



**MEETING OF  
UNIVERSITY PARK MAYOR AND COMMON COUNCIL  
RIVERDALE PRESBYTERIAN CHURCH  
6513 QUEENS CHAPEL ROAD  
7:30 PM**

**July 1, 2013  
MINUTES**

**AN EXECUTIVE SESSION WAS CALLED TO CONSULT WITH COUNSEL TO OBTAIN  
LEGAL ADVICE ON CAFRITZ AT 6:30PM AND CONCLUDED AT 8:00PM**

**1. CALL TO ORDER: Mayor Tabori**

**Present:** Mr. Brosch, Mr. Gekas, Ms. Christiansen, Mr. Carey, Ms. Sorensen,  
Mr. Cron, Mr. Alvarez

**Excused:** None

**Absent:** None

**2. PLEDGE OF ALLEGIANCE** was led by Ms. Sorensen

**3. APPROVAL OF THE AGENDA**

**Moved by:** Mr. Cron

**Seconded by:** Mr. Alvarez

**Yea:** 7

**Nay:** 0

**Abstain:** 0

**4. APPROVAL OF SPECIAL SESSION MINUTES: May 15, 2013**

**Moved by:** Ms. Christiansen

**Seconded by:** Mr. Gekas

**Yea:** 4

**Nay:** 0

**Abstain:** 2 (Carey, Cron)

(Mr. Alvarez had stepped out of the room when the vote was called)

**5. COUNCIL DEFERRED APPROVAL OF MINUTES FOR: May 20, 2013**

**6. PUBLIC COMMENT**

Tom Stickles suggested to the Mayor and Town Council that consideration be given to recognizing Francis M. "Mickey" Lucas for all he done for the Town of University Park over the past 40-plus years.

**7. TREE COMMITTEE PRESENTATION**

Ms. Lindsay Hicks, Chair of the Tree Committee, reported on Tree Committee activities and presented current issues before the Committee (see Tree Committee Report dated July 1, 2013). The Tree Committee wishes to be appraised of all tree-related activities by the Director of the Department of Public Works. The Chair of the Tree Committee should be the main point of contact.

The Mayor suggested that the Tree Committee could assist in updating the 2009 Street Tree Inventory for the Town of University Park which documents all the trees in the public right of way that exist in University Park that was completed in cooperation with the University of Maryland. The Mayor also suggested that the Tree Committee discuss coordination with the Director of the Department of Public Works at the next Town Council meeting.

Council Member Alvarez, Council Liaison to the Tree Committee, read a request from the Tree Committee written by Mr. Chris Aubrey requesting that the Mayor and Town Council consider enacting an ordinance to protect the trees in University Park both on public and private land.

## 8. PERMITS

### A. APPLICATION APPROVED TO REPLACE AN EXISTING DECK (Rabenhorst, 4413 Van Buren Street) Ward 3

**Motion:** To approve the application to replace an existing deck located on Lot: 5, Block: 14, Section: 3 at 4413 Van Buren Street.

**Moved by:** Ms. Christiansen

**Seconded by:** Mr. Brosch

**Yea:** 7

**Nay:** 0

**Abstain:** 0

### B. APPLICATION TO ADD A 64 FOOT SECTION OF 4 FOOT FENCE WITH 2 SINGLE GATES (Limon, 4106 Beechwood Road) Ward 4

**Motion:** To approve the application to add a 64 foot section of 4' fence with 2 single gates located on Lot: 13, Block: 31, Section: 7 at 4106 Beechwood Road.

**Applicant requested their permit application be withdrawn until a later date.**

### C. APPLICATION TO INSTALL A GENERATOR (Stickles, 4333 Clagett Road) Ward 5

**Motion:** To approve the application to install a generator located on Lot: 7, Block: 25, Section: 6A at 4333 Clagett Road.

Mr. Stickles was present and gave specifications along with personal guarantee to provide a visual barrier between street and unit within 30 days. Discussion re: exhaust & motor sounds and assured by Mr. Stickles of contractors/manufacturers guarantee on sound.

**Moved by:** Ms. Sorensen

**Seconded by:** Mr. Carey

**Yea:** 7

**Nay:** 0

**Abstain:** 0

**This permit is approved, however, contingent upon completion a visual and sound barrier to be installed within 30 days of completion of work.**

## 9. DEPARTMENT AND COUNCIL REPORTS

### A. MAYOR'S REPORT ~ *Mayor John Rogard Tabori*

- Mr. Tom Haller will give a brief presentation at the Town meeting on July 15 on the Toll Brothers - Knox Village development project located in College Park.
- STEP-UP – discussion by Chuck Wilson. Solar project mobilized on (7/1/13) and one-week construction with project coming to completion soon. Mr. Wilson also noted that there was overwhelming response since last Council meeting from the public more than 30 have signed up to join the program.

**B. COUNCIL AND COMMITTEE REPORTS**

Mr. Brosch reported that two (2) presentations will be held for residents on the Mosquito Project at the Church of Brethren on Wednesday 7/3 and Saturday 7/7.

**10. CONTINUING BUSINESS**

**A. BUDGET TRANSFER 2<sup>nd</sup> Reading**

**Motion:** Approved the transfer of \$3,300 from Unreserved Funds to Government Studies to cover the cost of the Appraisal of Riverdale Presbyterian Church.

**Moved by:** Mr. Carey                      **Seconded by:** Mr. Gekas  
**Yea:** 7    **Nay:** 0    **Abstain:** 0

Mayor and Council discussed the appraisal of the property and information included in the report on the findings for potential future action. The appraisal will include value of property and the condition of the building.

**B. CAFRITZ PRELIMINARY PLAN OF SUBDIVISION**

**Motion:** To approve an appeal of the Planning Board Resolution for Cafritz Preliminary Plan of Subdivision 4-13002 to the Circuit Court for Prince George’s County.

**Moved by:** Ms. Christiansen    **Seconded by:** Mr. Gekas

<b>Roll Call Vote:</b> Brosch	Yea
Gekas	Yea
Christiansen	Yea
Carey	Nay
Cron	Yea
Sorensen	Yea
Alvarez	Nay

**Yea:** 5    **Nay:** 2    **Abstain:** 0  
(Carey, Alvarez)

**C. CAFRITZ DETAILED SITE PLAN AND SECONDARY AMENDMENT**

**Motion:** To approve the Town’s position in the matter of the Planning Board Resolution for Cafritz Detailed Site Plan DSP-13009 and Secondary Amendment SA-130001 to the District Council for Prince George’s County.

**Moved by:** Mr. Cron                      **Seconded by:** Ms. Sorensen  
**Yea:** 7    **Nay:** 0    **Abstain:** 0

There was much discussion on this subject by the Mayor, Council Members and the public. Ms. Ferguson, Town Attorney, suggested that the Town continue to support to the Planning Board. Additional issues such as park space, the provision for grading in relation to building K, L & M, and the restoration of the wording from “shall” back to “should” would be appropriate to bring to the attention of the District Council. Finally, Ms. Ferguson noted that it could be stressed to the District

Council the short period of time between the Preliminary Plan and the Detailed Site Plan made it nearly impossible to review and evaluate properly so some items in the Preliminary Plan should also be considered, such as the Transportation Management Plan.

Mr. Carey proposed that the Town include 3 further conditions: (1) summary conditions 3, 4 and 6; (2) \$50,000 applicant/grading permit fee; and (3) that the applicant demonstrate final approval of the agreement with the University of Maryland for land acquisition and bridge placement.

## 11. NEW BUSINESS

### A. MARYLAND SMART ENERGY COMMUNITIES PROGRAM

**Motion:** Move that Town Council, as a participant in the Maryland Smart Energy Communities program, adopt the *University Park Renewable Energy Policy* with the goal of meeting 20 percent of electricity demand in Town Hall with renewable energy generation by 2022, and the *Energy Efficiency Policy for University Park* with the goal of reducing electricity consumption in Town Hall by 15 percent from a 2011 baseline, and that adoption of these policies be conditional on the completion of the rooftop solar project at University Park Elementary School.

**Moved by:** Mr. Gekas                      **Seconded by:** Mr. Carey  
**Yea:** 7    **Nay:** 0    **Abstain:** 0

### B. ORDINANCE 13-O-06 TO AMEND FISCAL YEAR 2014 BUDGET (*Introduction*) *\*The earliest date that this Ordinance may be considered for passage is August 12, 2013.*

**Motion:** To approve the introduction to amend FY 2014 Budget, Ordinance 13-O-06, to add MEA Energy Grant Revenue and MEA Energy Grant Expenditures line items to reflect receipt and expenditure of the Maryland Energy Administration's Smart Energy Communities Grant Program.

**Moved by:** Mr. Gekas                      **Seconded by:** Mr. Carey  
**Yea:** 7    **Nay:** 0    **Abstain:** 0

### C. ORDINANCE 13-O-07 TO AMEND THE TOWN CODE (*Introduction*) *\*The earliest date that this Ordinance may be considered for passage is August 12, 2013.*

**Motion:** To approve the introduction to amend Chapter 8, "Traffic and Vehicles", Section 9-104, "Parking" to prohibit parking on the south side of Wells Parkway from Adelphi Road to Eversfield Drive.

**Moved by:** Mr. Cron                        **Seconded by:** Mr. Brosch  
**Yea:** 7    **Nay:** 0    **Abstain:** 0

## 12. ADJOURNMENT Meeting adjourned @ 10:15pm.

**Moved by:** Mr. Cron                      **Seconded by:** Ms. Sorensen  
Approved by unanimous consent