

City of Hyattsville

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



Minutes Regular Meeting

https://us06web.zoom.us/webinar/register/WN_gDxiGfTdR829XMIP5-Z91w

Monday, December 1, 2025

7:00 PM

Virtual

CITY COUNCIL

Robert S. Croslin, Mayor

Joseph Solomon, Council President, Ward 5

Kareem Redmond, Council Vice President, Ward 3

Joanne Waszczak, Ward 1

Greg Barnes, Ward 1

Danny Schaible, Ward 2

Emily Strab, Ward 2

Gopi Dhokai, Ward 3

Edouard Haba, Ward 4

Michelle Lee, Ward 4

Kelson Nisbett, Ward 5

ADMINISTRATION

Tracey E. Douglas, City Administrator

Laura Reams, Deputy City Administrator
Nate Groenendyk, City Clerk, 301-985-5001, cityclerk@hyattsville.org

1. Call to Order and Roll Call

The meeting was called to order at 7:02 PM.

PRESENT:

Councilmember Joanne Waszczak
Mayor Robert S. Croslin
Council President Joseph Solomon
Councilmember Greg Barnes
Councilmember Danny Schaible
Councilmember Emily Strab
Council Vice President Kareem Redmond
Councilmember Edouard Haba
Councilmember Michelle Lee
Councilmember Kelson Nisbett
Councilmember Gopi Dhokai

ABSENT:

Also Present:

City Administrator Tracey Douglas
Deputy City Administrator Laura Reams
City Treasurer Ron Brooks
Chief of Police Jarod Towers
Deputy Chief of Police Laura Lanham
Director of the Department of Public Works Lesley Riddle
Deputy Director of the Department of Public Works Hal Metzler
Director of Community, Business, and Economic Development Jeff Ulysse
City Planner Chloe Kauffman
Housing Manager David Cristeal
Business and Economic Development Coordinator Renee Harris
Director of Community Services Sandra Shephard
Director of Human Resources Jay Joyner
City Clerk Nate Groenendyk
Deputy City Clerk Quianna Taylor
Emergency Operations Manager Reginald Bagley

2. Pledge of Allegiance to the Flag

3. Approval of Agenda

Agenda item 9.c. Hyattsville Resolution 2025-06: 2026 Council Meeting Calendar was

moved to Action Items via unanimous consent.

A motion was made by Council President Solomon, seconded by Councilmember Strab, that the agenda be approved.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

4. Public Comment (7:10 PM - 7:20 PM) Limit 2 minutes per speaker

Daniel Broder (Ward 2) supports the election charter and code changes. He also urged the City Council to push the Prince George's County Council towards more aggressive rent stabilization.

Lisbeth Melendez Rivera (Ward 2) encouraged the Council to take more direct action to support residents who are dealing with ICE raids.

5. City Administrator Update (7:20 PM - 7:40 PM)

The City Administrator provided updates on City events, programming, and development. Topics discussed included the Tanko Streetlights Purchase and the Blue Dot "Shop Local Rewards" Program.

The staff and Council also discussed resident support for ICE raids and the waste pick-up schedule for December and January.

6. Presentations (7:40 PM - 8:05 PM)

6.a. 2026-122 Presentation: DSP-20053-02 West Hyattsville Phase 2

For presentation.

Sponsors: City Administrator

Department: Community, Business, and Economic Development

Attachments: City of Hyattsville - 11.18 Presentation_DSP_20053_02

City Planner Chloe Kauffman introduced Tom Haller, Matthew Michette, Stefano Terricola, and Robert Gilbane, of Gilbane Development Company, who gave a presentation of Phase 2 of the West Hyattsville Riverfront Development project.

The Council inquired about the traffic study for this project, community engagement, allocated parking spaces, retail opportunities, and unit amenities. The Council also discussed the entry and exit points of the development and unit pricing.

7. Proclamations

A motion was made by Council Vice President Redmond, seconded by Councilmember Barnes, that the City Council adopt the proclamations.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

7.a. 2026-124 Proclamation for World AIDS Day

I move the Mayor and Council adopt the proclamation recognizing December 1, 2025 as World AIDS Day.

Sponsors: City Administrator

Department: Administration

Attachments: CM 1201 World AIDS Day Proclamation

8. Appointments

A motion was made by Council Vice President Redmond, seconded by Councilmember Lee, that the appointments be approved.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

8.a. 2026-114 Appointment to the Hyattsville Environment Committee

I move the Mayor and Council approve the appointment of Malik Ferguson (Ward 3) to the Hyattsville Environment Committee for a term of two (2) years to end on

December 1, 2027.

Sponsors: Edouard Haba, Councilmember

Department: City Clerk

Attachments: M. Ferguson (W3) Redac Application

8.b. 2026-123 Appointment to the Race and Equity Task Force

I move the Mayor and Council approve the appointment of Christopher Koya (Ward 3) to the Race and Equity Task Force for a term of two (2) years, ending on December 1, 2027.

Sponsors: Michelle Lee, Councilmember

Department: City Clerk

Attachments: Koya Redac Application

9. Consent Items (8:05 p.m. - 8:10 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 Council Vice President Redmond, that the consent agenda be approved.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

9.a. 2026-115 Approval of USPS Gallatin Street Lot Lease

I move the Mayor and Council authorize the City Administrator to renew the City's lease agreement for a 5-year term with the United States Postal Service for the Gallatin Street parking lot.

Sponsors: City Administrator

Department: Administration

Attachments: Route 1 Public Parking_Ortho_09022025

9.b. 2026-117 FY26 Corridor Investment Program Grant Awards

I move that the Mayor and Council approve the FY26 Corridor Investment Program awards for the following entities:

- 5132 Baltimore Avenue, LLC - \$1,899
- AV Professional Tax Accounting, LLC - \$500
- Art Works Studio School Inc. d/b/a Art Works Now - \$2,500
- Green Owl Design - \$2,500
- Lipstick x Misfits - \$5,000
- Little INKPLAY Shop - \$3,500
- Naomis Flowers & Boutique - \$5,000
- Pyramid Atlantic - \$1,500
- Sangfroid Distilling, LLC - \$2,500
- Triple Line Studio - \$1,380
- Tuft’N Up Studio & Social - \$3,500.”

Sponsors: City Administrator

Department: Community, Business, and Economic Development

Attachments: Staff Memo - CIP FY26_Final

10. Action Items (8:10 p.m. - 8:55 p.m.)

10.a. 2026-121 Hyattsville Resolution 2025-06: 2026 Council Meeting Calendar

I move the Mayor and Council adopt Hyattsville Resolution 2025-06, adopting the Mayor and Council's meeting calendar for calendar year 2026.

Sponsors: City Administrator

Department: City Clerk

Attachments: 2026 Council Meeting Calendar, Resolution 2026-06-Meeting Calendar

I move the Mayor and Council adopt Hyattsville Resolution 2025-06, adopting the Mayor and Council's meeting calendar for calendar year 2026. Motion made by Council President Solomon, seconded by Councilmember Barnes.

Staff and members of the Council discussed changes to the meeting schedule,

including a reduced number of regular meetings and an increase in budget meetings.

Councilmembers also discussed the process to convene additional Council meetings, if needed. CM Schaible expressed concerns about the new calendar, citing the reduction in the number of council meetings and a proposed extended break in the summer.

Council President Solomon further advised that in the past, the Council had to meet monthly in the summer because the spending approval threshold was lower. The threshold has since been increased, permitting a longer summer break.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: Councilmember Schaible

ABSTAIN: None

ABSENT:

10.b. 2026-120 Comments on Prince George's County Rent Stabilization Draft Regulations

I move the Mayor and Council authorize staff to submit comments on behalf of the City to the Prince George's County Department of Permitting, Inspections, and Enforcement on its draft regulations for the County's Rent Stabilization ordinance.

Sponsors: City Administrator

Department: Community, Business, and Economic Development

Attachments: Council Update 11 18 2025 (2), PRSA Draft Regulations - for Public Comment - 11.5-6.25

I move the Mayor and Council authorize staff to submit comments on behalf of the City to the Prince George's County Department of Permitting, Inspections, and Enforcement on its draft regulations for the County's Rent Stabilization ordinance. Motion made by Council President Solomon, seconded by Councilmember Lee.

Housing Manager David Cristeal gave an overview of comments and recommendations that the City will provide to the County Department of Permitting, Inspections, and Enforcement (DPIE) to inform the County's rent stabilization legislation, adopted in 2024. The recommendations will be submitted by December 5, 2025, at which time Mr. Cristeal will request that DPIE's responses be provided to the City for review before the January 26, 2026, meeting. The recommendations are:

- Provide further guidance and clarity on the deployment of the public-facing registry and how DPIE will utilize it to inform the general public.
- Provide an additional opportunity for public comment prior to the official

publication of the Rent Stabilization policy and regulations.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT:

10.c. 2026-104 FY26 Budget Amendment: Change Order - Washington Woodworking Contract for Council Chambers

I move the Mayor and Council amend the FY26 Capital budget in the amount of \$50,000 and authorize the City Administrator to issue a change order to the Washington Woodworking contract dated October 10, 2025.

Sponsors: City Administrator

Department: Department of Public Works

Attachments: Washington Woodworking Contract DPW-25-100 10-08-2025, Washington Woodworking Quote 14012_REV1 10-17-2025, 250819 - Dais - Hyattsville Council Chambers_IFC SET REV 3

I move the Mayor and Council amend the FY26 Capital budget in the amount of \$50,000 and authorize the City Administrator to issue a change order to the Washington Woodworking contract dated October 10, 2025.

Motion made by Council President Solomon, seconded by Councilmember Lee.

Department of Public Works Deputy Director Hal Metzler gave an overview of the Council chamber renovation project and the requested change orders.

The Council and staff discussed the payment schedule for the project, the scope of the two new workstations, and the potential uses for the chambers once completed. CM Schaible expressed concerns about the costs of the new workstations, inquiring whether the staff had considered purchasing ready-made workstations instead of having them custom-built. CM Waszczak inquired if the dais would be bulletproof, as was previously planned. Deputy Metzler advised that it would be bullet-resistant.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Strab, Council Vice President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: Councilmember Danny Schaible

ABSENT:

11. Discussion Items (8:55 p.m. - 9:20 p.m.)

11.a. 2026-119 Discussion: Charter Amendment Resolution - Filling Council Vacancies

For Discussion.

Sponsors: City Administrator

Department: City Clerk

Attachments: Presentation_CharterAmendment_FillingVacancies, Draft BOE Suggested Changes to the Charter 10.24.25 .4 (2)

City Clerk Nate Groenendyk and BOSE Chairman Zack Peters provided an overview of the proposed election charter and code amendments. The changes are as follows:

- Off-cycle councilmembers who are interested in running for Mayor would have to vacate their seats. They would serve in their current position until the swearing in of the new councilmembers.
- The time a vacancy can remain open is extended to 365 days from the next regularly scheduled election, provided that there is one sitting Councilmember to represent each ward. If both seats in a ward are vacated, a special election would be initiated.

The Council discussed the full scope of vacancies, using appointments to fill vacant seats, and the proposed requirement for sitting Councilmembers to vacate their seat to run for Mayor. The Council also discussed the time required to execute an election, compensation and voting capacity for councilmembers when there is a vacancy, voter engagement during special elections, and the number of vacancies that trigger special elections. Council President Solomon added that he thinks special elections have the potential to positively impact Council focus.

12. Council Dialogue (9:20 p.m. - 9:30 p.m.)

13. Motion to Adjourn

A motion was made by Council President Solomon, seconded by Councilmember Schaible, that the meeting be adjourned at 10:12 PM.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Mayor Croslin, Council President Solomon, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice

President Redmond, Councilmember Haba, Councilmember Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: