



**MINUTES OF THE CITY COUNCIL WORK SESSION held
Wednesday, February 11, for the purpose of meeting with GHI.**

The meeting began at 7:42pm. It was held in the Multi-Purpose Room of the Community Center.

PRESENT WERE: Council members Edward V.J. Putens, Rodney M. Roberts, Alan Turnbull Thomas X. White and Mayor Judith F. Davis.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; David E. Moran, City Clerk; Bo Ferguson, Management Analyst; Terri Hruby, Community Planner and Celia Craze, Director of Planning and Community Development.

ALSO PRESENT WERE: Keith Jahoda, Julia Eichhorst, Chuck Hess, Dorothy Lauber, Bill Phelan, Betty Deitch, Steven Harper, Susan Ready, John Taylor, GHI Board and Avis King, Acting General Manager.

Green Ridge House (GRH) Lighting

Mr. Ferguson reported that lighting at GRH was upgraded because of safety concerns expressed by GRH residents. He had heard that some GHI residents had concerns about the new lighting, but needed more information on the specific objections. Mr. Ferguson asked that GHI members with concerns contact him directly so he could determine which aspects of the lighting was problematic. Mr. Turnbull reiterated his concerns that lighting at GRH and other locations was not done with enough sensitivity to glare, shielding and other issues.

Ms. Lauber had not heard any lighting complaints. Mr. Phelan indicated there were several residents who came to a meeting and expressed some concerns. Mr. Hess reported that he had received complaints about the spill over and aiming of the lights at the GRH parking lot.

Mr. White asked if GHI had been receiving complaints about lack of lighting. Mr. Jahoda responded that GHI had begun installing low (waist high poles) lights. Mr. Putens reported that residents he has heard from equate bright lighting with safety. Mr. Phelan and Mr. Hess believed GHI resident wanted adequate lighting, but not bright lights on tall poles.

Mr. White asked about staff follow-up on this issue. Mr. Ferguson requested that GHI provide names of residents with specific concerns about lighting at GRH.

Green Ridge House Parking

Mayor Davis noted that the city was pursuing a parking lot in the rear of the facility. Mr. Jahoda asked about zoning requirements for parking in the past and present. Ms. Hruby indicated that 34 were required when the facility was built and 66 would be required if the facility were built

today. There were questions about a variance when GRH was built. Ms. Hruby responded that there was no evidence of a variance.

Mr. Roberts did not believe that Council had reached a decision yet. Mr. White asked about access through Gardenway and if it was city property. Mr. McLaughlin responded that it was city property. He also noted that staff was unhappy with the staked plan and was exploring another option on the 20 court side that used a retaining wall.

Mr. Jahoda stated that lighting of the lot and the access road were the main concerns. He believed the city needed to address the lighting concerns. Mr. Turnbull stated that paving the rear yard was a tragedy. He reiterated his concern that this was a management problem and that the city needed to put a parking management system into place.

Ms. Eichhorst asked how many spaces would be added. Ms. Hruby responded that 26 would be added. Ms. Eichhorst asked about the impact on Parcel 2. Ms. Hruby believed that Parcel 2 was not impacted. Mr. Hess asked that the city demonstrate what type of lighting might be used. Mr. Roberts was opposed to the Gardenway scenario suggested by Mr. White. Mr. Roberts wanted a parking solution to happen on GRH property.

Mr. Phelan stated that the rear grassy area was the best place for a parking lot and he favored building the maximum number of spaces necessary. Mr. White stated the problem affected both GRH and GHI residents. He indicated the city needed to make good on the lighting issue. Mr. Jahoda suggested surveying GRH residents about use of Greenbelt Connection.

Ms. Hruby summarized the history of the concept plans for parking at Green Ridge and reviewed the current concept design. Mr. Ferguson noted that prior to November there was no enforcement of the "residents only" restriction at the GRH lot. He noted that enforcement began because of a request by residents. Mayor Davis noted that the city was re-striping the existing lot to create a short-term parking space. She also noted that GRH residents equated cars with their independence.

Mr. Jahoda asked staff about the income requirements at GRH. Mr. McLaughlin and Mr. Ferguson summarized the Section 8 requirements. Mr. Roberts agreed that GRH residents did not want to give up their cars. He indicated that he wanted additional parking to be provided on GRH property.

Hopi Auerbach noted that her father pays a significant amount to live in GRH. She felt the city would be subsidizing parking if they gave city or GHI land. Mr. Hess noted that GHI had a significant program in the 90's to increase spaces. He believed additional asphalt was probably the only option available and hoped that even if the proposal was totally on GRH property, that GHI would still have input.

Mr. Turnbull believed that in 4 years we could balance the situation if we charged residents for permits and made it clear that there was limited parking and residents would have to hunt for parking. Bonnie Brant favored the city experimenting with a management solution. Sue Krofchik suggested angled parking on Ridge. Mr. Harper believed that people sometimes have to pay

more for convenient parking noted that GHI units with garages were more valuable than those without. He suggested access through GHI parking lots to a new GRH lot.

Mr. Taylor expressed concern about the pull-in on Ridge because of the hill. Mr. Phelan favored structured parking in the front. Mr. Hess indicated a willingness to pursue dedicating spaces on Ridge to GRH residents. Ms. Ready noted that there is ample parking available on Gardenway.

In response to a question from Mr. Jahoda, Mr. White described the relationship between the city, GRH and Community Realty.

Rollerblading

Mr. Jahoda reported that a member had raised a concern about youth rollerblading. Mr. Phelan indicated that street hockey was a problem. There was discussion about a city facility or designated location for these activities. Mr. McLaughlin expressed city concerns about liability. Mr. Putens suggested using a Community Center parking lot on the weekends for street hockey. Ms. Davis recommended that this issue be referred to PRAB and the Youth Advisory Committee. Mr. Turnbull encouraged GHI to consider locations that might serve this purpose. Mr. White stated that skateboarders and rollerbladers had different needs. He asked if GHI would support a facility somewhere in the city.

Historic District Update

Mr. Jahoda stated that a GHI ad hoc committee recommended that this status be pursued. The GHI Board had set up a schedule for coming to a decision. They had scheduled work sessions to consider the issues and concerns and make a recommendation to the membership. They hoped to have a board vote in July. There would be an extensive public input process following any GHI action. Mr. Jahoda encouraged interested parties to look at the study document.

Mr. White asked if the process was connected with increased zoning authority and the conservation easement approach. Ms. Hruby indicated that this mechanism would give the County greater control over issues which the city now has control. Mr. Roberts asked if GHI Board would take a position before they go to the membership. Mr. Jahoda hoped to make a recommendation to the membership. Mr. Harper expressed some differences with other Board members about the process.

Mr. Turnbull believed that if GHI does not favor this status it will go away. Likewise, he believed that if GHI supports the idea they will have to educate other property owners and garner support for this. Mr. Turnbull also believed it would soon be time for the city to get involved, particularly by examining any tax implications. Mr. Hess stated that the tax credit would only apply to the County tax. Ms. Hruby believed there would be some room for flexibility but basic guidelines were not likely to change. Mr. Putens stressed that the city wanted to hear from GHI and would move forward once GHI had made a decision. Mr. McLaughlin suggested a briefing on this issue from Mr. Berger

Long Term Storage of Autos

Mr. Goldberg noted that APB had considered several options such as parking permits and parking zones. Mr. Phelan asked if the City could verify the insurance of specific violators. Ms. Craze indicated that staff had pursued all options available to the city. She noted that we are the only jurisdiction that does not have a time restriction on parking. Mr. Roberts was not in favor of taking action against a specific individual. Mr. White believed the city needed to establish a community norm. He believed there was merit to Mr. Phelan's suggestion. Ms. Deitch believed the city needed an ordinance. There was considerable discussion regarding various options the city could and could not pursue. Ms. Brant expressed interest in a parking permit system. Council asked Mr. Manzi if there were laws governing fleets and also if the city had the authority to investigate insurance.

Curbs and Sidewalks on Northway

Ms. Krofchik was requesting curbs and sidewalks on the GHI section of Northway. Mr. White asked about CDBG. Mr. McLaughlin believed that section was not eligible for CDBG funding. Mr. White asked Ms. Krofchik to survey her neighbors. Mr. Jahoda asked that the city's proposed CIP list be shared with GHI and other homeowner associations. Mr. McLaughlin responded that the CIP was part of the budget. Council welcomed GHI's input on the CIP list. Ms. Brant supported curbs and sidewalks on this section of Northway. She also requested a marked crosswalk on Northway and Ridge. Mr. Turnbull suggested that the city get the maximum citizen involvement on the CIP list and requested that resurfacing projects go through the APB review process. He suggested a timely notification of nearby residents when a resurfacing project is underway.

Other Issues

Mr. Hess raised a question about GHI addresses on voter lists and cards. Mr. Moran responded that he was working with the Price George's Board of Elections to correct this situation.

Mr. Harper raised a concern about litter on Gardenway. He requested more litter containers and more frequent pick-up.

Mayor Davis thanked everyone for coming and stressed that Council hoped to hold meetings like this on a regular basis.

The meeting was adjourned at 11:05pm.

Respectfully Submitted,

David E. Moran
City Clerk