



CITY COUNCIL WORK SESSION AGENDA
Special Meeting/Work Session - Greenbelt Homes Inc. (Stakeholders)

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/81916378530?pwd=QU1rR2tpTjUrb09ybERpalhJV3Vrdz09>

Dial-in: 301 715 8592

Webinar ID: 819 1637 8530

Passcode: 153420

**Wednesday, August 2, 2023
7:00 PM**

I. Work Session Packet

1. Special Meeting
Suggested Action:
Agenda
 - Call to Order
 - Roll Call
 - Selection of New City Manager and Approval of Contract Ratification
2. Work Session - Greenbelt Homes Inc. (Stakeholders)

Suggested Action:

Agenda

- Introductions
- Council Discussion
- Questions and Answers
- Other Items

[Memorandum to Greenbelt City Council re-Work Session on 8-2-2023.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: August 2, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Work Session - Greenbelt Homes Inc. (Stakeholders)

Suggested Action:

Agenda

- Introductions
- Council Discussion
- Questions and Answers
- Other Items

Attachments:

[Memorandum to Greenbelt City Council re-Work Session on 8-2-2023.pdf](#)

The Board of Directors of Greenbelt Homes Inc. (GHI) thanks Greenbelt's City Council (Council) for holding a work session with us on August 2, 2023 to discuss items of mutual concern. The items we would like to discuss are as follows:

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

When the Federal Government divested itself of the original Greenbelt community in 1952 and 1953, the existing stormwater system serving Old Greenbelt was conveyed to the City of Greenbelt. Several failures of the stormwater system have occurred recently.

GHI would appreciate responses to two letters dated February 1, 2022 and May 23, 2023 respectively, that GHI's Board President Stefan Brodd wrote the Council, about this matter.

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. But intended 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 buildings to GHI. 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 proposes to resume negotiations with WSSC soon and welcomes the Council's continued support for our position during the negotiations.

3. Drainage Problem Affecting Courts at 33 Ridge Rd & 56 Crescent Rd and 1 Court Gardenway

When it rains moderately or very hard, water flows down the walkways adjacent to units such as 56 C-H Crescent Rd, 33E-V Ridge Rd, and 1C-K Gardenway, into members' yards and down the walkway beneath a tunnel that leads to the Sunoco gas station on Crescent Rd. Residents must wear boots or waterproof shoes in such situations or stay home. Some contributing factors are water run-off from City streets, GHI parking lots, and the City Park between 33 Ct Ridge Rd and 56 Crescent Rd.

During the GHI/City Council work session in 2019, GHI first proposed that the City and GHI work together to design and implement a drainage solution to remediate the problem, preferably with the project financed wholly or partially by grant funds. Last year, GHI

engaged a civil engineering firm to design a solution to the drainage problem and will inform the City Council about the status of the project during the work session.

4. 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/City Council work session in 2019, the City 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 with a request 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. Could the Council please indicate when the lighting fixtures will be installed?
PW has a cost estimate and can proceed once funds are identified.

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

There are several “dead spots” or areas within 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. What measures can the Council take to ensure that there is adequate cell phone reception throughout the City of Greenbelt?

6. Playground Agreement with the City of Greenbelt re: Seven GHI-Owned Playgrounds

GHI and the City of Greenbelt are parties to an agreement whereby the City maintains seven GHI-owned playgrounds and GHI pays 25% of the costs for playground improvements that the City undertakes. The agreement states that the City and GHI shall be responsible for procuring and maintaining liability insurance on the playgrounds.

GHI would like to discuss the following issues:

- a) Does the City of Greenbelt have any plans to renovate any GHI-owned playgrounds during the next 3 years? **Yes, 2 Court Southway in FY26. No plans have been developed, nor has PW reached out to get community input at this point.**
- b) How often are the playgrounds inspected, and could the City staff please provide copies of all inspection reports on GHI playgrounds to GHI in the future? **Every 3 months, next inspection is in September. Please email Assistant Public Works Director Brian Townsend at (btownsend@greenbeltmd.gov) to request reports.**
- c) Earlier this year, GHI’s insurance provider undertook a risk assessment survey throughout our community and provided a report, stating that some of the playground surfaces were not adequate and should be improved. The report was provided to the City Manager. When will the playground surface improvements be completed? **All of the surface items that were identified by the insurance company have been addressed by City staff.**
- d) Have any accidents occurred on GHI-owned playgrounds during the past 5 years that have been reported to the City of Greenbelt? **None have been reported to Public Works.**

7. Notification to Community Associations in Greenbelt About Legislative Bills

Community associations like GHI are often unaware of legislative bills that are formulated at the Federal, State, County and Municipal levels until after they have been enacted. GHI understands that the City proposes to hire a Legislative Support Coordinator. Could this staff person notify GHI and other community associations in Greenbelt of legislative bills that are being considered by the various legislative bodies, that may impact us. If this is done, GHI would be placed in a better position by being able to attend hearings and/or write letters stating our position on such bills before they are enacted.

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

In 2019, GHI's Board of Directors established a Records Retention Task Force (RRTF) that was 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 which cannot be consulted elsewhere, including the Library of Congress and the National Archives. These records should be stored in an appropriate institutional archive.

Would the City of Greenbelt be willing to store these documents at the Greenbelt Museum?