



MEETING OF  
UNIVERSITY PARK MAYOR AND COMMON COUNCIL  
*UNIVERSITY PARK ELEMENTARY SCHOOL*  
*4315 UNDERWOOD STREET*  
7:30 PM

October 21, 2013  
REGULAR SESSION  
MINUTES

1. **CALL TO ORDER:** Mayor Tabori at 7:55 pm.

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

**Absent:**

**Excused:**

2. **PLEDGE OF ALLEGIANCE** was led by Mr. Cron.

3. **APPROVAL OF THE AGENDA** as amended.

**Motion:** To move 11.B to Consent Agenda - Little Free Library; and  
add 11.D - Newsletter

**Moved by:** Mr. Cron

**Yea:** 7

**Seconded by:** Ms. Sorensen

**Nay:** 0

**Abstain:** 0

4. **APPROVAL OF MINUTES:** *September 23, 2013*

**Motion:** To table the approval of the September 23, 2013 minutes to the next meeting

**Moved by:** Mr. Alvarez

**Yea:** 6

**Seconded by:** Ms. Sorensen

**Nay:** 0

**Abstain:** 1

Ms. Christiansen

5. **APPROVAL OF EXECUTIVE SESSION MINUTES:** *October 7, 2013*

**Moved by:** Ms. Sorensen

**Yea:** 6

**Seconded by:** Mr. Gekas

**Nay:** 0

**Abstain:** 1

Ms. Christiansen

6. **PUBLIC COMMENT**

- Harold Freeman of Woodberry Street and representing the Maryland Golf Course Coalition thanked the Council for the kind letter in support of their position.

## 7. PRESENTATIONS

### A. UNIVERSITY TOWN CENTER SAFEWAY DEVELOPMENT PROJECT LOCATED IN HYATTSVILLE

Jim Castillo, Senior Director Development and Construction, *ECHO*  
Jack Hollon, AIA, *MV+A Architecture*

Mr. Castillo and Mr. Hollon gave a presentation on the recent updates as well as answered questions:

- Plans for a bike lane along East West Highway.
- Twenty eight bicycle racks will be installed.
- The store front will be full glass, floor to ceiling, along East West Highway.
- Adding a feature to allow access from the upper parking area directly to the Town Center without having to go through the Safeway store.
- Will provide a significant number of plantings along the East wall.
- Handling a hundred year flood and treating 100% of it for water quality in an underground chamber with reusable filters.
- Required to have a specific amount of cubic feet of structured soil per tree so that the trees can grow and be healthy and drip irrigation will be used.
- Will focus on local plantings that are drought resistant.
- There is no current plan for a bus or drop-off lane along East West Highway.
- No plans for a traffic light at the Town Center's main entrance on East West Highway.
- Possibility of synchronizing the traffic lights at both intersections on East West Highway.

### B. CIVIC ASSOCIATION

Ms. Connie Visnic, President, UP Civic Association update:

- The Association now has a full Board.
- Membership has almost doubled in the past six weeks.
- The Franklins fundraiser was successful; the final numbers are not in yet.
- The chili cook-off was also successful with over 30 cooking participants.

## 8. CONSENT AGENDA

**Motion:** To approve the following consent agenda item.

**Moved by:** Mr. Brosch  
**Yea:** 7

**Seconded by:** Ms. Christiansen  
**Nay:** 0                      **Abstain:** 0

**A. APPLICATION TO REPAIR A 6'9" X 7'6" FRONT STOOP WITH STEPS  
LOCATED ON LOT: 18 & PART OF LOT: 19, BLOCK: 2, SECTION: ONE, AT  
4409 TUCKERMAN STREET. (Geoffrey and Denise James, 4409 Tuckerman Street)  
Ward 1**

**B. REQUEST TO CLOSE THE 4300 BLOCK OF TUCKERMAN STREET FOR A  
BLOCK PARTY IN WARD 1 ON SATURDAY, OCTOBER 26, 2013; SET-UP  
BEGINS AT 3:00 P.M. AND CLEAN-UP ENDS AT 7:00 P.M.**

### **C. LITTLE FREE LIBRARY**

Recommendation approved by the Council Committee on Public Facilities and Services Re; the “Little Free Library.”

**Motion:** To accept the recommendation of the Council Committee on Public Facilities and Services with respect to the proposal for a Little Free Library and:

- That the Council designate and approve a site between the sidewalk and trees, near Queens Chapel Road and close to the Town Field and University Park Elementary School for the location of a Little Free Library on public land in University Park, such site to be specifically located by the Town, and;
- That the Council request that the University Park Civic Association pay for the creation of such a Little Free Library, and coordinate its stocking with appropriate books and continuing operation, and;
- That the Council request that the Town maintain the Little Free Library structure itself where the need for such maintenance is indicated by the University Park Civic Association, and;
- That this arrangement may be ended or altered at the convenience of the Town at any time, and;
- That this be subject to a signed agreement between the Town and the University Park Civic Association.

## **9. DEPARTMENT AND COUNCIL REPORTS**

### **A. MAYOR’S REPORT - Mayor John Rogard Tabori**

- Trick-or-treating on Halloween will be held on the October 31 from 6-9 p.m. There will be extra police officers available.
- Letters on the Hyattsville Branch Library and the UMD Golf Course have been sent and received; there has not been a response.
- The draft of the Preliminary Plan Prince George’s 2035 is available on line for review. Mayor Tabori received a letter from Betty Hewlett asking for comments on the matter.
- CSP-13003/DSP-12062, Hyattsville Zip-In has requested a continuance. This is an expansion of the gas station on East West Highway and Belcrest Road. As soon as Mayor Tabori gets the plans of this project, he will forward them to the Council.

### **B. COUNCIL AND COMMITTEE REPORTS**

#### **Council Committee on Public Facilities and Services - Mr. Carey**

- The Community Conversation meeting held on October 10, 2013 went well, with lots of questions and few answers.
- At its next meeting, on October 24, the Committee will be working on potential uses of the Church, as well as sources of funding and grants.
- Riverdale Presbyterian Church (RPC) is exploring short-term leases with other churches.

- The RPC Finance Committee has determined that the Church is financially okay into the spring or early summer, which gives the Town more time to make a decision.
- The Church continues to be interested in a lease back of the sanctuary and office space.

**Multi Cities - Mr. Brosch**

- Mr. Brosch made a presentation to a group called Multi-Cities, which includes Rockville, College Park, Hyattsville, Bowie, etc.
- University Park should consider joining this group which meets twice a year.

**Recommendation for a Planning Development Committee - Ms. Christiansen**

- Highly recommends that the Town establish a Planning Development Committee.
- This committee would keep up on all of the new developments in the area.

**10. CONTINUING BUSINESS**

**Motion:** To move items 10 A-F to the next meeting.

**Moved by:** Mr. Carey

**Seconded by:** Ms. Sorensen

**Yea:** 7

**Nay:** 0

**Abstain:** 0

**A. REPORT ON CAFRITZ DISTRICT COUNCIL ORDERS, DSP-13009 AND SA-130001**

**B. COUNCIL CONSIDERATION ON WHETHER TO PROCEED WITH OR WITHDRAW THE APPEAL IN THE MATTER OF THE PLANNING BOARD DECISION ON CAFRITZ PROPERTY AT RIVERDALE PARK PPS 4-13002, CIVIL ACTION CASE CAL 13-18722.**

**Motion:** To consider whether to proceed with or withdraw the appeal of the Planning Board Resolution on the Cafritz Preliminary Plan of Subdivision PPS 4-13002, Civil Action No. CAL 13-18722, filed on July 3, 2013.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**C. COUNCIL CONSIDERATION ON WHETHER TO PROCEED WITH OR WITHDRAW THE APPEAL IN THE MATTER OF THE PLANNING BOARD DECISION ON CAFRITZ PROPERTY AT RIVERDALE PARK SP- 130002, CIVIL ACTION CASE CAL 13-21085.**

**Motion:** To consider whether to proceed with or withdraw the appeal in the matter of the Planning Board Resolution on the Special Permit for the Cafritz Property at Riverdale Park Town Center Development Plan Special Permit SP-130002, Civil Action No. CAL 13-21085, filed on July 25, 2013.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**D. COUNCIL CONSIDERATION ON WHETHER TO FILE AN APPEAL IN THE MATTER OF THE DISTRICT COUNCIL ORDER AFFIRMING THE PLANNING BOARD DECISION, WITH CONDITIONS, ON DSP-13009 CAFRITZ PROPERTY AT RIVERDALE PARK TOWN CENTER DEVELOPMENT PLAN.**

**Motion:** To consider whether to file an appeal in the matter of the final decision of the District Council on DSP-13009 Cafritz Property at Riverdale Park Town Center Development Plan as voted on September 30, 2013 and filed on October 3, 2013.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**E. COUNCIL CONSIDERATION ON WHETHER TO FILE AN APPEAL IN THE MATTER OF THE DISTRICT COUNCIL ORDER AFFIRMING THE PLANNING BOARD DECISION, WITH CONDITIONS ON SA-130001 CAFRITZ PROPERTY AT RIVERDALE PARK TOWN CENTER DEVELOPMENT PLAN.**

**Motion:** To consider whether to file an appeal in the matter of the final decision of the District Council on SA-130001 Cafritz Property at Riverdale Park Town Center Development Plan, as voted on September 30, 2013 and filed on October 3, 2013.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**F. ORDINANCE 13-O-10 TO AMEND FY-2014 BUDGET (2<sup>nd</sup> Reading)**

*\*A super majority is required to amend the budget (5 votes).*

**Motion:** To approve the amendment of the FY 2014 Budget, Ordinance 13-O-10, to transfer \$57,500 from *Unreserved Funds* to the *Legal Fees* line item to ensure that funds are available and reflect the expenditure of legal fees associated with the evaluation of Riverdale Presbyterian Church, the various appeals of the Planning Board Decisions with regard to the Cafritz Property Development, and other actions that require consultation with legal counsel.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**G. BUDGET AMENDMENT EMERGENCY ORDINANCE 13-O-12 (2<sup>nd</sup> Reading)**

**Motion:** To adopt an emergency ordinance to amend the FY 2014 Budget, Ordinance 13-O-4, to create an *Architecture and Related Services* line item and to transfer \$50,000.00 from *Unreserved Funds* to this line item to ensure that funds are available as needed for evaluation of the Riverdale Presbyterian Church as a possible site for the Town Hall and related governmental and community services.

**Moved by:** Mr. Carey  
**Yea:** 7

**Seconded by:** Mr. Gekas  
**Nay:** 0

**Abstain:** 0

## 11. NEW BUSINESS

### D. UNIVERSITY TOWN CENTER SAFEWAY

**Motion:** To approve that the Mayor draft a letter with the two items that were discussed, a bus pull-off and a continuing support for a light if SHA grants it, on the University Town Center Sawayay DSP-05084-02, and to bring the draft letter to the Council for approval at its October 28 meeting..

**Moved by:** Mr. Carey  
**Yea:** 7

**Seconded by:** Mr. Alvarez  
**Nay:** 0

**Abstain:** 0

### E. COUNCIL CONSIDERATION TO DEVELOP AN ANNUAL UNIVERSITY PARK STEP LECTURE SERIES IN COLLABORATION WITH THE UMD

**Motion:** To move that the STEP-UP Advisory Committee research and develop a proposal for an annual University Park STEP Lecture series in collaboration with UMD and research the scope and feasibility of funding sources available.

**Moved by:** Mr. Gekas  
**Yea:** 7

**Seconded by:** Mr. Carey  
**Nay:** 0

**Abstain:** 0

### D. NEWSLETTER

**Motion:** To move that issues related to the publication of a newsletter be referred to the Council Committee on municipal structure for consideration.

**Moved by:** Ms. Sorensen  
**Yea:** 7

**Seconded by:** Mr. Brosch  
**Nay:** 0

**Abstain:** 0

## 12. ADJOURNMENT by consent at 9:55 p.m.