

Town of Riverdale Park
Work Session Minutes
September 27, 2021
7:00 p.m.

In Attendance

Mayor Alan K. Thompson
CM Richard Smith, Ward 1
CM Aaron Faulx, Ward 2
CM David Lingua, Ward 3
CM Thomas Sadiq, Ward 4
CM Hala Mayers, Ward 6

John N. Lestitian, Town Manager
Jessica Barnes, Director of Administrative Services
Ryan Chelton, Development Services Director
Ivy Lewis, Director of Public Projects and Services
David Morris, Chief of Police
Paul Smith, Finance and Employee Services Director
Gentry Jones, Assistant Director of Finance Services
Rosa Guixens, Assistant Chief of Police

Absent

CM Karen Mejia, Ward 5

Call to Order

Mayor Thompson called the Work Session to order at 7:02 p.m.

Agenda Approval

There were no changes to the agenda or stated conflicts of interest.

Presentation

Prince George's County Stormwater Management Projects

Charles Griffith and Erv Beckert discussed the ongoing maintenance and capital improvement project related to Wells Run.

Mr. Griffith, of the Office of Storm Drain Maintenance, discussed the ongoing maintenance efforts involving Wells Run.

Mr. Erv Beckert, of the Highway and Bridge Design Division discussed the Wells Run Capital Improvement Project (CIP). Mr. Beckert discussed the phases of the project to include drainage improvements along surrounding roadways (curb cuts for drainage relief), concrete channel rehabilitation, and the conversion of concrete segments into a naturalized channel. Mr. Beckert provided several examples of natural channel elements.

Mayor Thompson stated that he was surprised by aspects of the Wells Run CIP and noted that the area downstream of Phase 2 was mostly private property with minimal M-NCPPC and

County property. Mayor Thompson also discussed the idea of a naturalized channel and overflow storage area near Riverdale Neighborhood Park. Mr. Griffith discussed the acquisition of property and permission given to utilize various areas.

Mayor Thompson discussed his concerns regarding the drainage improvements along roadways and how they may impact the channel. Mr. Beckert provided additional information about that aspect of the project.

Mayor Thompson stated that there appeared to be no improvements between the segments of Phase 2 and Mr. Griffith explained that the area of channel was in sustainable shape, but some smaller upgrades would be made.

Mayor Thompson asked that the phasing of the project be considered as well as the impact on the intermediate time period between phases. Mr. Griffith thanked Mayor Thompson for his comments and stated that he would work with Mr. Beckert.

CM Faulx asked when the project would be completed, and Mr. Beckert stated that he estimated that it would take a total of 3.5 years for project completion.

CM Smith asked about the impact of the project on residents living in the Phase 2 area. Mr. Beckert stated that the project was more of an environmental project and there would be improved water quality and aesthetic. Mr. Beckert stated that the project would also provide marginal improvement in flood control.

CM Lingua discussed an area that had substantial clearing and the concerns of residents. Mr. Griffith stated that the hydrology of the area was considered prior to removing the trees and vegetation and some of the understory was already starting to return. Mr. Griffith stated that they would continue to monitor the area.

There were no questions or comments from the public.

Mayor's Report

Mayor Thompson welcomed CM Richard Smith, Ward 1, and stated that he looked forward to working him.

Town Manager's Report

Town Manager John Lestitian reported:

- Contacted WSSC regarding a project along the Anacostia River relating to replacement work on a lateral sewer line and expressed concerns regarding the potential impact on the flow of water; WSSC will work with the County to remove any diversion of water if there are any significant rain events
- Longfellow Street Stormwater project update: project progressing; working to coordinate a cross-departmental meeting with the County to get everyone on the same page
- Recently had two occasions where police officers saved lives in the community; Assistant Chief Guixens discussed both incidents and stated that the officers did an great job and should be commended for their actions
- Anticipated Closed Meeting on 9/28 at 7:00 p.m.
- Welcome to CM Smith; staff team looks forward to working with you

Council Committee & Ward Reports

CM Richard Smith, Ward 1

CM Richard Smith Ward 1:

- Thank you for congratulations, looking forward to working hard
- Recent *Southern Magazine* article regarding Texas 2Fifty BBQ
- Check out small businesses in Ward 1

CM Aaron Faulx, Ward 2

CM Aaron Faulx reported:

- Hope everyone is doing well
- Welcome to CM Smith
- Deferred most of report to next week.

CM David Lingua, Ward 3

CM David Lingua reported:

- Welcome to CM Richard Smith; hope that he enjoys his time on Council; please reach out if you would like to chat
- True fan and patron of Texas 2Fifty BBQ
- Thank you to Town Manager Lestitian for report on Longfellow Street Stormwater Project

CM Thomas Sadiq, Ward 4

CM Thomas Sadiq did not have a report.

Mayor Thompson reported that CM Mejia, Ward 5, was absent due to a serious family issue and he anticipated that her absence would be excused by the Council.

CM Hala Mayers, Ward 6

CM Hala Mayers did not have a report.

Public Comments

There were no public comments.

Discussion Items

1. FY2022 Revenue Update

Deputy Finance Director Gentry Jones provided an overview of the FY2022 revenue sources in comparison to the previous three years.

Mayor Thompson stated that he appreciated the detailed reports and asked where the CARES Act funding was reflected in the reports. Deputy Director Jones stated that it was included in the Economic Development Fund.

2. 48th Avenue Sidewalk Project

Director of Public Projects and Services Ivy Lewis provided an overview of the procurement process related to the 48th Avenue Sidewalk Project and the Taylor Road Curb and Sidewalk Project.

Director Lewis discussed the status of the projects, the scope of the projects, and the budgeted amount for the projects.

CM Lingua asked when the projects were expected to be completed and Director Lewis replied that the projects would be substantially completed within thirty (30) days and totally completed within fifty (50) days.

Director Lewis stated that staff would recommend a contractor (or contractors) for the projects at the October 4th Legislative Meeting.

CM Smith asked if any of the contractors were based in Town and Director Lewis stated that she was not certain if any of the contractors were based in Town.

3. Mandatory staff COVID-19 vaccination program

Town Manager Lestitian provided an overview of the mandatory staff COVID-19 vaccination program. Town Manager Lestitian explained that the policy included a provision that mandated vaccines as a condition of employment, continued employment and of fitness for duty, and allowed for exemptions following an interactive accommodation process. Town Manager Lestitian stated that there had been ongoing discussions with the staff team regarding a mandatory staff COVID-19 vaccination program and an additional meeting was scheduled later in the week to answer questions and receive feedback from staff.

CM Lingua stated that Section B was very specific and asked if staff had considered making it broader. Town Manager Lestitian stated that the prevailing view from staff discussions was to address the current conditions and come back to the Council if the conditions changed.

CM Sadiq asked why the Town would pay for testing for those who were granted exemptions and Town Manager Lestitian explained his reasoning. Town Manager Lestitian also stated that staff could track the costs associated with the testing and if there was a considerable expense then the policy could be amended.

CM Faulx stated that he wanted to keep the workplace as safe as possible for staff.

Town Manager Lestitian stated that the legislation would be scheduled for introduction at the October Legislative Meeting.

4. Ordinance 2021-OR-08 regarding Amendment to FY2022 Budget related to American Rescue Plan Act (ARPA) funds

Director of Development Services Ryan Chelton provided an overview of Ordinance 2021-OR-08 regarding an Amendment to FY2022 Budget related to American Rescue Plan Act (ARPA) funds.

CM Lingua asked about the deadlines related to the ARPA funds and Director Chelton provided an overview.

5. Permit Parking Program

Chief of Police David Morris provided an overview of the Town's Permit Parking Program and challenges related to parking in the Madison Hill community. Chief Morris discussed a study conducted by the Town's contracted engineer regarding the number of spaces available along the roadways in the Madison Hill community as it related to the number of permits issued.

Mayor Thompson stated that there were more permits issued than the number of spaces available for parking.

CM Lingua stated that part of the problem appeared to be that people were using their garages for purposes other than parking. CM Sadiq acknowledged that was part of the problem but also noted that the roadway narrowed along Silk Tree Drive, creating a very narrow channel when cars were parked on both sides of the street. CM Lingua stated that there was a similar issue along Nicholson Street in Ward 3.

Mayor Thompson suggested amending the number of permits issued to each property. CM Sadiq suggested limiting it to only two permits. Chief Morris explained that every parking area in Town allowed for the same number of parking permits per property. CM Smith asked how the number of permits was determined and Chief Morris provided an overview.

CM Sadiq discussed concerns regarding rental properties and the increased number of cars. CM Lingua asked if the rental properties were in compliance with the HOA guidelines. CM Sadiq stated that they were not in compliance, but the HOA was unable to take enforcement action. Town Manager Lestitian stated that the Town had received a number of complaints regarding illegal conversions of single-family homes into multiple units and had found some success in addressing the issue by getting the County zoning team involved.

Mayor Thompson suggested that the Council continue the discussion as the Town was only one year into a 2-year permit cycle.

6. International Property Maintenance Code

Director Chelton discussed the International Property Maintenance Code.

CM Sadiq asked if the bolded language was being added and Director Chelton replied in the affirmative. CM Sadiq also noted in Section 602 that the 10th of degree Celsius was a bit too tight.

Town Manager Lestitian stated that copies of the 2018 International Property Maintenance Code would be distributed to the Council and the plan was to revisit it again in November.

7. Minutes

Mayor Thompson asked the Council to make staff aware of any changes that were needed to the minutes.

New Business

1. Prince George's County Municipal Association (PGCMA) Legislative Request Survey

Mayor Thompson discussed the Pince George's County Municipal Association's (PGCMA) Legislative Request Survey. Mayor Thompson outlined the roles of the Maryland Municipal League (MML) and PGCMA related to legislative advocacy for municipalities.

CM Lingua asked if the Council wanted to be a unified voice on the topic instead of members completing the survey individually. Mayor Thompson asked if there were specific topics of interest. CM Lingua suggested working on items that would allow municipalities to coordinate more effectively with each other. CM Lingua also noted that stormwater management was a topic of interest. Mayor Thompson discussed mitigation of the effects of climate change.

Town Manager Lestitian suggested that staff could request an extension from PGCMA, and the Mayor and Council could discuss the Legislative Request Survey at the next meeting. Town Manager Lestitian stated that the staff Leadership Team would also create a list of topics for the Mayor and Council's review.

Mayor Thompson and CM Lingua were supportive of the idea. Mayor Thompson noted that two members of the Council gave a "thumbs up".

2. Mayor Thompson stated that he had received an email from Mayor James of Bladensburg regarding a program to reduce street violence "Our Streets, Our Future" and he would forward it to the Council.

Unfinished Business

There was no unfinished business.

Adjournment

The meeting was adjourned at 9:18 p.m.