



Prince George's County Council

Wayne K. Curry Administration
Building
1301 McCormick Dr
Largo, MD 20774

Meeting Minutes - Draft County Council

Thomas E. Dernoga, Chair, District 1
Wala Blegay, Vice Chair, District 6
Edward P. Burroughs, III, District 8
Wanika Fisher, District 2
Mel Franklin, At-Large
Sydney J. Harrison, District 9
Calvin S. Hawkins, II, At-Large
Jolene Ivey, District 5
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4

Jennifer A. Jenkins, Council Administrator

Tuesday, January 31, 2023

10:00 AM

Council Hearing Room

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

9:00 A.M. - GENERAL ASSEMBLY COMMITTEE - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

10:00 A.M. - CALL TO ORDER - (COUNCIL HEARING ROOM)

*The meeting was called to order by Chair Thomas E. Dernoga at 10:28 a.m.
with 11 members present at roll call.*

Present: 11 - Council Member Calvin S. Hawkins
Council Member Sydney Harrison
Vice Chair Wala Blegay
Chair Thomas Dernoga
Council Member Ingrid Watson
Council Member Eric Olson
Council Member Wanika Fisher
Council Member Edward Burroughs
Council Member Jolene Ivey
Council Member Krystal Oriadha
Council Member Mel Franklin

Also present:

*Jennifer Jenkins, Council Administrator
Colette Gresham, Associate Council Administrator
Donna J. Brown, Clerk of the Council
Leonard Moses, Legislative/Zoning Assistant
Natasha Avery, Legislative Reference Aide
Terry L. Bell, Council Liaison, Office of the County Executive
Joseph Rudy, Associate County Attorney, Office of Law
Kathleen Canning, Legislative Officer
Dinora Hernandez, Legislative Officer
Marverly Nettles-Simpson, General Assembly Committee Director
Ron Young, Director, Intergovernmental Affairs, Office of the County Executive*

INVOCATION:

The Invocation was provided by Reverend Raymond M. Raysor, County Employee. Council Member Fisher requested prayer for the friends and family of community member and servant leader, Crystal M. Green, who recently passed away.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Fisher.

REQUESTS BY THE GENERAL PUBLIC TO ADDRESS THE COUNCIL

DESIGNATION OF JANUARY 31, 2023 AS LEGISLATIVE DAY NO. 5

1. CONSENT AGENDA

(a) Approval of County Council Minutes

[MIN 01242023](#)

County Council Minutes dated January 24, 2023

Draft 1

Attachment(s): [01242023](#)

These Minutes were approved.

CONSENT AGENDA (Continued)**(b) First Reading of Bills (Presentation)****[CB-020-2023](#)**

Draft 1

AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS AND GENERAL OBLIGATION STORMWATER MANAGEMENT BONDS for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed five hundred sixty-four million one hundred thirty-eight thousand dollars (\$564,138,000) in aggregate principal amount of general obligation bonds and Seventy-eight million eight hundred and five thousand dollars (\$78,805,000) in aggregate principal amount of general obligation stormwater management bonds for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition, or improvement of certain capital projects and stormwater projects, respectively, set forth in the capital budget of the County for the fiscal year ending June 30, 2023; describing the projects or usable parts to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs thereof and the probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at private (negotiated) sale or public sale; declaring the County's official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds and the proceeds of bonds previously issued by an act of the County; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such general obligation stormwater management bonds related to clean water projects when due; authorizing and empowering the County to issue and sell an amount not to exceed Six hundred forty-two million nine hundred forty-three thousand dollars (\$642,943,000) in aggregate principal amount of bond anticipation notes and covenanting to issue bonds in anticipation of which such notes are issued; pledging the full faith and credit and taxing power of the County to the payment of such bond anticipation notes and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bond anticipation notes when due and authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such bond anticipation notes related to clean water projects when due; directing the application of the proceeds of such bond anticipation notes; directing the application of the proceeds of such bonds;

providing for the issuance of such bond anticipation notes in the form of commercial paper or revolving loan notes; providing for the issuance of such bond anticipation notes and the bonds in the form of variable rate demand obligations; authorizing certain determinations to be made in connection with the sale of any such bond anticipation notes; authorizing the consolidation of such bond anticipation notes with other notes for purposes of such sale; authorizing and empowering the County to issue, sell and deliver general obligation refunding bonds and general obligation stormwater management refunding bonds for the purpose of refunding all or a part of the bonds authorized hereby or in prior Acts of the County in an aggregate principal amount not to exceed 150% of the outstanding principal amount of the bonds to be refunded thereby, the proceeds of such refunding bonds to be used for the public purpose of providing funds sufficient to pay principal of, redemption premium, if any, and interest on such refunded bonds at the respective maturity, redemption, and interest payment dates of such refunded bonds and related issuance costs; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the County Executive to determine the time and method for the sale of such refunding bonds and other details with respect to the sale of such refunding bonds; pledging the full faith and credit of the County to the payment of the principal of, redemption premium, if any, and the interest on such refunding bonds when due; and providing for the levy and collection of taxes necessary for the payment of the principal of, redemption premium, if any and interest on such refunding bonds when due, showing compliance with the limitations on the power of the County to incur indebtedness; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such refunding bonds related to clean water projects when due; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on such bonds, bond anticipation notes and refunding bonds, as applicable; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of and entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the issuance, sale and delivery of the general obligation and stormwater management bonds, bond anticipation notes and refunding bonds authorized by this Act.

Attachment(s): [B2023020](#)
[CB-020-2023 Attachment 1](#)
[CB-020-2023 Attachments 2 and 3](#)
[CB-020-2023 Summary](#)
[CB-020-2023 Transmittal](#)

This Council Bill was presented by the Chair by request of the County Executive and referred to the Government Operations and Fiscal Policy Committee.

CONSENT AGENDA (Continued)

[Consent7-23](#)

Draft 1

MOTION TO ADOPT CONSENT AGENDA

A motion was made by Council Member Olson, seconded by Council Member Watson, that this Consent Agenda be adopted. The motion carried by the following vote:

Aye 11 - Hawkins, Harrison, Blegay, Dernoga, Watson, Olson, Fisher, Burroughs, Ivey, Oriadha and Franklin

2. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA

NO ITEMS CONSIDERED

3. PROPOSED CORRESPONDENCE/ADMINISTRATIVE OFFICER'S REPORT

[LTR 01312023](#)

Draft 1

Proposed letter to the Honorable Michael A. Jackson, Chair, Prince George's County Senate Delegation and the Honorable Nick Charles, Chair, Prince George's County House Delegation, transmitting the position of the Prince George's County Council on proposed State legislation (recommended at the 01/31/2023 General Assembly Committee meeting).

Attachment(s): [Delegation Position Letter 1-31-23 FINAL_v1](#)

Marverly K. Nettles-Simpson, Director, General Assembly Committee, provided a verbal report of the actions and recommendations of the General Assembly Committee for the agenda letter.

A motion was made by Vice Chair Blegay, seconded by Council Member Franklin, that this Agenda Letter be authorized for Chair's signature.

The motion carried by the following vote:

Aye 11 - Hawkins, Harrison, Blegay, Dernoga, Watson, Olson, Fisher, Burroughs, Ivey, Oriadha and Franklin

4. SECOND READING OF BILLS – (INTRODUCTION)[CB-002-2023](#)

Draft 1

AN ORDINANCE CONCERNING ADMINISTRATION-PROCEDURES-LEGISLATIVE AMENDMENTS for the purpose of amending the procedures for public notice, review, consideration, and approval of legislative amendments to the text of the Zoning Ordinance of Prince George's County.

Sponsor(s): Dernoga, Ivey, Burroughs, Blegay, Oriadha and Olson

Attachment(s): [B2023002](#)
[CB-002-2023 Summary](#)
[CB-002-2023 Report](#)
[CB-002-2023 ZHE Memo](#)
[CB-002-2023 Planning Board Votes Letter](#)
[CB-002-2023 Planning Board Analysis](#)

Council Member Ivey, Chair of the Planning, Housing and Economic Development Committee (PHED,) provided a verbal report of the actions and recommendations of the PHED Committee for CB-002-2023.

A motion was made by Chair Dernoga, seconded by Council Member Olson, that this Council Bill be amended. The motion carried by the following vote:

Aye 7 - Blegay, Dernoga, Watson, Olson, Burroughs, Ivey and Oriadha
Abstain 4 - Hawkins, Harrison, Fisher and Franklin

This Council Bill was introduced by Council Members Dernoga, Ivey, Burroughs, Blegay, Oriadha and Olson.

[CB-003-2023](#)

Draft 1

AN ORDINANCE CONCERNING APPLICATION-SPECIFIC REVIEW PROCEDURES AND STANDARDS-DETAILED SITE PLANS AND SPECIAL EXCEPTIONS for the purpose of amending the decision standards for approval of detailed site plan and special exception applications to include master plan consistency as a required standard for site plan approval.

Sponsor(s): Dernoga, Ivey, Burroughs, Blegay, Oriadha and Olson

Attachment(s): [B2023003](#)
[CB-003-2023 Summary](#)
[CB-003-2023 Report](#)
[CB-003-2023 ZHE Memo](#)
[CB-003-2023 Planning Board Votes Letter](#)
[CB-003-2023 Planning Board Analysis](#)

Council Member Ivey, Chair of the Planning, Housing and Economic Development Committee (PHED,) provided a verbal report of the actions and recommendations of the PHED Committee for CB-003-2023.

This Council Bill was introduced by Council Members Dernoga, Ivey, Burroughs, Blegay, Oriadha and Olson.

SECOND READING OF BILLS – (INTRODUCTION) (Continued)

[CB-005-2023](#)

Draft 1

AN ORDINANCE CONCERNING GENERAL PROVISIONS - DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE-GAS STATION USES for the purpose of amending the time period in the Zoning Ordinance for development of Gas Station uses pursuant to the prior Ordinance.

Sponsor(s): Dernoga, Ivey, Blegay, Burroughs, Olson and Oriadha

Attachment(s): [B2023005](#)
[CB-005-2023 Summary](#)
[CB-005-2023 Report](#)
[CB-005-2023 ZHE Memo](#)
[CB-005-2023 Planning Board Votes Letter](#)
[CB-005-2023 Planning Board Analysis](#)
[CB-005-2023 Planning Board Revised Version](#)

Council Member Ivey, Chair of the Planning, Housing and Economic Development Committee (PHED,) provided a verbal report of the actions and recommendations of the PHED Committee for CB-005-2023.

This Council Bill was introduced by Council Members Dernoga, Ivey, Blegay, Burroughs, Olson, Oriadha, Fisher, Hawkins, Harrison, and Watson.

SECOND READING OF BILLS – (INTRODUCTION) (Continued)**[CB-007-2023](#)**

Draft 1

AN ACT CONCERNING RENT STABILIZATION ACT OF 2023 for the purpose of temporarily amending the Landlord-Tenant Code to limit landlords' ability to increase rent for certain tenants above a certain amount; providing penalties; providing that existing obligations or contract rights may not be impaired by this Act; and generally relating to rent restrictions for residential leases and rental dwelling units.

Sponsor(s): Oriadha, Burroughs, Blegay, Dernoga, Ivey and Olson

Attachment(s): [B2023007](#)

[CB-007-2023 Summary](#)

[CB-007-2023 Report](#)

[CB-007-2023 PAFI Statement](#)

[CB-007-2023 OOL Comment](#)

Colette Gresham, Associate Council Administrator, provided a verbal report of the actions and recommendations of the Health, Human Services and Public Safety Committee (HHSPS) for CB-007-2023.

A motion was made by Council Member Oriadha, seconded by Vice Chair Blegay, that this Council Bill be amended. The motion carried by the following vote:

Aye 6 - Blegay, Dernoga, Olson, Burroughs, Ivey and Oriadha

Abstain 5 - Hawkins, Harrison, Watson, Fisher and Franklin

This Council Bill was introduced by Oriadha, Burroughs, Blegay, Dernoga, Ivey and Olson.

[CB-009-2023](#)

Draft 1

AN ORDINANCE CONCERNING TOBACCO SHOPS, ELECTRONIC CIGARETTE SHOPS, OR RETAIL TOBACCO SHOPS for the purpose of amending the Zoning Ordinance to include reasonable parameters as to hours of operation as a criterion for approval of Special Exceptions for Tobacco Shops, Electronic Cigarette Shop, or Retail Tobacco Business uses in furtherance of the public safety, health, and welfare of the citizens and residents of Prince George's County.

Sponsor(s): Oriadha and Burroughs

Attachment(s): [B2023009](#)
[CB-009-2023 Summary](#)
[CB-009-2023 Report](#)
[CB-9-2023 \(DR-2\) Proposed Amendment #1](#)
[CB-009-2023 ZHE Memo](#)
[CB-009-2023 Planning Board Votes Letter](#)
[CB-009-2023 Planning Board Analysis](#)

Council Member Ivey, Chair of the Planning, Housing and Economic Development Committee (PHED,) provided a verbal report of the actions and recommendations of the PHED Committee for CB-009-2023. Terry Bell, Council Liaison, Office of the County Executive, noted that the County Executive supports the current version of the bill.

A motion was made by Council Member Oriadha, seconded by Council Member Ivey, that this Council Bill be amended. The motion carried by the following vote:

Aye 11 - Hawkins, Harrison, Blegay, Dernoga, Watson, Olson, Fisher, Burroughs, Ivey, Oriadha and Franklin

This Council Bill was introduced by Council Members Oriadha, Burroughs, Dernoga, Watson, Fisher, Harrison, Hawkins, Olson, Blegay, Ivey, and Franklin.

5. BILLS ELIGIBLE FOR THIRD READING – (ENACTMENT)

CB-014-2023

Draft 1

AN ORDINANCE CONCERNING ZONING-GENERAL PROVISIONS - TRANSITIONAL PROVISIONS for the purpose of repealing CB-77-2022, including Section 27-1706, of the Zoning Ordinance of Prince George's County.

Sponsor(s): Dernoga, Blegay, Burroughs, Ivey, Olson and Oriadha

Attachment(s): [B2023014](#)
[CB-014-2023 Summary](#)
[CB-014-2023 Report](#)
[CB-014-2023 Planning Board Votes Letter](#)
[CB-014-2023 Planning Board Analysis](#)
[CEX Ltr to Council Chair 01-06-2023](#)
[Council Chair Ltr to CEX 01-09-2023](#)

A motion was made by Council Member Olson, seconded by Council Member Harrison, that this Council Bill be enacted. The motion carried by the following vote:

Aye 9 - Harrison, Blegay, Dernoga, Watson, Olson, Fisher,
Burroughs, Ivey and Oriadha
Nay 2 - Hawkins and Franklin

[ADJ10-23](#)

Draft 1

ADJOURN

THE MEETING WAS ADJOURNED AT 11:06 AM.

A motion was made by Council Member Hawkins, seconded by Council Member Watson, that this meeting be adjourned. The motion carried by voice vote:

Aye 11 - Hawkins, Harrison, Blegay, Dernoga, Watson, Olson,
Fisher, Burroughs, Ivey, Oriadha and Franklin

Prepared by:

Edgar Reese, III, Legislative Reference Aide

Submitted by:

Donna J. Brown, Clerk of the Council