

COUNCIL MEETING OF THE CITY COUNCIL HYATTSVILLE, MARYLAND

October 6, 2008

Mayor Bill Gardiner called the meeting of the Council to order at 8:00 p.m. at the Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland.

Present were Mayor Bill Gardiner, Council President Bill Tierney, Council Vice President Anthony Patterson (arrived at 8:28 p.m.), and Council Members Ruth Ann Frazier, Paula Perry, Carlos Lizanne, Marc Tartaro (left the meeting at 9:49 p.m.) , Mark Matulef, Krista Atteberry, Nicole Hinds, and Douglas Dudrow.

Also present were City Administrator Murphy, Assistant City Administrator Jones, Police Sergeant Alexander, Police Lieutenant Blakes, City Attorney Colaresi (arrived at 9:30 p.m.), Community Development Manager Chandler and City Clerk Barber.

PRESENTATION:

TRIAD

Lt. Gary Blake's introduced the TRIAD program that includes SALT (Seniors and Lawmen Together) to the Mayor and Council. He noted Council Member Frazier's support and proposed recommendation for the City to become a part of the program. Lt. Blake's provided a brief-overview of the proposed benefits to the City's population of seniors and the great service that could be provided to the residents. Council Member Frazier reiterated what Lt. Blake's stated, and she asked for support from the City and asked for patience from the residents while the program is being considered.

Dominion Engineering

Mr. Clifton Huston, addressed the Mayor and Council: he provided his background information and then entered into an overview of the BB&T Building. He talked about the interior and exterior of the building, the roofing system, attics, lobby, gutter systems (will need to be replaced), windows, landscaping, doors, wallpaper, plaster ceilings, heating/air conditioning units, and asphalt. He noted most of the appliances are in excellent condition and advised of the minor changes needed to the structure. The Mayor and Council discussed the issue at length. Mr. Huston responded to questions of clarification given by the Mayor and Council regarding the structure located at 3505 Hamilton Street (BB&T) Building.

Belcrest Center Courtyard Marriott (DSP-4004/5)

Edward Gibbs, Attorney representing Marriott

Mr. Edward Gibbs, Counsel representing the Courtyard Marriott provided an in-depth overview of the entire project and the proposed detailed site plan for the project (DSP-4004/5). Mr. Gibbs noted that this proposed project has been in the works at this proposed site since 2003. Mr. Gibbs provided a detailed over-view of the proposed structure that would include 8 floors (162 rooms) and a restaurant designed for hotel guests. Mr. Tom Gallian, a representative from the Courtyard Marriott, described what could be offered in the meeting spaces at the hotel (banquets, meetings, etc.) and also what restaurant services were being considered for the hotel.

4332-4334 Farragut Street

Mr. Garth Rockcastle, Dean of the School of Architecture for the University of Maryland, owner and resident presented to the Mayor and Council a proposal for re-design plans and a request for an easement at the property known as 4332-4334 Farragut Street. Mr. Rockcastle discussed his comments and concerns with issues regarding the traffic flow near the property. Mr. Rockcastle responded to questions of clarification given by the Mayor and Council on his proposed project and the request for an easement.

APPROVAL OF AGENDA:

Council Member Matulef moved that the Mayor and Council approve the agenda as amended, as Mayor Gardiner at the request of City Administrator Murphy to remove the motion to close the meeting of October 6, 2008, from the agenda. The motion passed, unanimously.

PUBLIC COMMENT:

Mr. David Marshall, 6000 block of 37th Avenue, addressed the Mayor and Council; he stated his support of the proposed DSP for the Courtyard hotel. Mr. Marshall stated his concerns with Mr. Rockcastle's proposal to make Church Place Alley allow for only one-way traffic on the street. Mr. Marshall closed his comments with comments of concerns with pedestrian safety issues on Ager Road and also with WSSC contractors doing road work on City streets without prior notification being given to the residents.

DEPARTMENT REPORT:

City Administrator Murphy reported to the Mayor and Council on current issues being addressed by the department. Ms. Murphy noted the upcoming community meeting scheduled for Wednesday, October 8, 2008, to discuss street and sidewalk improvements affecting Banner Street, Crittenden Street, and 41st Place with the meeting to be held at the intersection of Banner Street and Crittenden Street and 40th Place at the Traffic Triangle.

Assistant City Administrator Jones reported to the Mayor and Council on the current City positions that are vacant and the interviews that are being scheduled to actively pursue in filling the vacant positions. City Administrator Murphy and Assistant City Administrator Jones responded to questions of clarification given by the Mayor and Council on the report.

APPROVAL OF MINUTES:

Council President Tierney moved that the Mayor and Council approve the Special Council Meeting Minutes of September 8, 2008 and the Public Hearing Minutes (2) of September 22, 2008. The motion passed, unanimously.

DISCUSSION ITEMS:

BB&T (Proposed Acquisition)

Mayor Gardiner provided a brief overview as to where the City is currently regarding the proposed acquisition of the property located at 3505 Hamilton Street (BB&T Building). At Mayor Gardiner's request, City Administrator Murphy provided an in-depth overview of information collected to assist the Mayor and Council in their decision making on the issue. City Administrator Murphy provided information binders to the Mayor and Council; as she referenced the material during her discussion of the acquisition of the property (BB&T). City Treasurer Oliphant provided an overview on the City's current debt. The Mayor and Council reviewed three potential scenarios provided by staff to help facilitate and provide clarification with the issue at hand. The Mayor and Council discussed the issue at length. City Administrator Murphy and City Treasurer Oliphant responded to questions of clarification given by the Mayor and Council on the issue.

Note for the Record: City Attorney Colaresi arrived at 9:30 p.m.

Note for the Record: Council Member Tartaro left the meeting at 9:49 p.m.

City Attorney Colaresi provided clarification on the legal actions needed for the wording of the proposed contract and what the steps the City are required to following regarding this issues.

Council Member Atteberry moved that the Mayor and Council adjourn the Council Meeting of October 6, 2008. A roll call vote was taken. The motion to adjourn failed with Council Vice President Patterson and Council Members Perry, Lizanne, and Hinds voting for and Council President Tierney and Council Members Frazier, Matulef, and Atteberry voting against. Council Member Dudrow was not present for the vote.

CONSENT ITEMS:

Council President Tierney moved that the Mayor and Council approve the following items as consent: (1) to adopt Hyattsville Resolution 2008-08, a resolution approving the City's participation in MML Geocache Trail project (Motion # 176-10-08); (2) to send a letter posing "No Objection" to the Prince George's County Board of Zoning Appeals for Variance V-104-08 (5908 34th Avenue), a request to validate existing conditions on a non-conforming lot in order to obtain a building permit to enclose a pre-existing covered side porch (Motion # 178-10-08); (3) to declare November 2008 as Municipal Government Works Month in the City of Hyattsville and to further move that the Mayor and Council pass a proclamation in support of this recognition (Motion # 177-10-08). The motion passed unanimously.

ACTION ITEMS:

Council Member Atteberry moved that the Mayor and Council (1) authorize the Chief of Police to purchase five (5) Chevrolet Impala police cruisers from Criswell Chevrolet at the State of Maryland's Bid Contract prices, and (2) authorize the City Administrator to enter into a contract with California First National Bank (CalFirst) for lease/purchase financing for the acquisition of the aforementioned five (5) Chevrolet Impala police Cruisers, one (1) new Freightliner/Leach trash truck, one (1) ODB leaf vacuum machine and one (1) Vermeer brush chipper, subject to the City Attorney's review and approval of the lease documents, the total cost of the vehicles and equipment will be approximately \$314,110, which will be financed over a term of three (3) years at an effective APR of 3.73%, with payments of \$27,512.17 due quarterly, in advance, and total financing costs of approximately \$16,040 (Motion# 179-10-08). The motion passed unanimously.

Council President Tierney moved that the Mayor and Council approve the revised position description for the Director of Recreation and the Arts, the new position description for the position of Park Maintenance Worker and authorize the City Administrator to hire a temporary Park Maintenance Worker for the remainder of the current [*Fiscal*] Year (Motion# 174-10-08). The motion passed with Council Member Perry voting against.

Council Member Matulef moved that the Mayor and Council adjourn the Council Meeting of October 6, 2008. The motion passed, unanimously.

The Council Meeting of October 6, 2008 ended at 10:47 p.m.

Respectfully submitted,

Douglass A. Barber, City Clerk