

**Town of Riverdale Park**  
**Work Session Minutes**  
**August 27, 2018**  
**8:00 p.m.**

**In Attendance**

Mayor Alan K. Thompson  
CM Marsha Dixon, Ward 1  
CM Aaron Faulx, Ward 2  
CM David Lingua, Ward 2

John N. Lestitian, Town Manager  
Jessica Barnes, Town Clerk  
Kevin Simpson, Development Services Director  
David Morris, Chief of Police

**Call to Order**

Mayor Thompson called the work session to order at 8:08 p.m.

**Mayor's Report**

Mayor Alan Thompson reported:

- Unable to attend the September 10<sup>th</sup> Legislative Meeting as he will be in Italy on business
- Overview of closed meeting held on July 23<sup>rd</sup> to consult with the Town Attorney regarding the Town's retirement plan and a personnel matter involving one person
- CM Silva moved out of Town in July and resigned from the Council
- CM Henry is selling his home and will be moving out of Town sometime in the future
- Discussion regarding visit to Ipala, Guatemala, the Town's Sister City. Visit was very informative and received a great deal of information that will be used in working with our residents.

**Public Comments**

Resident Sheila Smith of 5001 Riverdale Road asked what the process would be for filling the vacant council seats. Mayor Thompson stated that there would be an appointment for Ward 6 and it depended on the timing of the vacancy in Ward 4.

**Presentation**

New Town Website

Town Clerk Jessica Barnes gave an overview of the features of the new Town website located at [www.riverdaleparkmd.gov](http://www.riverdaleparkmd.gov).

**Town Manager's Report**

Town Manager Lestitian reported:

- Starting July 1<sup>st</sup> all regularly scheduled Council meetings will be broadcasted, including work sessions, to further increase transparency.
- A ribbon cutting will be held on August 30<sup>th</sup> at 10:30 a.m. for the new playground located at Riverdale Elementary School. The Town received funding for the project in 2013 and staff and community partners found a way to move forward and get the project completed after it had stalled for several years.

- Town Hall and Department of Public Works will be closed on Labor Day, September 3<sup>rd</sup>
- Have received great responses to the Economic and Community Development programs; staff have received several inquiries and applications.

### **CM Marsha Dixon, Ward 1**

CM Dixon reported:

- Welcome back from summer break!
- Saddened to hear of the Council Members who were leaving
- Excited about new Town website
- Deferred the rest of her report to the September 10<sup>th</sup> Legislative Meeting

### **CM Aaron Faulx, Ward 2**

CM Faulx deferred most of his report to the September 10<sup>th</sup> Legislative Meeting and wished Riverdale Park students the best of luck in the next school year.

### **CM David Lingua, Ward 3**

CM Lingua reported that CKAR CDC will be meeting on September 11<sup>th</sup> at 6801 Kenilworth Avenue (more information is available at CKARCDC.org) and the rest of his report was deferred to the September 10<sup>th</sup> Legislative Meeting.

### **Discussion Items**

1. Street Closure Request for 6200 block of 43<sup>rd</sup> Street on September 15, 2018 from 12noon to 7:00 p.m. for annual Block Party (Ward 1)

CM Dixon requested that Discussion Item 1 be placed on the September 10<sup>th</sup> consent agenda.

2. Riverdale Park Day – Planning for the Centennial

Mayor Thompson discussed the need for a committee to plan the Town's centennial celebrations.

3. Special Entertainment Permit Application for El Sitio: 5837 Riverdale Road

Staff gave an overview of the Special Entertainment Permit Application filed with the Prince George's County Board of License Commissioners by El Sitio Restaurant. Chief Morris gave an overview of the calls for police service received over the last 24 months for El Sitio Restaurant.

CM Lingua requested that staff evaluate whether Chapter 25 of the Town Code would apply in this case.

Alice Bishop, a resident of Templeton Knolls, discussed her concerns with the requested Special Entertainment Application. Ms. Bishop cited concerns with loud music being played until 3 a.m. near a residential area and the conduct of the restaurant's wait staff during a visit to the establishment.

CM Faulx stated that the request seemed excessive and he would like more information on what El Sitio is currently doing versus what they are asking to do. CM Faulx also stated that he was uncomfortable with the request to have music on Sundays until 3 a.m. and the hours alone were unacceptable.

Sharon Wertz, a resident of Carters Lane, requested that the Council visit the location to get a better understanding of their concerns.

4. TASER Assurance Plan Renewal

Chief Morris gave an overview of request for authorization to renew the TASER Assurance Plan.

CM Dixon asked if there had been any complaints regarding use of Tasers. Chief Morris stated that there had been only one during his tenure and it was investigated by an outside entity.

5. Competitive Negotiated Sale

Development Services Director Kevin Simpson gave an overview of the proposed Competitive Negotiated Sale (CNS) process.

CM Lingua asked how many Town properties were being considered for CNS. Town Manager Lestitian explained that staff would like to develop a process for the sale of Town property. He also stated that the proposed CNS process was modeled after the City of Chicago's process and had been employed by City of Hagerstown for the last 5.5 years.

Mayor Thompson requested an example of claw back provision and Town Manager Lestitian provided one.

Resident Bob Smith of 5001 Riverdale Road stated that it sounded like the CNS process was exercising good stewardship to get the right development in Town.

Mayor Thompson stated that the CNS process would be discussed further at the September 24<sup>th</sup> Work Session.

6. 4603 East West Highway: property no longer needed for public purpose

Town Manager Lestitian discussed 4603 East West Highway which had been purchased by the Town several years ago for storage of Public Works equipment. Town Manager Lestitian explained that staff have developed a concept plan to utilize air space in the current Public Works facility for storage. Staff envisioned that the plan could be completed with the proceeds from the sale of the property.

CM Lingua asked what the main issues were regarding the property (4603 East West Highway). Town Manager Lestitian stated that if the Town needed the property, ingress and egress was problematic as well as the slope/grading of the overall property.

Resident Lora Katz stated that she was interested in the CNS process because it was a very serious decision for the Town to get rid of property. Ms. Katz cited alternate uses for Town properties.

Mayor Thompson stated that this item would be discussed further at the September 24<sup>th</sup> Work Session.

7. Resolution regarding Town's participation in LGIT Healthcare Cooperative

Town Clerk Barnes gave an overview of the housekeeping action that was needed as part of the Town's participation in the LGIT Healthcare Cooperative.

8. Longfellow Storm Water Management Project – Waive of Bid Requirements for Design work

Town Manager Lestitian gave an overview of the history of the Longfellow Street Storm Water project. Town Manager Lestitian stated that staff recommended that the Council waive bid requirements and enter into a contact with G&C Consultants, Inc., the Town's contracted engineer, who is very familiar with project.

Town Manager Lestitian explained a potential design challenge identified by the Town's contracted engineer which may have significant an impact on the design and budget of the project. Town Manager Lestitian stated that the project would be taken in steps with the first step to determine if the depth of the sanitary sewer line would impact the design of the project.

CM Lingua asked if the scope of project had changed and Town Manager Lestitian stated that the scope of the project had not changed however staff was urging caution as steps are taken to move the project forward.

CM Dixon requested clarity regarding the amount of money that the County would contribute to the project and Town Manager Lestitian replied that the County would pay up to \$100,000.

Mayor Thompson stated that four (4) affirmative votes would be needed to approve this item.

9. Municipal Center Project: Revised Project Scope

Town Manager Lestitian discussed the history of the Town Hall project. Town Manager Lestitian outlined a revised project scope and the funding available to complete the revised project. Town Manager Lestitian stated that staff were seeking Mayor and Council support of the revised project scope so that staff can move forward with issuing a Request for Proposals (RFP). A motion regarding the revised scope for Municipal Center Project will be included on the September 10<sup>th</sup> agenda.

10. MOU with Prince George's County for Bridge Maintenance

Town Manager Lestitian stated that there had been discussions between the Town and County regarding maintenance of the bridge prior to the bridge being built. The bridge has now been completed and a Memorandum of Understanding (MOU) is needed to outline the maintenance responsibilities for each party. Staff is seeking the authorization to sign the MOU with Prince George's County regarding Bridge Maintenance.

Resident Bob Smith of 5001 Riverdale Road discussed his concerns regarding traffic on the bridge. Town Manager Lestitian stated that the County was aware of the concerns.

11. Amendments to Chapter 23 Fees

Town Manager Lestitian gave an overview of the proposed amendments to Chapter 23 and stated that there will be an opportunity for further discussion at the September 24<sup>th</sup> Work Session.

CM Lingua asked if there was a difference between debit and credit card transaction fees. It was also suggested that USB copy fees and file transfer protocol fees be considered.

## 12. Diversity and Inclusion Policy Statement

Town Manager Lestitian stated that the Diversity and Inclusion Policy Statement would be on the agenda for the September 24<sup>th</sup> Work Session and staff would be seeking action at the October Legislative meeting.

## 13. Minutes

Mayor Thompson requested that the Council inform staff of any corrections needed to the minutes.

### **Unfinished Business**

CM Lingua discussed a storm water issue on 47<sup>th</sup> Avenue, leading up to Chief Chris Kyle Court. CM Lingua explained that the water flows past the storm drain and onto a neighboring driveway during heavy rains.

### **New Business**

Mayor Thompson stated that the Ward 6 vacancy would be declared at the next regularly scheduled Legislative Meeting on September 10<sup>th</sup>.

### **Adjournment**

The meeting was adjourned at 10:25 p.m.