



SPECIAL MEETING OF THE CITY COUNCIL, HYATTSVILLE MD AUGUST 28, 2019

Present: Kevin Ward, W1 (Council Pres.)
 Bart Lawrence, W1
 Robert Croslin, W2
 Ben Simasek, W3
 Edouard Haba, W4 (arrived at 8:07 p.m)
 Daniel Peabody, W4
 Erica Spell Wolf, W5
 Danny Schaible, W2

Absent: Candace Hollingsworth, Mayor
 Carrianna Suiter, W3 (Council VP)
 Joseph A Solomon, W5

Also present were the following City staff members:

Tracey E. Douglas, City Administrator
 Ron Brooks, City Treasurer
 Amal E. Awad, Chief of Police
 Laura Reams, City Clerk
 Hal Metzler, DPW Project Manager
 Lt. Samuel Alexander

1) [Call to Order and Council Roll Call](#)

Council President Ward called the meeting to order at 8:02 p.m.

2) [Pledge of Allegiance to the Flag](#)

3) [Approval of the Agenda](#)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lawrence
SECONDER:	Peabody
AYES:	Ward, Lawrence, Croslin, Schaible, Simasek, Peabody, Spell Wolf
NAYS:	None
ABSENT:	Hollingsworth, Suiter, Haba, Solomon

4) [Approval of the Minutes](#)

4.a Approval of the Minutes
 I move that the Mayor and Council approve the Council Meeting Minutes for the Public Hearing of August 5, 2019.

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[Minutes_Aug 5 2019 PH.pdf](#) 

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lawrence
SECONDER:	Croslin



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AYES:	Ward, Lawrence, Croslin, Schaible, Simasek, Peabody, Spell Wolf
NAYS:	None
ABSENT:	Hollingsworth, Suiter, Haba, Solomon

5) [Public Comment \(8:10 p.m. - 8:20 p.m.\) Limit 2 minutes per speaker](#)

There were no individuals present who wished to address the Council.

6) [Presentations \(8:20 p.m. - 8:25 p.m.\)](#)

6.a) City Administrator Update (10 minutes)

HCC-57-FY20

Lead Sponsor: At the Request of the City Administrator

Co-Sponsor(s): N/A

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City Administrator Douglas thanked the Council for holding the special meeting to consider the bond resolution. She provided updates on the following items: Census Complete Count Committee, the City's transition to CodeRED, the Residential Parking Program, 38th Avenue Fitness Court Opening, and volunteer opportunities.

City Administrator Douglas explained the bond resolution stating funds were to support the construction of the Department of Public Works facility and the new Police Headquarters. Ms. Douglas said the City's debt service would increase to approximately \$1M annually and staff would continue efforts to contain costs across all departments.

7) [Consent Items \(8:25 p.m. - 8:30 p.m.\)](#)

7.a DPW Facility Renovation - Temporary Rental of Parking at 4629 Baltimore Ave
 I move that the Mayor and Council authorize the City Administrator to enter into an agreement with Nguyen Phu Thanh, et. al., for the rental of temporary parking at 4629 Baltimore Ave for one year at a cost of \$36,000, upon the review and approval of the City Attorney for legal sufficiency.

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[190814 - MOU - 4629 Baltimore ave.doc](#)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lawrence
SECONDER:	Haba
AYES:	Ward, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Spell Wolf
NAYS:	None
ABSENT:	Hollingsworth, Suiter, Solomon

8) [Action Items \(8:30 p.m. - 8:40 p.m.\)](#)

8.a [Hyattsville Resolution 2019-06: Providing for the Issuance of General Obligation Bonds to renovate the Public Works Facility and 3505 Hamilton Street \(INTRODUCTION AND ADOPTION\)](#)
 I move that the Mayor and Council adopt Resolution 2019-06 providing for the issuance of general obligations bonds in an original aggregate principal amount not exceeding Thirteen Million Eight Hundred Twenty-Five Thousand Dollars (\$13,825,000) in order to finance or



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reimburse costs of the projects identified in the Resolution as Public Works Facility, 3505 Hamilton Street and Costs of Issuance; making a preliminary determination as to certain terms of the bonds and authorizing the Mayor, with the advice of the City Administrator, the Treasurer, the financial advisor to the City and bond counsel to the City, as applicable, to determine and finalize the terms of the bonds, subject to the limitations provided for in the Resolution; providing for the private sale of the bonds to Stifel, Nicolaus & Company, Incorporated through a negotiated underwriting; pledging the full faith and credit and unlimited taxing power of the City to payment of debt service on the bonds and providing that debt service may be payable from other available sources; designating a bond registrar and paying agent and a dissemination agent; approving the substantially final forms of the bonds and a Bond Purchase Agreement and authorizing the completion and execution thereof; providing for the preparation, completion and distribution of a Preliminary Official Statement and a final Official Statement relating to the bonds and any amendments or supplements thereto; making or providing for certain covenants relating to the tax-exempt status of the bonds; and providing for approval and execution of a continuing disclosure undertaking as required by SEC Rule 15c2-12 (INTRODUCTION AND ADOPTION).

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[Hyattsville Resolution 2019-06.docx](#) 

[DOCS-#213284-v1-Bullet_Points_Summary_of_2019_Hyattsville_GO_Resolution.DOCX](#) 

Treasurer Brooks introduced the bond resolution, noting the timing was due to the availability of favorable interest rates. Mr. Brooks said the City would soon receive its credit rating from Moody's Investor Services, which would be included in the preliminary official statement distributed to potential investors. He speculated that the City may receive an A, or Baa rating. Treasurer Brooks said the preliminary bond sale date would be around September 25, 2019. Mr. Brooks then introduced the City's Bond Counsel, Lindsey Radar to the Council to present an overview and respond to questions.

Councilmember Haba asked about City's debt capacity post Bond Resolution and if the City could sign onto the State Infrastructure Bond Group should the Bond be unsuccessful. Treasurer Brooks provided information on the Maryland Infrastructure Bond Fund, stating it typically helped smaller communities borrow funds and historically Hyattsville had been one of the largest entities in the pool. He continued by detailing the benefits of the City seeking its own bond funds. He added that once the City obtained a bond rating that it was important to maintain that rating.

Regarding the City's debt capacity, Treasurer Brooks said the City had sufficient debt capacity to borrow but needed to ensure it could afford to pay back funds over the term of the bond. He cited a report from the Treasurer's office in previous years stating that the City should not borrow more than \$15-16M. Treasurer Brooks concluded that it would be difficult for the City to ask for additional borrowing over where it was currently.

Bond Counsel Radar provided background information on previous City borrowing through direct purchase transactions but noted the City needed to be current on audits for that type of transaction. Ms. Radar stated that the bonds were general obligation bonds of the City and if the City could not pay on its debts as required it would have to cut back on other expenses or raise taxes. Ms. Radar also described the preliminary official statement and reviewed the required annual reporting requirements for the City.

Treasurer Brooks reminded Council that it had previously adopted Declarations of Intent related to the DPW and Police facilities which would allow the City to reimburse itself for prior costs with bond funds. Council President Ward asked if the City could reimburse itself the full amount or a percentage. Ms. Radar cited tax rules and said that in her analysis all funds expended to date could be reimbursed. Council briefly discussed the anticipated bond rating before proceeding to a vote.



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MOVER:	Lawrence
SECONDER:	Haba
AYES:	Ward, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Spell Wolf
NAYS:	None
ABSENT:	Hollingsworth, Suiter, Solomon

9) [Council Dialogue \(8:40 p.m. - 8:50 p.m.\)](#)

Council announced various upcoming events and wished students returned to school a successful year.

10) [Community Notices and Meetings](#)

11) [Motion to Adjourn](#)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Croslin
SECONDER:	Haba
AYES:	Ward, Lawrence, Croslin, Schaible, Simasek, Haba, Peabody, Spell Wolf
NAYS:	None
ABSENT:	Hollingsworth, Suiter, Solomon

The meeting adjourned at 8:47 p.m.