



CITY COUNCIL WORK SESSION AGENDA

MAY 4, 2026
7:00 PM

[Zoom Link](#)

Dial-in: 301-715-8592

Webinar ID: 863 2252 7356

Passcode: 649330

I. BUDGET WORK SESSION

1. Budget Work Session - Green Ridge House

Suggested Action:

- Introductions — 10 minutes (7:30-7:40 pm)
- Council Discussion — [Proposed FY 2027 Budget](#) — 60 minutes (7:40-8:40 pm)
 - Section 10 — Other Funds (Page 267–274)
- Questions and Answers — 35 minutes (8:40-9:15 pm)
- Other Items — 15 minutes (9:15-9:30 pm)
 - Information Items

II. REVIEW OF MAY 11 th DRAFT AGENDA

2. Review May 11th Draft Agenda and Schedule

III. SPECIAL MEETING/CLOSED SESSION

3. Special Meeting/Closed Session — Personnel Matters

Suggested Action: Tonight, the City Council will hold a closed session immediately following the Budget Work Session — Green Ridge House, in the Municipal Building Library, to discuss personnel matters. The following motion is required to move into closed session: I move the Council to go into closed session in accordance with Section 3-305(b)1) and(8) of the General Provisions Article of the Annotated Code of the Public General Law of Maryland 1) t discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals; and 2) to consult with staff, consultants or other individuals about pending or potential litigation.

The purpose of this meeting will be 1) to discuss personnel matters; and 2) to consult with staff, consultants, or other individuals about pending or potential litigation.

Issues & Services

As a Section 8 complex, the rent charged to residents is subsidized by the federal government. In FY2026, the market rent for a unit at Green Ridge House was \$1,543 per month. Green Ridge House has been granted a gross market increase for FY2027 that will increase the subsidy and change the monthly rent of a unit to \$1,617.

The Community Resource Advocate (CRA) is the liaison between Green Ridge House management and city administration. The Service Coordinator focuses on resident case management. In response to the changing needs of residents, the city worked with Community Realty to pay for clinical counseling services in FY2026, which will continue in FY2027. There are 55 parking spaces on-site and there are 45 permits issued for vehicles.

Accomplishments

- Renovated the Service Coordinator's office.
- Purchased new furniture for the living room/library.
- Installed new flooring in the living room/library.
- Purchased new furniture for the second- and third-floor lobbies.
- Purchased new chairs for the community room and installed a shelving system for games.
- Purchased new cushions for the outside balcony chairs.
- Purchased new folding chairs for events.
- The exterior of the building was painted.
- Completed Phase 1 of 6 of the riser replacement project, replacing two (2) risers and installing twelve (12) new convectors in six (6) apartments.
- Replacing all curtains in common areas with heavier-gauge blinds.
- Replaced windows as needed.

May 4, 2026 - Green Ridge House

Council Questions:

- **General Questions:**

- **Have the payments from HUD been coming through on time?**

Answer: Yes, No issues

- **Any other concerns or issues to bring forward for discussion?**

Answer: No

- **What was the 49000 major repair this year?**

Answer: We needed to replace the hot water basin for the cooling tower and rent a crane to lift the new basin onto the roof and remove the old one. This replacement is necessary because the existing basin is deteriorating, and fragments could break off and damage the tower fins, which could result in a loss of air conditioning service. The project is scheduled to take place from May 6 through May 8.

- **Are solar panels on the roof possible in the near future? Would they reduce the utility bills for individual apartment holders?**

Answer: The City applied for grant funding and that grant was not awarded. Other grants/funding sources will be researched. All research and information gathered regarding solar panels was turned over to Public Works. The original concept was to sell excess power back to Pepco. Since that time, we have not had any further discussions with any parties regarding solar panels.

- **What is the Greenridge House Residents Association planning for this year? Are there other ideas that they are not moving forward with?**

Answer: Many residents participate in the trips coordinated by the recreation center. They continue to offer all of the regular functions and activities that have been provided in the past. They are also still developing ideas for additional programs and activities within the new budget.

- **Are there any structured opportunities for residents who want to do volunteer work with the City?**

Answer: Any resident interested in volunteering is encouraged to speak with Flora.

- **What are the building improvements planned for FY2027 in terms of Capital Expenditures?**

Answer: *Capital Expenditures for FY 2027 are planned to focus on continued infrastructure improvements, safety, and enhancements to resident amenities. Proposed projects include Phase 2 of 6 of the riser replacement program, which will consist of replacing two additional risers. Management also plans to correct the erosion issue along the side of the building and pursue approval from Prince George's County to install a pergola adjacent to the vestibule area for resident enjoyment. Additional improvements include replacing the current flooring with new flooring in the hallway outside the kitchen extending up the loading dock area, replacing the existing canopies at all entry doors except the front entrance, and purchasing new raised garden beds for the community garden area.*

- **Pg. 267: How much would the rent for these units be without the HUD subsidy? Is that amount realistic for this area?**

Answer: *The current market rate is \$1,664. This rate remains historically in line with other one-bedroom, one-bathroom apartments in the surrounding area*

- **Pg. 267: What is the mix of residents in terms of older vs. Disabled?**

Answer: *The designation for Green Ridge House was changed in 2018 to seniors age 62 and older. While some residents may also meet the criteria for disabled adults, we no longer track or maintain records based on that designation.*

- **Pg. 268: Are the residents aware of the rent increase?**

Answer: *Residents did not receive a rent increase. The property received a gross rent increase, along with an increase in the utility allowance, which reduces the resident portion of the rent. All residents have been notified of the changes to the gross rent and utility allowance.*

- **Pg. 268: How is the building's Wi-Fi working in all common areas? What about individual units?**

Answer: *The Wi-Fi in the common areas is providing stronger reception and overall better performance than the Wi-Fi within individual apartments. Reception inside apartments varies throughout the building, with some areas experiencing stronger connectivity than others.*

- **Pg. 270: How long is the waiting list?**

Answer: The waiting list remains approximately one to two years. While the list will be reopening in the coming weeks, we currently have only a limited number of vacant units available, so applicants should still expect a wait before an apartment becomes available.

- **Pg. 270: Is there only one employee living unit on-site now?**

Answer: *Currently, the Property Manager is the only employee residing on site.*

- **Pg. 271: What is included in the increase in computer services?**

Answer: *IT services experienced a slight increase in cost, and we are also now incurring expenses for Yardi, our accounting software.*

- **Pg. 271: Is the additional temporary help in the budget ongoing for the year or partial?**

Answer: *We anticipate making a decision regarding temporary assistance within the next few months.*

- **Pg. 272: Is last year's investment in access control working out? What accounts for the changes?**

Answer: *There was no major increase in this line item. The only increase was the cost of an additional door repair.*

- **Pg. 272: The Fire & Life Safety Contract came in at more than twice what was budgeted between the FY2026 Adopted and Estimated amounts, but it's back to the lower amount for FY 2027. Can you explain the difference? Similar question about the Access Control line in the same section.**

Answer: Fire & Life Safety experienced several unanticipated expenses this year. We were required to replace all smoke and carbon monoxide detectors in every apartment after the 10-year lithium battery expired, resulting in an additional cost of \$7,422. An emergency service call to the fire safety contractor was also necessary when a compressor failed/burned out, at an added cost of \$1,450.

In addition, the compressor that failed/burned out for the second-floor dry pipe system had to be replaced, resulting in an additional expense of \$8,224.60. Following the annual inspection, further repairs were required in the pump/mechanical room as well as to components of the fire protection system, adding another \$4,395.00 in costs.

Access Control had several unanticipated expenses during the year. During our REAC inspection, the inspector did not approve of the existing resident exit configuration, which required management to install a panic/press bar for safe entry and exit access at an additional cost of \$6,520.92. Management also installed an access control keypad at the loading dock to regulate who may enter and exit that area. This was an important safety measure due to the presence of large vehicles and heavy dumpsters on the dock. The cost of this security improvement was an additional \$4,616.72. In addition, we incurred the annual maintenance and cloud hosting fees for the card entry system in the amount of \$600.00.

- **Pg. 273: There is a slight increase projected in turnover costs for painting. Are you expecting more this year? How many people are on the waiting list? When will the list open?**

Answer: Increases are based on current costs and historical projections. We are not expecting anything more than normal. There are currently 10 people on the waiting list. The list will open from 5/11 through 5/15.

- **Pg. 273: Were building improvements budgeted for last year not finished and shifted to next year?**

Answer: Occasionally, a line item cannot be completed due to factors such as weather or time of year, and those items are carried forward to the following year's budget.

Resident Questions:

- **Pg. 269 Issues and Services—the two introductory paragraphs are the ones from last year; need to be updated to FY 27.**

Answer: *This is being updated*

- **How many parking permits have been issued?** *46 permits*
- **There are currently no vacancies. How many are on the wait list?** *There are currently four vacant units. One unit has been rented, one applicant recently declined the offered unit, and two additional units have recently become available and now require turnover preparation. There are currently ten applicants on the waiting list. The waiting list will open the week of May 11 through May 15.*
- **Are solar panels being considered?** *Information gathered regarding solar panel options has been provided to Public Works for their review and consideration.*

- **Pg. 270 Other Funds, Other Income—How many tenants have pets?**

Answer: *14 residents have pets*

- **Pg. 271 Administration, Professional Fees—What is causing the large increase in FY 27?**

Answer: *An additional \$2,500 was added to the budget to cover required benchmarking compliance. Benchmarking data must be submitted to MDE by June 1, 2026. We have contracted Global Facility Solutions, Inc. to collect the necessary information and complete the submission to MDE.*

- **Section 4-Payroll—Salaries appear to be decreasing. Is this due to fewer employees or to lower pay scale employees? Why is there a large increase in temporary help in FY 26 and FY 27? (Perhaps that's what is causing the salary decrease?)**

Answers: *Salary expenses are lower because we currently have fewer employees. We presently have one temporary employee whom we hope to transition to a permanent position.*

- **P. 272 Section 6-Service Contracts, Fire and Life Safety Contract—what caused the increase in FY 26?**

Answer: *See answer above*

- **Access Control—What caused the large increase in FY 26?**

Answer: *Please clarify question*

- **Section 8, Maintenance—What caused the large increase in FY 26**
Answer: There was no large increase. Just normal items.
- **Replacement Units and Parts—What caused the increase in FY 26? Why do you think FY 27 will need less funds than what was budgeted in FY 26 especially when that line item went over budget?**

Answer: The difference between 2026 and 2027 is only \$1,500. Historically, this represents a normal increase.

- **P. 273 Section 9-Turnover Costs—Will there be a large number of residents leaving GRH in FY 27? Why else are increases budgeted in FY 27?**

Answer: We still have two (2) months remaining in the fiscal year, so these figures will continue to increase. The budget was lower this year primarily because several residents declined carpet cleaning services, and we secured a new vendor at a lower cost. In addition, all carpet was removed from the common areas this year, eliminating the need for common area carpet cleaning.

Next year's budget remains in line with historical spending levels. However, increases are anticipated in certain products and services, and the painter's scheduled hours have been increased from 30 to 40 hours.



CITY COUNCIL REGULAR MEETING AGENDA

MAY 11, 2026
7:30 PM

I. ORGANIZATION - 15 minutes (7:30 - 7:45 p.m.)

1. Call to Order
2. Roll Call
3. Meditation and Pledge of Allegiance to the Flag

Suggested Action: **Reading of the Greenbelt Community Pledge: The strength of Greenbelt is diverse people living together in a spirit of cooperation. We celebrate all people. By sharing together, all are enriched. We strive to be a respectful, welcoming community that is open, accessible, safe, and fair.**

4. Petitions and Requests
5. Consent Agenda

Suggested Action: Approval of Staff Recommendations (items on the Consent Agenda [marked by *] will be approved as recommended by Council and staff, subject to removal from the Consent Agenda by Council.)

- a. Meetings
- b. Committee Reports

Board of Elections Report #2026-02 (Council Ranked-Choice Voting and Other Matters Request for 2027 Municipal Elections)

6. Approval of Agenda and Additions

II. COMMUNICATIONS - 30 minutes (7:45 - 8:15 p.m.)

7. Presentations

- a. Memorial Day Poppy Presentation

Suggested Action: The American Legion Post 136 will hold its commemoration of Memorial Day on May 25. Officers and members of the American Legion Auxiliary will attend the meeting and make a presentation in honor of this annual remembrance of those who have died in combat while serving in the armed forces.

- b. Public Hearing — FY 2027 Proposed Budget

Suggested Action: On March 23, 2026, the City Manager presented the proposed budget for FY 2027 to the City Council. Since then, the Council has held seven work sessions to review the budget. The proposed budget is available online at greenbeltmd.gov, including agenda, materials, and recordings of the budget work sessions.

The budget is scheduled to be adopted at the Regular City Council Meeting on May 26, 2026.

The City Code requires that a Public Hearing be held on the budget prior to its adoption. Tonight's Public Hearing is the last scheduled hearing before the budget adoption on May 26. It is recommended that the Regular Meeting be recessed for the purpose of conducting a Public Hearing on the Proposed Fiscal Year 2027 Budget. The meeting should be reconvened following the Hearing. No motion is required to begin or end the Public Hearing. Enclosed is the Public Hearing notice.

8. Minutes

9. Administrative Reports

Suggested Action: The link will display the weekly report for the City Manager and City Departments. [Weekly Reports Greenbelt. MD](#)

III. LEGISLATION - 15 minutes (8:15 - 8:30 p.m.)

10. A Resolution Creating a Grant Matching Fund for the Purpose of Providing Funding for City Grants - 2nd Reading, Adoption

Suggested Action:

This resolution establishes a restricted Matching Grant Fund to ensure transparent, sustainable funding for required grant matches and reimbursable grant expenses, supporting the City's growing success in securing external grant funding.

Councilmember Pompei introduced the resolution for first reading at the last meeting.

11.

A Charter Amendment Resolution of the Council of the City of Greenbelt to Amend §3-22 "Powers" of the City Charter to Authorize the City of Greenbelt to Engage in Collective Bargaining for Certain Eligible Non-Exempt, and Non-Managerial City Employees as Provided in Article VIII of Chapter 13 of the City Code.

- 1st Reading

Suggested Action:

Included in the Council packet is the Collective Bargaining Rights Charter Amendment for City employees. This item is presented for introduction and first reading at tonight's meeting.

IV. OTHER BUSINESS - 30 minutes (8:30 - 9:30 p.m.)

12. Discussion of the Council Planning Framework

Suggested Action: Councilmember McKinney requested this item be added to the agenda. The Council discussed the Planning Framework at the March 23, Regular Meeting, and it has been updated by incorporating feedback from Councilmember Pompei and Mayor Pro Tem Weaver.

13. Central Park Planter Project

Suggested Action:

14. Council Reports

15. Council Activities



A NATIONAL HISTORIC LANDMARK

City Council Meetings & Work Sessions May – September

Budget Work Session – Green Ridge House	Mon.	05/04	7:00 pm
Special Meeting/Closed Session – Personnel Matters	Mon.	05/04	Immediately following Work Session @ Municipal Building
Budget Work Session – Recognition Groups (Group 1)	Wed.	05/06	7:00 pm
Regular Meeting / 2 nd Public Hearing	Mon.	05/11	7:30 pm
Budget Work Session – Recognition Groups (Group 2)	Wed.	05/13	7:00 pm
Budget Work Session – Final Budget Review	Mon.	05/18	7:00 pm
ACE Student Awards	Wed.	05/20	7:00 pm
Four Cities Coalition Meeting (Greenbelt)	Thur.	05/21	7:00 pm
City Holiday – Memorial Day	Mon.	05/25	
Regular Meeting – Budget Adoption	Tue.	05/26	7:30 pm
No Meeting – (Eid al-Adha – PGCPS Closed)	Wed.	05/27	
Work Session – Indian Creek Park Master Plan	Mon.	06/01	7:30 pm
Work Session – Board of Elections 2025 Election Update	Wed.	06/03	7:30 pm
Regular Meeting / Public Hearing on CBA	Mon.	06/08	7:30 pm
Work Session - Presentation and Discussion of the Draft Cemetery Master Plan	Wed.	06/10	7:30 pm
No Meeting – (MML Summer Conference – Ocean City, MD)	Mon.	06/15	
No Meeting – (MML Summer Conference – Ocean City, MD)	Wed.	06/17	
Regular Meeting	Mon.	06/22	7:30 pm
Work Session - TBD	Wed.	06/24	7:30 pm
Work Session – TBD	Mon.	06/29	7:30 pm
Work Session – TBD	Wed.	07/01	7:30 pm
Work Session – 60% Design Plan for the Hanover Parkway Bicycle Facility	Mon.	07/06	7:30pm
Work Session – TBD	Wed.	07/08	7:30 pm
Regular Meeting	Mon.	07/13	7:30 pm
Work Session – City Manager’s Quarterly Update (Planning)	Wed.	07/15	7:30 pm
No Meeting - Council Summer Recess	Mon.	07/20	
No Meeting - Council Summer Recess	Wed.	07/22	
No Meeting - Council Summer Recess	Mon.	07/27	
No Meeting - Council Summer Recess	Wed.	07/29	
Work Session – TBD	Mon.	08/03	7:30 pm
Work Session – TBD	Wed.	08/05	7:30 pm
Regular Meeting	Mon.	08/10	7:30 pm
Work Session – TBD	Wed.	08/12	7:30 pm
No Meeting - Council Summer Recess	Mon.	08/17	
No Meeting - Council Summer Recess	Wed.	08/19	

No Meeting - Council Summer Recess	Mon.	08/24	
No Meeting - Council Summer Recess	Wed.	08/26	
Work Session – TBD	Mon.	08/31	7:30 pm
Work Session – TBD	Wed.	09/02	7:30 pm
No Meeting – Labor Day	Mon.	09/07	
Work Session – TBD	Wed.	09/09	7:30 pm
Regular Meeting	Mon.	09/14	7:30 pm
Work Session – TBD	Wed.	09/16	7:30 pm
Work Session – TBD	Mon.	09/21	7:30 pm
Work Session - TBD	Wed.	09/23	7:30 pm
Regular Meeting	Mon.	09/28	7:30 pm
Work Session – TBD	Wed.	09/30	7:30 pm

This schedule is subject to change. For confirmation, call 301-474-8000. Regular and Special meetings and Work Sessions are open to the public. If special accommodations are required for any disabled person, please call 301-474-8000 or 301-474-3870 no later than 10 a.m. on the meeting day. Deaf individuals are advised to use Video Relay Services (VRS) at 711 or e-mail banderson@greenbeltmd.gov to reach the City Clerk. Unless otherwise noted, meetings will be held in the Council Chambers in the Municipal Building (MB) at 25 Crescent Road and virtually by Zoom. Zoom meeting information for public participation is posted on the City's website at www.greenbeltmd.gov on the meeting calendar.

Bonita Anderson, City Clerk

Ready to be scheduled:

Wala Blegay, County Council At-Large
 Member & County Executive Aisha
 Braveboy
 Greenbelt Road Corridor
 BARC
 Greenbelt National Park
 WMATA (Real Estate) - combine w/VIA
 Transportation
 City Manager Update – July 15 (Spotlight:
 Planning & Community Development)

For later scheduling:

Arts & Entertainment District
 Bernard Penney (*Memorial Donation in
 honor of Leonie Penney*)
 Cemetery Plans
 City Manager Updates (Jan, Pre-budget;
 July & Sept/Oct)
 EV Chargers Five-Year Plan
 Fleet Vehicles Ten-Year Plan
 GHI/Prince George's County (Stormwater
 issues)
 MARC Train Service/ MDOT
 Museum Plan
 Northway Fields Master Plan
 Parkway Apartment Owners/GHI (*parking*)
 Potential Bond Referendum/Capital
 Financing
 Quantum Properties (Beltway Plaza)
 Zoning Enforcement



OFFICIAL NOTICE

In accordance with Section 3-305(b)(1) and (8) of the General Provisions Article of the *Annotated Code of the Public General Laws of Maryland*, a closed session of the Greenbelt City Council will be held on Monday, May 4, 2026, immediately following the Council Budget Work Session Green Ridge House, in the Municipal Building Library: 1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals; and 2) to consult with staff, consultants, or other individuals about pending or potential litigation.

The purpose of this meeting is 1) to address personnel matters over which this public body has jurisdiction.

2) to consult with staff, consultants, or other individuals about pending or potential litigation.

** The public may attend the Budget Work Session prior to the closed session and observe the vote of the Council to move into the closed session on Monday, May 4, 2026.*

Bonita Anderson
City Clerk