



CITY COUNCIL WORK SESSION AGENDA

CITY OF GREENBELT
25 Crescent Road
Greenbelt, MD 20770

OCTOBER 6, 2025
7:30 PM

I. WORK SESSION - GHI

1. Work Session - GHI

Suggested Action:

1. Introductions — 10 minutes (7:30–7:40 p.m.)
2. Council and GHI Board of Directors Discussion — 60 minutes (7:40-8:40 p.m.)
3. Questions and Answers — 15 minutes (8:40-8:55 p.m.)
4. Other Items — 15 minutes (8:55-9:10 p.m.)
 - Informational Items

MANAGER MEMORANDUM

To: Greenbelt Homes, Inc. Board of Directors and Audit Committee

From: James Claggett, General Manager

Date: September 29, 2025

Subject: Proposed Agenda for October 6, 2025, Work Session with the Greenbelt City Council

Greenbelt Homes, Inc. (GHI) appreciates the invitation from the Greenbelt City Council (City) to hold a joint work session on October 6, 2025, to discuss items of mutual interest. The GHI Board of Directors has reviewed topics and proposes the following agenda items for the meeting.

Items for Discussion

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

The stormwater system for Old Greenbelt was conveyed to the City in 1952-1953 following the federal government's divestiture. In recent years, system failures for these underground utilities owned by GHI and/or the City on GHI property have increased in frequency and costs. GHI has borne the cost for necessary repairs.

Following up on the City's August 30, 2023, letter, which expressed a desire to find a collaborative solution, GHI would like to accept the offer to work with City staff to draft a memorandum of understanding for future emergency repairs. The memorandum might include the following items:

- a. Procedures for notifying the City about its failed stormwater main pipes on GHI property that require repairs at inception.
- b. Vetting and pre-approval by the City to ensure reasonable response times for undertaking repairs.
- c. Should GHI be allowed to undertake repairs after informing the City, and if so, how would GHI be reimbursed?

GHI would also appreciate an update on the proposed conveyance of storm drain easements to Prince George's County, a project that we understand has been underway for some time.

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

This memo excerpt outlines an ongoing dispute between GHI and the Washington Sanitary Suburban Commission (WSSC) regarding the replacement and future maintenance of water supply pipes for GHI's masonry buildings.

The core of the issue is the transfer of additional liability for the pipes. The original water pipes were installed between 1935 and 1937. A 1958 agreement established that WSSC owns and maintains the water piping up to the meter boxes, which are about five feet from the homes.

The Current Impasse. In 2008, WSSC informed GHI of plans to replace the water supply pipes. WSSC intends to install the new meters farther away from the buildings and transfer the maintenance responsibility for the added section of pipe (from the new meter to the home) to GHI. GHI is resisting this transfer, as accepting responsibility for these additional pipes will create an unacceptable future financial burden for the cooperative.

To resolve the impasse, GHI is proactively seeking legislative support before reengaging with WSSC. On October 7, 2025, GHI will host representatives from the City, County, and State to ensure that they are aware of this issue.

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

This is an update on the long-running effort to install pathway lighting in City Park, between the 11 and 13 Courts of Ridge Road, highlighting recent progress, funding, and a change in proposed technology.

The project began with two surveys (2017 and 2019) to gauge member interest, which showed a substantial majority in favor of the lights (28 Yes votes to 6 No votes in the 2019 survey across 114 units).

To support this project, the City provided GHI with \$10,000 in American Rescue Plan Act (ARPA) funds on December 31, 2024. GHI appreciates this contribution. To address concerns about the expense of trenching power and potential light pollution, GHI has focused on solar-powered bollard options.

A third, more focused survey was conducted with residents of 11-13 Ridge Road to confirm interest in the project and inform the members of the solar bollard recommendation. The results again show clear support:

	Qty of Units	Qty of Survey Responses	Should Light Fixtures be Installed? (Yes)	Should Light Fixtures be Installed? (No)
Totals	24	19	16	3

GHI plans to notify the City if the final project cost exceeds the \$10,000 gift. Additionally, GHI looks forward to working with the City as this project progresses.

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

There continue to be 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. 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) to inventory records held by GHI and make recommendations to the Board regarding their disposition. The RRTF discovered numerous original and unique historical documents that cannot be consulted elsewhere, including those held by the Library of Congress and the National Archives. GHI would like these records to be stored in an appropriate institutional archive close to GHI.

This topic was first discussed with the City in 2023. We understand the museum can't currently preserve historical documents properly. GHI was happy to learn that the Greenbelt Museum has received funding from the Maryland Department of General Services to begin the reconstruction. GHI supports the renovations and would appreciate the opportunity to reopen the discussion of storing GHI's historical records at the Greenbelt Museum post-renovation.

6. Story Walk Installed Between the Library and the Playground Beyond the Underpass on Crescent Road

GHI wrote a letter to the Council on January 13, 2025, expressing concerns about the recently installed storyboards. Although all agree that the storyboards are beneficial, GHI would have liked to have been made aware of the project since the boards were installed on City property, primarily traversed by GHI members. Perhaps another location could be chosen once the pilot program ends, and the metal-framed boards could be replaced with boards featuring rounded edges.

7. Mapping of Streetlight Poles and Street Light Pole Conversion

City Staff invited GHI to a meeting in April 2025. We learned that the City is working with Pepco to identify streetlights for which the City is financially responsible. The goal is to convert city-owned streetlights to LED. According to the mapping provided by Pepco to the City, several lights appear to be located on the GHI property. Some are located near city pocket parks, while others are not.

After the meeting, the City provided GHI with a map and a legend with the corresponding streetlight identification numbers. GHI is cross-checking the map to confirm which streetlights it is responsible for.

GHI would appreciate any updates on the project's progress.

8. Save As You Throw (SAYT) Pilot Program

GHI appreciates the Council's approach to addressing the rising costs for refuse disposal in our region. What was initially thought to be a minimum 20% increase in disposal fees in 2026 has turned into a pilot program that redistributes some of the waste disposal fees and encourages recycling.

We anticipate that many questions will arise, especially from our older members who may not have access to electronic communications. GHI is eager to support the City's outreach campaign to educate our members and discuss coordination efforts.

9. Abandoned Vehicles on City Roads

GHI staff receive repeated complaints from members about derelict vehicles parked along the roads that intersect through GHI. With the recent reduction of parking spaces along these roadways, staff are receiving more complaints. GHI would like to understand the City's current process for removing these vehicles.