



**PUBLIC HEARING OF CITY COUNCIL HELD
SEPTEMBER 10, 1998 IN THE COUNCIL ROOM OF THE GREENBELT MUNICIPAL
BUILDING**

Mayor Davis called the meeting to order at 8:11 p.m.

ROLL CALL was answered by Edward V.J. Putens, Rodney M. Roberts, Alan Turnbull, Thomas X. White and by Judith F. Davis, Mayor.

ALSO PRESENT were Michael P. McLaughlin, City Manager and David E. Moran, City Clerk.

Mayor Davis stated the purpose of the hearing and read the title of the Annexation Resolution.

Mr. Moran read a chronology of events that had occurred so far in the annexation process. Mr. Moran also described the remaining steps in the process.

Mr. Turnbull stated that he was guided by the principal of caveat emptor "Let the buyer beware". He indicated that he was very skeptical towards the proposed annexation. Mayor Davis announced that she had attended Parkside's meetings and was honored that they wanted to become part of Greenbelt. She stressed that Council had to consider very practical, fiscal matters and had to evaluate the pros and cons of annexation.

Mr. McLaughlin stated that the city sent notification letters to county, state and regional planning agencies as required by State law. He noted that the National Capital Planning Commission was the only agency to respond and the response was "no comment".

He referenced his memorandum of June 18, 1998 and indicated that it had been shared with the Parkside community. He stated that a literal reading of the required Outline of Extension of Services indicated that there were no significant impacts as a result of annexation. However, he noted that the distance of Parkside from the rest of the community presented service provision challenges. Mr. White asked about the distance from another Greenbelt location like Greenspring to the Public Works building. Mr. McLaughlin responded that Greenspring was contiguous to other service areas.

Doug Love of 3-D Plateau Place, indicated that he had been opposed to the construction of the development in the first place. He reported that the Greenbelt National Park had taken many steps to deal with mud and runoff from the area into the park. Mr. Love distributed pictures of Parkside and the National Park. He stated that his main opposition was philosophical. He encouraged residents of Parkside to volunteer in the community and work their way into the hearts of the community.

Vale Miller of 61-A Ridge Road, stated that the residents of Parkside had been wronged. She believed that there was no advantage to Greenbelt to annex the property. Ms. Miller didn't want city services thinned out further.

Mr. White asked Mr. McLaughlin if he evaluated infrastructure in Parkside. Mr. McLaughlin responded that the roads were built to County specifications, not City specifications. Mr. Roberts asked about storm water problems where the County may not act. Mr. McLaughlin responded that technically speaking it would be the County's responsibility, but acknowledged the city would probably play a major role in solving any problems.

Tina Ray of 3 Court of Ridge Road, stated that residents of Parkside had been lied to and suggested that the resident pursue annexation to Riverdale, College Park, New Carrollton or Hyattsville. She stated that annexing the land did not make sense and urged Council to vote it down.

Mayor Davis asked about expenses exceeding revenues by \$15,000. Mr. McLaughlin responded that this was incorrect and that according Ms. Craze's memorandum revenues would exceed expenditures by that amount, a \$15,000 gain to the city.

Sheldon Goldberg referenced letters from Windsor Green, Greenbriar and Hunting Ridge opposing annexation and endorsing the City Manager's position

Jeff Sauter of 6024 Crest Park Drive, stated that the objections raised so far were not necessarily logical. He indicated that a steep slope was not bad. He indicated that residents of Parkside performed many hours of community service in the National Park. Mr. Sauter stressed that erosion was not a problem any more. He believed that good people lived in the community and that this should be taken into consideration.

Eileen Osborne of 6013 Crest Park Drive stated that she had looked in Boxwood, but bought in Parkside because for about the same amount of money she could buy a new home. She thought she was moving into Greenbelt when she bought her home. She noted the community has smoke detectors and sprinklers. She indicated the existence of a phone tree where neighbors communicate with each other and that the family of a Prince George's County police officer lives in Parkside and the officer visits regularly.

Bonnie Brant of Northway Road admired the resident's desires and understood why they wanted to be part of the community, but she didn't believe the city should annex Parkside. She suggested that Parkside was geographically closer to other municipalities.

Carolyn Jones of 6007 Crest Park Drive, stated that prior to purchasing she went to PG County Department of Environmental Resources and inquired about the Master Plan and the slope. She reported that she was assured that there were no problems

Allita Irby, formerly of 8343 Canning Terrace, currently at 6006 Camillo Court, asked if Good Luck Road was the Southern boundary of the city. Mr. McLaughlin responded that the City's southern boundary is the limit of the park, except for Parkside. There was some discussion about

the formula used by Ms. Craze. Ms. Irby believed the revenues generated by her community would outweigh any costs to the city.

Sue Krofchik appreciated why residents of Parkside wanted to be part of Greenbelt. She stated her opposition to annexation and reported that two other residents of her Court were also opposed because of the drain on city services.

Ann Sauter of 6024 Crest Park Drive understood the City's concerns and stated that the residents of Parkside help each other out. She indicated that Parkside was used to being last on the list for snow removal and wouldn't mind if they were last on the city's list.

Gareth Chalfont 69-Court of Ridge Road, expressed support for the annexation. He indicated there was strong qualitative data to support the annexation. He indicated that a community was about people and a common spirit or human element. He believed Parkside was already part of Greenbelt.

Mr. Turnbull stated that non-residents could participate in Greenbelt. He believed that the Council had to consider the practical side and not the spiritual side.

Delores Downs of 3-D Crescent Road, stated that a couple of miles was worth consideration. She said she was glad that people didn't worry about a couple of miles when Greenbelt was created. She hoped that Council would correct the error in the News Review.

Victoria Dubitsky, 6014 Crest Park Drive, stated that she also had picketed the property, but stated that after Ryan Homes had shown her that the National Park Service was offered the right of first refusal, she moved into Parkside. She indicated that Parkside would add single family homes to Greenbelt.

Karen Garbrick, 6020 Crest Park Drive, expressed support for everything her neighbors had said. She reported seeing Greenbelt Police on Kenilworth and even in the Parkside community. She reported that most homes had alarm systems and did not believe they would be a high crime community. She noted neighbors watch out for each other. She did not believe it would be a drain on city resources.

Roland Goodloe 6008 Crest Park Drive, stressed that annexing Parkside was a win/win for Greenbelt because of the per capita increase that the city would be able to use for grant applications for the residents of Parkside. He indicated Parkside was not a drain on the school system. He failed to see a valid argument and believed the 2 miles was not an issue.

Bridget Osborne, old Greenbelt, expressed support for the annexation. She believed the reports supported annexation. She believed \$15,000 in additional revenue was a practical consideration. She noted that everyone in the city lives in a home that was once woods.

Pam Hand of 6015 Crest Park Drive, noted that she walks in Greenbelt National Park almost every day and indicated that she and her husband spend many hours volunteering in the park

working on trails, etc. She believed that Greenbelt would have a better opportunity to control events in the park if they annexed Parkside.

Mildred Possle of 106 Periwinkle Court, noted that when Westchester Park was built Greenbelt opposed its development and lost because Westchester Park was not in the corporate limits of the city She believed that it might be a benefit to have this community as part of the city

Peter Poakwa of 6011 Crest Park Drive, stated that America was his dream and that he became a citizen 5 years ago. He relayed problems that he had in processing his mail when he first moved in. He noted his children had helped work in the community. Mr. Poakwa wanted to live in Greenbelt and asked Council to help the residents of Parkside join Greenbelt.

Len Garbrick of 6020 Crest Park Drive, stressed that the residents of Parkside spend more time using and working in the park than the residents of "Greenbelt". He stated he would like to be a resident of Greenbelt.

Rick Shaddock of 22-H Ridge Road, stated his support for the annexation and believed the city would gain from the annexation.

Kevin Parker of 3-E Ridge Road was opposed to annexing Parkside. He believed you did not have to be part of a city to be part of a community. He also stated that Parkside was really not contiguous to the city.

Robert Lewis of 2-C Gardenway, stated that alarm systems mostly generate false alarms and are a drain on police resources.

Tim Edwards of 6006 Camillo Court expressed pride in his neighbors. He expressed concern about misinformation on this issue. He stated that Parkside was surrounded on 3 sides by the City of Greenbelt. He stated that he understood there were thorny issues, but that all of Parkside's infrastructure was new and state-of-the art. He reported that Parkside had a newsletter and showed pictures. He stressed that Parkside was a dynamic community and that they were bringing a lot to the city.

Mr. Edwards stated that if the Resolution was rejected by Council residents of Parkside could petition the issue to referendum. Mr. Moran responded that if the Resolution was adopted than either residents of Greenbelt or residents of Parkside could petition to referendum. However Mr. Moran stated that if the Resolution was rejected than this process is over. Mr. McLaughlin added that a new petition for annexation process could begin again.

Mr. Edwards stated that he and others had looked in Greenbelt. He believed it would do the city of Greenbelt well to annex Parkside. In response to a question from Mayor Davis about why Greenbelt, he reported that most residents believed they were moving into Greenbelt.

Mr. White believed that the only other option for annexation was Riverdale. Mr. Edwards stated that residents of Parkside were banking on Greenbelt, but would revisit that issue if necessary.

Mr. Turnbull requested a legal opinion on what happens if Council voted the resolution down. Mr. McLaughlin agreed to get a legal opinion from Mr. Manzi.

Ms. Muller added that \$15,000 was practically negligible. She believed it was not worth it to her. Ms. Ray stated that in terms of services, the area was not contiguous and would be a drain on City services. Mr. Goldberg believed that the city needed to estimate the impact.

Mr. Edwards reported that he had seen many different police agencies patrol their neighborhood. He believed it was very important to state that the \$15,000 was always clearly a positive number.

Mr. Roberts stated that he knew that this day would come and he dreaded the day because it would be a difficult decision. He indicated it was hard to say no to good people. Mr. Roberts believed that if Parkside were annexed they would demand good snow removal and would not want to be last on the list. He asked what the long and short term costs might be if the roads or sidewalks fail or an additional sidewalk might be needed.

Mr. White asked why would you turn good people down. He indicated he was flattered and it was a compliment to Greenbelt. Mr. White stated he was inclined to support the request and noted that there were other benefits to the City. He believed that having Parkside in the City would provide a sentinel in the park. Mr. White stressed that he hadn't heard a reason why we shouldn't do this.

Mr. Putens referenced the spirit of Greenbelt and community. He stated that Parkside really is a community and already part of Greenbelt and indicated he was impressed with the residents of Parkside who came out tonight. He stated that it would be his honor to welcome Parkside to the city.

Mr. Turnbull stated that no one wants to turn away good people. He believed that there is a difference between a community and a municipality and he hoped Parkside residents would continue to be part of the Greenbelt community. He believed there were inherent service concerns given Parkside's geography and reiterated that he did not see annexation as being in the city's best interests.

Mayor Davis stressed that annexation in the past has meant wondrous things. She noted that when Greenbelt East was annexed, there were probably people opposed to that annexation. She hoped that the News Review would correct the \$15,000 error. She hated to think that another city might get Parkside. Mayor Davis stressed that it is people that are important and that she was leaning toward annexation.

Mr. Roberts stated that he had not been convinced that annexation was in the best interests of the City and the citizens of Greenbelt. Mr. McLaughlin requested direction from Council on timing of the Resolution as an agenda item. Council asked staff to research the infrastructure questions and also check the formula used to determine the cost/benefit of annexation. They agreed to postpone consideration of the Resolution until the September 28 meeting.

Mayor Davis declared the Public Hearing closed at 11:00 p.m.

Respectfully Submitted,

David E. Moran

City Clerk

"I hereby certify that the above and foregoing is a true and correct report of the Public Hearing of the City Council of Greenbelt, Maryland, held September 10, 1998."

Judith F. Davis

Mayor