

WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, June 13, 2016, for the purpose of meeting with the Greenbelt Homes, Incorporated (GHI) Board of Directors.

Mayor Jordan started the meeting at 8:05 p.m. It was held in the Council Room of the Municipal Building.

PRESENT WERE: Councilmembers Judith F. Davis, Konrad E. Herling, Leta M. Mach, Silke I. Pope, Edward V.J. Putens, Rodney M. Roberts and Mayor Emmett V Jordan.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager, and Cindy Murray, City Clerk.

ALSO PRESENT WERE: Todd Turner, Prince George's County Council Member; Steve Skolnik, Stefan Brodd, Chuck Hess, Ed James, Stephen Holland, Bill Jones, Aaron Marcavitch and Diana McFadden, GHI Board; Eldon Ralph, GHI General Manager; Kathleen Gallagher, Greenbelt News Review, Bob Snyder, Bill Orleans and others.

Mayor Jordan welcomed everyone.

Mr. Skolnik expressed the appreciation of the Greenbelt Homes, Inc. (GHI) Board of Directors of the good working relationship GHI has with City Council and staff.

County's Newly Enacted Legislation re: CB-49-2015, CB-50-2015, and CB-58-2015: Mr. Skolnik said GHI had sent a letter to the Prince George's County Council voicing its concern regarding this legislation which may have significant effects on common ownership communities such as GHI.

Council Member Turner explained that the reason for the legislation was to provide a way to address complaints from residents of common ownership communities. He said the legislation establishes the Common Ownership Communities Commission for the resolution of disputes.

Mr. Hess expressed concern that GHI didn't learn about the legislation until late in the process. He added that GHI has a longstanding procedure for addressing member complaints which works well.

Mr. Marcavitch asked if there was a possibility that an exception be made to the legislation for GHI. Council Member Turner said he wasn't sure.

Mr. Hess suggested a member of GHI be appointed as a member of the Commission. Council Member Turner suggested GHI send a letter to him and the County Executive with the request. He said the County Executive makes the appointments which are confirmed by the County Council.

Council Member Turner said all the legislation was still a work in progress. He added that a hearing was scheduled later this week and he expects to have more information after the hearing.

Maryland National Capital Park and Planning Commission's Zoning (M-NCPPC) Re-Write Project and its potential impact on Greenbelt/GHI: Mayor Jordan reported that staff has been monitoring the M-NCPPC drafting of the proposed new zoning approach and Council has been briefed twice on the project. He said it is not clear at this time how the new zoning approach will deal with the historic section of Greenbelt but Council and staff have stressed the importance of it.

Ms. Davis provided an overview of the Module 2 Focus Group meeting that she had recently attended.

It was suggested that GHI request a briefing from M-NCPPC staff.

Replacement of Pepco Poles; Trimming of Trees by Pepco: Mayor Jordan reported that Pepco has replaced nearly all the double poles. Mr. McLaughlin said Pepco only completed a small portion of the proposed 2015 work and it is not expected the remainder of that work will be completed. He added that Pepco plans to relook at the 2015 work in three to four years. Mayor Jordan said Pepco's new tree work for 2016 was approved by Council in April.

Repairs to Hamilton Place: Mayor Jordan said the repair of Hamilton Place will occur by the end of July.

Playground Surfacing: Mayor Jordan reported that the shredded rubber surfacing at the 1 court Southway playground will be removed in the next few weeks and replaced with engineered wood fiber (EWF). He said the City has additional funds (\$60,000+/-) to begin removal and replacement of the shredded rubber surfacing at the other eight (8) privately owned playgrounds covered by the Playground Agreement. GHI has two (2) such playgrounds (7 court Southway and 2 court Research).

Mr. Skolnik said GHI has discussed the surfacing options and recommends EWF surfacing be installed at both playgrounds.

Resolution of Significant Rights-of-Way Issues: Mr. Skolnik said GHI and City staff have been continuing to work at resolving these issues and they are now waiting on information from a surveyor.

Proposed City/GHI Partnership re: Pilot Project on Hoarding: Mayor Jordan said a grant has been filed with the Greenbelt Community Foundation for funding of this project. Mr. McLaughlin said CARES staff is ready to proceed with the project if the grant is approved.

Status of GHI's Home Improvement Program: Mr. Skolnik said GHI is now working on its five year Home Improvement Program that includes the replacement of windows, doors, siding and baseboard heaters as well as improvements to crawl spaces. He said one-fifth of all units (326 homes) will be done each year.

Number of Rentals, Vacant GHI homes; Resale trends: Mr. Skolnik reported that GHI currently has approximately ten (10) rental units and 58 units for sale. He noted that eight (8) sales contracts are pending.

Mr. Skolnik said there are 15 vacant units and the majority of these were in the process of estate closure. He said there were a few units in the foreclosure process.

Council thanked the GHI representatives for attending.

Council Reports

Ms. Davis reported on her attendance at the following events: County Council Member Turner's Senior Luncheon, Senator Cardin's visit to the Greenbelt American Legion Post 136 and the Greenbelt Intergenerational Volunteer Exchange Service annual meeting.

The meeting ended at 10:15 p.m.

Respectfully submitted,

*Cindy Murray
City Clerk*