

NOTICE OF STAKEHOLDERS MEETING GHI BOARD OF DIRECTORS AND GREENBELT CITY COUNCIL

MONDAY, June 15, 2015

TIME: 8:00 p.m.

GHI Board Room

1 Hamilton Place

Agenda Items:

Discussion

1. The Sage Policy Group Economic Strategy Report Recommendations and How They Could Affect GHI
2. Possibilities for Improving Communication among Greenbelt's Resident Stakeholders
3. Electrical Vehicle Charging Stations
4. Repair of Verizon Boxes
5. Replacement of Pepco Poles; Trimming of Trees by Pepco
6. Playgrounds

Updates

7. Repair of Comcast Cable Boxes
8. No Cost Spay-Neuter Program
9. Resolution of Significant Rights-of-Ways Issues
10. Proposed City/GHI Partnership re: Pilot Project on Hoarding
11. Status of GHI's Homes Improvement Program
12. Number of rentals, and vacant GHI homes; re-sale trends

Ed James
Secretary

To: City Council
From: Michael McLaughlin, City Manager *mm*
Date: June 12, 2015
Re: Stakeholder meeting with GHI

Listed below is background on the agenda items for the GHI stake holder meeting. These responses are based on a conversation with Eldon Ralph, GHI General Manager, regarding each item.

1. Sage Policy Group Economic Strategy Report –
 - a. Roosevelt Center – GHI wants to reinforce the economic importance of Roosevelt Center. As Council has noted in its discussions of the report, Roosevelt Center is always of primary interest to the Council and City. The latest evidence of this is the investment in the theatre renovation.
 - b. Residential Tax Credit – there is some feeling in GHI that the suggested \$30,000 investment to qualify for this program is too high for smaller homes and a lower amount is needed. The FY 2016 budget includes \$50,000 to implement this type of program. The City Manager has suggested a grant type program rather than a tax credit as it gets the money to the parties sooner and is likely easier to implement.
 - c. Next steps in economic development – the Council is meeting with the Hyattsville Community Development Corporation on June 24 to discuss possible next steps. \$50,000 is available in the FY 2016 budget for these next steps.
2. Better Communication between stake holders – GHI is suggesting that something be done to facilitate communication between community stakeholders such as something like Council's annual meeting with advisory board chairs.
3. Electrical Vehicle Charging Stations – GHI is suggesting there be publicity of the potential for the installation of electric vehicle charging stations based on the arrangement and cooperation which was achieved related to the one installed at 62-H Ridge Road. In my view, this is something GHI should handle since the circumstances of that situation are unique to GHI. In other areas of the city, street parking is public and not reserved as it is in that area of GHI, so a parking space is "first come first serve". This complicates who pays for the charging station and the electricity. It was doable in the case of 62-H Ridge because the space is reserved through GHI, and the charging station is connected to and paid for by the residents who own the vehicle.
4. Repair of Verizon boxes – there are complaints about the condition of the green boxes used by Verizon throughout the community to deliver cable and internet services. An inventory of problem locations would help get them addressed.
5. Pepco work –
 - a. Vegetation Management - Pepco has advised the City that tree removal and pruning work (vegetation management) is needed. City staff has indicated that City permits will be required along with plans showing the specifics of the proposed work. City staff has also recommended that public briefings be held as they were a few years ago.
 - b. Double Poles – The City continues to complain to Pepco about this situation. Legislation was proposed in 2015 General Assembly setting timelines and penalties, but did not pass.

A quick check on a list of double pole locations submitted in April showed at least 22 locations had been corrected (25%).

6. Playgrounds – two GHI playgrounds covered by the City’s Maintenance Agreement, 2 Court Research and 7 Court Southway, have rubber chunk or shredded rubber surfacing. GHI would like to discuss the matter as outlined in the attached letter from the City.
7. Repair of Comcast Boxes – GHI is appreciative of the City’s efforts to have these boxes repaired.
8. Spaying and neutering program – 72 vouchers have been approved to date. Continued promotion is requested.
9. Right-of-Way issues – GHI and City staff are working on a resolution to a second group of right-of-way conflicts. When a resolution is prepared, it will be presented to the GHI Board and then the City Council.
10. Partnership on Hoarding – A grant application was prepared for filing with the Greenbelt Community Foundation (GCF) in October 2014. The grant was to help establish a task force to develop protocols to address hoarding situations before they reached a critical point such as eviction. The grant was mailed but never received by GCF. City staff remain interested in pursuing this initiative. It can be resubmitted, however, staff resources to lead/coordinate/facilitate the project are not available until FY 2017.
11. Update on Home Improvement Program – to be provided by GHI.
12. Update on recent sales, rentals and vacancies – to be provided by GHI.

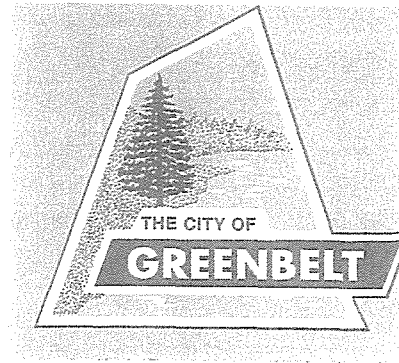
Cc: Department Heads
David Moran, Assistant City Manager
Cindy Murray, City Clerk

CITY OF GREENBELT, MARYLAND

OFFICE OF THE CITY MANAGER

25 CRESCENT ROAD, GREENBELT, MD. 20770

March 26, 2015



Steve Skolnik, President
Greenbelt Homes Incorporated
Hamilton Place
Greenbelt, Maryland 20770

Michael P. McLaughlin
City Manager

Dear Mr. Skolnik:

There are three types of playground surfacing (engineered wood fiber, shredded rubber and poured in place) used in City owned and City maintained playgrounds. For the past two years, the City has been reviewing these surfacing choices after some concerns were expressed about the shredded rubber surfacing which is made from recycled tires. Attached is a list of the pros and cons of these materials.

The City has determined that going forward shredded rubber will not be used as a playground surface material and we plan to remove it in City owned playgrounds. One or more of the playgrounds in your community covered under the Playground Use and Maintenance Agreement has the shredded rubber material. The City would like to ascertain your community's desires regarding retaining or replacing this surfacing material in your playground.

The easiest and most cost effective replacement option is to replace the shredded rubber with engineered wood fiber. The cost will vary depending on the size of the playground but is approximately \$15,000 per playground. The City will begin planning and budgeting to replace this surfacing material as financial resources allow. Under the City's cost sharing agreement, you would be responsible for 25% of the replacement cost.

Please contact me to discuss this matter further. I would be happy to meet with your community's board members, staff and/or management company representative as appropriate.

Sincerely,

David E. Moran
Assistant City Manager

cc: City Council
Michael P. McLaughlin, City Manager
Jim Sterling, Director of Public Works
Julie McHale, Director of Recreation



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