



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

**March 20, 2014  
MINUTES**

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

**Present:** Mr. Brosch, Mr. Gekas, Ms. Christiansen, Mr. Carey, Mr. Cron,  
Mr. Alvarez, Ms. Sorensen (arrived at 7:40 p.m.)  
**Absent:** None  
**Excused:** None

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

**3. APPROVAL OF THE AGENDA**

**Moved by:** Mr. Cron  
**Yea:** 6  
**Seconded by:** Mr. Alvarez  
**Nay:** 0  
**Abstain:** 0

**4. APPROVAL OF MINUTES: *March 6, 2014***

**Moved by:** Mr. Carey  
**Yea:** 6  
**Seconded by:** Mr. Gekas  
**Nay:** 0  
**Abstain:** 1 (Sorensen)

**5. APPROVAL OF EXECUTIVE SESSION MINUTES: *March 6, 2014***

**Moved by:** Mr. Alvarez  
**Yea:** 6  
**Seconded by:** Mr. Carey  
**Nay:** 0  
**Abstain:** 1 (Sorensen)

**6. PUBLIC COMMENT**

- Kim Sherrill of 6910 Wells Parkway asked that the town reconsider the site location for the Veterans Memorial. The base price for this Memorial is an extraordinary expenditure and there are other locations that can accommodate what is being requested without that expenditure.

**7. PRESENTATIONS**

**A. CAFRITZ PROJECT AT RIVERDALE PARK**

Mr. Rod Garrett, Project Manager, Skidmore, Owings & Merrill, who is a member of the team leading the design effort of the Cafritz Project introduced Mr. Bob Lockhart and Mark Ellis, CCCI, members of the construction team. Mr. Lockhart presented a poster layout of the Whole Foods design along Rt. 1 and gave comprehensive overview of the project.

- They have been permitted and currently grading the job, tree removal and getting the areas ready for building placement;

- Preparing to remove the large hill (mountain) of soil which will require trucks continuously leaving the site, approximately one truck ever three minutes;
- Workers will not be parking their vehicles in University Park since they will be operating the heavy equipment or driving dump trucks;
- Once construction begins on Whole Foods, parking will be available on site for the workers;
- Trying to create the Whole Foods Market shell in less than a year;
- Will try to leave as many trees in the parks along Rt. 1 as possible as a barrier;
- Fences have been installed to keep people from walking the site;
- In about six or seven months there will be a lot of utility work ongoing;
- A traffic light will not be installed until necessary;
- The temporary office trailer will be relocated to the Rt. 1 location;
- The only thing that will be done that will affect the University Park side of Rt. 1. is building the traffic signalization;
- The trees that were recommended to be removed by the arborist in the buffer area will be cleared prior to the utility work, which will be done in approximately six to eight weeks;
- Landscaping along Route 1 will be completed in a south/north sequence as the facing buildings are finished;
- It should take approximately nine months to build the shell of Whole Foods;
- An extra lane, required by State Highway Administration, will be added to Rt. 1;
- There will be temporary road closures along Rt. 1 between the hours of 9:00 a.m. and 3:00 p.m.
- Does not see any reason for permanent lane closures;
- Current plan is to have trucks enter and exit job site with a right turn only;
- Schedule to work is 7:00 a.m. - 4:00 p.m. Monday through Friday. Occasionally there may be Saturday work and extending the work week to 5:00 p.m.
- Estimated that Whole Foods will open for their first customer in the summer of 2015;
- The bike path will remain closed as long as necessary for safety reasons; the final decision to open will be determined by Park and Planning;
- Water trucks will be used to keep the dust down;
- Mr. Lockhart is willing to send weekly updates of what is going on at the job site;
- Mr. Garrett will check on the current status of the fifty five and older housing which was a consideration at one time;
- The designer of the bridge is Dewberry Architect and Shirley Construction is the design builder;
- All concerns regarding the construction or safety issues on the site should be forwarded directly to Mr. Lockhart;
- The trees that will remain along Rt. 1 have been marked and numbered as “save” by the arborist.

## 8. PERMITS

### A. REMOVE EXISTING DRIVE STRIPS AND REPLACE WITH A NEW CONCRETE DRIVEWAY (Geoffrey James, 4409 Tuckerman Street) Ward 1

**Motion:** To approve the application to remove existing drive strips and replace with a new 85' x 10' concrete driveway located on Lot: 18 and part of 19, Block: 2. Section: One at 4409 Tuckerman Street.

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

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

**B. APPLICATION TO INSTALL NON-CONFORMING 6' FENCE  
(Carol Cron, 3901 Underwood Street) Ward 6**

**Motion:** To approve the variance request for the installation of a non-conforming 6' fence including 1' lattice located on Lot: 50, Block: 39, Section 7 at 3901 Underwood Street with the requisite findings to approve this Special Exception per Section 4-115 Sub-sections A-E of the Town Code.

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

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

**9. DEPARTMENT AND COUNCIL REPORTS**

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

- Due to the snow storm, the County Buildings closed on Monday and as a consequence the Oral Argument hearing for the Chick-Fil-A was not held. A new date has not been scheduled.
- Mayor Tabori requested guidance from Council for three items for the budget: 1) Mosquito Project, 2) Granicus, 3) Riverdale Presbyterian Church. This was added to New Business 11. D as a general discussion of potential issues for the budget.

**B. REPORT FROM THE TOWN CLERK ~ *Tracey Toscano***

- Office is gearing up for the budget.
- The election date is scheduled for Tuesday, May 6. Polls will be open at the Riverdale Presbyterian Church from 8:00 a.m. to 8:00 p.m.

**C. REPORT ON POLICE DEPARTMENT ACTIVITIES ~ *Chief Wynnyk***

February 2014 crime report was distributed.

- Attended the annual MOU meeting, hosted by Laurel city police department.
- Participated in the Deep Creek Lake Plunge.
- Attended the Maryland Highway Safety Summit
- The Public Safety Fair, held at UPES, was very successful.
- The UP police department passed the Criminal Justice Information System annual State audit.

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

No report.

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

- Park benches will be donated by a town resident. Council should discuss whether these benches should be placed in new areas or if they should replace old benches. Mr. Beall stated that he welcomes any input from the Public Facilities and Services Committee on this matter.
- After comparing the January 2013 and January 2014 street light utility bills, there was a savings of 30% which is approximately \$1,000.00.
- Explained in detail that he expects to be approximately \$1,200.00 and \$2,000.00 over budget by the end of the year in the salaries line item due to snow removal and mosquito control. Would

like Council to review this line item since he would like to bring in the mosquito pilot intern two months earlier (May & June). Mayor Tabori stated that the mosquito pilot should be assessed to see if it is something that should be continued or not.

- Over the past five years it cost over \$90,000.00 to repair the two trash packer trucks. Mr. Beall would like to replace these two trucks with two new ones. The approximate cost would be \$160,000.00 each.
- Would like to replace the donated pick up truck from Park and Planning with a new truck that will be capable of plowing and carrying heavy loads.

## **F. COUNCIL AND COMMITTEE REPORTS**

- Mr. Len Carey - Veterans Memorial Design Advisory Committee.

There was a Community Conversation held on March 13, 2014. At this meeting there were three basic issues: change the site location; concern of cost; and whether there is a University Park Veterans Memorial. The Committee met on March 16 and chose to go forward. It was decided not to change the location, yet the proposal was revised which will reduce the cost. The Committee is planning to meet with the nearby residents and the community on April 12, 2014.

## **10. NEW BUSINESS**

### **A. ARBOR DAY PROCLAMATION**

**Motion:** To approve adopting a Town Arbor Day Proclamation and to designate Friday, April 25, 2014 as Arbor Day in University Park.

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

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

### **B. ORDINANCE 14-O-04 FRANCHISE AGREEMENT WITH COMCAST OF MARYLAND, INC. (Introduction)**

**Motion:** To introduce Ordinance 14-O-04 to the Mayor and Council for the Town of University Park to Ratify and Approve the Extension for the Franchise Agreement with Comcast of Maryland, Inc.

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

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

### **C. TOWN SUPPORT FOR THE PROPOSED UPDATE TO TRANSIT DISTRICT DEVELOPMENT PLAN AND THE TRANSIT DISTRICT OVERLAY ZONE FOR PRINCE GEORGE'S PLAZA**

**Motion:** To authorize the Mayor and Town Attorney to submit the letter to the Prince George's County Council in support of the modification process that includes full public participation and expressing the Town's intent to participate in this effort.

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

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

**D. POTENTIAL ISSUES FOR THE BUDGET**

Granicus: Ms. Sorensen will contact Tracey Toscano with the amounts for services from the Granicus proposal for Mayor Tabori to include in the FY 2015 budget.

Mosquito: Mr. Beall will forward these numbers to Mayor Tabori.

Riverdale Presbyterian Church: A line item of \$100 will be added to the budget.

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