



CITY COUNCIL WORK SESSION AGENDA

CITY OF GREENBELT
25 Crescent Road
Greenbelt, MD 20770

**DECEMBER 17, 2025
7:30 PM**

Join Zoom Webinar:

<https://us02web.zoom.us/j/83019131182?pwd=gGABixbUbsbT4CWsFpCdWT7lI43wXl.1>

I. WORK SESSION

1. Agenda

Suggested Action:

- I. Pre-budget Discussion (7:30-8:30 pm)
- II. Brief Introduction of the Consultants (8:30-9:30 pm)
- III. Approach to Legislative Services
- IV. Legislative Priorities
 - a. Public Safety
 - b. Zoning/Taxation/Real Estate
 - c. Resident Related
 - d. Environmental



Ronald Covington
City Treasurer
rcovington@greenbeltmd.gov

Memorandum

Date: December 5, 2025
To: All Departments
Thru: Josue Salmeron, City Manager
From: Ronald Covington, City Treasurer
Re: FY 2027 Budget Preparation Instructions

Attached is the **FY2027 Proposed Budget Preparation Calendar**, which outlines the steps for completing staff recommendations, reviewing charts and narratives, and providing the City Manager and City Council with the information needed to finalize the FY2027 budget.

As we approach FY2027, we are again entering a challenging budget year. The City continues to close out projects funded through the **American Rescue Plan Act (ARPA)** a source of critical financial support in recent years. While ARPA funds have allowed us to sustain programs such as the **Crisis Intervention Team (CIT)** positions and **food distribution programs**, these funds will no longer be available for new initiatives. Moving forward, we must be fiscally prudent and prioritize programs and projects that deliver the greatest value to the community.

FY2027 Funding Priorities

The following areas are expected to require priority funding in FY2027:

1. **Compensation Study Implementation** – Maintain funding to support the Compensation Study implemented in FY2024. All phases were fully implemented, and these costs continue as recurring expenses. Note: In FY2025, some vacant positions were funded for partial years to help balance the budget; if funded for a full year in FY2027, total compensation costs will increase significantly.
2. **Police Union Contract** – Provide funding for the new Police union contract, that took effect in FY2026 that is effective until June 30, 2029. Based off the compounded adjustment to scale increase of 3% with the estimated increase amount of **\$243,000**

3. **Insurance and Benefits** – Anticipate increases in worker’s compensation, health, dental, and other insurance costs (estimated at **\$550,000**).
4. **COLA and Merit Increases** – Allocate approximately **\$1,00,000** to support staff cost-of-living adjustments and merit increases. While this amount covers an estimated 5% increase, a lower percentage may be more realistic given current constraints.
5. **Capital Projects and Building Reserves** – Provide **\$1,200,000** in funding for essential capital projects and building reserve contributions. Only critical or time-sensitive projects should be included in the FY2027 budget.
6. **Restoring CIT positions to General Fund** – In FY2026, the CIT position was moving to be fully funded under ARPA Funds. This position is planned to be restored in the General Fund- Police Budget. An additional position has been requested Estimate **\$150,000-250,000**.
7. **Vehicles and Major Equipment** – No significant funding is anticipated for new vehicle or equipment purchases. Recent ARPA-funded acquisitions should continue to support operations for several years.

Based on these priorities, approximately **\$3.5 million in new revenue** will be required before any new initiatives can be considered. We do not expect real estate values or tax revenues to increase more than **2%**, compared to less than 4% growth last year. Departments are encouraged to identify internal efficiencies, reallocate existing resources, pursue grants, or reduce expenses to fund new initiatives without increasing total departmental requests.

Personnel Worksheets

Departmental personnel worksheets will be distributed shortly. Please verify all staff names, position titles, and current-year salaries. Salary levels will remain at FY2026 rates until any adjustments are approved. You will have the opportunity to discuss personnel changes during your budget meeting. Any requests for new positions must include full justification and supporting documentation.

FY2027 Budget Preparation Calendar

Week of / Date	Description
December 4, 2025	1st Meeting with Budget Production Team
December 8, 2025	City Manager to discuss budget preparation instructions with department heads. City Manager to discuss Council and Manager priorities with departments. City Manager to discuss budget book design.
December 10, 2025	Personnel worksheets to be submitted to department heads from Finance
December 15–19, 2025	Budget templates to department heads from Finance
January 5, 2026	2nd Meeting with Budget Production Team

January 7, 2026	Production Team to finalize budget book format
January 8, 2026	Public Safety budget meeting with City Manager and City Treasurer CARES budget meeting with City Manager and City Treasurer
January 15, 2026	Recreation budget meeting with City Manager and City Treasurer Planning & Community Development budget meeting with City Manager and City Treasurer
January 22, 2026	Public Works budget meeting with City Manager and City Treasurer Capital Project/BCRF/Replacement Fund Review with key staff
January 27–29, 2026	General Government (Council, Admin, HR, IT, Finance, PIO, ED)
January 29, 2026	All departmental narratives due to Production Team (Comm Promotions)
February 5, 2026	3rd Meeting of Budget Production Team
February 12, 2026	Other Funds/Non-Departmental meeting with City Manager and key staff
February 19, 2026	Department final review/proofing of numbers, charts, and narratives
February 26, 2026	All budget numbers and narratives are final
March 3, 2026	Review of final budget document – Key staff
March 5, 2026	4th Meeting of Budget Production Team
March 10, 2026	Printing of FY2027 Budget Book (after review of proof)
March 12, 2026	City Manager PowerPoint presentation to all departments for review
March 17, 2026	Review final draft of budget book (from printer)
March 23, 2026	City Manager presentation of FY2027 Proposed Budget to City Council

CITY OF GREENBELT, MARYLAND

OFFICE OF THE CITY MANAGER

25 CRESCENT ROAD, GREENBELT, MD. 20770



TO: City Council

From: Josue Salmeron, City Manager
Tim George, Assistant City Manager

Date: December 17, 2025

RE: Legislative Work Session: Practices and Priorities

Agenda

I. Brief Introduction of the Consultants

- a. LA Perez Consulting, Jimmy Tarlau: County Legislation
- b. Carrington & Associates, Darrell Carrington: State Legislation

II. Approach to Legislative Services

- a. Reporting/tracking template
- b. Calendar of key dates for legislation/legislative action
- c. Other milestone dates to connect with legislators and/or Council
- d. Key questions of Council to get at their legislative priorities
- e. Other thoughts/questions to help guide a productive meeting

III. Legislative Priorities

- a. Public Safety
 - Juvenile justice reform and funding.
 - Civilian staff authorization to approve speed camera citations
- b. Zoning/Taxation/Real Estate
 - Enable legislation zoning authority for local municipalities
 - Property tax abatement – improved information flow
 - Need for inclusionary zoning, perhaps as a condition of TIF
 - Business registration and licensing for Home-occupation businesses
 - Food truck policies, registration

A NATIONAL HISTORIC LANDMARK

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c. Resident Related

- Lack of development requirement to include affordable or senior housing
- Homeowner (homestead) tax credit extension and retroactive claims
- Ban modified mufflers, (can we include loud car stereos)
- Allow for HOA parking enforcement on private property

d. Environmental

- Removal of the restaurant exemption from the Plastic Bag Ban
- Require compostable take-away utensils
- Ban gas-powered blowers

Presentation to Greenbelt City Council
Making Sure the Prince George’s County Council is Working for Greenbelt
LAPerez Consulting LLC
December 17, 2025

1. Prince George’s County Bill Tracking Template (Model)

To be used for all PG County Council legislation

PRINCE GEORGE’S COUNTY LEGISLATIVE TRACKING TEMPLATE

Bill #	Title	Sponsor	Summary	Greenbelt Impact	Key Provisions	Status	Recommendation
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2. Prince George’s County Legislative Calendar (2026)

(Assumes typical PGCC legislative cycle.)

PRINCE GEORGE’S COUNTY – KEY 2026 LEGISLATIVE TIMELINE

January

- Legislative session begins
- First legislative session / swearing-in
- Deadline for submitting early legislation to Council staff
- Standing Committee schedules published
- Budget instructions distributed

February

- Environmental, Housing, & Transportation hearings begin
- Public hearings on zoning text amendments (ZTAs)
- Executive agencies begin submitting legislative testimony

March

- First major round of bill markups
- Mid-session community listening sessions
- FY2027 Preliminary Budget released

April

- Agency budget work sessions
- Budget Public Hearings
- Legislation must generally be introduced by early April for full consideration

May

- Final legislative actions before summer recess
- Budget adoption
- Last round of committee votes

June

- Council recess
- Planning for fall legislation
- Pre-file period begins

September – October

- Fall session reconvenes
- Pre-filed legislation formally introduced
- Zoning & Planning season (CB's, CR's, ZTA hearings)

November – December

- Year-end legislative wrap-up
- New bill drafting for next session
- Pre-file deadline for 2027 legislation

3. Key Questions for the City of Greenbelt

To define the 2026 Legislative Priorities

A. Strategic Direction (High-Level Priorities) What are the top 3–5 policy priorities for the City this legislative year?

1. Which existing challenges in Greenbelt require legislative solutions?
2. Are there specific bills from last year you want us to re-engage or reintroduce?
3. Which areas of City operations currently lack sufficient state/county support?
4. What funding, grants, or appropriations would have the most immediate impact for Greenbelt residents?
5. What outcomes would define a “successful” legislative session for Greenbelt?
6. What metrics or reporting formats would help you track legislative progress clearly and consistently?
7. Are there economic development, climate, transportation, or housing goals the Council wants advanced in Annapolis or Upper Marlboro?

B. Sector-Specific Priorities

Housing & Development

- Are there zoning reforms the City supports or opposes (density, affordability, EJ, etc.)?
- Should we push for more State/County funding for code enforcement, infrastructure, or transit-oriented development?

Environment & Sustainability

- Are there environmental justice concerns unique to Greenbelt?
- Any stormwater, tree canopy, or climate resilience legislation concerns?

Public Safety

- What tools or funding does GPD need from County partners?
- Is the City supportive of juvenile justice reforms?
- What policing-based bills should we watch closely?

Education

- What does Greenbelt want to convey regarding school construction, boundary changes, or capital funding?

Transportation / Infrastructure

- Are there specific roads, pedestrian safety issues, or transit improvements the City wants prioritized?

LA Perez Consulting LLC – Point of Contact for Greenbelt: Jimmy Tarlau



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Carrington and Associates, LLC request to follow a fixed meeting schedule with the City to ensure consistent in-person coordination before, during, and after each legislative session, and to prepare the City team for the Maryland Municipal League Summer Conference.

1. Pre-Crossover Legislative Briefing

Monday, March 16, 2026

Purpose is to review all legislation affecting Greenbelt prior to the 69th Day of Session. This meeting will determine final advocacy actions, delegation outreach, amendment strategy, and committee activity for the final month of the General Assembly.

2. Post-Session Wrap-Up

Wednesday, April 15, 2026

Purpose is to provide a full briefing on bills that passed, failed, or were amended in ways that affect the City. This includes review of budget outcomes, bond decisions, policy implications, and required follow-up with State agencies. Written wrap-up materials will be completed before the meeting.

3. Pre-MML Preview Meeting

Monday, June 8, 2026

Purpose is to prepare the City for the MML Summer Conference taking place June 14 through June 17. This meeting will review anticipated State agency participation, expected legislative issues, interim committee activity, and targeted engagements for the City's elected officials and staff.

4. MML Post-Conference Strategy Meeting

Monday, June 22, 2026

Purpose is to assess the outcomes of the MML Conference. This includes identifying commitments secured from State officials, follow-up actions with the Prince George's County Delegation, agency contacts made by City attendees, and refining Greenbelt's interim advocacy strategy. With multiple overlapping receptions during MML, each attendee will have at least one goal per event, and this meeting will review results and next steps.



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Legislative Plan for the City of Greenbelt

Prepared by Carrington and Associates, LLC

Using the City's Legislative Priorities, Issues, and Bond Requests as provided in the Legislative Priorities 2025 to 2026 document

I. Strategic Framework

Carrington and Associates, LLC (Carrington) will serve as the City's lead advisor, strategist, and representative before the Maryland General Assembly, Executive Branch agencies, and major decision makers. The purpose of this plan is to systematize Greenbelt's priorities and concerns, establish a predictable advocacy rhythm, and deploy a coordinated governmental affairs strategy that elevates Greenbelt's influence during the 2026 Legislative Session and throughout the interim.

This plan turns the City's list of priorities into a structured, year-round campaign that includes targeted bill drafting, coordinated delegation engagement, agency-level requests, and federal alignment where appropriate.

II. Core Legislative Priorities and Advocacy Approach

Using the City's Legislative Interests and Concerns section as the foundation, Carrington will organize priorities into three categories: proactive legislative initiatives, defensive or corrective legislative measures, and administrative or regulatory actions that can be achieved without statute.

A. Proactive Legislative Items

Carrington will lead the effort to advance the following items by working with the City's State Delegation, as well as the City's County lobbyist, identifying co-sponsors beyond Prince George's County, building cross-jurisdictional coalitions, and working with relevant state agencies.

1. Juvenile justice reform and funding

Position Greenbelt as one of the municipalities most affected by statewide juvenile justice gaps. Pursue increased diversion resources, community-based interventions, and operational adjustments within the Department of Juvenile Services. Recommend pairing this with a municipal pilot program.

2. Inclusionary zoning and housing equity

The City's concern regarding the lack of required affordable or senior housing aligns with state policy trends. If inclusionary zoning cannot be mandated statewide, explore tying inclusionary requirements to TIF eligibility, leveraging the Department of Commerce and the Smart Growth Subcabinet.

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3. **Environmental and community health measures**

Carrington will support legislation banning gas-powered blowers and requiring compostable take-away utensils. These are high-visibility bills with natural statewide appeal. Early pre-filing will ensure the City's name appears prominently on bill summaries.

4. **Public safety and noise reduction**

Advancing a ban on modified mufflers and potentially adding excessive vehicular noise such as loud car stereos. This may require coordination with the Motor Vehicle Administration and State Police. Carrington will develop a unified municipal coalition because these issues affect every jurisdiction.

5. **Food truck regulation, home-occupation licensing, and HOA enforcement**

These items require either enabling authority for municipalities or tailored permissions for local implementation. Carrington will draft municipal-authority language that avoids unintended consequences statewide.

6. **Removal of the restaurant exemption in the plastic bag ban**

This is straightforward and pairs well with environmental coalitions already engaged in similar efforts.

7. **Advocacy Day promotion – if requested**

Carrington will organize, brand, and execute a Greenbelt Advocacy Day in Annapolis. This includes scheduling with committee chairs, leadership offices, and executive agencies. The City will present a clear, compact message with talking points pegged to delegation priorities. If the City wishes to meet with a particular committee or delegation, Carrington will work with City Staff to coordinate.

B. Reactive or Defensive Legislative Issues

1. **Advancing legislation not filed by the delegation**

Carrington will use the City's interests to approach other jurisdictional sponsors where appropriate. This ensures Greenbelt is never dependent on a single delegation member's ability to move a bill.

2. **Restructuring the legislative consultancy model**

Carrington will assist the City Council in evaluating multi-consultant approaches. This includes identifying which priorities require state specialists, transportation experts, environmental counsel, or federal relations support.

III. Bond Bill Strategy for the 2026 Session

Based on the Bond Bill section of the file

Carrington will advance the City's highest-value capital requests while adjusting the strategy for recurring or less competitive requests. Bond bill positioning requires precise timing, delegation unity and, House and Senate co-sponsors.

A. High-Probability Requests for 2026

1. **Buddy Attick Park walking trail and performance stage engineering and design**

This is a clean, well-defined project with a history of City investment. Recommended request: three hundred fifty thousand dollars.

2. **Pepco-owned street light upgrades to LEDs**

Purchase and conversion requires negotiations with Pepco, but the legislative pitch is

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strong because it reduces greenhouse gas emissions, increases safety, and improves cost efficiency. Recommended request: \$300K.

3. **Lights for Schrom Hills Park**

Amount to be determined by the City. This is attractive because it supports youth sports, safety, and equitable recreation access.

4. **Community Center gym stage floor**

This is a visible and well-justified capital improvement. Amount to be determined.

B. Requests the City Should Not Prioritize

1. **A second Community Center elevator**

Already partially funded; low likelihood of additional session support.

2. **Projects dependent on property not fully owned by the City** such as Springhill Lake

Recreation Center pocket park without a PGCPs use agreement.

3. **Any projects classified as studies** Bond bills cannot fund studies.

Carrington will coordinate with City Staff to prepare a competitive bond bill package including supporting documents, justification one-pagers, letters of support, historical funding tables, and legislator briefing materials. This includes sustaining relationships with appropriations subcommittee chairs and aligning each project with statewide policy priorities.

IV. Executive Branch and Agency Strategy

Many City priorities do not require legislation at all. They require administrative decisions or programmatic support. Carrington will lead high-level engagement as requested and required with:

Maryland Department of Transportation

Maryland Department of the Environment

Maryland Department of Housing and Community Development

Maryland State Police

Maryland Department of Commerce

Maryland Energy Administration

Governor's Office of Homeland Security

Governor's Office of Crime Prevention and Policy

Specific agency strategies include the following.

A. Noise and modified muffler enforcement

Coordinate with MSP and MVA to explore regulatory adjustments.

B. Housing and inclusionary zoning

Work with DHCD to support City-specific pilots even if statewide legislation stalls.

C. Environmental reforms

Work with MDE, MEA, and Commerce to align the City's blower ban, compostable utensil requirement, and LED street-light upgrades with statewide climate goals.

V. Delegation and Committee Strategy

Carrington will maintain a constant relationship with the 22nd District Delegation, County lobbyist and expand engagement to committee chairs and vice chairs who control policy gates.

This includes:

Regular pre-session coordination

Weekly check-ins during session

Targeted outreach to leaders in Judiciary, Environment and Transportation, Budget and Taxation, Education, Energy, and the Environment

Identifying cross-jurisdictional partners to carry Greenbelt's bills

VI. Communications, Testimony, and Message Discipline

Carrington will prepare all Greenbelt testimony, talking points, and committee submissions. This includes:

Primary testimony for elected officials

Supplemental written testimony

Rapid response to unfavorable amendments

Press-ready statements when high-profile issues arise

Internal legislative updates to Council and staff

VII. Interim and Long-Term Planning

The months between sessions are as important as the ninety Legislative Days. Carrington will establish:

Bill drafting and pre-filing timelines

Summer and fall statewide meetings of interest to the City

Bond bill site visits for legislators

Early identification of policy conflicts



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County Key Bills & Greenbelt Impacts

Bill #	Title / Focus	Impact Likely on Greenbelt	Notes / Potential Actions	Status
CB-077-2025	MUNICIPALITIES – County Use & Occupancy Permits – Application Documentation	High	Requires DPIE to provide municipalities with U&O application documentation. Greenbelt’s planning / inspection staff must adapt to new coordination.	2 nd Reading
CB-071-2025	VEHICLES & TRAFFIC – BIKE LANES AND BIKEWAYS	High	Prohibits motor vehicles from operating or parking in bike lanes, bikeways, and trails (except authorized/emergency). Directly benefits Greenbelt’s bike and micromobility users by protecting lanes and clarifying enforcement. City coordination likely with County DPIE and Police on signage and enforcement. Does not regulate scooters or skateboards themselves.	Referred
CB-074-2025	HOMESTEAD PROPERTY TAX CREDIT (FY26)	Medium-High	Sets the County Homestead Property Tax Credit cap at 103% for FY26. Affects Greenbelt homeowners’ County tax bills (assessment growth limit) but no direct effect on City operations or municipal budgeting.	Referred
CB-092-2025	Flagship Project Overlay Zone	Medium–High	Could affect large redevelopment in or near Greenbelt (e.g. transit nodes) via zoning overlay.	Reported from Committee
CB-075-2025	Housing & Property Standards – Moderately Priced Housing Program	Medium	If developers in Greenbelt opt in or the city integrates it, it affects affordable housing via incentives / obligations.	
CB-080-2025 & CB-079-2025	Nuisances / Promoter law / Neighborhood public nuisance rules	Medium	Upgraded enforcement tools, higher fines, new definitions. Greenbelt code / enforcement must align.	Referred

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Bill #	Title / Focus	Impact Likely on Greenbelt	Notes / Potential Actions	Status
CB-085-2025	Submission & Tracking of County Service Requests	Medium	Integration of a countywide service request tracking system affects how Greenbelt residents and city staff interact with county services.	To Committee
CB-097-2025	Animal Control	Medium	New rules, penalties, breed provisions apply countywide including Greenbelt.	Referred
CB-095-2025	County Real Property as Surplus Property	Medium	Enables county disposal of unused land. If parcels in/around Greenbelt are on list, it affects land use or acquisition.	3 rd Reader
CB-093-2025	Declaring Certain Parcels of County-Owned Real Property as Surplus	Medium	More specifically, designates 42 parcels as surplus for disposition. Potential implications for nearby Greenbelt lands.	Referred



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State Legislative Draft Proposal for 2026

In advance of the December 17 virtual briefing, Carrington & Associates, LLC has prepared the following state focused legislative work plan to support the City of Greenbelt during the 2026 Maryland General Assembly Session. This framework is intended to provide clear, timely, and actionable information to the Mayor and Council while remaining flexible enough to respond to rapidly evolving legislative and budget conditions.

Legislative Reporting and Tracking

Carrington & Associates, LLC will track and report on legislation and budget matters before the Maryland General Assembly that may affect the City of Greenbelt. Reporting will focus on bill status, committee action, amendments, fiscal implications, and strategic relevance to the City. Updates will be provided throughout session, with additional written summaries tied to key legislative milestones. Two draft tracking spreadsheets, previously used for state and county legislative work, are included for Council review. Feedback is requested on format, level of detail, and any modifications that would improve their usefulness for the City's needs.

Legislative Calendar and Key Dates

The General Assembly convenes on January 14th, with early bill introductions and committee activity beginning immediately. Hearings and budget deliberations accelerate in late January and February, followed by crossover in mid-March. Final committee action, floor debate, and budget resolution occur in late March and early April, concluding with Sine Die, midnight the 2nd Monday each year. This calendar will be supplemented during session with City specific alerts tied to hearings, deadlines, and budget actions affecting Greenbelt.

Engagement Milestones and Coordination

Early session outreach will focus on confirming City priorities with members of the Prince George's County delegation. Targeted engagement will occur in advance of key hearings, budget decisions, and crossover deadlines. Regular check ins with City leadership will ensure alignment and allow for timely direction as issues develop. Where appropriate, coordination will occur with the City's county level advocacy team to present a consistent and unified message.

Council Guidance and Priority Setting

Council input is requested on policy areas of highest importance for the upcoming session, including legislation the City may wish to support, oppose, or closely monitor. Guidance on budget priorities and potential fiscal impacts is critical. Direction regarding delegation

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engagement, potential bill sponsorship, and preferred communication cadence will further inform strategy and reporting.

Purpose of the December 17 Briefing

The December 17 meeting is intended to review this work plan, walk through the draft tracking tools, and confirm expectations for the upcoming session. Council feedback will be used to refine reporting formats and engagement strategies to ensure the City receives information that is timely, relevant, and directly tied to its legislative objectives.