

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, June 13, 2012, for the purpose of holding a stakeholder meeting with the Greenbelt Homes, Inc. (GHI) Board.

Mayor Davis called the meeting to order at 8:00 p.m. It was held in the Greenbelt Homes Meeting Room.

PRESENT WERE: Councilmembers Konrad E. Herling, Leta M. Mach, Rodney M. Roberts and Mayor Judith F. Davis. Councilmember Emmett V. Jordan arrived at 8:10 p.m. Councilmembers Silke I. Pope and Edward V.J. Putens were out of town attending a National League of Cities Small Cities Steering Committee Meeting.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; Mark Perlman, MML Staff Intern; and Cindy Murray, City Clerk.

ALSO PRESENT WERE: Susan Ready, Frank DeBernardo, Ed James, Chuck Hess, Bill Jones, Diana McFadden, David Morse, GHI Board; Ben Fischler and Dianne Wilkerson, Audit Committee; Eldon Ralph, GHI General Manager; Jessica Wilde, Greenbelt News Review; Christopher Shuman, Bill Orleans and Tom White

75th Anniversary Celebration: Ms. Ready said Greenbelt Homes Inc. (GHI) will include the 75th Anniversary theme as part of their Labor Day Float and will also incorporate it into their member picnic in October. She also reported that as part of the Greenbelt Cooperative Alliance (GCA), GHI will be participating in a GCA event on August 12th in Roosevelt Center to celebrate both the 75th Anniversary and the International Year of Cooperatives.

Right of Way Issues: Mr. Ralph reported that 185 homes continue to have yard boundary issues. He advised that GHI staff and the GHI Board are continuing to discuss the best approach to this problem and will engage City staff and Council at a later date to determine a workable solution.

Proposed Playground Improvements – Combining playgrounds at 2 court Laurel Hill and 12 court Hillside: Ms. Ready said this proposed plan is on the GHI Board agenda for July. Mr. Ralph advised that residents surrounding these playgrounds have been invited to participate in the meeting. Ms. Mach suggested the proposed playground be staked out so residents can see where the new playground will be located.

Mr. Morse and Bob Snyder, 12-A Hillside, expressed their support of retaining the smaller individual playgrounds.

PEPCO Rehabilitation Project: Mr. Ralph reported that GHI staff and City staff have been working closely together with PEPCO to assure the project is done in an appropriate manner and that residents are kept informed. He said they are still analyzing the scope of the project and several items, including tree removal, tree trimming and tree replacement, still need to be worked out. He said he hoped the plans are complete before the GHI Board meeting on July 19th.

Mr. James and Mr. Hess mentioned that GHI homeowners are only allowed to remove/give permission for removal of trees less than eight feet tall on their property and trees over eight feet tall must be removed by GHI. He requested that PEPCO be reminded that permission has to be obtained from GHI, and not the resident, for removal of any tree over eight feet.

Disposal of Yard Waste at Northway Field: Mayor Davis reported that the Council had adopted an ordinance to prevent illegal dumping on Northway and reduce encroachment onto the Forest

Preserve. Mr. Ralph reported that GHI contractors and staff have been granted permission to continue to dispose of plant waste at Northway, but residents must apply for permission from the City prior to disposal of plant waste materials. He mentioned that several residents have expressed concern regarding not being able to transport their yard waste directly to Northway for disposal. Mr. McLaughlin said residents can contact the City to obtain permission to dispose of yard waste on Northway. He reported only five requests had been made this year and all had been granted.

WSSC's Infrastructure Upgrade Project: Mr. Ralph reported that GHI had been informed by WSSC last January that WSSC had decided to terminate the proposed infrastructure upgrade project in GHI because GHI had rejected three design options they had proposed. In response, GHI informed WSSC that their premise for abandoning the project was inaccurate since GHI never objected to the first design plan and requested that WSSC reconsider its decision and undertake the project in accordance with this plan. To date, WSSC has not responded to GHI. Mr. Ralph requested City assistance in having WSSC fulfill their commitment. Mr. McLaughlin suggested a meeting be scheduled with members of the State delegation, the County Councilmember, GHI Board members and Council.

Cell Phone Tower: Mr. Ralph explained that GHI's Finance Committee is exploring income-producing opportunities for GHI and one idea being explored is the erection of a cellular tower behind the Administration Building. Mr. McLaughlin said this idea needed further review as it may not be permitted in a Residential Planned Community (RPC) zone.

Foreclosures: Mayor Davis mentioned the large number of foreclosures and short sales in other areas of the City and questioned the number of foreclosures in GHI. Mr. Ralph said there were three pending foreclosures on GHI properties. He advised that GHI attempts to work out agreements with banks to purchase GHI foreclosure properties.

Rental Properties: Mayor Davis questioned the number of rental properties in GHI. Mr. Ralph said there are currently 27 authorized rental properties but added they are also dealing with a few unauthorized rental properties.

The meeting ended at 10:05 p.m.

Respectfully Submitted,

*Cindy Murray
City Clerk*