



**MINUTES OF THE CITY COUNCIL WORK SESSION
held Wednesday, June 10, 1998, for the purpose of meeting with Springhill Lake
Management.**

The meeting began at 8:10 p.m. It was held in the Multi-Purpose Room of the Community Center.

PRESENT WERE: Council members Edward V.J. Putens, Rodney M. Roberts, Alan Turnbull and Mayor Judith F. Davis.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; David E. Moran, City Clerk; James Craze, Police Chief and Celia Craze, Director of Planning and Community Development

ALSO PRESENT WERE: Kristina Beckett, Springhill Lake Management; Joyce Chestnut, Springhill Lake resident; Anne Chestnut, resident and Betsy Likowski, News Review

Ms. Beckett began by stating that Insignia acquired the property in the fall and was the largest company in the country. She indicated that AIMCO had recently acquired a majority interest in Insignia. She has been at the property since April.

Ms. Beckett indicated that the current vacancy rate was 10%. She noted that she had increased the minimum income and credit requirements. She also stated that evictions were up.

Mr. Putens relayed negative impressions from a visit to Springhill Lake. Ms. Beckett responded that she consolidated certain functions and spent a lot of time listening to the residents.

Ms. Beckett stated that every dollar received at the property goes back into the property. She indicated that she was trying to address maintenance issues and there had been turnover in the maintenance department. She noted particular problems with piping.

In response to a question from Mayor Davis, Ms. Beckett expressed satisfaction with city inspectors. Mr. Putens asked about private security. Ms. Beckett believed that private security was unnecessary. She believed that you needed to address security by removing the people causing the problems and setting behavior standards.

Chief Craze stated his satisfaction with Ms. Beckett. He indicated that the Police were sharing information with the management about trouble spots. Mr. Turnbull asked if Ms.

Beckett was a "fix-it" person who was only going to be there until the problems were solved. Ms. Beckett responded that she hoped to be there for a long time.

In response to a question about the owner's intentions, Ms. Beckett indicated AIMCO had not inspected the property, but she was pleased with the strategies they used in the past.

Ms. Chestnut expressed her concerns about security declines at the complex. Mayor Davis asked about Section 8 housing. Ms. Becket responded that her experience with Section 8 had been good. She noted that it was easier to evict Section 8 rentals. Ms. Beckett also indicated that she didn't favor separating Section 8 rentals. Ms. Beckett stated that once you begin accepting Section 8 housing you can't stop. There was considerable discussion regarding Section 8 housing.

Ms. Beckett indicated that Springhill Lake had been placed back on the University of Maryland housing list. Mayor Davis suggested that Ms. Beckett approach the Board of Education because there were plans to hire new teachers.

Ms. Craze summarized the plans for Breezewood Drive. Ms. Beckett expressed concern about the improvements to Breezewood. Mayor Davis suggested that Ms. Beckett meet with Ms. Craze to review the improvement plans. Mr. Turnbull stressed that the plans would enhance the community.

Mayor Davis asked about Fountain Lodge. Ms. Beckett indicated that there are no immediate plans for the Lodge. Ms. Chestnut reported that the News Review is never delivered to Springhill Lake and indicated that many residents don't know they are part of Greenbelt. Council asked staff to investigate this issue.

There was discussion about the cable channel. Council encouraged Ms. Becket to work out this problem.

Council stressed that they want Springhill Lake residents to feel they are an integral part of the city. When asked about marketing strategies, Ms. Beckett responded that marketing materials were everywhere. She stated she was in the process of cutting back on some of the advertisements.

Mr. Roberts encouraged Ms. Beckett to learn about the history of the community. Mr. Turnbull suggested that Ms. Beckett market to Metro riders and perhaps consider a shuttle to the station. Mayor Davis was encouraged by Ms. Beckett and encouraged her to contact the city if there was something she needed. Mr. Putens hoped to see improvements and hoped Ms. Beckett would stay around.

Mayor Davis thanked everyone for coming.

The meeting was adjourned at 10:05 p.m.

Respectfully Submitted,

David E. Moran
City Clerk