

REGULAR MEETING OF THE GREENBELT CITY COUNCIL held Monday, October 11, 2010.

Mayor Davis called the meeting to order at 8:03 p.m.

ROLL CALL was answered by Councilmembers Konrad E. Herling, Emmett V. Jordan, Leta M. Mach, Silke I. Pope, Rodney M. Roberts and Mayor Judith F. Davis. Councilmember Edward V. J. Putens arrived at 8:05 p.m.

ALSO PRESENT were Michael P. McLaughlin, City Manager; Robert A. Manzi, City Solicitor; Julie McHale, Co-Acting Director of Recreation; Celia Craze, Director of Planning and Community Development; and Cindy Murray, City Clerk.

Mayor Davis asked for a moment of silence in memory of Greenbelt residents William Clark and Linda Mona, former resident Donald Schoeb, and Greenbelt Nursery School employee Cheryl Chappell. She then led the pledge of allegiance to the flag.

CONSENT AGENDA: It was moved by Mr. Putens and seconded by Mr. Jordan that the consent agenda be approved. The motion passed 7-0.

Council thereby took the following actions:

MINUTES OF COUNCIL MEETINGS:

Work Session, September 15, 2010  
Work Session, September 22, 2010  
Approved as presented.

COMMITTEE REPORTS:

Advisory Planning Board, Report #10-4 (Prince George's County Stormwater Legislation): Council accepted the report, which had been discussed at the September 13 meeting regarding CB-80-2010.

PUBLIC SAFETY ADVISORY COMMITTEE, REPORT #2010-1 (LOCKDOWN / EMERGENCY PLAN FOR COMMUNITY CENTER): Council directed staff to implement the lockdown/emergency plan for the Community Center.

REAPPOINTMENT TO ADVISORY GROUP: Council reappointed George Branyan to a new term on the Advisory Planning Board.

RESIGNATION FROM ADVISORY GROUP: Council accepted with regret the resignation of Andria Jones from the Arts Advisory Board.

APPROVAL OF AGENDA: Mr. Jordan requested "Community Access Preservation Act and the Alliance for Community Media Petition to the Federal Communications Commission" be added to the agenda. With this change, it was moved by Mr. Putens and seconded by Mr. Jordan that the agenda be approved. The motion passed 7-0.

PRESENTATIONS:

COOPERATIVE MONTH: Mayor Davis introduced representatives from the six cooperatives in the City: Bob Davis, Greenbelt Consumer Cooperative; Jerry Anzulovic and Eugene Krebs, Greenbelt Federal Credit Union; Sylvia Lewis and Suzette Agans, Greenbelt Homes Inc.; Renauta York, Greenbelt News Review; Lisa Meyer, Greenbelt Nursery School; and Ed James, New Deal Café. Mayor Davis then read a proclamation declaring October as National Cooperative Month and provided each cooperative with a copy of the proclamation.

Ms. Mach and Ms. Agans spoke about the value and benefits of cooperatives. Mr. James thanked Ms. Mach for her work with Greenbelt Cooperative Alliance.

Prince George's County Beautification Awards: This year, at the County Beautification Awards Ceremony on September 22, a number of awards were made for Greenbelt sites. Mayor Davis and Council presented Brian Townsend, Greenbelt Public Works Department, with the awards received for the Greenbelt Aquatic and Fitness Center, Greenbelt Youth Center, and Roosevelt Center Walkway and Underpass. They also presented community awards to Lisa Meyer for Greenbelt Nursery School, Anwar Saleh for Greenbelt Barber and Stylist, and Bill Novick for Greenbelt Service Center/Sunoco. One residential award was presented to Pravina Mattoo.

PETITIONS AND REQUESTS: None.

MINUTES OF COUNCIL MEETINGS:

Executive Session of August 30, 2010: Mr. Jordan moved that the minutes of the executive session of the City Council held Monday, August 30, 2010, be approved as presented. He further requested that the minutes of this meeting reflect that the Council met in executive session at 8:03 p.m. in the Council Room of the Municipal Building. Council held this closed meeting in accordance with Section 10-508 (a)(7) of the State Government Article of the *Annotated Code of Public General Laws of Maryland* to consult with legal counsel regarding development issues. Mr. Putens seconded the motion.

ROLL CALL:	Mr. Herling	-	yes
	Mr. Jordan	-	yes
	Ms. Mach	-	yes
	Ms. Pope	-	yes
	Mr. Putens	-	yes
	Mr. Roberts	-	yes
	Mayor Davis	-	yes

Executive Session of October 4, 2010: Mr. Jordan moved that the minutes of the executive session of the City Council held Monday, October 4, 2010, be approved as presented. He further requested that the minutes of this meeting reflect that the Council met in executive session at 8:00 p.m. in the Council Room of the Municipal Building. Council held this closed meeting in accordance with Section 10-508 (a)(10) of the State Government Article of the *Annotated Code of Public General Laws of Maryland* to discuss the Council Room Security Plan. Mr. Herling seconded the motion.

ROLL CALL: Mr. Herling	-	yes
Mr. Jordan	-	yes
Ms. Mach	-	yes
Ms. Pope	-	yes
Mr. Putens	-	yes
Mr. Roberts	-	yes
Mayor Davis	-	yes

ADMINISTRATIVE REPORTS:

Mr. McLaughlin reported a new tree had been planted in the lawn of the Community Center that will be used as the Holiday tree. He also mentioned the Stream Cleanup and FallFest events scheduled for Saturday.

COUNCIL REPORTS:

Ms. Mach commented on her attendance at the luncheon for visitors from Greendale, Wisconsin, the Walk to School Day, the annual meeting of Local Government Insurance Trust (LGIT), Big Lots Grand Opening, the Windsor Green Community Build Playground, and the meeting of Prince George's Elected Municipal Women.

Mr. Herling noted his attendance at the meeting of the 4-Cities Task Force on Homelessness, the Windsor Green Community Build Playground, and the Big Lots Grand Opening.

Mr. Putens commented on the Windsor Green Community Build Playground.

Mr. Jordan noted his attendance at the luncheon for visitors from Greendale, Wisconsin, the Greenbelt Homes, Inc. (GHI) picnic, the Greenbelt Access Television (GATE) board meeting, the Greenbelt East Advisory Committee (GEAC) legislative meeting, the Windsor Green Community Build Playground and the Washington Metropolitan Area Transit Authority public hearing on the proposed transit restructuring plan.

Ms. Pope commented on the GEAC legislative meeting, the Big Lots Grand Opening, and the LGIT annual meeting.

Mayor Davis noted her attendance at the luncheon for visitors from Greendale, Wisconsin, the GHI Picnic, Walk to School Day, the meeting of Prince George's Elected Municipal Women, Windsor Green Community Building Playground, GEAC meeting, the State Highway Administration meeting, and the Big Lots Grand Opening. She thanked Big Lots for their donation of \$2,500 to Springhill Lake Elementary School. Mayor Davis also mentioned the Senior Forum, which she attended with several other members of Council.

COMMITTEE REPORTS: None

LEGISLATION:

A Resolution to Negotiate the Purchase of a Cathodic Protection System for the Underground Gasoline Storage Tank at the Greenbelt Police Facility from J. D. Rellek Co., Inc., of Glen Burnie, Maryland, at a Cost of \$11,350

Mayor Davis read the agenda comments. Mr. Jordan introduced the resolution for second reading and moved that it be adopted. Mr. Putens seconded the motion.

ROLL CALL: Mr. Herling - yes  
Mr. Jordan - yes  
Ms. Mach - yes  
Ms. Pope - yes  
Mr. Putens - yes  
Mr. Roberts - yes  
Mayor Davis - yes

The resolution was declared adopted (Resolution No. 1071, Book 8).

FIRST LADY OBAMA’S LET’S MOVE INITIATIVE: Mayor Davis read the agenda comments.

Julie McHale, Co-Acting Director of Recreation, provided a presentation on the Let’s Move Cities and Towns campaign to combat childhood obesity. She explained that the City currently meets the “four pillar areas” of First Lady Obama’s initiative by offering and supporting many initiatives to provide a healthy active life for Greenbelt children through its Recreation Department and programs such as “Get Active Greenbelt”, as well as other ways throughout the organization and community. Ms. McHale mentioned becoming a Let’s Move community does not entail significant staff time other than the initial submittal of the City’s information. She added that it can become a resource for new ideas and programs to fight childhood obesity.

Mayor Davis moved that Council approve the City joining First Lady Obama’s Let’s Move! Campaign. Ms. Mach seconded. The motion passed 7-0.

Mayor Davis requested staff notify the Maryland Municipal League and the National League of Cities of the City’s participation in the campaign.

GREENBELT PLACE CONCEPTUAL SITE PLAN: Mayor Davis read the agenda comments.

Celia Craze, Director of Planning and Community Development, explained that Quantum Companies has filed a Conceptual Site Plan (CSP) application with the Maryland-National Capital Park and Planning Commission (MNCPPC) for the rezoning of the rear half of the Beltway Plaza site from Commercial Shopping Center (CSC) to Mixed Use Infill (MUI) and for the development of 700 multi-family housing units. She explained that staff has maintained throughout discussions with Quantum on the redevelopment/development concepts, any plan had to address three objectives: improvement to the function, aesthetics and frontage of Beltway Plaza; provide adequate recreation and open space needs for new residents; and address housing needs, such as workforce housing, age restricted housing and ownership options.

Ms. Craze advised that the Greenbelt Place plan does not address any of the objectives identified by staff, and is not consistent with the goals and objectives of the Greenbelt West Sector Plan. She reviewed the definitions of mixed-use development and multi-use development, and said staff believes the plan is for a multi-use development, not mixed-use development. Ms. Craze stated that the most concerning is the plan does not address any revitalization to Beltway Plaza.

Ms. Craze said that staff recommends Council oppose the Conceptual Site Plan for rezoning of the rear of Beltway Plaza and the proposed development of 700 multi-family units. Ms. Craze noted that the plan had been reviewed by the Advisory Planning Board (APB), and the Board voted to oppose the application.

There was discussion regarding the earlier concepts presented by Quantum, which included plans to demolish the central part of the mall, create a main street element, and construct 1,400 dwelling units. It was noted that staff did not support that plan at the time, in large part due to the number of dwelling units.

Larry Taub, Counsel for Quantum Management, said Quantum representatives had taken the City's concerns regarding the original plan under consideration, met with City staff on numerous occasions, and have developed the Greenbelt Place plan addressing the concerns identified. He said it is their belief they have addressed the City's objectives of providing adequate recreation and open space needs for new residents and housing needs. Mr. Taub explained that residents of Greenbelt Place would have easy access to Beltway Plaza and the Greenbelt Metro.

Mr. Taub advised that financing is not available for redevelopment of the entire Beltway Plaza site due to the current economic conditions. He said that conditions that have changed since the Greenbelt West Sector Plan was developed, noting that MUI zoning was also not in existence at that time and the anticipated development in the proximity of the Greenbelt Metro has not occurred. Mr. Taub stated that the 15.5 acres of parking lot in the rear of Beltway Plaza has been sparsely utilized and, despite great effort by Quantum, they have not been successful in attracting any retail to that area. He added that it is expected the area will remain a parking lot if left to CSC zone, especially in the current economy.

Che Sayles, 6108 Breezewood Drive, said he supported the Greenbelt Place plan, which would benefit the entire community. He also mentioned the pedestrian friendly concept of the plan, which enables residents to walk to shopping, recreation and public transportation.

Sylvia Lewis, 2-C Gardenway, said she supported the plan, which would improve this area of Greenbelt West. She said she would be willing to work with the property owners to show the benefits of providing senior housing options as well as cooperative housing options, and commented that Greenbelt Homes Inc. would be very interested in managing a cooperative housing unit in Greenbelt West.

Barry Blakeman, 6214 Greenbelt Road, said the project would be an improvement to the area.

Shavon Conyers, 6003 Springhill Drive, said she is not happy living in Empirian Village but likes living in Greenbelt near the metro station and public transportation. She said the project would provide new housing options for current residents who wish to remain in the City.

Lucia Annington, Clark Brown, and several other residents of Empirian Village spoke in support of the CSP.

Mayor Davis noted that she had received a letter from Kenneth Smondrowski of Mack-Cali Realty Corporation, expressing Mack-Cali's support of the CSP for redevelopment in the rear of Beltway Plaza. Mr. Kapastin also provided Council with other letters of support.

Mr. Kapastin emphasized that Quantum has made every effort to adopt and integrate ideas suggested by City staff. He noted that the CSP was only the conceptual plan, and much more detail about the plan would be provided when the Detailed Site Plan (DSP) was developed. Mr. Kapastin stressed that Quantum is anxious to begin developing the property, and hopes that as the economy improves, redevelopment of the Beltway Plaza will follow. He also commented that the project was in line with smart growth principles, which includes high density residential near metro stations.

Bill Duncan, 13 Ridge Road, said he supports the Greenbelt Place plan with conditions. He stated that the area is 100 percent impervious surface at this time and, as long as it remains a parking lot, there would be no change regarding stormwater runoff. Mr. Duncan noted the new County stormwater management regulations would be applied for the project. Ms. Craze advised that redevelopment of the site would be done under the old County stormwater regulations. Mr. Taub said the project, even under the old stormwater regulations, would clearly be an improvement to the existing impervious surface.

Mr. Duncan also noted the contributions made by Mr. Kapastin throughout the Greenbelt community. Mayor Davis agreed that Mr. Kapastin has made many contributions, but stressed this will not impact the direction the City takes when considering the Greenbelt Place plans.

Mr. Roberts moved that Council oppose the Conceptual Site Plan for rezoning of the rear of Beltway Plaza and the proposed development of 700 multi-family units. Mr. Putens seconded.

Mr. Herling said he was supportive of the goal of the plan, but was concerned about the lack of detail. He suggested the City continue to work with Quantum to develop a plan that would meet the City's objectives. Mr. Jordan said he would also like to find a way to allow the project to move forward, in order to build the tax base and provide additional housing opportunities.

Mr. Herling moved that Council table the Conceptual Site Plan for rezoning of the rear of Beltway Plaza and the proposed development of 700 multi-family units. Ms. Mach seconded. She noted her concern that there was not a vision for the entire property.

Ms. Pope said she does not oppose development in the area, but the current plan contains too many uncertainties. Mr. Taub noted it was only a CSP at this time. He added that if the CSP was approved, more details would be provided when the detailed site plans were developed.

Mr. Putens said he supports the recommendations of staff and the APB. He also mentioned the current poor condition of the parking area and said some improvements are needed immediately. Mr. Kapastin disagreed that the area was in poor condition, and stated that the area is fully functioning and clean.

Mayor Davis questioned why office buildings were not considered for the property. Mr. Kapastin said there was currently no demand for office space, and noted the high office vacancy rate in Greenbelt and throughout the County.

Mr. Taub said Quantum would be presenting the plan to the MNCPPC hearing in November and expressed concern regarding Council delaying consideration of the plan until a later time. He said they had hoped for Council's support of the plan prior to the hearing.

Mr. Herling withdrew his motion to table the CSP for rezoning of the rear of Beltway Plaza and the proposed development of 700 multi-family units. Ms. Mach seconded.

The motion to oppose the CSP for rezoning of the rear of Beltway Plaza and the proposed development of 700 multi-family units passed 7-0.

MARYLAND DEPARTMENT OF TRANSPORTATION CAPITAL PROGRAM TOUR & DRAFT FY 2011-2016 CONSOLIDATED TRANSPROTATION PROGRAM: Mayor Davis read the agenda comments.

Mr. Roberts moved that staff prepare a letter to the Secretary of the Maryland Department of Transportation restating the City's opposition to the Intercounty Connector and the widening and extension of MD 201, and stating the City's support for the Purple Line Study, the full interchange at Greenbelt Station, US 1 Improvement project, funding for the County's local bus program, the use of "green" busses, increased funding and policy change for sound barriers and the dedication of additional funds towards improving transit in the region, including funding for municipal transit projects. Mr. Putens seconded. The motion passed 7-0.

BALTIMORE WASHINGTON PARTNERS FOR FOREST STEWARDSHIP: Mayor Davis read the agenda comments.

Mr. Putens moved that Council approve the City joining the Baltimore-Washington Partners for Forest Stewardship, and requested the information be referred to the Advisory Committee on Trees, the Forest Preserve Advisory Board, and the Advisory Planning Board. The motion passed 7-0.

COMMUNITY ACCESS PRESERVATION ACT AND THE ALLIANCE FOR COMMUNITY MEDIA PETITION TO THE FEDERAL COMMUNICATIONS COMMISSION:

Malia Murray, Greenbelt Access Television (GATE), explained that GATE is supported by the Public, Education, and Government (PEG) funds from the Comcast and Verizon FiOS franchise fees. She said GATE is requesting Council's support of the Community Access Preservation (CAP) Act and the Alliance for Community Media (ACM) petition to the Federal Communications Commission (FCC) requesting continued support of the PEG funding for current and future franchise operators.

Mayor Davis mentioned that this item had just been added to the agenda this evening and Council and staff had not had an opportunity to review the information provided.

Mr. Herling noted his position with the FCC and excused himself from this item.

Mr. Zugby, President of GATE, noted the importance of continued PEG funding for Greenbelt and all local communities.

After discussion, Mayor Davis requested the CAP Act and ACM petition be referred to Mr. Moran to review and determine what type of action, if any, should be taken by the City.

OTHER REPORTS: None

MEETINGS: Council reviewed the meeting schedule.

ADJOURNMENT: A motion to adjourn the regular meeting was made by Ms. Mach and seconded by Mr. Putens. The motion passed 7-0.

Mayor Davis adjourned the regular meeting of Monday, October 11, 2010, at 12:25 a.m.

Respectfully submitted,

Cindy Murray  
City Clerk

"I hereby certify that the above and foregoing is a true and correct report of the regular meeting of the City Council of Greenbelt, Maryland, held October 11, 2010."

Judith F. Davis  
Mayor