CITY COUNCIL WORK SESSION AGENDA

Work Session - Franklin Park at Greenbelt Station (stakeholder)

COUNCIL MEETING WILL BE ONLINE ONLY

Due to the COVID-19 precautions, the Council Meeting will be held online and is planned to be cablecast on Verizon 21, Comcast 71 and 996 and streamed to www.greenbeltmd.gov/municipaltv.

Resident participation:
Join Zoom Meeting
https://us02web.zoom.us/j/81935434862?pwd=d1NseGJERHoyNEJaam8wNlRJS2Y1QT09
OR
Join By phone: (301) 715-8592
Meeting ID: 819 3543 4862
Passcode: 558701

In advance, the hearing impaired is advised to use Video Relay Services (VRS) at 711 to submit your questions/comments or contact the City Clerk at (301) 474-8000 or email banderson@greenbeltmd.gov.
Wednesday, December 8, 2021
7:30 PM

Work Session Packet

Work Session - Franklin Park at Greenbelt Station (stakeholder)
Suggested Action:
Reference: Work Session Minutes - December 16, 2020
Work Session Minutes - December 04, 2019

Agenda

- Introductions
- Council Discussion
    - Maintenance issues
    - Latest renovation numbers
    - Evictions and efforts to minimize them
    - Increase in violent crime
    - New amenities
    - Recreation and social events offered
    - Update on including recycling into the property
- Questions and Answers
- Other Items

Work Session Minutes - December 16, 2020.pdf

Work Session Minutes - December 4, 2019.pdf

Agenda Item No:

City Council Work Session Agenda Item Report

Meeting Date: December 8, 2021
Submitted by: Shaniya Lashley-Mullen
Submitting Department: Administration
Item Type: Work Session Item
Agenda Section: Work Session Packet

Subject:
Work Session - Franklin Park at Greenbelt Station (stakeholder)

Suggested Action:
Reference: Work Session Minutes - December 16, 2020
Work Session Minutes - December 04, 2019

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- Introductions
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  - Latest renovation numbers
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  - Increase in violent crime
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  - Update on including recycling into the property
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- Other Items

Attachments:
Work Session Minutes - December 16, 2020.pdf
Work Session Minutes - December 4, 2019.pdf

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, December 16, 2020, to meet with Franklin Park Apartments.

Mayor Byrd started the meeting at 7:02 p.m. The meeting was held virtually via Zoom.

Present were: Councilmembers, Judith F. Davis, Emmett V. Jordan (7:14 pm), Leta M. Mach (7:13 pm), Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts and Mayor Colin A. Byrd (7:03 pm).

STAFF PRESENT WERE: Nicole Ard, City Manager; Chief Richard Bowers, Capitan Timothy White and MPO Sharnise Hawkins-Graham, Police Department; Dale Worley, Director of Information Technology; Terri Hruby, Director of Planning and Community Development; Greg Varda, Director of Recreation; Beverly Palau, Public Information and Communications Coordinator; Gilberto Cabrera, Code Enforcement Supervisor; and Shaniya Lashley-Mullen, Assistant to the City Clerk.

FRANKLIN PARK REPRESENTATIVES: Lea Garcia, Asset Manager; Gail Comfort, VP of Operations; Iman Taylor, Director of Sales and Marketing; Denise Knight, Director of Resident Services; Brad Horton, Maintenance; Jeronica Plummer, Associate Manager Facilitates and Procurement Maintenance.

ALSO PRESENT WERE: Ric Gordon; Ebony Phillips; Lore Rosenthal; Michael Hartman; and others.

Ms. Knight explained that Franklin Park has been adjusting during the COVID-19 pandemic, communicating and meeting the needs of the residents. Ms. Comfort added that it has been a tough year at Franklin Park and have strived each day to take care of the issues that might arrive. She noted that Franklin Park has always had a great partnership/relationship with the City.

Ms. Davis inquired about the COVID-19 precaution Franklin Park has been taking around the complex especially where residents congregate. Mr. Horton explained that the maintenance crew disinfects the apartment buildings, including the doorknobs, handrails, and windows, four times a week. He noted that the maintenance staff wears a mask, gloves, and booties when entering resident units.

Based on a question asked by Ms. Davis, Ms. Knight answered that Franklin Park is currently not doing any evictions and there had been 22 evictions this year for non-payment of rent. Ms. Comfort added there is currently $2.6 million on the books for delinquent rent. She noted that Ms. Knight and her team have been working with residents to get them help, set up meetings and payment arrangements. Ms. Davis inquired if Franklin Park had taken advantage of the funds for landlords. Ms. Comfort stated that Franklin Park hasn't taken advantage of the funds.

Based on a question asked by Ms. Davis, Ms. Comfort answered by law Franklin Park cannot increase rent. Mayor Byrd advised that residents have informed him that rent has been increased. Ms. Knight stated that market rent hasn't been increased, but the renewal of the lease rent has increased. She explained that the renewal of the lease rent increase is typically between

3-5% and it has been scaled back between 1-2.6% due to the pandemic. Ms. Davis explained the City Council just passed a Rent Increase Freeze Ordinance and will have to revisit the difference between market rent increase and renewal of the lease rent increase.

Based on a question asked by Ms. Davis, Ms. Knight advised that late fees are currently being charged. She explained that there is a repayment plan in place, but it varies because each tenant's situation is different. Ms. Knight noted through a third-party company payment arrangement is offered to tenants.

In response to the discussion regarding rent increase, Mayor Byrd inquired going forward how will Franklin Park interpret the City's Rent Increase Freeze Ordinance. Ms. Garcia noted there will not be any increases, market, or renewal of the lease, until 90 days after the emergency has been lifted. She advised Franklin Park will be working with their attorney to comply. Ms. Pope noted that there shouldn't be any increases during these times. Based on a question asked by Ms. Pope, Ms. Knight noted that Franklin Park's attorney monitors all the new State Laws and Regulations.

Ms. Pope asked how was Franklin Park relaying information to its tenants. Ms. Knight explained that during the first wave of COVID-19, Franklin Park staff was active in sending information to the tenants and since been partnered with CARES. She advised the agencies that Franklin Park normally works with are experiencing a lack of funding and will have to revise the information to disseminate to the tenants.

Based on a question asked by Ms. Davis, Ms. Knight noted that Franklin Park is currently 93.5% occupied. Ms. Garcia added that Franklin Park hasn't renovated any of the classic units this year due to the COVID-19 pandemic.

In response to the discussion regarding COVID-19 cleaning precautions, Mayor Byrd advised the frequency of the cleaning can be improved and staff need to wear a mask. He asked how was Franklin Park going to address the issue of dirty water in the cleaning buckets. Mr. Horton stated that Ms. Plummer and he will address the issues with the cleaning company. He advised that is unacceptable and staff would monitor the cleaning crew more closely. Mayor Byrd informed the Franklin Park residents to contact City staff to address any kind of violations.

In response to the discussion regarding rent increase, Mayor Byrd asked Franklin Park to consider retroactively providing the difference of the rent increases back to the tenants from the time the rent increased until now. Ms. Comfort noted that Franklin Park staff is open to discussion with the tenants.

Based on a question asked by Mayor Byrd, Ms. Knight explained that there was a miscommunication between the Mo'Chella event coordinators and Franklin Park. She stated that information on the flyers kept changing and in the best interest of the event, it was best not to have the event at Franklin Park. Ms. Knight noted in the future the event coordinator and Franklin Park staff will have meetings to coordinate the event.

In response to the discussion regarding rent, Ms. Garcia stated that Franklin Park closed their books at 40% delinquent, and normally it's closed at 5%. She explained that Franklin Park isn't collecting rent, and then Franklin Park can't pay their bills and is faced with hardship.

There was a discussion regarding Code Enforcement inspections. Ms. Hruby noted that Mr. Cabrera and Inspector Crump have been working with Franklin Park staff on the annual inspection which has been interrupted by the COVID-19 pandemic. She advised the City had provided an extension on some of the annual licenses to address some of the issues. Ms. Hruby stated that Code Enforcement has been actively addressing complaints from tenants as they arise. Mr. Cabrera advised the other part of the inspection will be completed by the end of December. He noted that the biggest complaint Code Enforcement has received regarding Franklin Park is in regards to the mice and roach infestation.

Based on a question asked by Ms. Davis, Mr. Horton noted that Franklin Park had completed HVAC upgrades, 55 windows had been replaced, and scraping and painting of the railings. He explained that Franklin Park also wanted to complete eight roof repairs by the end of the year, and the Breezewood corridor has been renovated. Ms. Davis inquired about the upcoming capital projects Franklin Park has planned once the COVID-19 pandemic is over. Mr. Horton answered that staff has requested to replace 15 building windows and replacing the two-pipe heating and cooling systems with a modern LG system.

In response to the annual inspection discussion, Mr. Horton noted that the annual inspection was supposed to be completed by the end of January 2021. Mr. Cabrera stated at the current rate, the annual inspection should be completed by the end of December and will follow up with Mr. Horton.

Ebony Phillips, a Franklin Park resident, advised contractors walked in her unit without calling, without wearing a mask and she didn't have the opportunity to get a dress or put on a mask. She stated she contacted Ms. Plummer regarding this matter. Mr. Horton apologized for the incident. Ms. Knight apologized for the incident and wants to have an opportunity to move forward in the right direction regarding communication. Ms. Phillips explained the issues she is having with her unit, which include fungus gnats, leaks, mice, and roaches. She advised that Franklin Park has compensated her $300 for damaged clothes, shoes, and furniture. Ms. Phillips stated that her rent had increased.

Based on a question asked by Ms. Pope, Mr. Horton explained that the 55 windows were replaced by new double pane windows. He noted that Franklin Park's plan for 2021 is to replace over 500 windows. Ms. Pope inquired about the installation of window guards and window locks. Ms. Knight stated the guards and locks are installed during the apartment turnover process or when a window glass needs to be replaced. Mr. Horton advised that the windows to the floor are being replaced, the bottom half is being infilled with a smaller window on top.

In response to Ms. Phillip's incident with the contractors, Mr. Roberts questioned if it was normal for contractors to have keys to tenants' units. Mr. Horton answered that the contractors have to sign out the key and contact the tenant. Mr. Roberts asked does a staffer escort the contractors to the tenant's unit and are there background checks done on the contractors. Mr. Horton advised all the contractors are bonded and staff doesn't escort contractors.

Based on a question asked by Mr. Jordan, Ms. Comfort stated the owners have been very receptive to wanting to help the residents and wanting to get all the funding that could assist the residents. She noted the company has planned for the first quarter, hoping by April the company

would be in a better situation. Mr. Jordan questioned what Franklin Park plans were after April. Ms. Comfort stated she couldn't speak to those next steps because she doesn't know. She explained that once there is additional information then she would address it. Ms. Comfort noted that Franklin Park just submitted their 2021 budget to its corporate office. The budget doesn't include any payroll cuts and there wasn't any market-rate increase budgeted until April.

There was a discussion regarding overflowing trash dumpsters and recycling. Mr. Horton explained that Franklin Park switched the trash company and provided the trash pick dates. He noted there is a staff member who smashes the trash down to prevent trash overflow. Ms. Knight stated that more dumpsters have been added, but trash has tripled due to the COVID-19 pandemic. Based on a question asked by Mr. Jordan, Ms. Knight answered that tenants are responsible for the disposal of their bulk trash. Mr. Jordan requested that a reminder be added to the bulletin board.

Ms. Lore Rosenthal interpreted for Ms. Audrey Feggins and Mr. Robert Feggins, 6112 Breezewood, and explained the several issues they have with their unit, including the dishwasher, cracks in the counter, the refrigerator, the air conditioning, and heating unit. She noted that the communication is poor and Franklin Park staff doesn't know how to communicate with deaf tenants. She provided additional issues with their unit, including the windows, the blinds on the window, the stove, and the patio door. She expressed frustration with Franklin Park staff regarding not putting in work orders. When the Feggins move to a new unit. Ms. Knight stated that she would follow-up with the Feggins regarding outstanding repairs and schedule an inspection of the unit.

Mayor Byrd thanked Ms. Rosenthal for interpreting for the Feggins.

Based on a question asked by Mr. Putens, Chief Bowers answered MPO. Hawkins-Graham is currently assigned to Franklin Park. He explained additional officers patrol the complex daily and Franklin Park also has its private security.

In response to a question asked by Mr. Putens, Ms. Knight noted that the communication with the tenants has been through social media, not through the traditional newsletter material. It has been geared towards financial assistance and on the COVID-19 pandemic. She stated that the Franklin Park staff had shifted their efforts to make sure staff was facilitating everything to help the tenants. Ms. Knight stated moving forward next year Franklin Park can go back to a newsletter.

Mr. Putens inquired if Franklin Park built the dog park. Ms. Knight stated the dog park is currently budgeted. When the projections of the first quarter finances are approved by corporate then Franklin Park staff will know when the dog park would be implemented.

In response to a question asked by Mr. Putens, Ms. Knight noted that Franklin Park is experiencing no different from what the world is experiencing. She explained in terms of the shooting, a lot of the cases aren't residents of Franklin Park; they are either friends or family of tenants. Ms. Knight thanked Chief Bowers, Captain White, and the Greenbelt Police Department staff for partnering with Franklin Park to have cameras installed on the property.

Ms. Mach explained she and some tenants have been working with Franklin Park staff on possibly having either a preschool program or a childcare coop. She noted that would be a great amenity. Ms. Knight and Ms. Comfort both noted that Franklin Park staff had surveyed the tenants and the tenants suggested a coffee shop. Ms. Knight stated that the daycare wasn't the number one priority that was suggested. Ms. Comfort advised that Franklin Park staff is open to having an additional conversation regarding the cooperative childcare facility.

Nicole Ashley, a Franklin Park resident, explained the issues she was having with her unit including rodents and roaches. She noted that pest control treated the unit and left poison where her child could get it. Ms. Ashley advised she outsourced her exterminator and was advised on how the rodents and roaches are entering her unit. Mr. Horton stated that buildings are treated for roaches four times a year as preventative maintenance, but if the unit is having issues, it should be treated every two weeks. Ms. Pope stated that something needed to be done.

Ms. Ashley reported a homeless male sleeping in her building, 9302 Edmonston Road. She stated that the front office and the maintenance office don't answer the phone when she calls to report issues with her unit. Ms. Comfort advised Franklin Park will follow-up with Ms. Ashley to address all her issues with her unit.

Ms. Lore Rosenthal interpreted for Ms. Audrey Feggins and Mr. Robert Feggins to express their concern regarding the parking lot having insufficient handicap parking. She noted that there are vehicles in the parking lot that have been abandoned by people that don't even reside in Franklin Park. Ms. Knight noted that staff will follow-up on installing an additional handicap parking spot. She advised Franklin Park is working with the towing company and Code Enforcement to identify abandoned vehicles and will monitor the parking lot situation.

About the discussion regarding recycling, Ms. Davis advised that Council had suggested for two years that Franklin Park contact Dr. Robles, the Sustainability Coordinator, to assist with educating the residents on recycling.

Ms. Davis requested that Mr. Cabrera follow-up with the Feggins regarding the issues in their unit.

Based on a question asked by Ms. Davis, Mr. Horton explained that the maintenance team has been crossed trained and will be broken down into servicing sections of the community.

There was a discussion regarding crime. Chief Bowers noted there has been an increase in gun crimes and there has been a decrease in aggravated assaults. He stated the Police Department had partnered with Franklin Park on the installation of cameras and Franklin Park is to help covering the cost of the rental trailer cameras. Chief Bowers advised there has been an increase in patrols. He advised MPO Hawkins works closely with Franklin Park management to assist with community issues. One of MPO Hawkins focuses is community outreach and offers other City services. Chief Bowers explained the City is in the process of hiring full-time counselors that will partner with the Police Department to provide additional services.

There was a discussion regarding security cameras. Based on a question asked by Ms. Davis, Ms. Knight explained that the owners and Chief Bowers have been in touch to strategically plan to install the correct cameras in the right places in phases. Ms. Davis inquired how many

cameras are currently installed. Ms. Knight advised she will follow-up with the Council regarding how many cameras are installed.

Ric Gordon, 9310 Edmonston Road, reports having water pressure issues in his unit. Mr. Horton advised he will follow-up with Mr. Gordon regarding the water pressure and hot water issues.

Bill Orleans, a Greenbelt resident, suggested that all communication that Field Stone receive from the tenants regarding issues with their units should be forwarded to Code Enforcement.

Michael Hartman, a Greenbelt resident, inquired how Franklin Park is addressing issues other tenants may have who are not present during this meeting. Ms. Knight answered that Franklin Park has ways to track complainants and concerns. She also mentioned that the staff will be implementing additional steps to reach out to residents regarding communication.

There was additional discussion on treating a roach infestation. Mr. Roberts noted that each unit in the entire apartment building needed to be treated to rid the infestation. Mr. Roberts requested that Code Enforcement rigorously enforce the treatment of the buildings. Mr. Horton explained as preventative maintenance, units get treated four times a year and, if there is an infestation, the entire building is treated every two weeks until the infestation is under control. Ms. Knight advised that Franklin Park is working with a new pest control company.

Carla John, 9100 Springhill Lane, explained that she was having issues with her unit, including roaches. She noted that the water was turned off with no notice and pest control came to her unit to treat for mice, which she doesn't have. Mr. Horton explained that the water was shut off due to an emergency. Ms. John noted the new pest control company doesn't spend enough time treating units or moving appliances to put down the chemicals to treat the issues.

Ms. Phillips, 9342 Edmonston Road, explained that she has had her unit treated more than ten times and it is still infested. She inquired if she could hire her exterminator. Ms. Knight advised she will follow up with Ms. Phillips offline. Ms. Phillips advised that she has water pressure issues in her unit. She also advised that her building has only four lights and it is very dark. Ms. Phillips stated that vehicles have been vandalized in the parking lot.

Ms. Lore Rosenthal interpreted for Ms. Audrey Feggins to advise that the mice are multiplying in front of her building under the large rocks.

Ms. Ard provided information regarding services that Greenbelt CARES provide.

The meeting ended at 10:07 p.m.

Respectfully submitted,

Shaniya Lashley-Mullen
Assistant to the City Clerk

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, December 4, 2019, to meet with Franklin Park Apartments.

Mayor Byrd started the meeting at 7:01 p.m. The meeting was held in the Franklin Park Leasing Office, 6220 Springhill Drive.

Present were: Councilmembers Judith F. Davis, Emmett V. Jordan, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts, and Mayor Colin A. Byrd. Councilmember Leta M. Mach was absent due to travels.

Staff present were: Nicole Ard (7:04 p.m.), City Manager; Chief Richard Bowers, Captain Timothy White and MPO Carlos Torres, Police Department; Terri Hruby, Director of Planning and Community Development; and Shaniya Lashley-Mullen, Administrative Assistant.

FRANKLIN PARK REPRESENTATIVES: Lea Garcia, Asset Manager; Gail Comfort, VP of Operations; Iman Taylor, Director of Sales and Marketing; Timeka Anderson, Regional Manager; Denise Knight, Director of Resident Services; Mark Pauley, Director of Maintenance; and James Terrell, Leasing Consultant.

Also present were: Michelle Patterson, Charise Anderson, Natalie Williams, Bill Orleans, and others.

There was discussion on the current occupancy and rental rates. Ms. Iman advised that Franklin Park is currently 94% occupied since June. Ms. Knight stated that included 70% retention of previous year residents. Ms. Iman answered Ms. Davis's question stating the rent hasn't increased since last year's 4% increase.

Mr. Roberts asked if rent discounts were given to long-term residents. Ms. Knight stated that wasn't the general practice of the rental industry to give discounts on rent. She noted that long-term residents were given incentives in other ways. Ms. Knight answered Mr. Roberts's question stating that all residents stay for different reasons, for example their quality of life experience.

Based on a question asked from Ms. Pope, Ms. Knight stated Franklin Park accepted vouchers.

There was discussion regarding upgraded units. Ms. Knight stated that long-term residents were presented options regarding unit upgrades, depending if they wanted to stay in the same rental bracket. Ms. Knight noted that 1/3 of the long-term residents were currently in "classic" units.

Ms. Hruby noted that Franklin Park just completed their annual inspection, has achieved the 20% unit goals, complied with the window guards requirement and were fully licensed.

Mr. Pauley answered Ms. Davis's question stating that work requests were completed within 24-48 hours. Mr. Pauley noted the quality of work was increasing and Franklin Park has been doing re-inspections of units. Ms. Knight explained that the 24 to 48 hour response time is Franklin Park's policy and goal.

Based on a question asked from Ms. Davis, Ms. Anderson stated that over 2,000 window locks had been installed. Ms. Pope inquired about upgrading the windows from single pane to double pane. Mr. Pauley explained the windows were being upgraded as needed. Ms. Pope suggested

upgrading a certain amount of windows per year would be affordable.

Chief Bowers noted there had been a small decrease in the crime reported in the Uniform Crime Report (UCR) in Franklin Park since last year.

Captain White explained that crime had been down overall 13% in Franklin Park. He noted that robberies were down 50%, burglaries were down 40%, and calls for service for the neighborhood were up. Captain White stated the police department had received a large spike for mental health calls for service. Captain White advised due to the increase for mental health calls for service, all police department employees, both sworn and civilian, would take mental health first aid training.

There was discussion on gang activity. MPO Torres explained he had received information from the Prince George's County Police Department advising individuals that reside in Franklin Park had been arrested for gang activities, but had not committed gang activity in Franklin Park. Ms. Knight noted that during the first half of the year management, located the individuals that were housing the criminals that weren't on the lease and removed them from the property. Mayor Byrd inquired about the MS13 tip line. Captain White explained that Mr. George Mathews, Greenbelt Public Information Officer, had shared the information via the Greenbelt Police social media pages.

Ms. Davis inquired about the security cameras. Mr. Pauley advised Franklin Park had increased the security cameras and MPO Torres have access to the cameras.

There was discussion about lighting. Mr. Jordan asked was Franklin Park going to increase the lighting within the community. Mr. Pauley advised Franklin Park had been increasing the lighting within the community. He noted that in the darker areas, Franklin Park was installing LED lights.

Based on a question asked from Mr. Jordan, Captain White advised the Citywide case closure rate average was between24-26% overall. Captain White noted the State case closure rate average was 21-22%.

Ms. Smalls, 6108 Breezewood Court, stated that the area near pool #2 is still dark. Ms. Smalls noted that the only lights are on the building and it doesn't provide much light. Mr. Pauley advised the only light that Franklin Park can provide was on the building. Mr. Pauley stated he thought the lights were replaced in Ms. Smalls' area.

Ms. Anderson, 6204 Breezewood Drive, stated that the bush in front of the building was unsafe. Ms. Anderson advised she asked management to remove the bush. She requested more lights in the area because it's dark.

Ms. Patterson, 9131 Edmonston Terrace, asked could management replace the back splash in her residence to keep out the rodents. Ms. Patterson stated she hadn't received the Franklin Park Newsletter. Ms. Knight advised she would send Ms. Patterson the links to the newsletter. Ms. Davis requested copies of the newsletter as well for Council.

Ms. Patterson inquired about the tree removal or the tree topping process. Mr. Pauley advised Franklin Park had three bids before the budget committee and owners to trim every tree in

Franklin Park.

Ms. Anderson inquired about the security cameras. Ms. Knight advised the security cameras were placed in the major traffic areas, near the business center. Ms. Knight stated the security cameras are not installed building to building Franklin Park hadn't gotten to that phase. Ms. Anderson also requested maintenance to inspect her windows, due to air getting inside of her unit.

Mr. Russell, 5905 Cherrywood Lane, advised parking had become an issue and it's hard to find a parking space. Mr. Pauley stated that Robbie's Towing tow for Franklin Park. He advised the tow company would tow vehicles for various violations. Mr. Pauley stated that the parking lots were recently restriped and he can inquire if more parking spaces can be added to the complex.

Ms. Carolyn Davis, 9334 Edmonston Road, thanked Blue Line Security and the Police Department for patrolling the area and making it very safe.

Ms. Knight noted the recreation programs were always improving and Franklin Park is currently in the process of securing bids for various amenities. She advised Franklin Park sent out a survey throughout the community asking for the residents' feedback on what amenities they would like to have in the community. The amenity list had been narrowed down to a dog park, a basketball court, and a soccer field.

There was discussion on the Recreation Department Amenity report. Ms. Carolyn Davis noted the report stated there are basketball courts with no baskets and tennis courts that the residents cannot use. Ms. Davis inquired about the playgrounds that were on the map. Ms. Knight stated the map Ms. Davis was referring to was an old map from the previous management company. Ms. Knight advised Franklin Park has six active playgrounds and two pools but the pool on Cherrywood Terrace currently needs repairs. Ms. Davis suggested Franklin Park look into amenities for seniors.

Ms. Williams, a Franklin Park resident, inquired about a proposal she submitted regarding stray cats. Ms. Knight stated she had received Ms. Williams's proposal and Franklin Park looks forward to collaborating with Ms. Williams in the new year regarding her stray cat proposal.

Mr. Pauley stated that Franklin Park had a community garden, but nobody used it due to the post wet season. Ms. Knight advised that Franklin Park would promote the garden more.

There was discussion on Franklin Park's five-year plan and corporate priorities. Ms. Comfort stated that Franklin Park replaced 108 out of 240 roofs last year. Ms. Garcia stated the initial plan was to complete the interior redevelopment then the exterior.

There was discussion on the Census 2020. Ms. Davis noted that the Census could be completed by mail, computer, and via phone. Mayor Byrd stated that the complete Census 2020 count would be a cooperative effort.

Based on a question asked by Mayor Byrd, Ms. Knight stated that the pest control company has an office on site to deal with the recurring rodent infestation. Ms. Knight advised if the normal treatment doesn't take care of the problem, the pest control company would take an additional aggressive approach.

Mayor Byrd inquired about pet rent. Ms. Knight stated the fee covers the damages in the home that may be caused by the pet. Ms. Knight answered Ms. Pope's question stating the pet rent is $45 per month and there is a breed restriction, but not a weight restriction.

There was discussion regarding improving recycling in Franklin Park. Mr. Pauley noted that it was an ongoing process to educate and improve recycling. Ms. Davis and Mr. Jordan suggested that Franklin Park contact Dr. Robles, the Sustainability Coordinator, to assist with educating the residents of Franklin Park on recycling. Ms. Carolyn Davis, a resident of Franklin Park, noted that a recycle bin should be near the trash dumpsters.

Ms. Patterson noted that the street sign on Edmonston Terrace in front of the Greenbelt Middle School is missing.

Ms. Davis asked Ms. Hruby was the City collaborating with Franklin Park to install new bus shelters. Ms. Hruby stated that is an option that was offered to all the property owners and would revisit that option. Ms. Hruby noted that the City did replace an old bus shelter.

Ms. Davis suggested that Franklin Park should have regular resident meetings. Ms. Knight advised the management team didn't get a chance to do it this year, but it is a priority.

There was discussion regarding the State Highway's ramp from Edmonston Road onto Greenbelt Road. Mr. Pauley noted the broken fence on Springhill Drive at Edmonston Terrace. Ms. Pope stated she had reported that fence to State Highway as well.

Mr. Pauley stated that the sidewalk is lower than the grass at 5829 Cherrywood Lane and every winter ice forms in the open space. Ms. Ard stated she would follow up with Public Works.

Ms. Hruby provided an update with the Beltway Plaza Redevelopment Proposal. She noted that the Preliminary Plan of Subdivision had been filed and all the information is posted on the City website.

Several informational items were discussed.

The meeting ended at 9:02 p.m.

Respectfully submitted,

Shaniya Lashley-Mullen
Administrative Assistant