

City of Hyattsville

*Hyattsville Municipal Building
4310 Gallatin Street, 3rd Floor
Hyattsville, MD 20781
(301) 985-5000
www.hyattsville.org*



Meeting Minutes

Monday, June 2, 2025

12:00 PM

https://us06web.zoom.us/webinar/register/WN_hx4-j2uBS5SNAESa2vZzLg

Virtual

City Council

Robert S. Croslin, Mayor
Joseph Solomon, Council President, Ward 5
Joanne Waszczak, Council Vice President, Ward 1
Sam Denes Ward 1
Danny Schaible, Ward 2
Emily Strab, Ward 2
Kareem Redmond, Ward 3
Edouard Haba, Ward 4
Michelle Lee, Ward 4
Rommel Sandino, Ward 5

ADMINISTRATION

Tracey E. Douglas, City Administrator
Nate Groenendyk, City Clerk, 301-985-5001, cityclerk@hyattsville.org

WELCOME TO THE CITY OF HYATTSVILLE CITY COUNCIL MEETING!
Your participation at this public meeting is valued and appreciated.

AGENDA/PACKET: The Agenda/Packet is available for review at the Hyattsville Municipal Building and online at www.hyattsville.org prior to the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

AMERICANS WITH DISABILITY ACT: In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (301) 985-5001. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AUDIBLE DEVICES: Please ensure all audible devices are turned off or otherwise not audible when the City Council is in session. Thank you.

PUBLIC INPUT: If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically via email to cityclerk@hyattsville.org no later than two (2) hours prior to the start of the meeting. Submitted electronic statements will be sent to Councilmembers prior to the meeting and will not be read aloud. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

WAYS TO WATCH THE MEETING LIVE: City Council meetings are broadcast live on cable television channel 71 (Comcast) and channel 12 (Verizon). You may also view meetings live online at hyattsville-md.granicus.com/MediaPlayer.php?camera_id=2

REPLAY SCHEDULE: The meetings will be re-broadcast on cable television, channel 71 (Comcast) and channel 12 (Verizon) daily at 7:00 a.m., 1 p.m., and 8 p.m. Meetings are also able for replay online at www.hyattsville.org/meetings.

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INCLEMENT WEATHER: In the event of inclement weather, please call 301-985-5000 to confirm the status of the Council meeting.

Meeting Notice:

The Hyattsville City Council will hold its meeting on Monday, June 2, 2025 remotely via video conference. The Council meeting will be conducted entirely remotely; there will be no in-person meeting attendance.

The meeting will be broadcast live on cable television channel 71 (Comcast), channel 12 (Verizon), and available via live stream at www.hyattsville.org/meetings.

LANGUAGE TRANSLATION AND CLOSED CAPTIONING: The City of Hyattsville offers translation and closed captioning in over 50 languages for City Council Meetings via the Wordly platform.

Follow the directions below to access the service:

-Go to: <https://attend.wordly.ai/join/RAVY-6886>

-Ensure the Session ID RAVY-6886 is displayed.

-Select Your Choice of Language and click on the "Attend" button.

-You can now read the captions on your device and/or listen to the translation of the City Council meeting.

If you have any questions or concerns, please contact info@hyattsville.org.

PUBLIC PARTICIPATION:

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Members of the public who wish to comment during the virtual Council meeting must register in advance using the link below.

https://us06web.zoom.us/webinar/register/WN_hx4-j2uBS5SNAESa2vZzLg

1. Call to Order and Council Roll Call

The meeting was called to order at 12:02 PM.

Also Present:

City Administrator Tracey Douglas

Deputy City Administrator Laura Reams

City Treasurer Ron Brooks

Chief of Police Jarod Towers

Director of Public Works Lesley Riddle

Deputy Director of Public Works Hal Metzler

Deputy Director of Public Works Priyanka Joshi

Director of Community Services Sandra Shephard

Director of Human Resources Jay Joyner

City Clerk Nate Groenendyk

Deputy City Clerk Quianna Taylor

ARPA Funds Manager Patrick Paschall

Emergency Services Manager Reginald Bagley

Department of Public Works Executive Administrator Dealon La Croix

Present:	Mayor Robert Croslin
	Council President Joseph Solomon
	Council Vice-President Joanne Waszczak
	Councilmember Sam Denes
	Councilmember Danny Schaible
	Councilmember Emily Strab
	Councilmember Kareem Redmond
	Councilmember Edouard Haba
	Councilmember Michelle Lee
	Councilmember Rommel Sandino

2. Pledge of Allegiance to the Flag**3. Moment of Silence for Pat Smith****4. Approval of Agenda**

A motion was made by Council President Solomon, seconded by Councilmember Strab, that this item was Approved. The motion carried by the following vote:

Aye:	Croslin, Solomon, Waszczak, Denes, Schaible, Strab, Redmond, Haba, Lee, and Sandino
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5. Approval of the Minutes

A motion was made by Council Vice-President Waszczak, seconded by Councilmember Strab, that this item was Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Denes, Schaible, Strab, Redmond, Haba, Lee, and Sandino

5.a. Approval of the Minutes

[HCC-352-FY25](#)

I move that the Mayor and Council approve the Council Meeting Minutes of March 3, 2025, March 17, 2025, March 24, 2025, April 2, 2025, April 7, 2025, April 21, 2025, May 5, 2025, and Public Hearing Minutes of May 5, 2025.

Sponsors: City Administrator

Attachments: [Minutes Mar 3](#)
[Minutes Mar 17 2025](#)
[Minutes Mar 24 2025](#)
[Minutes Apr 2](#)
[Minutes Apr 7](#)
[Minutes Apr 21](#)
[Minutes May 5](#)
[Minutes Pub Hearing Agenda May 5](#)

6. Public Comment (12:10 p.m. – 12:20 p.m.) Complete Speaker Card, Limit 2 minutes per speaker

Daniel Broder supports the purchase of the Werrlein lot but asks that the Council continue to advocate for a lower purchase price. He also thanked election officials and staff for their hard work, and advocated for Hyattsville to adopt ranked choice voting.

Irene Marsh (Ward 1) stated support for the purchase of the Werrlein lot and asks that the Council negotiate a lower price.

Kurt Britzenhofe (Ward 5) stated his support for the purchase of the Werrlein lot.

Daniel Muth stated his support for the purchase of the Werrlein lot but asked the Council to proceed with caution.

Greg Smith thanked the Council for previous negotiations for the purchase of the Werrlein lot and asked for continued negotiations, citing damage to the land and the implications to the stormwater system. He also stated that he would like to see the land restored for public use.

Mr. Marshall (Ward 4) is opposed to ranked choice voting and acquiring the Werrlein property. He also thanked exiting Councilmembers for their service.

7. Proclamations

A motion was made by Council Vice-President Waszczak, seconded by Council President Solomon, that this was Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Denes, Schaible, Strab, Redmond, Haba, Lee, and Sandino

Abstain: Denes

7.a. Proclamation Honoring Rommel Sandino

[HCC-353-FY25](#)

I move that the Mayor and Council adopt a proclamation honoring Rommel Sandino for his years of service and dedication to the City of Hyattsville as a Ward 5 Councilmember.

Sponsors: City Administrator

Attachments: [CM 0602 Honoring Councilmember Rommel Sandino](#)

7.b. Proclamation Honoring Sam Denes

[HCC-354-FY25](#)

I move that the Mayor and Council adopt a proclamation honoring Sam Denes for his years of service and dedication to the City of Hyattsville as a Ward 1 Councilmember.

Sponsors: City Administrator

Attachments: [CM 0603 Honoring Councilmember Sam Denes](#)

7.c. Proclamation Honoring Jimmy McClellan

[HCC-357-FY25](#)

I move that the Mayor and Council adopt a proclamation honoring Jimmy McClellan for his years of service and dedication to the City of Hyattsville as a Ward 3 Councilmember.

Sponsors: City Administrator

Attachments: [CM 0603 Honoring Councilmember Jimmy McClellan](#)

8. Appointments

A motion was made by Council Vice-President Waszczak, seconded by Council President Solomon, that this item was Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Denes, Schaible, Strab, Redmond, Haba, Lee, and Sandino

8.a. Appointment to the Audit Committee

[HCC-356-FY25](#)

I move the Mayor and Council approve the appointments of Jen Kubit (Ward 4), Colin Eustis (Ward 4), and Daniel Amador (Ward 5), to the Audit Committee for a term of two years to expire on June 2, 2027.

Sponsors: City Administrator

Attachments: [Audit Committee Applications Redac.pdf](#)

9. Consent Items (12:20 p.m. - 12:25 p.m.)

Items listed on the Consent Agenda are considered routine in nature, and are approved in one motion. There will be no separate discussion of these items unless the Mayor/Council request specific items be removed from the Consent agenda for separate action.

A motion was made by Council President Solomon, seconded by Councilmember Strab, that the Consent Agenda be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Denes, Schaible, Strab, Redmond, Haba, Lee, and Sandino

9.a. Disbursement of Ward 1 Discretionary Funds[**HCC-346-FY25**](#)

I move that the Mayor and Council approve the disbursement of Ward 1 discretionary funds in the amount of \$500 to Arrow Bicycles for the purchase of bicycle helmets and locks for distribution at the Hyattsville Bike Rodeo.

Sponsors: Denes and Waszczak

9.b. Disbursement of Ward 2 Discretionary Funds[**HCC-371-FY25**](#)

I move that the Mayor and Council approve the disbursement of Ward 2 discretionary funds in the amount of \$750 to Hyattsville Aging in Place.

Sponsors: Schaible and Strab

9.c. Disbursement of Ward 4 Discretionary Funds[**HCC-350-FY25**](#)

I move that the Mayor and Council authorize the disbursement of Ward 4 discretionary funds in the amounts of \$148.87 to Councilmember Lee as reimbursement for voter outreach activities, \$1,392.42 to Councilmember Haba for Ward 4 Community Day, \$300 to the Edward Felegy Elementary School PTA, and \$200 to Hyattsville Aging in Place.

Sponsors: Lee and Haba

Attachments:

9.d. Disbursement of Ward 5 Discretionary Funds[**HCC-368-FY25**](#)

I move that the Mayor and Council approve the disbursement Ward 5 discretionary funds in the amounts of \$250 to Council President Solomon for the upcoming Ward 5 Community Meeting, \$250 to Meron Kassahun Favors for the Alpha Ridge block party, and \$250 to Hyattsville Aging in Place.

Sponsors: Solomon and Sandino

- 9.e. Grant Application to the State of Maryland, Department of Housing and Community Development (MD-DHCD) - State Revitalization Program (SRP) - National Capital Strategy Economic Development Fund (NCSED) [HCC-349-FY25](#)

Sponsors: City Administrator

Attachments: [Memo MD DHCD SRP Grant Application May 2025](#)
[SRP Grant App Support Letter 9% May 2025](#)
[SRP Grant App Support Letter 4% May 2025](#)

- 9.f. **Award of Contract for FY26 Tutoring and Mentoring Services** [HCC-355-FY25](#)

I move that the Mayor and Council authorize the City Administrator to enter into a one-year contract with Northstar Tutoring to provide Tutoring and Mentoring Services for the City's children and youth for an amount not to exceed \$80,000. The Contract is subject to approval by the City Attorney for legal sufficiency.

Sponsors: City Administrator

Attachments: [Response to RFP19052025 Northstar Tutoring](#)

10. **Action Items (12:25 p.m. - 1:45 p.m.)**

10.a Mt. Hermon Lodge Preliminary Plan of Subdivision 4-24033[HCC-373-FY25](#)

I move that the Council authorize the Mayor to provide verbal and/or written testimony to the Prince George's County Planning Board in **support** of the application entitled Mt. Hermon Lodge, a Preliminary Plan of Subdivision case # 4-24033 and Certificate of Adequacy case #-2024-065..endsubject to the following conditions:

1. Prior to any formal consideration by the Planning Board and before the issuance of any construction permits for Phase II, the City of Hyattsville formally requests a and reserves the right to provide input on the scope, design, and potential impacts of Phase II and that said input be considered as part of the regulatory review process.
2. To ensure compliance with the Americans with Disabilities Act (ADA) the City requests that the applicant clarify the number ADA parking spaces being provided and identify the location of said spaces.
3. During the construction phase, the applicant shall coordinate with the City of Hyattsville as it relates to staging and hours of operation to mitigate noise, traffic and other concerns.
4. The City of Hyattsville recommends the addition of outdoor bike storage for the proposed project by the applicant, given the property's proximity to the existing town center and public park. Outdoor bicycle storage on the exterior of the building would accommodate patrons of the proposed commercial use. Installation of the inverted-U racks or similar design would be preferred.
5. To promote long-term environmental sustainability and resource efficiency we encourage the applicant to integrate sustainable features to the final design.

Considerations:

1. Page 245 of TDDP notes that "Works of art, architectural enhancements and special landscape treatments should be located in areas where residents and visitors live, work, or congregated and should be highly visible and accessible." Therefore, the applicant should consider the addition of an outdoor public art feature to further enhance the public street scape.

Note: The applicant will need a permit from City of Hyattsville prior to work in Gallatin St., 43rd Ave and Farragut Street.

Sponsors: City Administrator

Attachments: [2025-05-19 Mt Hermon Lodge PPS 4-24036 Memo.ju.pdf](#)
[Consolidation Letter-4-24033](#)
[CIVP-4-24033](#)
[A-SOJ-4-24033](#)
[20250521 BPIS for Mt Hermon Lodge](#)

Community Business & Economic Development Director Jeff Ulysse gave an overview of the subdivision project and the request for the letter of support.

The Council and staff discussed phase two of the project, the capacity analysis for the proposed use, and parking plans. CM Haba requested that the motion be amended to allow the Mayor or his appointed designee to provide verbal and/or written testimony to the Prince George's County Planning Board in support of the application entitled Mt. Hermon Lodge.

A motion was made by Council President Solomon, seconded by Councilmember Denes, that this

agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Denes, Schaible, Strab, Redmond, Haba, Lee, and Sandino

10.b. ARPA Budget Adjustments

[HCC-367-FY25](#)

I move that the Mayor and Council approve the reallocation of American Rescue Plan Act Funds to the projects and amounts listed in Exhibit A, which reflects adjustments to 7 project budgets and moves \$219,000 from previously planned projects to FY25 General Fund Salaries.

Sponsors: City Administrator

Attachments: [ARPA Update Presentation 05.30.2025.pptx](#)

ARPA Funds Manager Patrick Paschall provided an update and summary of the adjustments in the motion, and provided an overview of ARPA funded projects. He also discussed the administrative processes used to verify eligibility requirements that necessitated the need to shift funding. The Council discussed further administrative requirements, and potential implications to future audits.

A motion was made by Council President Solomon, seconded by Councilmember Haba, that this agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Denes, Schaible, Strab, Redmond, Haba, Lee, and Sandino

10.c. Acquisition of Property from Werrlein WSSC, LLC: Lower Lot, Suffrage Point[HCC-370-FY25](#)

I move the Mayor and Council authorize the City Administrator to enter into a sales agreement with Werrlein WSSC, LLC for the purchase of "outparcel 1" otherwise known as the Lower Lot, for an amount not to exceed \$6.5 million. The sales agreement will be subject to the below listed conditions and the review and approval by the City Attorney for legal sufficiency.

The sales agreement shall include the following conditions:

- The City's obtainment of the \$3.5M Greenspace Equity Program Grant to support the City's purchase of the property.
- The City's obtainment of two property appraisals.
- Authorization by Werrlein WSSC, LLC for the City to conduct a site survey, evaluation, and soil/core testing during the study period.
- The City will not pay closing costs for the property owner.
- Werrlein WSSC, LLC will complete the following site work prior to the sale:
 - o Installation of the connecting storm drain, stormwater management piping system
 - o Removal of the temporary stormwater sediment trap
 - o ~~Excavation, removal and disposal of dirt/soil~~ (This item was removed during the reading of the motion)
 - o Removal of the temporary berm between the lot and the park
 - o Grading, seeding, straw and stabilization of the lot.
 - o Work must be completed in compliance with all issued permits

Sponsors: City Administrator

City Administrator Tracey Douglas gave a status update of the Werrlein property purchase negotiations and advised The Council of the current terms of the agreement. The Council and staff discussed permits needed to complete the pre-sale terms, financing options, factors included in calculating the purchase price, the timeline for receiving the grant from the State of Maryland, the debt payment schedule, and the necessity of passing the motion at this meeting. Mike Sudsina, The City's financial advisor provided information about the acquisition and repayment of debt and Karl Granzow, the representative from Werrlein advised about the property cost factors. CM Denes expressed concerns about passing the motion at this time and asked if it could be delayed and considered later by the new Council.

A motion was made by CM Denes, and seconded by CM Schaible, to table the motion for a later meeting.
Yes: Denes, Schaible, Strab / No: Solomon, Waszczak, Redmond, Haba, Lee, Sandino, Croslin

The motion did not pass.

A motion was made by Council President Solomon, seconded by Councilmember Haba, that this agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Strab, Redmond, Lee, Sandino

Nay: Denes

Abstain: Schaible, and Haba

10.d. Hyattsville Ordinance 2025-03: Fiscal Year 2026 Budget (Second Reading and Adoption)[HCC-358-FY25](#)

I move the Mayor and Council adopt Hyattsville Ordinance 2025-03, an ordinance adopting an annual budget for the Fiscal Year July 1, 2025, through June 30, 2026, for the general purpose, fixing the tax rates for the Fiscal Year beginning July 1, 2025; authorizing collection of taxes herein levied, and appropriating funds for the fiscal year (SECOND READING & ADOPTION).

Sponsors: City Administrator

Attachments: [University Town Center Special Tax Report \(2025\).pdf](#)
[10-Year Financial Forecast - Report 2025 \(1\).pdf](#)
[2025.05.19 Hyattsville Ordinance 2025-03 Fiscal Year 2026 Budget.pdf](#)

A motion was made by Council President Solomon, seconded by Councilmember Haba, that this agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Denes, Schaible, Strab, Redmond, Haba, Lee, Sandino

11. Council Dialogue (1:45 p.m. - 1:55 p.m.)**12. Motion to Adjourn Sine Die**

The meeting adjourned at 2:04 PM.

A motion was made by Councilmember Lee, seconded by Council Vice-President Waszczak, that this item was Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Denes, Schaible, Strab, Redmond, Haba, Lee, Sandino