



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

**October 28, 2013  
SPECIAL SESSION  
MINUTES**

**AN EXECUTIVE SESSION WAS CALLED AT 6:45 AND CONCLUDED AT 7:41 P.M.  
COUNCIL CONSULTED WITH COUNSEL TO OBTAIN LEGAL ADVICE ON  
CAFRTIZ.**

**AMENDED AGENDA**

**1. CALL TO ORDER: Mayor Tabori at 7:30 p.m.**

**Present:** Mr. Brosch, Mr. Gekas, Ms. Christiansen, Mr. Carey, Ms. Sorensen,  
Mr. Cron, Mr. Alvarez  
**Absent:** None  
**Excused:** None

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

**3. APPROVAL OF THE AGENDA** approved to change the order of the legislative items as amended.

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

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

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

**Moved by:** Mr. Carey  
**Yea:** 6

**Seconded by:** Mr. Alvarez  
**Nay:** 0                      **Abstain:** 1 (Christiansen)

**5. APPROVAL OF MINUTES: *October 21, 2013***

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

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

**6. PUBLIC COMMENT**

Mr. Harold Freeman thanked Mayor Tabori and those Council members who attended the meeting on the development project proposed for the UMD Golf Course. Mr. Freeman stated their presence did make a difference. UMD announced that the project has been put on hold.

Mr. Bruce Burrows expressed his appreciation for the “excellent meeting” held on October 10 to discuss the acquisition of Riverdale Presbyterian Church. He noted that the meeting was well organized, questions and comments were recorded and the timeline for this project was spelled out clearly.

## **7. DEPARTMENT AND COUNCIL REPORTS**

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

Mayor Tabori reported that the police department will be on duty on Oct 31, officers are prepared for a safe evening of Trick-or-treating.

### **B. REPORT FROM THE TOWN ATTORNEY ~ *Suellen Ferguson, Esq.***

No report at this time.

### **C. TOWN CLERK'S REPORT ~ *Tracey Toscano, Clerk***

The recording secretary, Ms. Weeks was not able to attend tonight's meeting, Ms. Toscano filled in as recording secretary. Ms. Toscano reported that Chris Dodge from Granicus wished to inform Council that they are offering a discount for new clients at this time.

### **D. REPORT OF THE TOWN TREASURER ~ *Dan Baden, CPA***

Mr. Baden reported on Grant and Bond revenues collected to date. Mr. Baden also reported that the last grant Mr. Chuck Wilson applied for at the end of the previous fiscal year was awarded. The Town received the funds, which were used to cover costs related to wrapping up the Solar Panel project. The remaining funds in DOE Grant line item are being held to cover final charges for the Solar Panel Project. Mr. Baden added that 2013 Fiscal Year Audit is scheduled to be complete on November 1.

### **E. REPORT ON THE DEPARTMENT OF PUBLIC WORKS ~ *Michael Beall, Director***

Mr. Beall reported on the Town's Compost Program, he stated that the Town is successfully joined with the county's pilot program adding that the partnership with Prince George's County is going well. Mr. Beall reported that he combined funds from the PEPCO tree replacement program and the Town's existing budget for trees along with the Prince George's County Clean UP Green UP Program and was able to plant more than 100 trees.

Mr. Beall reminded residents that leaf collection begins on November 4 and that the Electronic Recycling Program collected nearly 30 tons of material.

### **F. REPORT ON POLICE DEPARTMENT ACTIVITIES ~ *Chief Michael Wynnyk***

Chief Wynnyk distributed crime stats for September, and reported that the person involved with the recent bike thefts in the area has been arrested.

Chief Wynnyk stated that the Children's Co-op, the Chili Cook-off and the dedication of the Solar Panels on UPES were all well attended, successful events. The department is preparing for a safe night of Trick-or-Treating on Halloween and for the Pumpkin Carving Trail. Chief Wynnyk added that the grant for a second license plate reader was awarded as was the School Bus Grant.

### **G. COUNCIL AND COMMITTEE REPORTS**

Mr. Carey reported that the first "Community Conversation" on the acquisition of Riverdale Presbyterian Church went well and was well attended. Mr. Carey added that grants and funding sources for the project are being looked into. Ms. Sorensen also noted that the Council Committee on Policy, Rules and Municipal Structure will meet on October 30 at UPES at 7:30 p.m.

**8. CONTINUING BUSINESS**

**A. UNIVERSITY TOWN CENTER SAFEWAY**

**Motion:** To approve the letter of support drafted by the Mayor and Town Attorney on the matter of the University Town Center Safeway DSP-05084-02 for the Planning Board Hearing on October 31, 2013.

**Moved by:** Mr. Alvarez  
**Yea:** 6

**Seconded by:** Mr. Carey  
**Nay:** 0                      **Abstain:** 1 (Cron)

**B. TOLL BROTHERS KNOX VILLAGE DEVELOPMENT PROJECT LOCATED IN COLLEGE PARK; DSP-13025 UMD STUDENT HOUSING AT KNOX ROAD**

**Motion:** To approve that the Mayor and Town Attorney draft a letter of support for College Park on the matter of the DSP-13025 University of Maryland Student Housing at Knox Road for the Planning Board Hearing on November 14, 2013.

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

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

**C. CONTRACT FOR A HAZARDOUS MATERIALS INVESTIGATION OF RIVERDALE PRESBYTERIAN CHURCH AND ASSOCIATED PROPERTY.**

**Motion:** To approve the contract and award the bid to Aria Environmental, Inc. for \$14,437.50 to conduct a hazardous materials investigation of Riverdale Presbyterian Church and associated property.

**Moved by:** Mr. Carey  
**Yea:** 6

**Seconded by:** Mr. Cron  
**Nay:** 1 (Brosch)        **Abstain:** 0

**D. CONTRACT FOR AN INITIAL PROJECT COST ANALYSIS OF RIVERDALE PRESBYTERIAN CHURCH AND ASSOCIATED PROPERTY.**

**Motion:** To approve the contract and award the bid to VJ Associates for \$12,000 to conduct an initial project cost analysis of Riverdale Presbyterian Church and associated property.

**Moved by:** Mr. Carey  
**Yea:** 6

**Seconded by:** Mr. Gekas  
**Nay:** 1 (Brosch)        **Abstain:** 0

**E. CONTRACT FOR AN INITIAL SUSTAINABILITY ANALYSIS OF RIVERDALE PRESBYTERIAN CHURCH AND ASSOCIATED PROPERTY.**

**Motion:** To approve the contract and award the bid to Sustainable Design Consulting, LLC for \$5,865 to conduct an initial sustainability analysis of Riverdale Presbyterian Church and associated property.

**Motion to Table**

**Moved by:** Mr. Carey  
**Yea:** 4

**Seconded by:** Mr. Cron  
**Nay:** 3 (Brosch,        **Abstain:** 0  
   Christiansen,  
   Sorensen)

**F. CONTRACT FOR A BUILDING SYSTEMS ASSESSMENT OF RIVERDALE PRESBYTERIAN CHURCH AND ASSOCIATED PROPERTY.**

**Motion:** To approve the contract and award the bid to AJ Engineers, Inc. for \$9,410 for the preparation Building Systems Assessment Report, and \$500 for reimbursable expenses to conduct a building systems assessment of Riverdale Presbyterian Church and associated property.

**Moved by:** Mr. Carey  
**Yea:** 6

**Seconded by:** Mr. Cron  
**Nay:** 1 (Brosch)      **Abstain:** 0

Mr. Tom Ahmann stated that a structural engineer evaluation would be necessary to check that the building will support the uses and the extra load requirements that the police and public works departments' require. This requirement will be used if the building is designated as a Safe Place. This type of evaluation is also required to make sure the building will support any weather related conditions such as snow loads etc.

Mr. Carey stated that the Public Facilities and Services Committee support Mr. Ahmann's suggestion to include an evaluation for the Risk Level 4 Structural Engineer Evaluations, and that these proposals are solicited informally.

**Motion:** To approve that informal solicitations of proposals for a Risk Level 4 Structural Engineer Evaluation of Riverdale Presbyterian Church.

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

**Seconded by:** Mr. Cron  
**Nay:** 0      **Abstain:** 0

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

On the Cafritz Development project Mayor Tabori reported that the District Council voted unanimously in support of the Cafritz project moving forward. Mayor Tabori added that the Town is following through on the remaining concerns on conditions that have not yet been met. Such as, condition number 37E requires all financials on the bridge are in place before permit is pulled. Mayor Tabori also stated that he has received a copy of the letter from the UMD Board of Regents stating that the board has voted to support the sale of the parcel of property Riverdale Park needs for the landing site of the CSX Bridge.

**H. 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 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:** Mr. Carey

**Seconded by:** Mr. Alvarez

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

**Yea:** 7

**Nay:** 0

**Abstain:** 0

**I. 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 proceed with 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:** Ms. Christiansen

**Seconded by:** Mr. Gekas

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

**Yea:** 7

**Nay:** 0

**Abstain:** 0

**J. 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 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:** Ms. Christiansen

**Seconded by:** Ms. Sorensen

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



**9. NEW BUSINESS**

**A. CB-77-2013 NEIGHBORHOOD NUISANCE BILL, SPONSORED BY COUNTY COUNCIL MEMBER ERIC OLSON**

**Motion:** To approve drafting a letter of support on Prince George's County Bill CB-77-2013.

**Moved by:** Mr. Alvarez

**Seconded by:** Mr. Cron

**Yea:** 6

**Nay:** 0

**Abstain:** 1 (Gekas)

**10. ADJOURNMENT** by consent at 10:00 p.m.