



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

**UNIVERSITY PARK ELEMENTARY SCHOOL
4315 UNDERWOOD STREET**

**7:30 p.m.
May 16, 2016
MINUTES**

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

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

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

3. APPROVAL OF THE AGENDA

Moved by: Mr. Thompson **Seconded by:** Mr. Alvarez
Yea: 7 **Nay:** 0 **Abstain:** 0

4. PERMITS

**A. BUILDING PERMIT APPLICATION TO REPLACE SHED
(Jenny Glenn and Geraldine Wright, 4108 Woodberry Street) Ward 7**

Motion: To approve the request for a building permit to replace existing shed with a 12’x 7’x 9’ shed located on Lot 9 and Block 30 at 4108 Woodberry Street.

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

**B. BOARD OF ZONING APPEALS: Variance Request V-37-16
(Paul Staats and Jennifer Bulkeley, 4407 Tuckerman Street) Ward 1**

Motion: To support the application by Paul Staats and Jennifer Bulkeley to validate existing conditions and convert an existing enclosed porch into living space at 4407 Tuckerman on the basis that the following criteria applicable to granting this variance have been fulfilled:

- (1) A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions; and

- (2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and
- (3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

Zoning Ordinance Section 27-442(e)(Table IV) prescribes that each lot shall have a side yard at least 7 feet in width. Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking. Therefore, a variance of 2.5 feet side yard width and 7.2% net lot coverage is requested for Lot 17 and Block 2 at 4407 Tuckerman Street by the applicants.

The Mayor is authorized to send a letter to the Board of Zoning Appeals on behalf of the Town supporting the application.

Moved by: Mr. Thompson **Seconded by:** Mr. Hess
Yea: 7 **Nay:** 0 **Abstain:** 0

**C. BUILDING PERMIT APPLICATION TO REPLACE WINDOWS AND SHED
 (Anne Doody, 4321 Clagett Road) Ward 5**

Motion: To approve the request for a building permit to replace three windows with a sliding glass door and replace existing shed with a 12’x10’ shed located on Lot 13 and Block 25 at 4321 Clagett Road.

Moved by: Mr. Caskey **Seconded by:** Mr. Hess
Yea: **Nay:** **Abstain:**

Motion: To amend the motion to include that the new shed will have horizontal siding that is consistent with the horizontal siding on the house.

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

Motion: To approve the request for a building permit to replace three windows with a sliding glass door and replace existing shed with a 12’x10’ shed that will have horizontal siding that is consistent with the horizontal siding on the house located on Lot 13 and Block 25 at 4321 Clagett Road.

Moved by: Mr. Caskey **Seconded by:** Mr. Hess
Yea: 7 **Nay:** 0 **Abstain:** 0

**D. BUILDING PERMIT APPLICATION TO REPLACE WALKWAY AND STEPS
 (Keith and Sara Nelkin, 6503 Adelphi Road) Ward 2**

Motion: To approve the request for a building permit to replace existing walkway and steps located on Lot 24, Block 20 and Section 5A at 6503 Adelphi Road.

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

Motion: To approve the tenth amendment to the Mayor's proposed fiscal year 2017 budget.

Moved by: Mr. Hess

Seconded by: Mr. Gekas

Yea: 4

Nay: 3 Hess

Abstain: 0

Cron

Verrill

C. LEGISLATIVE RESOLUTION 16-O-03: Fiscal 2017 Budget (2nd Reading)

Motion: To approve the adoption of Legislative Resolution 16-O-03: Fiscal 2017 Budget as amended. Pursuant to Section 603 of the Charter of the Town of University Park, to levy the real property and personal property tax rate and appropriate and adopt the annual budget for fiscal year 2017. The tax levy is set at \$0.6077 per \$100.00 of full value assessment on all taxable real property located within the corporate limits of the Town of University Park, and at \$2.25 per \$100.00 of full value assessment on all taxable personal property.

Moved by: Mr. Hess

Seconded by: Mr. Gekas

Yea: 7

Nay: 0

Abstain: 0

D. DISCUSSION OF THE SCHEDULED MAY 31, 2016 PUBLIC HEARING REGARDING THE ADOPTED PRINCE GEORGE'S PLAZA AREA TRANSIT DISTRICT DEVELOPMENT PLAN AND ENDORSED TRANSIT DISTRICT OVERLAY ZONING MAP AMENDMENT

Mayor Carey said that the Town has stated its position in two letters approved by the Council. The approach now is not to change those positions but to focus on two issues within them. One issue is stormwater management (regional stormwater solution) and the other is the bonus density and its location.

Town Attorney Suellen Ferguson said that at the May 31 Public Hearing it is important to focus in on the issues where there might be some room for movement. It needs to be very clear what it is that University Park wants.

A meeting has been scheduled for Tuesday, May 24 at the Hyattsville Public Library Community Room at 7:00 p.m. The meeting will be moderated by Aimee Olivo. Those invited to attend are the Mayors and Councils of Hyattsville, Riverdale Park and University Park, County Councilmember Deni Taveras, representatives from Soltesz (those who did the study), Scott Rowe, representatives from the Prince George's Plaza Area TDDP, the Department of Environment and Department of Public Works and Transportation. The meeting is designed to go through the stormwater management issues and find out from Soltesz which of the conclusions that were drawn in the staff analysis of testimony are actually supported by what they did. The goal is to find some common ground so that University Park has more support going in front of the County Council on May 31.

Mayor Carey stated that if the Council wishes to consider a change of position after the May 24 meeting, a Special Session will be scheduled for May 26. Council agreed to tentatively schedule the Special Session for Thursday, May 26, 2016 at 7:30 p.m. at Town Hall.

8. NEW BUSINESS

A. RENEW CONTRACT FOR THE POSITION OF EDITOR OF THE TOWN NEWSLETTER

Motion: To approve a one-year extension of the June 1, 2015 contract with the incumbent Newsletter Editors, Todd Stewart and Bridget Warren, for an additional year on the same terms and conditions, to perform the Newsletter Editor services consistent with the Scope of Work adopted by the Town.

Moved by: Mr. Cron

Seconded by: Ms. Verrill

Yea: 7

Nay: 0

Abstain: 0

9. APPROVAL OF MINUTES: *May 2, 2016*

Moved by: Mr. Alvarez

Seconded by: Mr. Hess

Yea: 5

Nay: 0

Abstain: 2 Thompson
Hess

10. DEPARTMENT AND COUNCIL REPORTS

A. MAYOR'S REPORT

- Treasurer Dan Baden is working on a grant to fund implementation of the bike plan in University Park.
- Mayor Carey is talking with Zagster about the possibility of locating one or two bike share stations in University Park.
- Re-elected Mayor and Councilmembers will be sworn in on June 20 by a representative from the Clerk of the Court.
- Councilmembers should be prepared to take a Mayor and Council photo at the June 6 Council meeting.
- Mayor Carey expressed his appreciation to Treasurer Dan Baden for his work with the Town budget.

B. COUNCIL REPORTS

Police, Traffic and Public Safety Committee - Mr. Alvarez

Next meeting scheduled for Thursday, May 19, 2016 at 7:00 p.m. at Town Hall.

Development Overview Committee - Mr. Hess

Next meeting scheduled for Wednesday, May 18, 2016 at 7:30 p.m. at Town Hall.

Policy, Rules and Municipal Structure Committee - Ms. Verrill

Next meeting scheduled for Thursday, May 26, 2016 at 7:00 p.m. at Town Hall.

C. REPORT FROM THE TOWN ATTORNEY ~ *Suellen Ferguson*

- The 7-Eleven oral argument is scheduled for June 10, 2016 at 9:00 a.m. before the Circuit Court in Upper Marlboro. The time may change.

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

- Ms. Toscano commended the Election Supervisors, Stephanie Herold and Ed Lee, for their work with the Town election, and to Leatha Thome for the generous time she spent helping the team.

E. REPORT OF THE TOWN TREASURER ~ *Dan Baden*

April 2016 Treasurer's Report was distributed.

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

April 2016 Crime Report was distributed.

- Attended the Maryland Police Training Commission meetings.
- The University Park Police Department recently passed the Criminal Justice Information System audit done by the Maryland State Police.
- Chief Wynnyk participated in the Rivers to Rockets ride along with Mr. Hess and Mayor Carey.
- The PorchFest event was very successful and went without incident.

G. REPORT ON THE DEPARTMENT OF PUBLIC WORKS ~ *Michael Beall*

- The stop bars on Clagett-Pineway will be installed before May 23.
- Received the preliminary approval of the FEMA reimbursement claim. The amount reimbursed was \$18,130.
- The recent power outage in Wards 7 and 4 was caused by a private tree crew.
- Received a preliminary price of \$2,600 from Pepco to turn off the power, bring a crane in and remove the bridge. At this time, there are no contracts for the bridge construction.
- The planners for the Pepco Vegetation Management Plan have begun wandering around Town. The Town discouraged Pepco from removing healthy trees from private property. A solicitor's permit has been issued. There will be a reassessment of the condition of Town pear trees before Pepco proceeds.
- Mr. Beall addressed a question from Mr. Gekas regarding the standing water issue around Henson Green will be evaluated by the Town Engineer.

11. ADJOURNMENT by consent at 9:45 p.m.

Submitted by: _____
Lenford C. Carey, Mayor