



CITY COUNCIL WORK SESSION AGENDA
Work Session – GHI Board of Directors (stakeholder)

This meeting will be held in-person and virtual.
25 Crescent Road
Greenbelt, MD 20770

OR

Virtual Participation
Zoom Webinar Attendees:

Please submit your request in writing via email to questions@greenbeltmd.gov

<https://us02web.zoom.us/j/88098243399?pwd=GO72vZ8RuL7b4uXcaw5XENBacyYl3X.1>

Dial-in: 1 301 715 8592

Webinar ID: 880 9824 3399

Passcode: 718549

Wednesday, September 4, 2024

7:30 PM

Work Session Packet

GHI Board of Directors (stakeholder)

Suggested Action:

Agenda

- Introductions - 10 minutes (7:30 - 7:40 pm)
- Council and GHI Board of Directors Discussion - 60 minutes (7:40 - 8:40 pm)
- Questions and Answers - 15 minutes (8:40 - 8:55 pm)
- Other Items - 15 minutes (8:55 - 9:10 pm)
 - Informational Items

[9-4-2024 Work Session with the City of Greenbelt Council.pdf](#)

MANAGER MEMORANDUM

To: GHI Board of Directors, Audit Committee

From: James Claggett, General Manager

Date: August 27, 2024

Subject: Work Session with the Greenbelt City Council: Notice and Agenda for September 4, 2024

On August 8, 2024, the GHI Board of Directors decided it would like to discuss the following topics with the Greenbelt City Council during the Council's 2024 Work Session with Greenbelt Homes Inc.

The Board of Directors of Greenbelt Homes Inc. (GHI) thanks Greenbelt's City Council (City) for holding a work session with us on September 4, 2024, to discuss items of mutual concern. The matters we would like to discuss are as follows:

1. Maintenance and Repair of Stormwater Main Pipes in the GHI Community

The Federal Government divested itself of the original Greenbelt community in 1952 and 1953, and the existing stormwater system serving Old Greenbelt was conveyed to the City of Greenbelt. However, several stormwater system failures occur annually, necessitating action. Since repairs often require the replacement of both main and lateral drain piping, GHI urgently requests that the city bear the costs for future storm main pipe repairs.

Following up on the Council's August 30, 2023, letter on this subject (Attachment #1), GHI deeply appreciates the Council's willingness "to understand the problem and to be part of the solution, ... collaboratively and prior to project implementation." To that end, GHI would like to work with City staff on drafting a memorandum of understanding to address necessary verifiable repairs involving storm main and lateral pipes.

Would the Council please provide an update on the conveyance of the storm drain easements to Prince George's County?

2. Status of Negotiations with WSSC re: Replacement of Water Supply Pipes for GHI's Masonry Homes

The underground water pipes for GHI's masonry buildings were installed during 1935-37. In a 1958 agreement signed by the Washington Sanitary Suburban Commission (WSSC), the City of Greenbelt, and GHI, WSSC took ownership of the water piping up to the meter boxes at the housing units. The meter boxes are approximately 5 feet away from the front walls of the buildings.

In 2008, the WSSC first informed GHI that it planned to replace the water supply pipes. However, the intention is to install new meters some distance away from the buildings and transfer responsibility for the future maintenance and repair of the pipes between the new meters and the GHI homes. Negotiations have been at an impasse because GHI does not wish to accept responsibility for extra costs associated with the maintenance and repair of additional pipes.

GHI is optimistic about a positive outcome in the negotiations with WSSC. We propose to resume negotiations soon and look forward to the City's continued support of our position during these talks.

3. Update re: Installation of Light Fixtures in the City Park Between 11 and 13 Courts of Ridge Rd

In 2017, City of Greenbelt staff surveyed members who reside at 11 N-V Ridge Rd and 13 A-H Ridge Rd to determine their opinion for/against pathway lighting in the City Park between the Courts at 11 and 13 Ridge Rd. During a GHI/Council work session in 2019, the Council requested GHI to survey the interest of our members in having lights installed.

The table below summarizes the results of the GHI survey involving members who reside in the Courts at 8 and 10 Southway, 14 and 16 Ridge Rd, 11 Ridge Rd, and 13 Ridge Rd.

Table: Summary of Survey Results

Court	Qty of Units	Qty of Survey Responses	Should Light Fixtures be Installed?	
			Yes	No
10 Ct. Southway	22	5	5	0
11 J-V Ridge Rd.	12	5	3	2
13 A-M Ridge Rd.	12	4	2	2
14 Ct. Ridge Rd.	28	9	9	0
16 Ct. Ridge Rd.	28	7	6	1
8 Ct. Southway	12	4	3	1
Totals	114	34	28	6

On June 11, 2020, GHI provided the results of the member survey to the City Manager, requesting that the City of Greenbelt consider engaging a landscape lighting consultant to recommend the quantity and specific placements of light fixtures that should be installed to provide adequate illumination along the walkway while minimizing light pollution from affecting the residents of 11N-V Ridge Rd and 13A-H Ridge Rd.

We understand that the public works department has a cost estimate and can proceed once funds are identified. GHI would be interested in knowing if funding is available for this project in the 2024 or 2025 City budgets.

4. Measures to Improve Cell Phone Service, Especially during Emergencies

There are several “dead spots” in GHI and Old Greenbelt where cell phone signals are weak and reception is poor. Consequently, some cell phones cannot be used to make emergency 911 or 988 calls in dead spot locations. This item was discussed during last year’s work session and is a concern shared by the City. Is the City aware of any improvements that carriers have made to address this issue? Is there an opportunity for GHI to support the City’s efforts to ensure adequate cell phone reception throughout Greenbelt?

5. Possibility of Storing GHI Historical Records at the Greenbelt Museum

In 2019, GHI’s Board of Directors established a Records Retention Task Force (RRTF) tasked with inventorying records held by GHI and making recommendations to the Board about their disposition. The RRTF discovered many historical documents that are original, unique copies that cannot be consulted elsewhere, including the Library of Congress and the National Archives. GHI would like these records to be stored in an appropriate institutional archive.

This topic was discussed with the City in 2023. We understand the museum doesn’t currently have the capability to preserve historical documents properly. In 2024, the City Museum Director began working with GHI’s Technical Services Department to obtain permits to reconstruct the addition and install a new walkway. When funding is appropriated for the addition in the future, would the City be willing to expand the project scope to include historical document preservation? If so, GHI would appreciate the opportunity to reopen the discussion of storing GHI historical records at the Greenbelt Museum.

6. Parking Concerns Related to the Reconstruction of the Greenbelt Museum Addition and Walkway

The reconstruction of the addition at the Greenbelt Museum will likely attract more visitors. While this is good news, parking along Westway behind the museum is already limited, especially when the museum is open. GHI is requesting that the City consider options that would guarantee parking along Westway for members who live directly behind the museum.

7. WMATA’s Proposed 2025 Better Bus Plan and its Impacts to GHI

As expressed in President Brodd's July 15, 2024, letter to the Council (Attachment #2), GHI respectfully requests that the City support GHI's efforts to petition WMATA to reconsider two proposed changes in bus service that will negatively impact GHI members.

First, the community, including seniors and disabled persons, depends on the G12 and G14 routes as currently configured. Reducing or rerouting bus service along these routes would present a hardship for many of GHI's members.

Second, rerouting the P20 and P21 bus routes through Westway would create unnecessary liability issues, which we all seek to avoid. Additionally, the noise pollution the bus traffic would generate would reduce the quality of life for members who live along Westway and in the adjacent historic apartment building.

8. Prince George's County Fire Department Summer Staffing Plan at the Greenbelt Fire Station

We share the City's concerns regarding the Prince George's County Fire Department's summer plan to reassign career firefighters away from Station 835 on June 30, 2024. Furthermore, we appreciate that the City collaborated with the Prince George's County Fire Chief's Office to have one ambulance staffed by career personnel at Station 835 from 11 a.m. to 11 p.m., seven days a week. Regarding coverage, GHI would like to know if the City can share the monthly reports promised to elected officials. Additionally, since June 30, 2024, have there been any lapses or significant delays by the fire department in responding to calls for help?

The initiative was announced as a temporary plan that would be reevaluated in September or October 2024. Is there a plan for the City to reengage with the Prince George's County Fire Department to discuss their transition back to staffing levels that were in place before this plan?