



**TOWN OF UNIVERSITY PARK
MAYOR AND COMMON COUNCIL MEETING MINUTES
VIA VIDEO AND AUDIO CONFERENCE
February 2, 2026, 7:30 P.M.**

COUNCIL MEMBERS PRESENT:

Ralph Dubayah	Council member, Ward 1
Mary Gathercole	Council member, Ward 2
Cynthia Mowery	Council member, Ward 4
David McGaughey	Council member, Ward 5
Grant Godfrey	Council member, Ward 6
William Sweet	Council member, Ward 7

STAFF PRESENT:

Debi Sandlin	Town Administrator
Suellen Ferguson	Town Attorney
TC Hegeman	Town Clerk
Chief Coleman	Police Chief
Michael Beall	Public Works Director

EXCUSED:

Casey Kelby	Council member, Ward 3
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1. CALL TO ORDER

Mayor Morrissey called the meeting to order at 7:30 p.m.

2. APPROVAL OF THE AGENDA

Motion: To approve the agenda, as presented. *Motion made by CM Sweet, seconded by CM Gathercole.*

Motion was carried unanimously.

3. APPROVAL OF MINUTES

Motion: To approve the minutes of the January 20, 2026, Council meeting as presented. *Motion was made by CM Sweet and seconded by CM Godfrey.*

Motion was carried unanimously.

4. PUBLIC COMMENT

A resident expressed his support for Accessory Dwelling Units (ADUs) stating it creates inclusive and diverse communities where people can afford to live. He acknowledged there are important questions about stormwater runoff and setbacks that will need to be addressed.

5. MAYOR, COUNCIL, AND COMMITTEE COMMENTS AND REPORTS

a. Police, Traffic & Public Safety Committee – *CM Gathercole*

The committee will meet this Wednesday at 7:30 p.m. to discuss stop sign cameras and traffic mitigation.

b. Public Facilities Committee – *CM Sweet*

The committee was unable to meet last month due to a last-minute scheduling conflict. They will February 19th to discuss Town Hall budget versus costs and EV charger permit updates before getting into budget season.

c. Development Overview Committee – *CM McGaughey*

The committee is scheduled to meet on February 12th to continue discussing ADU legislation and the recent bills that the Governor of Maryland has sent to the General Assembly for consideration.

CM McGaughey asked for an update on the Clagett Road project. Director Beall and Attorney Ferguson provided Council with the most current information.

The county is willing to reimburse the town for replacing all existing structures in this area, assuming all easements can be obtained. The county will also agree to fold engineering and legal fees for obtaining easements into the costs to be covered. There is \$400,000 allocated in the current FY26 budget for this project. If the project costs more than that amount, the county will seek additional funding in the following year, though all funding is subject to budget approval. It does not appear the town will be able to spend any of the allocated funds before the end of June because easements must first be obtained. The county is now insisting on having the easements before entering into the Memorandum of Understanding (MOU).

d. Sustainability Committee – *CM Dubayah*

The committee will meet tomorrow night to discuss right light initiatives and other topics.

6. NEW BUSINESS

a. Consideration of Traffic Petition for 4335 Clagett Road

Attorney Ferguson explained the code and petition process. The petitioner detailed the reasons for his request. Director Beall noted that for mid-block raised crosswalks, parking is prohibited within 50 feet of the approach for pedestrian safety. This restriction does not apply to speed humps or to raised crosswalks at intersections. The petitioner asked whether residents could contribute to funding the speed hump if the town could not afford it, noting that the 12 affected households had already agreed they would be willing to fund it. Attorney Ferguson and Council members explained that residents cannot contribute to funding town infrastructure projects.

Motion: To authorize Public Works Director Michael Beall to review the petition and determine placement for a speed hump at or near 4335 Clagett Road. *Motion was made by CM Gathercole and seconded by CM Sweet.*
Motion was carried unanimously.

b. Consideration of Date Change for June 15, 2026, Council Meeting

The June 15, 2026, Council meeting conflicts with this year's Summer Maryland Municipal League conference.

Motion: To move the June 15, 2026, Council meeting to June 22, 2026. *Motion was made by CM Gathercole and seconded by CM Godfrey.*
Motion was carried unanimously.

c. Consideration of Accepting a \$20,000.00 Maryland 2026 Sustainable Action Grant to Fund a Community Learning Garden

Administrator Sandlin discussed the grant. The town was notified in early January that it was awarded the grant. A member of the Sustainability Committee provided background information on the project. Attorney Ferguson noted there will likely be grant requirements that need to be met, and if it is a reimbursement grant, the town needs to ensure all criteria are met before proceeding to ensure reimbursement.

Motion: To authorize acceptance of a \$20,000 Maryland 2026 Sustainable Action Grant to fund a community learning garden. *Motion was made by CM Dubayah and seconded by CM McGaughey.*
Motion was carried unanimously.

d. Introduction of Legislative Resolution 26-O-01 to Amend the FY26 Budget to Add Revenue and Expense Sustainable Action Grant Budget Line-Items to Receive a \$20,000 Maryland 2026 Sustainable Action Grant and Include It in the Operating Expenditures Budget

Motion: To introduce Legislative Resolution 26-O-01 to amend the fiscal year 26 budget to add revenue and expenditure line items to receive the \$20,000 Maryland 2026 Sustainable Action Grant and include it in the operating expenditures budget. *Motion was made by CM Dubayah and seconded by CM Gathercole.*
Motion was carried unanimously.

7. ADJOURNMENT

Motion: To adjourn the meeting to enter into closed session to discuss (1) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluations of appointees, employees, or officials over whom the Council has jurisdiction, or any other personnel matter that affects one or more specific individuals, and (2) to consult with counsel to obtain legal advice. *Motion was made by CM Sweet and seconded by CM McGaughey.*
Motion was carried unanimously.

The open session adjourned at 8:36 p.m.

