

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_CMIH-huERcG4tRUs1QW7Ow

Monday, December 15, 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 7:04 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 Michelle Lee
Councilmember Edouard Haba (Arrived at 9:27 PM)
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 Director of the Department of Public Works Hal Metzler
Transportation Manager Taylor Robey
Director of Community, Business, and Economic Development Jeff Ulysse
Housing Manager David Cristeal
City Planner Chloe Kauffman
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

Following the pledge of allegiance, Mayor Croslin called for a moment of silence for the victims of violence at Bondi Beach in Australia and Brown University in Providence, Rhode Island.

3. Approval of Agenda

The City Clerk advised the Council that Emergency Ordinance 2025-5 (Temporary Housing for Displaced Tenants) needed to be added to the agenda under action items.

Motion made by Councilmember Waszczak, seconded by Council Vice President Redmond, to add Emergency Ordinance 2025-5 to the agenda under Action Items.

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 Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: Councilmember Haba

A motion was made by Councilmember Waszczak, seconded by Council Vice President Redmond, that the amended 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 Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: Councilmember Haba

4. Approval of Minutes

4.a. 2026-129 Approval of Minutes

I move that the Mayor and Council approve the minutes of the following Council meetings:

- November 3, 2025 Council Meeting
- November 8, 2025 Council Work Session
- November 17, 2025 Council Meeting

Sponsors: City Administrator

Department: City Clerk

Attachments: Minutes_Nov 17 2025, Minutes_Nov 8 2025, Minutes_Nov 3 2025

I move that the Mayor and Council approve the minutes of the following Council meetings:

- November 3, 2025 Council Meeting
- November 8, 2025 Council Work Session
- November 17, 2025 Council Meeting

Motion made by Councilmember Strab, seconded by Councilmember Barnes.

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 Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: Councilmember Haba

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

There was no public comment.

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

The City Administrator provided an update on City events, planning, and development. Topics included a new parking zone, a status update on the teen center and 3505 Hamilton Street, as well as road and pedestrian safety projects facilitated by the State Highway Administration and Prince George's County.

The staff and Council also discussed the installation of signage in parking zone 3, the status of the Wells Parkway project, and senior programming.

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

7.a. 2026-134 Partners for Economic Solutions (PES)—Financial Feasibility for Affordable Rental Housing Preservation.

For presentation.

Sponsors: City Administrator

Department: Community, Business, and Economic Development

Attachments: Memo PES Financial Analysis for Affordable Rental Housing 12 10 2025, Afford Hsg Preservation PES Slides 12-8-25

Economic Development Director Ulysse and Housing Manager Cristeal introduced Anita Morrison (Partners for Economic Solutions), who gave a presentation detailing the

financial feasibility of affordable rental housing preservation. The purpose was to investigate ways to secure long-term commitments for continued housing affordability.

The Council and staff discussed how the disrepair of units became so extensive, and potential funding sources available to make improvements. The Council also discussed potential solutions moving forward.

8. Proclamations

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

The motion by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Councilmember Haba

8.a. 2026-125 Proclamation for National Homeless Persons' Memorial Day

I move the Mayor and Council adopt the proclamation recognizing December 21, 2025 as National Homeless Persons' Memorial Day.

Sponsors: City Administrator

Department: Administration

Attachments: CM 1215 National Homeless Persons' Memorial Day Proclamation

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 Vice President Redmond, seconded by Councilmember Barnes, 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 Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: Councilmember Haba

9.a. 2026-126 MOU Renewal between the City of Hyattsville, Town of Brentwood and City of Mt. Rainier Concerning Hyattsville's Joint Crisis Response Program

I move the Mayor and Council authorize the City Administrator to enter into a Memorandum of Understanding between the City of Hyattsville, Town of Brentwood, and the City of Mt. Rainier for the Joint CIT Mobile Crisis Program.

Sponsors: City Administrator

Department: Police

Attachments: SIGNED MOU CIT COH Renewal

9.b. 2026-128 Disbursement of FY26 Thrive Grant Awards

I move that the Mayor and Council authorize the expenditure of \$6,500 to support the grant recommendations from the Health, Wellness, and Recreation Advisory Committee listed in the attached memo for the dissemination of the FY26 Thrive Grants and reallocate the remaining \$1,000 to the committee for additional programming through the Health, Wellness, and Recreation Advisory Committee speaker series.

Sponsors: City Administrator

Department: Community Services

Attachments: Letter for Council 2025-2026, 2026 THRIVE GRANT COUNCIL SPREADSHEET, FY26 Thrive Grants Program Application (Responses) - Form Responses 1_Redacted

9.c. 2026-132 Hyattsville Resolution 2025-07: Establishing Historic Preservation as a Priority

I move the Mayor and Council introduce and adopt Hyattsville Resolution 2025-07, a resolution establishing historic preservation as a priority for the City.

Sponsors: City Administrator

Department: Community, Business, and Economic Development

Attachments: Resolution 2025-07 Historic Preservation, Cover Sheet August 4, 2025

10. Action Items (8:10 p.m. - 9:30 p.m.)

10.a. 2026-136 Emergency Legislation

I move the Mayor and Council suspend the requirements of the City Charter Section C-2(9) to consider the adoption of Emergency Ordinance 2025-05.

Sponsors: Tracey Douglas, City Administrator

Department: City Clerk

Attachments:

I move the Mayor and Council suspend the requirements of the City Charter Section C-2(9) to consider the adoption of Emergency Ordinance 2025-05. Motion made by Council Vice President Redmond, seconded by Councilmember Waszczak.

Laura Reams and Jeff Ulysse gave an overview of Emergency Ordinance 2025-5, which would require landlords to provide temporary housing when a residence is deemed uninhabitable. It would also require landlords to reoffer housing once habitability issues have been rectified immediately.

The Council and staff discussed lodging per diem rates, landlord appeal processes, and guidelines for deeming housing inhabitable due to temperature. They also discussed enumerating applicable offenses in the code and distance limitations for temporary housing.

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 Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: Councilmember Haba

10.b. 2026-135 City of Hyattsville Emergency Ordinance 2025-05 - Temporary Housing for Displaced Tenants

I move the Mayor and Council introduce and adopt Emergency Ordinance 2025-5, an ordinance whereby the City Council amends Chapter 96 of the Hyattsville Code to require the landlord of tenants displaced by substandard housing conditions to arrange for temporary housing, issuing payments to the tenants, and to immediately offer reoccupancy upon resolution of substandard conditions.

Sponsors: Tracey Douglas, City Administrator

Department: City Clerk

Attachments: HO_2025-05_Emergency Ordinance Tenant Displacement

I move the Mayor and Council introduce and adopt Emergency Ordinance 2025-5, an ordinance whereby the City Council amends Chapter 96 of the Hyattsville Code to require the landlord of tenants displaced by substandard housing conditions to arrange for temporary housing, issuing payments to the tenants, and to immediately offer reoccupancy upon resolution of substandard conditions. Motion made by Council Vice President Redmond, seconded by Councilmember Waszczak.

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 Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: Councilmember Haba

10.c. Agreement with Lexis Nexis Risk Solutions

I move Mayor and Council authorize the City Administrator to enter into an agreement with Accurint/Lexis Nexis for access to their records database.

Sponsors: City Administrator

Department: Police

Attachments: Hyattsville Police Department - InrsAppAgreeGovtNonFCRA, HyContract, Hyattsville Police Department - addAccurintCrimeConsortiumSub_final, Hyattsville Police Department - addAccurintCrimeConsortiumSub_v2wtermination (005) eic change 12.3.25 .1 (002)

I move Mayor and Council authorize the City Administrator to enter into an agreement with Accurint/Lexis Nexis for access to their records database. Motion made by Council Vice President Redmond, seconded by Councilmember Waszczak.

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 Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: Councilmember Haba

10.d. 2026-127 Subscription Services Agreement with LeadsOnline

I move Mayor and Council to authorize the City Administrator to enter into a Subscription Services Agreement with LeadsOnline for a term of three (3) years not to exceed \$24,412.24 of grant funds from the Governor's Office of Crime Prevention and Policy Gun Reduction Grant.

Sponsors: City Administrator

Department: Police

Attachments: Service Agreement, 3 Year Quote Q-04663 for Hyattsville City MD PD, Leads Sole Source, NightHawk Sole Source

I move the Mayor and Council to authorize the City Administrator to enter into a Subscription Services Agreement with LeadsOnline for a term of three (3) years not to exceed \$24,412.24 of grant funds from the Governor's Office of Crime Prevention and Policy Gun Reduction Grant. Motion made by Council Vice President Redmond, seconded by Councilmember Nisbett.

Chief Towers gave an overview of the software and its uses.

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 Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: Councilmember Haba

10.e. 2026-118 FY26 DPW Capital Budget Amendment and purchase of Snow and Street Maintenance Equipment

I move the Mayor and Council amend the FY26 DPW Capital Budget and authorize the Treasurer to adjust the FY26 CIP revenues and appropriations, not to exceed \$95,000, to cover the cost of purchasing snow and street maintenance equipment from Autrusa.

Sponsors: City Administrator

Department: Department of Public Works

Attachments: Autrusa Sole Source Letter 07-28-2025, Autrusa Quotes E220518-E220528 2025, image000000 (3)

I move the Mayor and Council amend the FY26 DPW Capital Budget and authorize the Treasurer to adjust the FY26 CIP revenues and appropriations, not to exceed \$95,000, to cover the cost of purchasing snow and street maintenance equipment from Autrusa. Motion made by Council Vice President Redmond, seconded by Councilmember Waszczak.

Treasurer Brooks advised that cash reserves would be used to fund the purchase of this equipment.

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 Lee, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: Councilmember Haba

10.f. 2026-133 DSP-20053-02 West Hyattsville Phase 2

I move that the Council authorize the Mayor to submit formal correspondence to the Maryland-National Capital Park and Planning Commission regarding the Detailed Site Plan titled *West Hyattsville Phase II* (DSP-20053-02). The correspondence shall convey the City's official position as outlined in the staff report dated December 9, 2025.

Sponsors: City Administrator

Department: Community, Business, and Economic Development

Attachments: Staff Report-DSP-20053-02, City of Hyattsville - 11.18 Presentation_DSP_20053_02, ARCP-DSP-20053-02_v1, A-SOJ-DSP-20053-02_v1, SWMP-DSP-20053-02_v1, CVP-DSP-20053-02_v1, NRI-090-2020-01_v1, LSLP-PHOP-DSP-20053-02_v1, NOIS-DSP-20053-02_v1, TCP2-DSP-20053-02_v1 (1), Trip Generation Memo-DSP-20053-02_v1 (1)

I move that the Council authorize the Mayor to submit formal correspondence to the Maryland-National Capital Park and Planning Commission regarding the Detailed Site Plan titled *West Hyattsville Phase II* (DSP-20053-02). The correspondence shall convey the City's official position as outlined in the staff report dated December 9, 2025.

Motion made by Council Vice President Redmond, seconded by Councilmember Lee.

Economic Development Director Ulysse and City Planner Kauffman presented their review of Phase 2 of the West Hyattsville development project, including proposed

modifications made by the developer (Gilbane).

The Council and staff discussed the need for increased community engagement for the project and community amenities, such as a dog park, and the inclusion of affordable units. They also discussed the impacts of increased density, as well as the importance of including retail spaces in this project, and efforts to lease the retail spaces. Council President Solomon inquired if a request had been made to waive impact fees and was advised by Director Ulysse that a request had not been made to waive fees.

CM Schaible made a motion to add a recommendation to connect Nicholson Street to the Gilbane development to the Kirkwood apartment complex. The motion received no second.

The motion Passed by the following vote:

AYE: Councilmember Waszczak, Councilmember Barnes, Councilmember Schaible, Councilmember Strab, Council Vice President Redmond, Councilmember Lee, Councilmember Haba, Councilmember Dhokai

NAY: Councilmember Nisbett

ABSTAIN: Mayor Robert S. Croslin, Council President Joseph Solomon

ABSENT:

11. Council Dialogue (9:30 p.m. - 9:40 p.m.)

12. Motion to Adjourn

A motion was made by Councilmember Lee, seconded by Councilmember Strab, that the meeting be adjourned at 9:54 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 Lee, Councilmember Haba, Councilmember Nisbett, Councilmember Dhokai

NAY: None

ABSTAIN: None

ABSENT: