

UNIVERSITY PARK NEWSLETTER

TOWN OF UNIVERSITY PARK, MARYLAND

FEBRUARY 2014

OFFICIAL NEWSLETTER

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POSSIBLE CHURCH PURCHASE

Notice of Introduction of Ordinance 14-O-3

On January 27, 2014, Ordinance 14-O-3 was introduced. This ordinance would authorize the acquisition of the Riverdale Presbyterian Church on Queens Chapel Road under certain conditions. The meeting set for March 3, 2014 is the first meeting at which the ordinance could be adopted. For more information or a copy of the proposed ordinance, call Town Hall at 301-927-4262.

Explanatory Note

On January 27, the Council introduced the ordinance above (see page 14 for full version) which states in general terms the plans for the property's future use and conditions under which it would most likely be purchased. Please note that the specific cost is left blank. Although the Town Council authorized negotiations for purchase of the church, talks regarding the terms of sale have not begun. Consequently, the Town Council believes the earliest date for a vote on the property purchase would be the March 3 council meeting. The final ordinance for adoption

on or after that date will include the purchase price.

Residents interested in the possible cost and tax impacts of the purchase, renovation or construction of a community building, can download and use the cost analysis spread sheet at www.upmd.org/?documents&id=1009. Various purchase and build options are presented in the spread sheet. Options 2 and 3 are estimates for immediately razing the current annex and building either a 4000 or 8000 square foot community building. They do not contain the future cost of razing or renovating the sanctuary. The rough costs of razing or renovating the sanctuary are estimated to range from \$500K to \$2.2M, depending on the scope of work. However, work on the sanctuary is not likely to occur for 10 years. Option 1 is provided for comparison. All costs under Option 1 will come out of FY2014's budget and will not add to your taxes. The additional municipal tax burden on your property for Options 2-4 can be calculated by entering the taxable portion of your home's assessed value from your property tax bill.

Town Meetings & Special Dates

Town Council	February 3 & 10
Holiday	February 17

Town meetings are at 7:30 PM at University Park Elementary School. Residents are encouraged to attend. Please request interpreting services 10 days in advance. Council agendas are posted at www.upmd.org and on the Town Hall bulletin board Fridays prior to meetings.

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FROM THE MAYOR

The Town lost an extraordinary friend and champion of the Town, when longtime resident and former Council Member **Mickey Lucas** passed away late last year. To honor and commemorate Mickey, the Council has voted to dedicate the Tennyson Road footpath that connects the Town playing field to the bridge going to the school to him. The Council also affirmed the name of the bridge as the *Zoe Falkenberg Memorial Bridge* to honor her as the first person to cross the reconstructed bridge. (Zoe died on 9/11). A plaque will be placed on the bridge or in near proximity to honor these two individuals.

The possible purchase of the Riverdale Presbyterian Church and its conversion to a community center is a topic of ongoing discussion. First, because the decision whether or not to purchase the Church will have an impact on University Park civic life as well as individual property taxes, it is important for everyone to take the time to become acquainted with the facts. To make it easier to follow the discussion, the Town has placed all the public records regarding this matter on the website under the title, *Community Building*. It is located on the right side of the main page below Town Information. Second, if you have questions, please do not hesitate to contact either your Council representative or myself. Third, while the Council was originally slated to make a final decision on the purchase on January 27, the final vote will not come until March 3 at the earliest. Stay tuned. Finally, if residents wish to bring the topic to a referendum, Town Hall will be available to assist in the process. The requirements for petitioning for a referendum will be posted on the Town website for review by all residents.

The Cafritz property continues to move toward the grading and construction phase. On January 10, Brad Frome, deputy chief of staff in the Office of the County Executive, and Carlos Colella, UMD VP for administration and finance, presented on the status of the CSX Crossing: design, finance and construction schedule. They noted that the final design of the bridge had been agreed upon and laid out a rough schedule for completing the land transfer process and financing plan as required by the Rezoning Ordinance and the Preliminary Plan of Subdivision. They expected both the land transfer and the finance plan to be complete by the end of June. They indicated that construction would begin in September, with completion slated for approximately a year later. On January 14, Mr. Colella followed up on the presentation with a letter that stated the University

of Maryland's approval for the latest roadway plan as agreed upon and attached as an exhibit. Both the January 10 presentation and the January 14 letter are posted on the Town website.

The Route 1 buffer zone/linear park final plans and the proposed Van Buren/Route 1 intersection were presented by the Cafritz development team at the January 10 meeting, both of which are of intense interest to Mayor, Council and the residents of University Park. The buffer zone includes the brick wall fronting the Whole Foods parking lot facing Route 1 that the Town requested and adjacent bushes. In addition, the developer has decided to plant shade trees in the median strip between the Route 1 sidewalk and the street. Together with the parking lot's down lighting, these elements should reduce ambient light. Various art displays in the buffer zone, probably sculptures, and wandering paths will make it easy to enter and exit the site by foot and bicycle. Finally, the Van Buren intersection design is taking shape and appears to meet the University Park requirements that east-west traffic not be permitted and that safe passage exist for pedestrians and bicyclists across Route 1. Again, the presentation materials can be found on the Town website on the Cafritz Blog page.

The Little Free Library, next to the Town playing field on Queens Chapel Road, has been made possible by a memorandum of understanding (MOU) between the Town and University Park Civic Association. For those of you who love to hold a book in your hand and share books with others, when you finish a great novel, bring it down and place it in the Little Free Library. If there is something there that you would like to read, don't hesitate to "borrow" it. When you are finished, bring it back. A huge *tip of the hat* to Teresa Flick for suggesting the idea and Connie Visnic for following through on the UPCA side and getting it done. While you are down there, enjoy Teresa's wonderful paint job!

Elections approach. For those of you who might wish to run for Mayor or Council, the Mayor and Council Wards 1, 3 and 7 are up this year. Petitions to run are due by April 7 and the election will be held on May 6. Newly elected officials will be sworn in on June 16.

Hope winter is treating you well. Enjoy the lengthening days. Keep safe and I will see you around Town.

John Rogard Tabori

FROM THE CHIEF & CRIME REPORT

What is community policing? The concept is basic but the philosophy of community policing is broad. It is unique to each community and the involvement is based on the cooperative efforts of the community and the police. The UPPD has adopted community policing as a basic tenet of its daily function. The tools necessary to complete this function include the use of patrol cars, foot patrols and bicycles with involvement in community activities such as May Fair, the 4th of July parade, tree lightings, the Azalea Classic etc. Establishing a relationship with our community is the key to success of public safety. The UPPD does address issues as they arise. Crimes of breaking and entering, thefts, stolen autos, etc. have a profound effect on the entire community.

The UPPD works hard to solve these crimes and arrest the perpetrators. Community involvement to solve these crimes is crucial. Other common complaints include stop sign violations, excessive speed on narrow roadways, abandoned vehicles, noise, parking problems and even snow removal. Some of these are town code violations and more suited for the code enforcement officer. As a community we should strive to comply as a courtesy to our neighbors. The issues may seem small but they do have a profound impact on the quality of life the town is accustomed to.

What is community policing? For the community it is involvement in the safety of our neighbors. Communities are places where people who share common values can meet to realize the fullest expression of their talents and contribute to great ideas. Building social capital is less about being in the same geographic space as other people and more about looking out for others, and in doing so we are safer ourselves. Involvement includes being an active participant in community activities, groups and associations. The UP CERT (Citizens Emergency Response Team), Civic Association, Women's Club, PTA, scouts and the historic society, are all great activities that promote the concept of community. At its best, a community nourishes its members and makes room for others to join. A community can withstand anything except neglect. We can disagree, we can struggle over methods and processes, and we can propose ideas and develop programs. What we can't do is neglect our community, because the minute we do so, we will no longer be a community. The neglect of a community can extend from our person to our property. It may manifest itself in the form of unregistered vehicles, graffiti, noise,

speeding, disobeying traffic signs, disrespect for property, littering and uncared for animals.



A community at its core is the interaction of people. University Park is a wonderful place to live, but we must all work together to keep it that way. Know your neighbor and know when something isn't right. Stay vigilant and call

the UPPD whenever you are suspicious. A caring community is a safe community. Community policing is each of us collectively policing our community. "If You See Something, Say Something."

Theft Between November 29 and December 3 in the 7000 block of Adelphi Rd. suspect/s stole copper down spouts, an air conditioner unit and lawn machinery from the property. The victim is unsure when the property was taken and no witnesses were located. At this time no suspect/s was located. Investigation is ongoing.

Theft Between December 1 and 7 in the 4100 block of Woodberry Street suspect/s stole a gas generator that was chained to a tree beside the garage. At this time no suspect/s was located. The investigation is ongoing.

Stolen Auto Between December 2 8 AM and December 3 10 PM in the 4300 block of Clagett Rd. suspect/s stole a 2004 Ford minivan that was parked on the street. The vehicle was recovered in Greenbelt approximately two weeks later. No suspect/s was located. Investigation is ongoing.

Breaking & Entering Between December 6 and 8 the 6700 block of 41st Ave. suspect/s broke a window to gain entry into the house. The homeowner was away for that period of time and a friend checking on the house discovered the home had been broken into on December 8. Suspect/s stole a laptop computer, several bottles of wine, a camcorder and a Nintendo game unit. The scene was processed for fingerprints and the neighborhood canvassed for witnesses. No suspect/s was located. The investigation is ongoing.

Theft Between December 6 10 PM and December 7 6:30 PM in the 6700 block of 41st Ave. suspect/s

entered an unlocked 2008 Chevy Suburban and stole a phone charger and an umbrella. No suspect/s was located. The investigation is ongoing.

Theft On December 12 between midnight and 10 AM in the 4400 block of Sheridan St. suspect/s stole a compressor from the front porch of the residence. The neighborhood was canvassed for witnesses. No suspect/s was located. Investigation is ongoing.

Breaking & Entering On December 30 at 6:30 PM in the 6500 block of 41st Ave. the resident arrived home from vacation and found the front door open. The victim also found a rear sliding glass door had been broken. The UPPD and the PGPD were contacted and officers arrived to check the home. It is unknown at this time what property was taken. The neighborhood was canvassed for witnesses and the crime scene processed for fingerprints. No suspect/s was located. The investigation is ongoing.

Breaking & Entering On December 31 at 2:40 PM in the 4000 Block of Tennyson Rd. the resident arrived home and found the side door from the porch area had been damaged and items in the home were in disarray. The UPPD and PGPD were contacted and the home was checked. It was determined that suspect/s had entered the home by breaking the side porch door and stole two cameras, assorted jewelry, sterling silver plates and other items. The neighborhood was canvassed for witnesses and the crime scene processed for fingerprints. No suspect/s was located. The investigation is ongoing.

Notice of Introduction of Ordinance 14-O-2

On January 13, 2014, Ordinance 14-O-2 was introduced. This ordinance would amend the FY 2014 Budget, Ordinance 13-O-4, to include certain income and expense budget adjustments. The meeting set for February 3, 2014 is the first meeting at which the ordinance could be adopted. For more information or a copy of the proposed ordinance, call Town Hall at 301-927-4262.

Cafritz Property Construction

Construction will begin shortly. There will be no temporary lane closures during the first two weeks. Construction hours Monday-Saturday 7 a.m. and 5 p.m. For any construction related concerns, please contact Robert Lockhart of Capital Construction Consultants at 202-669-7157 or email at rlockhart@ccci-dc.com.

ELECTION NOTICE

The Town of University Park for the Office of Mayor and Council Members for Wards One, Three and Seven will be conducted on

**TUESDAY, MAY 6, 2014, 8 AM-8:00 PM
Riverdale Presbyterian Church,
6513 Queens Chapel Road**

CANDIDATES Candidate petitions and financial disclosure statements are available at Town Hall and on the Town website www.umpd.org under Elections. If residents have any questions, please contact Town Hall at TownHall@upmd.org or 301-927-4262.

DEADLINE To file as a Candidate or register as a new voter the deadline is Monday, April 7, 2014.

December 16 Council Meeting Highlights

Present were Mayor Tabori; Council Members Brosch, Gekas, Christiansen, Carey, Cron, Alvarez. Excused: Sorensen.

Public Comment

Linda Verrill of Van Buren Street and a small group of residents are collecting funds for Typhoon Haiyan. Donations will be made to Doctors without Borders, Shelter Box and UNICEF USA. The group hopes to reach their \$5,000 goal by the end of the campaign which is December 31. Donations are welcome after the deadline.

CM Christiansen shared a public comment that was passed along to her from a resident in Ward 1. Ms. Folin asked the Council to consider Mayor Tabori joining the campaign on Mayors against Illegal Guns. It was agreed to add a motion at New Business.

Presentations

Mr. Micah Liepold, Alpha Engineering Associates, Inc. gave a brief presentation on the contract services Alpha provides to the Town. After a discussion it was agreed that Alpha would establish a protocol in Town Hall whereby the disruptions are minimal and the Council can communicate without external variables. Mr. Liepold stated that the Council would be provided with a UPMD email address which would require logging directly onto the Town server and this direction would

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eliminate using personal email addresses. The town attorney strongly encouraged that the Council use only the UPMD email address for all Town related business. Mr. Liepold will investigate the size limitation for sending emails.

Department and Council Reports

The Council will hold two special sessions on the possible acquisition of Riverdale Presbyterian Church on Tuesday, December 17 at 7 PM and Saturday, January 18 at 1 PM. Both meetings will be held at Riverdale Presbyterian Church in Custis Hall.

On January 6 Chuck Wilson will give a final wrap-up report on STEP. Brad Frome, Deputy Chief of Staff, County Executive Rushern Baker and Carlo Colella, UMD VP for Administration and Finance will give a brief presentation which will cover the agreements around the bridge and any remaining issues with the Cafritz property.

Chuck Wilson submitted the final report on STEP, which can be viewed on the Town website. A special committee of the county has requested a copy of the report, in hopes of producing a STEP program for the entire county.

Town Attorney Suellen Ferguson reported that on the Special Permit Case, a request was made on the continuance of the hearing date which was set for January 6, 2014.

Town Clerk Tracey Toscano reported that she attended a Clerk's Association meeting. Also she is in search of a backup Town bus driver to fill in when needed. She requested that any new motions made at Council meetings be forwarded to her in writing.

Town Treasurer Dan Baden distributed the November 2013 report.

Department of Public Works Director Michael Beall reported that the road construction is almost complete and any outstanding issues will be addressed in the spring. The leaf collection is on its fifth cycle throughout Town and will continue through January 10. Effective December 31 leaves and yard waste will no longer be accepted in plastic bags, due to new county regulations. The interior of Town Hall was recently painted. Mr. Beall asked that the Council look at the two new street

signs that have recently been installed and offer any opinions. The Town acquired a used pickup truck from the Park and Planning Police Department at no cost.

Police Chief Wynnyk distributed the November 2013 crime report. He reported that the department received a \$5,000 grant for school bus safety enforcement which will be used for overtime funding to officers who will monitor children getting on and off the school buses. The department also received two grants of \$2,000 and \$3,000 from the State Highway Administration for impaired driving enforcement and aggressive driving enforcement which will be used for overtime funding for the officers targeting this enforcement. Attended the following: Tree Lighting, Public Safety Committee Meeting, Mothers Against Drunk Drivers Maryland Remembers, Holiday Lighting Competition Tour and Governor O'Malley's discussion on Public Safety in Prince George's County. Target donated \$100 gift cards to twenty needy children from University Park Elementary. Chief Wynnyk along with other local officers chaperoned these children.

Council Reports

CM Gekas asked the Council to offer suggestions on where to place a simple marker in honor of Mickey Lucas since the intended bridge between the school and the soccer field was dedicated years ago to Zoe Falkenberg. After a discussion, it was agreed that the trail leading to the bridge be dedicated to Mickey Lucas and that a plaque be placed on the bridge which was dedicated to Zoe Falkenberg.

CM Gekas reported that the electric consumption at Town Hall, the Bladensburg Maintenance Facility and the Christmas tree and the flag pole lighting at Henson Green are completely offset by the solar array from the elementary school.

CM Carey asked that the STEP report be summarized and inserted into the Newsletter.

New Business

Mayor Tabori reported that two financial sources were identified to potentially pay for greening Queens Chapel Road, which may cost anywhere from \$800,000 to \$1,000,000. The first is a construction grant from the Chesapeake Bay Foundation for up to \$250,000 and the other is from the Department of Environmental Resources, who would pay the remaining balance.

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Mr. Beall said that the engineer's estimate for the cost is based on replacing all asphalt curbs with concrete, milling and repaving the road, some sidewalk replacement along the street and landscaping. Mr. Beall would like to involve the public in the final design. He also informed the Council that the grant proposal deadline is February 14, 2014. Since the Council expressed interest in the plan, Mayor Tabori agreed to have more information available at the next Council meeting.

Motion to declare the 1997 Ford F350 Public Works vehicle as a surplus vehicle and authorize the Director of Public Works to auction this truck with VIN# 1ETJU3GF4VEB70176. Motion approved 6 to 0.

Motion to add a Special Session to the meeting schedule to discuss and vote on the acquisition of Riverdale Presbyterian Church on Monday, January 27, 2014 at 7:30 PM. Motion approved 6 to 0. Executive Sessions will be required prior to the January 27 meeting.

Motion to authorize Sarah N. Moseley and Ross J. Salawitch to serve as University Park's agent and point of contact for the Sustainable Maryland Certified Municipal Certification process and authorize them to complete the municipal registration on behalf of our community. Motion approved 6 to 0.

Motion to adopt Resolution 2013-R-15 supporting participation in the Sustainable Maryland Certified Municipal Program. Motion approved 6 to 0.

Motion to approve a special 2013 holiday compensation in the amount of \$300 net of deductions for each current, active employee as of December 1 of that year. Motion approved 6 to 0.

Motion to adopt resolution 2013-R-14 to support the Prince George's County Municipal Collaboration FY 2014 MEA EmPower LMI Communities grant application and DHCD Sustainable Communities-Common Legacy grant application. Motion approved 6 to 0.



Lost Pet Database To register your pet, report a lost or found pet, please call Linda Verrill at 301-927-6743. Have your pets wear their tags or a microchip at all times so they can be identified.

Motion to approve the University Park Mayor joining the bipartisan coalition Mayors against Illegal Guns, which was cofounded by former New York City Mayor Bloomberg and Boston Mayor Menino in 2006 and now has over 1,000 mayors from 46 states. Motion approved 6 to 0.

The meeting adjourned by consent at 10 PM.

December 17 Special Session Highlights

Present were Mayor Tabori; Council Members Brosch, Gekas, Christiansen, Carey, Cron, Alvarez. Excused: Sorensen.

Mayor Tabori welcomed all who attended and explained that this gathering was to share additional information regarding the possible acquisition of Riverdale Presbyterian Church. The work that has been done so far has been done by the Council Committee on Public Facilities and Services. The members are Len Carey, Chair; Michael Cron, Dave Brosch and Jim Gekas.

Presentation on financing and sources of funding for the purchase and renovation of the existing building and annex by Mayor Tabori

The potential source of funds for the purchase of the church are:

- FEMA shelter funds, which would pay 80% of the construction cost: This option was considered but the procedures changed in 2009 and the state of Maryland does not support this program.
- State Bond Bill: This could be up to \$300,000 to \$500,000 for a two year cycle.
- Sale of the current Town Hall: Quotes were given from \$350,000 to \$400,000.
- General Obligation Bond: This type of bond was issued for the UP road construction and pension plans. The interest rate would be 3% or below.
- Construction Loan: This is a variable draw general obligation loan. The interest rate would be 3% or below.

Mayor Tabori stressed that there are other grants available but a plan must be in place before applying for a particular grant. The standard operating costs should not change with one exception, which is that Town Hall will need a full time assistant clerk in order to schedule the personnel and programs if the building will be used as a civic center. There will be program operational costs that will develop in this process. Those costs are likely to be borne by the programs themselves. This is something

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that needs to be looked at very closely.

There are operating costs associated with the building such as maintenance and utility costs. Calculating this cost is very difficult and it is believed that this cost will double due to the size of the building in comparison to Town Hall, which would be approximately \$60,000 to \$70,000, plus \$30,000 to \$40,000 to hire a full time assistant.

Mayor Tabori explained that if a bond is issued it would be paid off through an increase in Town taxes. The increase would be approximately \$100 on average per household, per year, for each \$1,000,000 of the bond. (Thus, if the bond were for \$2,000,000, the approximate additional tax per household would be about \$200 per year.) This increase in taxes would continue for about 15 years. The Town would attempt to make some arrangements for those residents for whom this tax increase would be a significant financial burden. The additional cost of maintaining the building would be put in the budget resulting in an additional tax of about \$10.00 a year per household. Grants and other income would be pursued to offset as much of the cost as possible.

Public Questions/Comments

Note: Audience questions and comments are italicized.

Would it be feasible to enroll the current outstanding municipal bond into a new loan? It probably would not. (Tabori)

Was the land at Town Hall calculated in the selling price? It may be possible to break it up into three pieces. The problem is that part of the land is a right-of-way which is controlled for the subway system and as a result you cannot build on it. (Tabori)

Are there other parts of the budget where current operations in the Town could be reduced? Real costs have been reduced over the past several years. In order to reduce costs at this time, services would have to be taken away. (Tabori)

Are there services that have been ceded to the Town that could be ceded back, as a way to reduce cost? Not at this time. (Tabori)

What are the additional programs? Some ideas are servicing elderly residents, before and after care and continuing education. There are numerous community activities

currently taking place at the church at no charge. (Brosch) There are currently many groups that meet here such as the boy scouts, the Women's Club and Town sponsored holiday parties. (Carey)

What are the services the elderly need? To have a center where people could come and meet, and an office where staff members could help with necessary services. (Brosch) *Is the idea of elderly service similar to a Village?* Yes. (Brosch)

Would the Town be responsible for more services or would they be subcontracted out? This is a significant change and the concern is additional traffic. The Town is not planning on any additional costs. (Brosch) Senior villages are often subscribed to by the seniors that participate in them, so that might be paid for in part by people joining it. (Christiansen)

If the building is sold to someone else, it may not be available for the current activities. The Town seems to think they have a Town Hall; unfortunately, it's Riverdale Presbyterian Church.

Report on the condition of the existing building and on the information provided in each of the following reports by Thomas Ahmann, AIA, Principal, Ahmann LLC Architectural Services.

Mr. Ahmann explained the layout of the church and the annex building through a power point presentation and gave a summary of the following reports:

Building Systems Assessments on Riverdale Presbyterian Church and Annex

- Upgrade the water service
- Install an elevator
- Upgrade electrical service
- A phase replacement of the mechanical systems
- Install a fire alarm and an emergency power system
- Upgrade bathrooms to meet ADA
- Replace all supply, waste and gas piping

Hazardous Materials Survey Report on Riverdale Presbyterian Church and Annex

- Removal and disposal of asbestos
- Disposal of window air conditioning units
- Disposal of light fixtures
- Disposal of windows due to lead paint
- Disposal of fluorescent tubes and batteries
- Disposal of smoke detectors

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Initial Structural Analysis of the Conversion of Riverdale Presbyterian Church and Associated Property

- No signs of any significant structural damage
- Adequate for gravity loads and snow loads
- No clearly defined lateral forced resisting system

Mr. Ahmann stated that there are a series of upgrades that are required:

- Additional parking
- New entry stair and stoop
- Platform lifts for ADA compliance
- Install dormers on two stairways
- Minor roof repairs
- Reline gutters
- Replacement of flat roof area
- Thermal insulation at the perimeter walls and the roof area
- Replace windows and exterior doors
- Install elevator for ADA compliance
- Reconfigure bathrooms
- Provide area of refuge in case of power failure
- Replace corridor doors
- Interior build out to meet the problematic needs for hazardous materials

Public Questions/Comments

In the Structural Engineer's Report which was posted on the website, it was talked about dealing with the lateral reinforcement and he used the words "cost prohibitive"? This was his opinion of addressing the Category 4 occupancy. He thought it would be prohibitive to reinforce the building. (Ahmann)

Considering all that has been said about the renovation and the upgrading, what is the bottom line? The bottom line is being worked on. A cost consultant is putting the information together from the various reports and the Town's needs. This information will be available at the next meeting. (Ahmann)

Explain additional parking on Queens Chapel? When the building changes occupancy, we have to evaluate how parking is done. The parking lot is not large enough for the assembly, office and daycare occupancies by a considerable amount.

The traffic will increase and this is a concern.

Regarding the structural assessment that dealt with the lateral

reinforcement that said it was cost prohibitive, that was conditional on the Town pursuing the building meeting a Category 4. Has the Town decided to do that and is that a necessary part of the purchase and use of the building? There was an initial discussion about shelter in place which has worked its way out based on funding issues. The only issue is the police station. A police station is a Category 4, but the building the police are in now does meet the Category 4 requirement. (Ahmann) There was a possibility that there was funding available for a shelter in place which would cover 80% of the cost. It became apparent that this funding is highly unlikely. (Carey)

What happens if the church decides that they can no longer be in this space? If a Category 4 is required for the police station that becomes questionable whether or not we should keep this building. Interested in seeing the cost ratio in relationship to the renovation and doing a new building. If the building was demolished, this would eliminate the main proposal which was the Church leasing back. Purchasing the building and demolishing just the annex was recognized as a possibility. What happens after the lease back of the Church is something that needs to be looked at. (Carey) It was also considered to demolish the Church when it is no longer needed and create more parking. (Cron)

Purchasing the building and then possibly demolishing it doesn't make sense.

There are probably other denominations who would want to rent the Church.

The character of the Town would change if not purchased since the Church is a natural community gathering place. It would be an improvement to hold Town meetings in a proper meeting space.

If the Town did not buy the Church, what would be the permissible uses of the property under the current zoning? Church, single family residence, no commercial use of any kind. (Ahmann)

We were told the present Town Hall was R-55, what does that allow the present Town Hall to be turned into? The same thing as this building and as your house. (Ahmann)

What purposes could a new owner use that building for? Residential, law office, in-home office. The uses are limited. (Ahmann)

Thirty five years ago there were these same questions and concerns when purchasing the current Town Hall.

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The purchase of the Church will be beneficial to the Town.

What is the approximate time plan should it move forward and the sale go through? From the time it is purchased to move-in would be approximately 1 1/2 to 2 years. (Tabori)

Will there be clarity to what the renovation cost would be in relationship to what a new building would be at the January 18 meeting? I believe so, yes. (Tabori)

The meeting was adjourned by consent at 8:50 PM.

January 10 Council Meeting Highlights

Present were Mayor Tabori; Council Members Brosch, Gekas, Christiansen, Carey, Sorensen (excused early), Cron, Alvarez.

Presentations

Mr. Brad Frome, Deputy Chief of Staff, County Executive Rushern Baker and Mr. Carlo Colella, UMD VP for Administration and Finance distributed a handout with an overview of the main elements involved in the Cafritz bridge crossing as well as gave a presentation on the status of the CSX Bridge in Riverdale Park.

Members of the Cafritz development team, Mr. Rod Garrett, Project Manager and Mr. Tim Davis, Project Engineer Consultant, gave a power point presentation on the configuration plans at the intersection at Van Buren Street and design elements for the buffer zone along Route 1. The team is working with the State Highway Administration to understand their suggestions and recommendations to direct traffic along Baltimore Avenue and Van Buren Street. Mr. Garrett stated that eight oak trees that are worthy of saving will remain in the Gateway Parks and many other types of trees and shrubs will be planted in order to create a buffer between Whole Foods and Baltimore Avenue. Each park will provide bio swales which will capture runoff rainwater and filter it back in the ground. Mayor Tabori asked that the team contact Town Hall approximately one week prior to beginning a particular project in order to keep the citizens updated.

Department and Council Reports

Mayor Tabori reminded that there are two upcoming events related to the possible acquisition of Riverdale Presbyterian Church on Saturday, January 18 at 1 PM at Riverdale Presbyterian Church, and Monday, January 27 at 7:30 PM at University Park Elementary School,

Council will hold a Special Session to vote on the possible acquisition of Riverdale Presbyterian Church.

Town Attorney Suellen Ferguson reported that the Comcast cable franchise will soon expire and Comcast will be sending a template resolution and a letter agreeing to continue the current franchise agreement in the interim until a new franchise agreement is reached. Ms. Ferguson recommended that the Council adopt the resolution that will be presented at the February Council meeting.

Council Reports

CM Carey stated that the Public Facilities and Services Committee has worked very hard for the past several months to get as much information on the church as possible and have looked at the following options: Town Hall remains where it is, the church is possibly sold and becomes unavailable to the community, the site is developed; the Committee looked briefly at a lease/purchase; and most of the attention looked at was to buy and renovate with lease back of the sanctuary, the offices behind it and shared use of the fellowship hall for 5 to 10 years. On December 17 a draft construction cost estimate which would include renovating the church and annex and bringing the entire building up to code came to approximately 6.95 million dollars.

The Committee is recommending to the Council that the Town buy the property for the value of the property and lease back to the church for up to 10 years. Retain and use the current Town Hall for the police department and public works. Demolish the annex and build in its place a community building of 8,000 square feet. The uses would include Town administrative offices, Council chambers, civic use and an elder care village office and before and after care which would require a rental fee. The estimated cost would be 3.2 to 4.1 million dollars to raze the annex and building the structure.

The Committee recommends that the Council release all of the documents related to the Church including the appraisal contracted by the Town, the construction cost estimate, and the cost of demolition and construction of an 8,000 square foot community building. CM Carey encouraged that everyone review the following studies that are available on the Town website: Environmental and Hazardous Substances, Building Systems, Structural Analysis. The church will be listed for sale on January 22 and their asking price is 2.3 million dollars.

TOWN NEWS & EVENTS

CM Alvarez reported that the Police Traffic and Public Safety Committee had a meeting on December 11 on the traffic study and the notes can be found on the Town website.

New Business

Motion to declare the 2004 Chevrolet Impala Police Department vehicle as a surplus vehicle and authorize the Chief to auction this vehicle with VIN # 2G1WF55K159145196. Motion approved 6 to 0.

Motion to adopt Resolution 14-R-01 to direct the Mayor and Town Attorney to draft an Ordinance to authorize the acquisition of Riverdale Presbyterian Church. Motion approved 6 to 0.

Motion to release the appraisal, the construction cost estimate, the other estimated costs of demolition and of construction of an 8,000 square foot community building and that these be published in the appropriate folder on the Town website. Motion approved 6 to 0.

The meeting adjourned by consent at 10 PM.

UP Woman's Club February Meeting

Monday, February 3, 11:30 AM



Members of the American Rosie the Riveter Association (ARRA) will present "Learning about Rosie The Riveter...the female icon of World War II." Rosie the Riveter, or Rosies as they are most commonly known, are the brave and sometimes forgotten heroes of World War

II. Rosie's are the women who left the comfort of their homes and went to work in factories, mills and shipyards to ensure our fighting soldiers were fully equipped to fight the enemies of Japan and Germany. Without their efforts, World War II would not have been won. Sallie Holder, Woman's Club Public Issues Program Chair will introduce the speakers.

The club meets at the Riverdale Presbyterian Church. Registration begins at 11:30 AM followed by lunch at 12 Noon. Membership in the Women's Club is open to all women in UP and surrounding communities. The club

provides programs and activities that encourage community service and volunteerism, fellowship and networking among members, and community enhancement. UPWC is affiliated with the General Federation of Women's Club, Inc. with international offices in the District. Visitors are asked to call 301-277-0414 to make a reservation for the meeting.

Church of the Brethren Valentine Dinner

Saturday, February 8, 5-8 PM

The Valentine Spaghetti Dinner (everybody welcome!) at the Church of the Brethren includes live music and candlelight in the fellowship hall-turned Italian bistro. Menu includes salad bar, garlic bread, a secret recipe sauce (both vegetarian and sausage available), dessert and beverages. Bring friends and stop in for supper. There is no fixed charge for the meal, but donations support local efforts to meet the needs of those seeking food, shelter or other assistance.

After 8 Book Group

Tuesday, February 18, 8-10 PM

The February book is *The Tower, the Zoo and the Tortoise* by Julie Stuart. The March selection is *Love Saves the Day* by Gwen Cooper. The After Eight Book Group meets on the third Tuesday of each month from September to June. Please call Kathy Manusi at 301-779-0722 or Laura Donnelly at 301-927-6550 for more information.



Kiplin Hall: Birthplace of Maryland

Thursday, February 20, 7:30-9 PM

Join the UP history group to attend a showing of *Kiplin Hall: Birthplace of Maryland*, a 2012 documentary funded by the University of Maryland. Special guests Sarah and Dick Bourne will be on hand to tell about their ten summers as chaperones to the study program at Kiplin Hall.

Kiplin Hall is a Jacobean historic house at Kiplin in North Yorkshire, England. Kiplin was built in the 1620s by George Calvert, the first Lord Baltimore who would

TOWN NEWS & EVENTS

go on to found the colony that would become the State of Maryland. Like many grand country houses in Great Britain, Kiplin fell victim to changing times and by the 1950s was in such a state of decline that it was nearly demolished. In 1986, University of Maryland Professor of Architecture David Fogle developed a summer program that would provide his students with hands on preservation and restoration experience at Kiplin. The house is now one of the most highly rated country houses in England.

This special event will be held in Custis Hall of the Riverdale Presbyterian Church.

UPCA News



The University Park Civic Association's 2014 membership campaign is underway! A full page flyer was in

the January 2014 newsletter to make it easy for every home in University Park to support the UPCA. Fill out the form with your family name, address, contact info and the event areas that especially appeal to you or your children. Support the UPCA with an annual supporting contribution of \$25, which is payable by check, credit card, PayPal or cash. Let's make 2014 a banner year for the largest number of families ever. The UPCA is on the move to bigger and better events and activities in 2014! Don't miss the boat-come out and support us!

UPCA Little Free Library Unveiling

Saturday, February 1, 9:30 AM

The UPCA is delighted to announce the first Little Free Library in University Park. The location will be on Queens Chapel Road, directly across from the entrance to Riverdale Presbyterian Church. Terisa Flick of Pineway is the UP resident who not only suggested



the town's first Little Free Library but also painted it in a colorful, weatherproof way to make it a very attractive addition to our community. Coffee and donuts will be served. Terisa will monitor the LFL to make sure it is well stocked with appropriate books. The rules are simple: visit often, take a book, return it or keep it. Donate a book(s) from time to time to keep the selection rotating.

UPCA Jazz Café

Saturday, February 8, 3-5 PM

Join us for live jazz performed by University Park's own Julie Parsons! We will serve coffee, wine and refreshments. Please bring an appetizer or dessert to share. This is a free event, but membership renewals



and donations will be appreciated to cover cost. Note: this event is for adults only. Old Parish House, 4711 Knox Rd., (corner of Dartmouth), College Park. Passes for limited street parking available.

UPCA Social

Tuesday, February 25, 7 PM

Carol and Michael Cron will host the UPCA Social at their home, 3901 Underwood Street. We had more than 20 residents last year, so let's try and hit 30 this year! Stay for a short while or the whole evening. If you can't make it until later, that's fine. Come when you can!

Scholarship Opportunity from State Senator Paul Pinsky

Are you or one of your children expecting to attend a Maryland college or university next year? Are you interested in financial assistance to help with tuition? University Park residents can apply to Senator Pinsky's scholarship committee for a Senatorial Scholarship. These scholarships usually range from \$500 to \$2,000 for each of four years. If you'd like an application, please either call Senator Pinsky's Annapolis office at 301-858-3155 or access his website at senatorpinsky.org for download instructions and an application. You can also check with your school's guidance office. The scholarship committee, made up entirely of citizen volunteers from the 22nd legislative district, will be selecting the scholarship winners. Applications are due by April 1, 2014.

Church of the Brethren Mulch Sale

Saturdays, March 29 and April 5, 8 AM

Come purchase good quality shredded hardwood mulch at \$3.50 per 2 cu. ft. bag. Advance, prepaid orders of 15 bags or more can be delivered within reasonable distance. To order in advance, call 301-864-4328 or email UPCOB2@verizon.net. In the parking lot of University Park Church of the Brethren at Route 1 and Tuckerman Street. Available until it's all gone.

COMMUNITY CALENDAR



Saturday, May 3

Save the date! Join the University Park community for a morning of family-friendly fun and fitness. The Azalea Classic has a race for everyone! Choose from our USATF certified 5K, our 1 Mile Challenge or our 1K Family Fun Run. This popular event brings together people from across the region, various schools and all ages. The event is organized by the University Park Elementary School PTA and all proceeds benefit programs at the school. On-line registration is open at <http://038ea76.netsolhost.com/>.

College Park Arts Exchange

All events are free and take place at the Old Parish House, 4711 Knox Road, College Park, unless otherwise noted. Your generous donations for free events are always appreciated. Parking passes are available. Contact info@cpae.org or 301-927-3013 for more information.

Arts Workshop: Collage Valentines Saturday, February 1, 12:30-3:30 PM Bring magazines and catalogs to cut up to make beautiful designs around the simple heart motif. \$5 drop-in.

Musical Instrument Petting Zoo Sunday, February 9, 3 PM One of the most popular events of our year-Music Ed students help your child try to play a variety of real instruments!

New Street Dance Group presents Between Starshine and Clay Saturday February 22, 7:30 PM Experience an evening of classical and contemporary dance, music and poetry exploring the extraordinary, the everyday and the spaces between the two. The concert will feature special guests from Maryland, Pennsylvania and beyond. A master class (\$10) will be taught from 3:30-6 PM, and participants will take part in the concert. Your generous donations for these free events are always appreciated.

Children's Arts Drop-In Programs February 22 and 23 Arts Specialists Aaron Springer and Ann Potter lead free fun arts workshops for children ages 3-8 with their parents. Saturday 10 AM-12 PM at College Park Community Center, Sunday 2-4 PM at Old Parish House.

A Tribute to Chopin Gala Concert Saturday March 1, 7:30 PM This concert featuring local performers is dedicated in thanks to all the supporters who helped make the improved piano at the Old Parish House a reality. Ticketed event; inquire for availability.

Hyattsville Library Independent Film Series *Fruitvale Station*, Monday, February 24, 7 PM The Hyattsville Branch Library, in partnership with locally-based Creative Edge Studio Collaborative, has been screening independently produced films from the library audio visual collection. *Fruitvale Station* is a fictionalized account of Oscar Grant, a 22 year-old unarmed man who was shot and killed by a police officer at an Oakland, California rapid transit station. Winner of the Sundance Film Festival Audience Award and Grand Jury Prize. The evening concludes with a discussion facilitated by Prince George's County filmmaker, Miriam Machado-Jones. Hyattsville Library, 6530 Adelphi Rd.

Seeking Apprentices and Interns for the Spring/Summer Seasons @ ECO City Farms



ECO City Farms is committed to providing a quality practical hands-on education. We will provide a curriculum and opportunities to learn on and off the farm.

Our farm is small, but the work is intensive and demanding. Farmers are often called upon to do different and sometimes tedious jobs in all kinds of weather. Our apprentices and interns must be reliable, on-time, creative, passionate, flexible, quick, and have a good sense of humor in spite of the hard work! We are looking for folks who are willing to work hard when required and enjoy the benefits of being a grower.

The apprenticeships are for adults who demonstrate a long-term commitment to farming. It is a weekly 16-hour commitment with a weekly CSA bag, in-kind opportunities of workshops, courses, and farm visits, and a weekly

COMMUNITY CALENDAR

travel stipend. **The internships** are for those who want to get a feel for urban farming without making a huge commitment. It is a weekly 6-hour commitment. If you are thinking of applying, please read related documents at <http://www.ecoffshoots.org/front-page/education/interns/>. For questions and application/self-assessment submissions, please email Deborah@ecocityfarms.org.

Looking for Residents age 90 and Above

The Maryland-National Capital Park and Planning Commission's (M-NCPPC) Department of Parks and Recreation is looking for Prince George's County residents ages 90 and above to recognize during its annual Centenarian Celebration in May. Special recognition will be given to county residents who are 100 years and over at the spring event, but first the M-NCPPC is asking for help identifying the guests of honor. If you know a Prince George's County resident who is 90 years old or above as of January 1, 2014, please contact the Department of Parks and Recreation by February 28, 2014. Send an email to public.affairs@pgparks.com and use the subject line "Residents 90 & Better" or fill out the Centenarian Form online at http://www.pgparks.com/Things_To_Do/Senior_Activities/Centenarian_Form.htm.

University Park Woman's Club College 2014 Scholarships

Doris McPhee Memorial Scholarship



This one-year \$1000 award is open to graduating high school students (female or male) of Northwestern High School with a minimum grade point average of 3.0. This is a financial-need based scholarship. Applicants for this schol-

arship must *complete parts A, B, and C of the application and provide the additional information requested.*

University Park Woman's Club Scholarship

This one year \$1000 award is open to graduating high school students (female or male) who are residents of University Park, Maryland, or a non-resident child or grandchild of a member of the University Park Woman's Club. This is a merit-based needs-blind scholarship.

Applicants must have a minimum grade point average of 3.0. Applicants for this scholarship must *complete parts A and B of the application and provide additional information requested.*

Applications and further information can be found at <http://www.upmd.org/?documents> or by calling Dianne Bukoski at 301-277-6458. Completed applications must be received no later than Monday, April 7, 2014.

University Park Shade Tree Reimbursement Program



The Shade Tree Reimbursement Program offers residents up to \$300 towards the price of purchasing and planting a tree on private property. The purpose of the program is to enhance the town's tree canopy, which provides many benefits including conserving energy, reducing air pollution, increasing property values, enhancing wildlife habitat and providing aesthetic benefits.

The Town of UP recognizes these benefits and has an ongoing tree planting and maintenance program. But the town can only manage trees on public land, such as in parks and along streets.

To increase and maintain a healthy urban tree canopy, the town needs to ensure that trees are also planted on private property. To take advantage of this program, follow these steps:

1. Plant a tree from the Approved Shade Tree List.
2. Fill out the Shade Tree Reimbursement Request form.
3. Deliver the tree receipt and the form to Mickey Beall at Town Hall or mbeall@upmd.org.

Complete guidelines, the request form and the Approved Shade Tree list are available at the Town of UP website at Public Works > Department Info. This program is in effect as long as funds are available.



LEGISLATIVE RESOLUTION 14-0-03

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF UNIVERSITY PARK TO AUTHORIZE ACQUISITION BY NEGOTIATION OF CERTAIN PROPERTY LOCATED AT 6513 QUEENS CHAPEL ROAD, UNIVERSITY PARK, MARYLAND FOR A PUBLIC PURPOSE

WHEREAS, pursuant to §§5-202 and 5-203 of the Local Government Article, Annotated Code of Maryland, the Town of University Park, Maryland (hereinafter, the “Town”) has the power to adopt such ordinances as it deems necessary to protect the health, safety and welfare of the citizens of the municipality, to prevent and remove nuisances, and to exercise the express powers granted by the State of Maryland; and

WHEREAS, pursuant to §5-204(c) of the Local Government Article, Annotated Code of Maryland, the Town is authorized to acquire real property by purchase for a public purpose; and

WHEREAS, Section 402 of the Charter of the Town of University Park implements and authorizes the Council to exercise the authority granted under State law for acquisition of property; and

WHEREAS, the Mayor and Common Council have determined that the acquisition of the real property located at 6513 Queens Chapel Road, University Park, MD is required to serve the public purpose of providing space to enable official Town functions and for a community center; and

WHEREAS, the Mayor and Common Council have been engaged in negotiations for the acquisition of said property; and

WHEREAS, the Common Council desires to use the authority granted to it under State Law and the Town Charter to acquire the said property by negotiation for a sum certain.




Section 1. NOW THEREFORE BE IT RESOLVED AND ORDAINED by the Mayor and Common Council of the Town of University Park that the acquisition of the property located at 6513 Queens Chapel Road, University Park, MD (the “Property”), as more particularly described in attached Exhibit A, on behalf of the Town for the public purpose of providing space to enable official Town functions and for a community center, at a not to exceed price of \$*****, and to enter into a conditional contract of sale for this purpose, be and it is hereby approved. The contract of sale and acquisition shall be conditioned upon the following:

- a. The ability of the Town to obtain any and all required zoning approvals for the razing of the annex portion of the Property, as more particularly described in Exhibit A, and the construction of a new building for the purposes stated herein; and
- b. The receipt by the Town of a valid use and occupancy permit from Prince George’s County applicable to the Property as constructed for the uses described herein and any accessory uses; and
- c. The receipt by the Town and any third party of a valid use and occupancy permit, or an approved continuation of an existing use and occupancy permit, for any portion of the Property required to be leased as part of such acquisition and contract of sale; and
- d. A lease agreement that is acceptable to the Town for any portion of the Property required to be leased as part of such acquisition and contract of sale.
- e. The ability of the Town to obtain the financing required to acquire the Property, raze the annex portion and construct the new building for the purposes stated herein.
- f. That no substantial change or degradation to the Property or its mechanical, electrical, plumbing and fire protection systems occur prior to acquisition except as agreed by the parties to the contract of sale.

Section 2: Be it further resolved that this resolution shall become effective twenty (20) days after enactment by the Common Council of University Park, or upon passage by the Council over the Mayor’s veto, whichever is later, unless, before the expiration of twenty (20) calendar days following approval of any Ordinance by the Mayor or passage of any Ordinance over the Mayor’s veto, a referendum petition containing the signatures of not less than twenty per centum (20%) of the qualified voters of the Town is filed pursuant to Section 311 of the Town Charter.

Section 3: Be it further resolved that a complete and exact copy of this proposed Ordinance shall be posted on the entrance door of the Town Building of University Park, Maryland, for a period of not less than ten (10) days, and a fair summary of this Ordinance shall be published at least once in a newspaper having general circulation in the community.

February 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	<p>Save the Date! Church of the Brethren Mulch Sale Saturdays, March 29 & April 5, 8 AM</p>					<p>1 UPCA Little Free Library Unveiling, 9:30 AM</p>
2	<p>3 Yard Waste Woman's Club Meeting, 11:30 AM Town Council, 7:30 PM</p>	<p>4 Trash</p>	<p>5</p>	<p>6 Recycling</p>	<p>7 Trash</p>	<p>8 UPCA Jazz Café, 3-5 PM Church of the Brethren Valentine Dinner, 5-8 PM</p>
9	<p>10 Yard Waste Town Council, 7:30 PM</p>	<p>11 Trash</p>	<p>12</p>	<p>13 Recycling</p>	<p>14 Trash</p> 	<p>15</p>
16	<p>17 Presidents Day Town Hall closed, no shuttle service, no waste pick up</p>	<p>18 Trash After 8 Book Group, 8-10 PM</p> 	<p>19</p>	<p>20 Recycling UPHPA Presentation, 7:30 PM</p>	<p>21 Trash</p>	<p>22</p>
23	<p>24 Yard Waste</p>	<p>25 Trash UPCA Social, 7 PM</p>	<p>26</p>	<p>27 Recycling</p>	<p>28 Trash</p>	



TOWN OF UNIVERSITY PARK
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 Public Works Dir. Mickey Beall mbeall@upmd.org
 Chief Michael Wynnyk upchief@upmd.org

Police
 Emergency 911
 Non-Emergency 301-352-1200
 Police Dept. Direct 301-277-0050
 Police Dept. Cell Phone 240-375-1077
 Chief Michael Wynnyk 301-277-0051
 Mayor Tabori home 301-779-6530

Town Council

Ward	Council Member	Phone
1	David C. Brosch	301-779-3168
2	James Gekas	301-864-2734
3	Arlene Christiansen	301-927-2394
4	Lenford C. Carey	301-864-1383
5	Heidi Sorensen	301-927-4977
6	Michael Cron	301-277-4718
7	Roy Alvarez	301-779-6746

NEWSLETTER

The March newsletter deadline is Thursday, February 6. The *University Park Newsletter* is published monthly, except for a combined July-August issue. Newsletter submissions may be made via the correct monthly form at www.upmd.org. Questions and comments may be emailed to univparknews@gmail.com. The *Newsletter* publishes the milestones of current and former UP families (births, weddings, obituaries, graduations, awards, etc.) plus events of interest to residents. Political or commercial advertising is not accepted. Please send letters of opinion or Town suggestions to Town Hall. The *Newsletter* is online at www.upmd.org > Documents.

Subscriptions Former residents may subscribe for \$15/year by contacting Town Hall. Subscribers must renew each year before the month that their subscription ends. No reminders are sent. The address label indicates your renewal date.

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