

WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, August 3, 2015 to discuss the Greenbelt Station Parkway Bridge.

Mayor Jordan called the meeting to order at 8:02p.m. It was held in 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 McLaughlin, City Manager; David Moran, Assistant City Manager; John Shay, City Solicitor; Karen Ruff, Associate to the City Solicitor; Celia Craze, Director of Planning & Community Development and Jessica Bellah, Community Planner.

ALSO PRESENT WERE: Justin Frye and Norman Rivera, Woodlawn Development and Bill Orleans

There were introductions. Mayor summarized the background listed in the July 27 memorandum.

Ms. Bellah stated that there was a significant amount of bonds tied up with the bridge and the developers desired to transition to a maintenance bond. She indicated there was a 120 foot section located in Berwyn Heights where no one had agreed to accept maintenance responsibility.

Ms. Craze stated there were complicated issues associated with rights-of-way. She reviewed slides with Council and staff that illustrated the issue. Staff recommended the City assume responsibility for this 120 foot section which primarily serves Greenbelt residents.

Ms. Davis asked about maintenance costs. Mr. McLaughlin stated that other than snow removal there would not be costs for the next 10-15 years. Staff indicated the City would be responsible for sidewalk replacement for this 120 foot section.

Mr. Roberts asked what Berwyn Heights was agreeing to. He wanted Berwyn Heights to cede the area to Greenbelt or agree to pay the City for the maintenance costs.

Mr. Putens asked about the hills and grassy area and who would maintain these areas. Staff responded there would be a maintenance fund to cover the cost of maintaining the retaining walls. The grassy hill area was privately owned and would be the responsibility of Berwyn Heights to enforce if there were code compliance issues.

Mr. Herling asked for Berwyn Heights' perspective on this issue. Mr. McLaughlin explained that all the residents served by this road are Greenbelt residents and maintenance would not be a priority for Berwyn Heights. It was also noted that Greenbelt plows had to travel this section of roadway to access the rest of Greenbelt Station Parkway.

Mayor Jordan asked about the storm water management pond. Ms. Craze responded that the County was responsible for its maintenance.

Ms. Pope asked if this 120 foot section was acquired by Berwyn Heights during their annexation of properties along Branchville Road. Ms. Craze responded no, this area had always been within Berwyn Heights.

Mr. Roberts had no problem with doing the snow plowing. However he stated the asphalt, base and curb & gutter would be expensive and questioned why wouldn't the City ask Berwyn Heights to give Greenbelt this section of road. Mr. Roberts agreed that this road needed to be properly maintained.

Ms. Mach believed it made sense for the City to plow the snow. She agreed that Berwyn Heights should cede that section of road to the City.

Mr. Frye stated that the section under discussion was County Right-of-way and it could be dedicated to the City. Ms. Craze stated that this point had not been raised or discussed by staff or the other parties involved yet.

Mr. Shay discussed next steps and believed an MOU/agreement among all the parties could be done quickly if staff's recommendation was followed.

There was discussion of Homeowner Association responsibilities and reserve funds. Ms. Davis stated that the reserve was very important so there is enough money to cover all of these items. Mr. Frye indicated a reserve study would be done by the Homeowners Association.

Mr. Putens wanted to make sure that any agreement was clean and clear regarding all the maintenance issues and who was responsible for them. He wanted Council to see and approve any agreement/MOU between the parties.

Mayor Jordan summarized that Council generally supported the staff recommendation but had some concerns about Homeowner Association reserves. It was also suggested that Berwyn Heights agree to maintain the grassy areas and the County's maintenance responsibilities needed to be spelled out in any agreement.

Mr. Roberts reiterated the desire to have the 120- foot property turned over to the City.

Mr. Frye stated that the developer desired to get off the bonds as soon as possible.

Information Items

Ms. Davis stated that County Executive Baker is looking for a site for the Veterans health clinic in Greenbelt that is closing. She suggested that the City send a letter to Mr. Baker about available sites in Greenbelt. Mr. Roberts wanted this item placed on the next regular meeting agenda.

Ms. Davis shared a Metropolitan Washington Council of Governments Emergency Preparedness publication. She requested that copies be made for Council.

Ms. Davis moved that Council conduct this Executive Session in accordance with Section 3-305(b)(7) of the General Provisions Article of the Annotated Code of the Public General Laws of Maryland to consult with counsel regarding an annexation issue. Mr. 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

Ms. Davis announced that Council would not return to open session.

The meeting ended at 9:00pm.

Respectfully submitted,

David Moran
Assistant City Manager