next week.

2. Reconsideration of the matter of four-year staggered terms for elected officials, including educating our residents and giving them the opportunity to vote on it (20)

Mr. Gardiner reviewed the staff report.

Mayor Wojahn asked what the "public education" portion would look like? Councilmember Mitchell asked if this should be done after redistricting? Councilmember Mackie said we had a commission, we had a vote, we should leave things as they are. Councilmember Esters asked if it was too soon to be asking this question again? Mr. Rosenbaum asked about the pros and cons for students. Councilmember Kabir said we shouldn't do this now, we should wait until the pandemic is over. Councilmember Kennedy said in Rockville it took three election cycles before it passed so we should keep it in front of the voters. Councilmember Dennis said we don't know how many students will be here in the fall, so he doesn't think this is the best time to raise this question again.

Councilmember Mitchell said this is not the best time since we have a new election process coming up in November.

Mayor Wojahn took a straw poll: Do we want to pursue at this time?

Yes: 1 – (Councilmember Kennedy)

No: 7

Do not pursue.

3. Discussion/Direction to staff on Advisory Boards

Council discussed which advisory boards to schedule. Councilmember Mackie requested to schedule the EAC for March 16. Mayor Wojahn is meeting with the Recreation Board next week. Councilmember Mitchell does not think it is necessary to meet with the Seniors Committee or CBE at this time. Follow the outline in the packet for timing.

4. Discussion of Metro's Fiscal Year 2022 Budget and proposal to close the College Park UMD Station (*Possible Special Session to take action on a time sensitive matter*).

Mayor Wojahn asked which bus lines will be affected. Council expressed deep concern about impacts to residents, students, businesses and visitors if the metro station is closed and bus lines are terminated.

Approval of a letter to WMATA opposing the proposed cuts – *See Special Session minutes for 21-G-33.*

5. Consideration of legislation

Approval of a letter in support of HB 583/SB 414 Climate Solutions Now – *See Special Session minutes for 21-G-34.*

Approval of a letter in support of HB82/SB151 to amend the constitution – *See Special Session minutes for 21-G-35.*

6. Requests for/Status of Future Agenda Items

- Councilmember Rigg: Add a future Worksession on the public benefit expectation on School Surcharge Exemption Requests. Rigg/Mackie 8-0.
- Councilmember Mitchell: Add a future Worksession on participatory budgeting – (previously voted on) form has been sent. Not intended for this year's budget.

7. Mayor and Councilmember Comments

Councilmember Kabir: Monday Community Police meeting.

Councilmember Rigg: Calvert Hills Civic Association meeting Wednesday.

Councilmember Mackie: Scholarship information from County Council Member Glaros.

Mayor Wojahn: Thursday Community Meeting for the Prince George's County Climate Action Plan; NLC Congressional Cities Conference next week.

ADJOURN: A motion was made by Councilmember Mitchell and seconded by Councilmember Rigg to adjourn into a Closed Session. Mayor Wojahn read the closing statement:

Pursuant to the statutory authority of the Maryland Annotated Code, General Provisions Art. § 3-305(b), the Mayor and Council of the City of College Park are providing notice that they will meet in a closed session after the Worksession on March 2, 2021 to discuss the appointment of individuals over whom this public body has jurisdiction. Specifically, the Mayor and Council will review applications for appointment to the Restorative Justice Steering Committee. The Mayor and Council will not return to public session after the closed session ends.

The motion passed 8-0 and the Worksession was adjourned at 10:00 p.m.

Janeen S. Miller
City Clerk

Date
Approved