



**MEETING OF  
UNIVERSITY PARK MAYOR AND COMMON COUNCIL**

**RIVERDALE PRESBYTERIAN CHURCH  
CUSTIS HALL  
6513 QUEENS CHAPEL ROAD**

**7:30 PM  
March 2, 2015  
MINUTES**

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

**Present:** Mr. Thompson, Mr. Gekas, Mr. Hess, Ms. Verrill, Mr. Cron,  
Mr. Alvarez  
**Absent:** None  
**Excused:** Ms. Sorensen

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

**3. APPROVAL OF THE AGENDA**

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

**4. PUBLIC COMMENT**

None

**5. PERMITS**

**A. APPLICATION TO CONSTRUCT a 1-STORY ADDITION, SCREEN PORCH  
AND DECK WITH STEPS (Derr and Jenkins, 4008 Tennyson Road) Ward 2**

**Motion:** To approve the Building Permit Application to construct a 19' x 19' x 6' x 14' 1 - single story addition, a 15' x 27' screen porch and a 13' x 23' deck with steps on Lot 2, Block 20 at 4008 Tennyson Road. In addition, this application requests approval to place a dumpster on the street and a POD in the driveway for the duration of this construction project, which is scheduled to take four (4) months to complete.

Section 7-107. Dumpsters and other storage receptacles.

Permit required. No dumpster or other receptacle for the storage or transport of construction or other debris, or for the storage of household or other items, greater in size than two cubic yards, shall be placed on residential property without a permit issued by the town. Permits shall expire not later than thirty (30) days after issuance, and shall be subject to such further conditions as the town may require. A permit may be extended for up to an additional sixty (60) days in any twelve month period by the mayor, upon good cause shown. Any further extension within the same period may be authorized only by the town council upon a showing of exceptional circumstance.

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

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

**6. CONTINUING BUSINESS**

**A. CHARTER CHANGE 15-CR-02 AMENDING SECTION 618, "PURCHASING AND CONTRACTS", TO ADD THE TOWN NEWSLETTER EDITOR AS A POSITION NEGOTIATED BY MAYOR AND APPROVED BY COUNCIL**  
*(Second Reading)*

**Motion:** To approve the adoption of Charter Amendment 15-CR-02 to repeal and re-enact Article VI, "Finance", Section 618, "Purchasing and Contracts" of the Charter to add the Town Newsletter Editor as a professional service position to be negotiated by the Mayor and approved by the Council and to provide that the Newsletter Editor serves at the pleasure of the Mayor and Council.

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

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

**B. BUDGET ADJUSTMENTS** *(Second Reading)*

**Motion:** To approve the adoption of the budget adjustments recommended by the Town Treasurer as outlined in the February 19, 2015 memo to the Mayor and Council.

\* Budget transfers require 5 votes.

Account Name	Increase	Decrease
Prior Years Surplus	183,613	
Insurance	4,500	
Legal Fees	34,000	
Transit Costs	6,500	
Accreditation	1,000	
Gasoline – Police		1,000
Park Activities		2,000
Upkeep of Park	2,000	
Street Lights		5,000
Street Tree – Maintenance	5,000	
Fuel – Public Works		5,000
Vehicle Maintenance – PW	5,000	
Unreserved Fund Balance	138,613	

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

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

**7. NEW BUSINESS**

**A. ENGINEERING CONTRACT FOR THE WELLS RUN STORM DRAIN**

**Motion:** To authorize the funds in the engineering line item to be used to contract for a technical evaluation of the implications for University Park homes and residents of possible elimination of the planned storm water holding facility under the Whole Foods parking lot on the Riverdale Park Station (Cafritz) site; plus an evaluation of the total Riverdale Park Station (Cafritz) stormwater plan as recommended by the Development Overview Committee; and to authorize a contract for such technical evaluations with Charles P. Johnson and Associates, using the bid prices included in a contract awarded by another Maryland Municipality or the Maryland National Capital Park and Planning Commission , per Ordinance Section 2-105.

Section 2-105:

(b) Purchasing. The Treasurer shall oversee all purchase orders. Except in situations where good cause has been demonstrated to the Council, the Treasurer shall make any single purchase or expenditure of more than ten thousand dollars (\$10,000.00) by means of sealed bids. Such bids shall be opened publicly after public notice at such time and place as the Treasurer shall determine. Whenever the State of Maryland, or any department thereof, or any Prince George’s County, or the Metropolitan Washington Council of Governments or individual member government, or other local government in Maryland, has conducted a competitive bid process that is consistent with that adopted by the Town, and has awarded a contract that authorizes local governments to purchase the bid item at the bid price, the Treasurer may purchase the bid item at the bid price from the successful bidder, subject to the prior approval of the Mayor.

**Moved by:** Ms. Verrill

**Seconded by:** Mr. Hess

**Yea:** 6

**Nay:** 0

**Abstain:** 0

**PUBLIC COMMENT**

(Note: Responses from Council Members, Town Attorney or the Mayor are italicized.)

- Surprised that possible elimination of the holding tank is happening because when the Cafritz plan was adopted, this was part of the plan. How can this be taken out of the plan?
- A. *The holding tank under the Whole Foods parking lot was not part of the Detailed Site Plan.*
- Is Charles P. Johnson and Associates the same engineer who previously looked at the stormwater issue coming off of the Cafritz site?
- A. *Yes, this is the same company.*
- When referring to the MNCPPC contract which we would follow, is that contract for anything that is related to this project or in the region, or is this about work someplace else that MNCPPC is doing?
- A. *It is everywhere within Maryland National Capital Park and Planning.*
- A. *They have an on-call contract, which means they provide engineering services of all kinds that they produce and they give a rate card that gives an hourly rate, since no job is going to be exactly the same.*
- If you were to limit the contract to only looking at the cistern that is being put in, you might miss important characteristics of the bio retention gardens or whatnot, so narrowing your language might have some unanticipated consequences.

- It would be very helpful to have this engineering study done.
- When Home Depot was built on Rt. 410, the builders entered into a memorandum of understanding with the Town of University Park and through that they provided approximately \$318,000 to the Town as their in-lieu-of fee for stormwater. That money was then further combined at a later date with funds from EPA and Army Corps of Engineers. That combined total of at least \$300,000 plus was used for a design study and then for the stream bed stabilization that is seen in University Park today.

**B. TO AUTHORIZE A LETTER RE: HOUSE BILL 1087 AND SENATE BILL 481**

**Motion:** To authorize the Mayor and Town Attorney to draft a letter in support of HB 1087 and SB 481 Electricity – Community Solar Energy Generating System Program and authorize the Mayor to submit these letters to the necessary offices on behalf of the Town.

**Moved by:** Mr. Thompson      **Seconded by:** Mr. Hess  
**Yea:** 6                              **Nay:** 0                              **Abstain:** 0

**C. LEGISLATIVE RESOLUTION 15-O-06 (Introduction)**

**Motion:** To approve the introduction of Resolution 15-O-06 to amend the FY 2015 Budget Ordinance as follows:

1. Establish a Revenue account for Sale of Asset - \$2,250
2. Establish a Revenue account for Street Repair Rebate – WSSC \$294,805
3. Increase Unreserved Fund Balance by \$297,055

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

**D. REQUEST PRESENTATION RE: ZONING ORDINANCE REWRITE**

**Motion:** To authorize the Mayor to invite representatives from the Maryland National Capital Park and Planning Commission zoning rewrite committee to give a presentation to Town residents on the substance of the proposed changes to the zoning laws as recommended by the Development Overview Committee.

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

**8. APPROVAL OF MINUTES: February 23, 2015**

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

## **PUBLIC COMMENT**

(Note: Responses from Council Members, Town Attorney or the Mayor are italicized.)

- The Council should consider revising the format of the minutes so answers that are provided to the public are attributed.
- A. *The best way to capture the entire Council meeting is to purchase a program such as Granicus. The Policy, Rules and Municipal Structure Committee will be meeting soon to discuss this topic.*

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

### **A. MAYOR'S REPORT**

- A letter was sent to Pepco on November 4, 2014 in response to the vegetation management plan in University Park, requesting that a copy of the plans be provided as soon as possible and to make arrangements to discuss the plans with the Town. Mayor Carey testified as an individual in favor of the legislative bill to remove the clause that said that municipalities cannot enforce or pass a law that would add to the cost of electrical utilities in vegetation management.
- Cooking and serving breakfast for kindergarteners at UPES on March 6.
- The Town election notice in the newsletter was incorrect. A new PDF will be provided and will be posted on the Town website. The correct notice will be printed in the April newsletter.
- The town has 30 days to respond to the Compliance Board Open Meetings Complaint.
- University Park will host the Rt. 1 University Communities Coalition scheduled for March 18. Mayor Carey asked the Council to reserve the date.
- Azalea Classic is scheduled for April 18 and the Council should consider participating together in this event.
- Mr. Hess expressed concern about the public paths not being cleared during the snowstorms. Public Works is very busy during this time, possibly consider hiring an outside contractor. The Police Department should move the stationary police cruiser during snowstorms; they cease to be a deterrent when there is snow on them for a number of days.
- The Town bus is running carefully but assertively in the winter conditions.
- Mayor Carey requested the following motion:

### **MUNICIPAL ENGAGEMENT ON STORMWATER MANAGEMENT IN THE WELLS RUN DRAINAGE INTO THE NORTHEAST BRANCH OF THE ANACOSTIA RIVER.**

**Motion:** To authorize the Mayor and Town Attorney to draft and send a letter to the County Executive and County Council requesting that all stormwater management plans affecting Wells Run above its entry point to the Northeast Branch of the Anacostia River be brought to the Town of University Park and that we be given opportunity to weigh in. The County--Department of Public Works and Transportation; Department of Permitting, Inspections and Enforcement; and Department of the Environment--should routinely provide copies of all stormwater submittals to all municipalities on the Wells Run drainage including the Town of Riverdale Park, Town of University Park, and City of Hyattsville within 7 days of their receipt, as well as an

invitation to all meetings where these are discussed. This letter to be circulated to the Council for review and comment prior to sending.

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

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

## **B. COUNCIL REPORTS**

**Mr. Gekas** - The Council Committee on Policy, Rules and Municipal Structure and Council Committee on Public Facilities and Services plan to hold a joint meeting on March 17 to discuss Granicus and the Town website.

## **10. COUNCIL WORK SESSION--AGENDA-SETTING FOR 2015**

**Motion:** To recess the Legislative Session and convene a Council Work Session to discuss the Agenda Setting for 2015.

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

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

The Council went through each item below and divided them into groups.

### **Improve Transparency and Access**

- Website, Granicus, Transparency, Accessibility.
- This process will help residents look back and see what was done and why.
- Budget for the improvement of the website.
- Format for the minutes, and what is and what is not included.
- Solve the problem of being able to access materials electronically at UPES from personal computers.

### **Branding (shared identity)**

- Branding the Town to show that you are in University Park.
- Additional signs. Unique street signs.
- Reaching out to new residents. Sense of place.
- Changes to the permitting process. Notification of neighbors.
- Refer to Route 1 as Baltimore Avenue.

### **Transport (interconnectivity)**

- Link transportation projects.
- Improve the sidewalks along Baltimore Avenue going towards Hyattsville.
- Bicycle/pedestrian connectivity.
- Network of circulator buses. Hyattsville, College Park, Riverdale Park.
- Tools available for future traffic management issues in town.

### **Code Enforcement**

- A proactive code enforcement.
- Improve rental properties.
- Digital pictures of rental properties posted on website.

**Streams**

- Take action on the flooding of the stream. Erosion under the drains.
- Promote the use of pervious paving materials.
- Offer incentive to residents for using pervious paving materials

**Veterans**

- Veterans Memorial

**UPES**

- Improvement of University Park Elementary School. Community Center. Police Department. Colocation.

**11. ADJOURNMENT** by consent at 9:55.p.m.