



CITY COUNCIL WORK SESSION AGENDA
Work Session - GHI (stakeholder) Meeting

This meeting will be held in-person and virtual.

**25 Crescent Road
Greenbelt, MD 20770**

OR

**Virtual Participation
Zoom Webinar Attendees:**

**During "Petitions and Requests," please submit your request in writing via email to
questions@greenbeltmd.gov**

<https://us02web.zoom.us/j/86143496211?pwd=b2JaZml2TDNnNEMv vais4akk1bms3QT09>

Dial-in: 301 715 8592

Webinar ID: 861 4349 6211

Passcode: 948482

**Wednesday, August 3, 2022
7:30 PM**

Work Session Packet

Work Session - GHI (stakeholder) Meeting
Suggested Action:

Agenda

- Introductions
- Council Discussion
- Questions and Answers
- Other Items

Agenda items for the GHI-City of Greenbelt Work Session on 8-3-2022.pdf

Attachment #1 - ARPA Funding Request 1.31.22.pdf

City Council Work Session Agenda Item Report

Meeting Date: August 3, 2022

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Work Session - GHI (stakeholder) Meeting

Suggested Action:

Agenda

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Attachments:

[Agenda items for the GHI-City of Greenbelt Work Session on 8-3-2022.pdf](#)

[Attachment #1 - ARPA Funding Request 1.31.22.pdf](#)

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

When the Federal Government divested itself of the original Greenbelt community in 1952 and 1953, the existing storm water system serving Old Greenbelt was conveyed to the City of Greenbelt. Several failures of the storm water system have occurred recently. Attachment # 1 is a letter from GHI's Board President Stefan Brodd to the City Council who suggested that the City should consider utilizing American Rescue Plan Act (ARPA) funds to investigate the condition of storm water main pipes and line them to considerably expand their lifespan. GHI welcomes a response from the City Council regarding our suggestion.

GHI suggests that a memorandum of understanding be established between GHI and the City regarding repairs to storm water main pipes on GHI's property. Issues that should be addressed, include but are not limited to the following items:

- a. Procedures for notifying the City about defective pipes that require repairs.
- b. 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?

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

The underground water pipes for GHI's masonry buildings were installed during 1935-37. In a 1958 agreement signed by the Washington Sanitary Suburban Commission (WSSC), the City of Greenbelt, and GHI, WSSC took ownership of the water piping up to the meter boxes located at the housing units. The meter boxes are approximately 5 feet away from the front walls of the buildings.

In 2008, the WSSC first informed GHI that it planned to replace the water supply pipes. but intended to install new meters some distance away from the buildings and transfer responsibility for the future maintenance and repair of the pipes between the new meters and the buildings to GHI. Negotiations have been at an impasse because GHI does not wish to accept responsibility for extra costs associated with the maintenance and repair of additional pipes.

GHI's Board of Directors would like to resume negotiations with WSSC and will inform the City Council during the work session, about the steps that are being taken in that regard.

3. Drainage Problem Affecting Courts at 33 Ridge Rd & 56 Crescent Rd and 1 Court Gardenway

When it rains moderately hard or very hard, water flows down the walkways adjacent to units such as 56 C-H Crescent Rd, 33E-V Ridge Rd, and 1C-K Gardenway, into members' yards and also down the walkway beneath the tunnel that leads to the Sunoco gas station on Crescent Rd. In such situations, residents must either wear boots or waterproof shoes, or stay home. Some of the contributing factors are water run-off from City streets, GHI parking lots, and the City park that is between 33 Ct Ridge Rd and 56 Crescent Rd.

In 2015, GHI sought a grant from both the National Fish and Wildlife Foundation and the Chesapeake Bay Trust to address the drainage problem, but the applications were unsuccessful.

During the GHI/City Council work session in 2019, GHI proposed that the City of Greenbelt and GHI work together to design and implement a drainage solution to remediate the problem, preferably with the project financed wholly or partially by grant funds. GHI proposes to engage a civil engineering firm to design a solution to the drainage problem. Would the City of Greenbelt be willing to share the costs for hiring the engineering firm and implementing a drainage solution?

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

In 2017, City of Greenbelt staff surveyed members who reside at 11 N-V Ridge Rd and 13 A-H Ridge Rd to determine their opinion for/against pathway lighting in the City Park between the Courts at 11 and 13 Ridge Rd. During a GHI/City Council work session in 2019, the City Council requested GHI to survey the interest of our members in having lights installed.

The table below summarizes the results of the survey that GHI conducted, involving members who reside in the Courts at 8 and 10 Southway, 14 and 16 Ridge Rd, 11 Ridge Rd and 13 Ridge Rd.

Table: Summary of Survey Results

Court	Qty of Units	Qty of Survey Responses	Should Light Fixtures be Installed?	
			Yes	No
10 Ct. Southway	22	5	5	0
11 J-V Ridge Rd.	12	5	3	2
13 A-M Ridge Rd.	12	4	2	2

14 Ct. Ridge Rd.	28	9	9	0
16 Ct. Ridge Rd.	28	7	6	1
8 Ct. Southway	12	4	3	1
Totals	114	34	28	6

On June 11, 2020, GHI provided the results of the member survey to the City Manager, with a request that the City of Greenbelt consider engaging a landscape lighting consultant to recommend the quantity and specific placements of light fixtures that should be installed to provide adequate illumination along the walkway, while minimizing light pollution from affecting the residents of 11N-V Ridge Rd and 13A-H Ridge Rd. GHI would like an update on the City’s plan to install the light fixtures.

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

There are several “dead spots” or areas within GHI and Old Greenbelt in which cell phones signals are weak and their reception is poor. Consequently, some cell phones cannot be used to make emergency 911 or 988 calls in the dead spot locations. Could the City consider undertaking a survey to establish where the “dead spots” are and take action to alleviate the problem?

6. Maintenance of Trees

GHI Board of Directors suggests that the GHI and the City should coordinate plans to ensure a sustainable and healthy tree canopy within GHI and City woodland parcels. Some City-owned trees that border GHI appear to be diseased. Has the City undertaken hazard assessments of those trees to ensure that they do not pose a danger to persons or property?



GREENBELT HOMES, INC.

HAMILTON PLACE, GREENBELT, MARYLAND 20770

Area Code (301) 474-4161 Fax (301) 474-4006



February 1, 2022

Dear Honorable Members of the Greenbelt City Council,

When the Federal Government divested itself of the original Greenbelt community in 1952 and 1953, the existing storm water system serving the community was conveyed to the City of Greenbelt. The Board of Directors of Greenbelt Homes Inc. (GHI) is requesting that the City Council consider allocating some of the \$22.88 million in American Rescue Plan Act (ARPA) funds the City of Greenbelt will receive from the Federal Government, to investigate and take proactive steps to maintain and repair the aging underground storm water infrastructure that serves GHI and other communities in Old Greenbelt. One of the eligible uses of ARPA funding is to make necessary investments in storm water infrastructure.

Last year, GHI experienced two situations at 3 Court Eastway and 9 Court Ridge Rd where failure of storm water mains caused large sinkholes; the 12-inch diameter terra cotta pipes at these locations are installed at a depth of 10 feet. Though the City of Greenbelt is responsible for these storm water mains, GHI hired contractors to undertake emergency repairs, due to the immediate danger that the sinkholes posed to persons and animals. At 9 Court Ridge Road, a video camera used by the contractor, revealed that 100 feet of underground storm water mains from Ridge Rd to a point near the sinkhole location, contained hairline cracks; the 100 foot portion of pipe was not replaced. The condition of hairline cracks that was observed, may be indicative of the current state of the underground storm water infrastructure, due to its age. At present, there is no way of knowing which section of the storm water mains will fail, until a sinkhole develops at the surface.

GHI suggests that the City of Greenbelt consider using ARPA funds for hiring a contractor (s) to conduct a video investigation of the storm water mains throughout GHI and Old Greenbelt. Thereafter, pipes in imminent danger of failure should be replaced and a planned maintenance program implemented to coat pipes in fair to good condition with an epoxy lining, which would considerably extend their lifespan. Lining the pipes now, would be far less costly than replacing them eventually via the traditional trench-excavation technique that will cause significant collateral damage to above-ground structures and landscapes.

Thank you in advance for this consideration.

Respectfully submitted,

Stefan Brodd
President
Greenbelt Homes Incorporated