REGULAR MEETING OF THE GREENBELT CITY COUNCIL held Monday December 9, 2013.

Mayor Jordan called the meeting to order at 8:01p.m.

ROLL CALL was answered by 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.

ALSO PRESENT were Michael P. McLaughlin, City Manager; John Shay, City Solicitor and David E. Moran, Acting City Clerk.

Mayor Jordan asked for a moment of silence in honor of Greenbelt resident Ann Sutherland and former residents Thomas Eargle, Janet Davis, Ruth Miller and Katherine Keene. He then led the pledge of allegiance to the flag.

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

Council thereby took the following actions:

APPOINTMENT OF COUNCILMEMBERS TO CITY BOARDS AND COMMITTEES
Council approved the following appointments for the next Council term.

Advisory Committee on Education	-	Ms. Mach
Advisory Planning Board	-	Ms. Davis
Arts Advisory Board	-	Mayor Jordan
Community Relations Advisory Board	-	Mr. Putens
Forest Preserve Advisory Board	-	Mr. Roberts
Greenbelt Advisory Committee on Environmental Sustainability	-	Mr. Herling
Park and Recreation Advisory Board	-	Ms. Mach
Public Safety Advisory Committee	-	Ms. Pope
Senior Citizens Advisory Committee	-	Ms. Pope
Youth Advisory Committee	-	Mr. Roberts
Anacostia Trails Heritage Association	-	Ms. Davis

APPOINTMENT OF COUNCILMEMBERS TO METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS POLICY BOARDS AND COMMITTEES: Council approved the following Metropolitan Washington Council of Governments policy board and committee appointments for 2014

Board of Directors	-	Mayor Jordan
Alternate	-	Ms. Davis
Transportation Planning Board	-	Mr. Roberts
Alternate	-	Mr. Herling
Metropolitan Washington Air Quality Comm.	-	Ms. Mach
Alternate	-	Mr. Herling
Region Forward Coalition	-	Mr. Jordan
Alternate	-	Mr. Herling

Human Services and Public Safety Policy Committee	-	Mr. Putens
Alternate	-	Ms. Pope
Climate, Energy and Environment Policy Committee	-	Ms. Davis
Alternate	-	Ms. Mach
Chesapeake Bay Policy Committee	-	Ms. Davis
Alternate	-	Mr. Putens

APPROVAL OF AGENDA: It was moved by Ms. Pope and seconded by Ms. Mach that the agenda be approved as presented. The motion passed 7-0.

PETITIONS AND REQUESTS: There were none.

ADMINISTRATIVE REPORTS: Mr. McLaughlin noted that the holiday tree lighting had been postponed until Friday, December 13. Mayor Jordan noted that the Museum Open House which followed the tree lighting had been rescheduled as well.

Mayor Davis reported on a City of College Park grant program for retail businesses and suggested this be considered during the Budget process.

Ms. Mach asked about the Evergreen Healthcare Cooperative. Mr. McLaughlin responded that it was scheduled to open in January, 2014.

COUNCIL REPORTS: Councilmembers noted their attendance at the Greenbelt East tree lighting event and the Festival of Lights Craft Fair.

Mr. Herling commended the Recreation Department for their handling of the inclement weather situation during Festival of Lights activities.

Ms. Davis commented on an intergovernmental meeting she attended at the request of the Maryland Municipal League.

Mayor Jordan reported on the interfaith service at Mishkan Torah synagogue.

LEGISLATION

A Resolution to Repeal Resolution 706 to Update the Charter of the Senior Citizens Advisory Committee

Mayor Jordan read the agenda comments. Mr. Putens introduced the resolution for first reading.

An Ordinance to Authorize the City of Greenbelt, Maryland to Borrow $2,932,305 Upon its Full Faith and Credit and to Issue and Sell its Taxable General Obligation Bond to Suntrust Bank to (A) Refinance and Prepay (I) the Balance of the Deficit Liability Assigned to the City's Participation in the State of Maryland's Employees' Combined System, (II) The Balance of the New Entrant Liability Assigned to the City's Participation in the State of Maryland's Law Enforcement Officers' Pension System, and (III) Interest on Such Balances, and (B) Pay

Costs of Issuance of Such Bond; Prescribing the Details of Such Bond; Providing for the Levy and Collection of Sufficient Taxes to Pay the Principal of and Interest on Such Bond; <u>and Providing For and Determining Various Matters in Connection Therewith</u>

Mayor Jordan read the agenda comments. Ms. Davis introduced the resolution for first reading and suspension of the rules. Ms. Mach seconded.

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

Robert Doory of Miles & Stockbridge, the City's Bond Counsel, addressed Council and explained that this is a taxable general obligation debt of the City. Mayor Jordan expressed concern about the interest rate reset after 15 years. Mr. McLaughlin responded that a 15 year rate lock was the best the City could obtain.

Mayor Jordan asked what would happen if SunTrust merged with another bank. Mr. Doory responded it would be transferred over.

Bill Orleans, asked if the language was different than what was distributed on November 25. He also wanted to know what would happen if the City failed to refinance by December 30, 2013. Mr. McLaughlin responded that this was the legal instrument to implement Council's direction. He explained that if the City did not refinance it would have to make a payment to the State and lose about $100,000 in savings.

Ms. Davis introduced the resolution for second reading and adoption. Ms. Pope seconded.

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

The Ordinance was declared passed (Ordinance No. 1333, Book 12)

<u>PRELIMINARY PRINCE GEORGE'S COUNTY GENERAL PLAN 2035</u>: Mayor Jordan read the agenda comments.

Ms. Hruby directed Council to the staff memo. She summarized the comments made at the M-NCPPC Public Hearing on the plan.

Ms. Davis asked if this plan was coordinated with the Council of Governments Regional Activity Centers. Ms. Hruby noted that the plans respect each other, but don't use the same designations and processes.

Ms. Mach asked what would happen if the County takes a wait and see approach regarding the FBI, could the designation be revised. Ms. Hruby responded yes, the County recognizes there will be updates to the plan.

Mr. Roberts asked about the chances of the recommendations (2 and 3) related to additional municipal planning authority being included in the plan. Ms. Hruby responded it was unlikely.

Ms. Davis moved that the City Council support the Preliminary General Plan 2035 with the following recommendations. Mr. Herling seconded.

1. The plan be amended to identify Greenbelt Metro as a Priority Investment District and as a Major Regional Center.
2. As recommended by the City of Bowie, the land use policy dealing with Regional and Municipal Coordination (Policy 13) be revised to include discussion of the potential for municipalities to take on a greater role in land use planning and administration.
3. As recommended by the City of Bowie, the plan be amended to include the following strategy to Implementation Policy 3: "Establish enabling legislation that permits the elected municipal body to function in the role of the Planning Board for master plan preparation and development review within their jurisdiction, similar to the way in which the County Council serves in both legislative and administrative capacities."
4. The Plan be amended to include Primary Employment Areas under "First Steps" in the implementation section, in terms of being areas where county resources should be targeted. (TH)

Garth Beall. Representing the possible development team, agreed that the Greenbelt Metro should be designated as a Priority Investment District and a Major Regional Center. He noted that much of the progress being made as a result of the FBI opportunity (such as interchange funding) would make development more likely even if the FBI is not located there.

The motion passed 7 to 0.

<u>GREENBELT STATION/METROLAND NORTH CORE – REVISED DEVELOPMENT AGREEMENT:</u> Mayor Jordan read the agenda comments.

Celia Craze, Director of Planning & Community Development, stated that provisions related to the South Core were being removed. She noted that there was the addition of a new building program if the GSA tenant comes to Greenbelt. Ms. Craze indicated that all of the project specific contributions were aggregated into one amount due at commencement of construction. She also noted that there may be an opportunity for additional funding.

Ms. Mach asked about the contributions listed under item 4 and item 11. Ms. Craze responded that the $875,000 (item 11) were required on-site recreational amenities that the developer would construct. She indicated the contributions in items 4 and 11 were in addition to the $2,520,000 listed in item 3.

Ms. Davis asked about the dedication referenced on Ms. Craze's memo. Ms. Craze responded that this included the wetlands and stream bank areas. Ms. Davis appreciated the inclusion of public art and vehicle charging stations under item 4 of the agreement. Ms. Davis suggested inclusion of LEED Silver or higher in item 26.

Mayor Jordan asked about removing Tax Increment Financing (TIF) language from the agreement. Ms. Craze responded that this was spelled out in the Annexation Agreement. Mayor Jordan asked about item 32. Ms. Craze responded this applied to stand alone towers or antennae.

Mr. Beall congratulated Council on their reelection. He noted that the Request for Expressions of Interest (RFEI) was the next step moving forward. He believed the Greenbelt site met all the General Services Administration (GSA) requirements. Mr. Beall presented the latest concept plan for the site. The proposal included 2.1 million square feet for the FBI, 300 condominiums, 500 apartment units, a 300 room hotel with conference space and 750,000 square feet of additional office space.

In response to a question from Mayor Jordan, Mr. Beall described pedestrian and bicycle access to the site. Mayor Jordan asked about the design of the transit access point. Mr. Beall responded the developer was responsible for building it and that WMATA had to approve the design.

Mr. Roberts asked about the inclusion of the state property in the security buffer. Mr. Beall responded that the State would retain ownership of the property, but the federal government would be granted a perpetual easement to use it as a security buffer.

Mr. Herling asked about building heights in relation to North College Park. Mr. Beall responded that buildings closest to College Park were eight stories. Mr. Herling asked if FBI employees would likely live at the site. Mr. Beall believed the residential options at both the north and south core would be attractive to employees.

Ms. Davis asked about the underground parking. Mr. Beall responded that Ms. Davis wanted to be sure the State owned buffer area included in the security perimeter was never built upon. Mr. Beall responded that the easement would not allow the Federal government to build anything and agreed to follow-up on this.

Mayor Jordan asked what type of retail would be available to serve nearby residents. Mr. Beall stated there would not be 100,000 square feet of retail.

When asked about timeline for the project, Mr. Beall noted the garage to replace the WMATA parking would be built in 2016 and the federal facility constructed by 2019.

Mr. Putens stated that many secure Federal facilities have public areas nearby. He noted L'Enfant Plaza as an example.

Ms. Davis wanted coordination with the Governor's office related to the State property to be a Council Action Request. She expressed support for the current design since it was more of a mixed use development.

Ms. Pope expressed support for the project. Ms. Pope moved approval of the revised development agreement. Mr. Putens seconded.

Ms. Craze noted that the development agreement granted City approval over site plans so there would be additional opportunities to review plans.

Mr. Herling mentioned his efforts to create a video to promote locating the FBI in Greenbelt.

Mayor Jordan asked about underfunded capital needs. Mr. Beall responded that the County and State were committed to putting the infrastructure in place. He noted that the financial aspects of the transaction were still uncertain. Initially a lease transaction was envisioned which would be taxable. More recently there had been discussion about the federal government building the facility which would be taxable. This could include an impact fee.

Mr. Orleans stated the discussion of this agreement should have happened earlier due to its importance.

The motion passed 6 to 1 (Roberts).

<u>OTHER REPORTS</u>: Ms. Davis noted the list of issues she had heard during the 2013 campaign which she had forwarded to Council. She reported on the Intergovernmental Council meeting she attended on December 3 in Annapolis. She noted that Maryland Municipal League leadership and staff, Maryland Association of Counties leadership and staff, Lt. Governor Anthony Brown and state staff were present.

<u>MEETINGS</u>: Council reviewed the meeting schedule.

<u>ADJOURNMENT</u>: A motion to adjourn the meeting was made by Ms. Mach and seconded by Mr. Putens. The motion carried 7-0. The Mayor adjourned the regular meeting of December 9, 2013, at 10:04 p.m.

Respectfully submitted,

David E. Moran
Acting 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 December 9, 2013.

Emmett V. Jordan
Mayor