

GLEN ECHO TOWN COUNCIL
Meeting Minutes
January 8, 2007

ATTENDANCE: Nancy Long, Councilmember, Acting Mayor
Eve Arber, Councilmember
Dan Macy, Councilmember
Steve Matney, Councilmember
Cathie Polak, Clerk

VISITORS: Kym Elder, NPS, GEP Site Manager
Phyllis Daen, Echo Reporter
Kirsten Roddy, Resident
Phyllis Fordham, Resident
Raya Bodnarchuk, Resident

Councilmember Long called the meeting to order at 8:10, noting that she will be conducting the meeting in Mayor Beers' absence.

GLEN ECHO PARK REPORT

Kym Elder reported that the Park is quiet, and noted that the continuing resolution for Federal funding has everything on hold until Congress passes the budget for FY 2008. Most agencies are seeing that the current budget has been exceeded because of salaries and increased energy costs. Councilmember Long asked if there would be a slowdown in NPS activities at Glen Echo Park due to the continuing resolution impasse. Ms. Elder said the NPS does not see any future furloughs, but there may be other negative fiscal impacts.

Funding for developing plans for a new maintenance facility has been approved. NPS is continuing to finalize the project to go out for bid.

The new Yellow Barn color may appear a very bright shade of yellow; Ms Elder noted that the color is based on historic photographs. Council praised the new building. The public area of the new Yellow Barn will have a trapdoor-style opening for visitors to view a section of the original building foundation to learn more about preservation of historic structures. On the second floor of the Yellow Barn there will be a preservation feature known as "ghosting," where an impression from the original roofing is visible in hopes of sharing with the general public the concept of preservation and interpreting it's significance to today's and future generations.

Superintendent Vela recently notified Kym Elder that Discovery Creek's Board has requested development of the Crystal Pool area. The Superintendent and Ms. Elder will have an internal meeting about the request. Councilmember Arber asked if the NPS has a

list of the Town's concerns relative to use of the Crystal Pool area. Ms. Elder answered "yes," noting that those concerns mirror Ms. Elder's personal concerns.

Councilmember Arber asked if there is any further information on the NPS interpretation of Oxford Road ownership. Ms. Elder indicated that the solicitor's office is still working on the decision.

Councilmember Matney inquired if the WMATA right-of-way land transfer is moving forward; there has been no further movement. When Councilmember Arber asked, Ms. Elder said the NPS has no more information about the Montgomery County Bikeway proposal to include the right-of-way trestle over the Minnehaha Creek in the plan.

UPPER OXFORD ROAD SIDEWALK

Kirsten Roddy, a new resident at 5906 Oxford Road, introduced herself and asked if the Oxford Road sidewalk could be extended in front of her house. Councilmember Long replied that this request would be included in the upcoming street engineering study. Councilmember Matney noted that the study would not begin for several more months.

The Oxford Road ownership issue was reviewed for Ms. Roddy as further discussion was held about foot traffic and the proposed NPS traffic calming devices for the Park entrance at Oxford Road. Councilmember Long pointed out that the Oxford Road decision is not linked to a decision to extend an existing sidewalk; that decision is up to Council. Ms. Roddy mentioned that a fence is planned for the yard and asked if they could put in temporary flagstone for the sidewalk; the flagstone would have to be on their property, a fence would require County and Town permits. When asked by Councilmember Arber, Ms. Roddy did not know if she had a survey showing the property line.

APPROVAL OF MINUTES

Motion 2007-01 to approve as amended the Town Council Meeting minutes of December 11, 2006:

Page 2, paragraph 2, line 6: ~~Glen Echo Park~~ Glen Echo Park Partnership.

Page 3, paragraph 2: Add the reference read by Mayor Beers from 2/13/06 minutes

Page 4, last bullet: Add In his opinion, and change ~~less~~ to fewer.

Motion passed unanimously with the comment that the Partnership would have no say in zoning changes; Mr. Leggin should seek support from Glen Echo Park.

TOWN HALL HVAC SELECTION

Council has before it four proposal for replacement of the HVAC systems. After a number of prior attempts to obtain consultants and sealed bids, Council is reviewing these proposals in order to bring closure to a nearly two year long effort to replace the current HVAC system. To this end, Councilmember Matney generated a spread sheet of the different proposal specifications and then summarized the differences and similarities. General comments were:

- All bids, with the exception of Maske, were highly recommended by Washington Checkbook magazine. Councilmember Macy noted that Maske appears to be a large HVAC contracting company that is well respected.
- Councilmember Matney questioned not using a heat pump rather than AC units. Councilmember Macy noted that in conversations with several of the companies, they were reluctant to suggest using heat pumps as the existing ductwork may not be capable of providing sufficient airflow and could lead to mechanical problems.
- Clerk/Treasurer Polak noted that not all the bids were inclusive of drywall, carpentry or electrical and requested that the selected proposal be all inclusive; Councilmember Macy said he requested that bids state that and agreed to follow-up with the successful bidder to assure inclusion of additional services.

Councilmember Long asked for a motion on a proposal selection. There was no response as Council members continued to review the contracts. Council members Matney, Macy and Arber agreed they were down to comparing Maske and Condon-Reed.

Councilmember Matney asked what is budgeted for the project: the FY2006-07 budget has \$30,000 for the new HVAC. There was a line by line comparison of Condon-Reed and Maske proposals. Council members Matney and Arber are in favor of Condon-Reed provided the bid is clarified to include removal of old units, inclusive of all cosmetic repair, new roof or heavier supports under AC units and upgradeable thermostats.

Motion 2007-02 to accept the Condon-Reed HVAC proposal provided a new proposal is submitted to include removal of old units, inclusive of all repairs, new roof or heavier supports under AC units and upgradeable thermostats.

Councilmember Macy then asked to review Article 23, Competitive Bidding, Section 23.5, to confirm that Council has the authority to accept this proposal. After review, Councilmember Macy was satisfied the Council had met its obligations and had authority to accept such a proposal.

Motion passed unanimously.

Councilmember Macy will contact Condon-Reed for a new proposal, citing the additions requested by Council.

RIGHT OF WAY/ Contiguous to 6010 Princeton Avenue

C/T Polak noted several Princeton Avenue residents' concern that Bell Builders has not returned the right-of-way to its previous state after his company installed drain work around the house at 6010 Princeton Avenue. Bell Builders used the right-of-way, without the Town's permission, as a staging area for the materials used in the drainage project. Emails between Mayor Beers, Bell Builders and Town Attorney Norman Knopf beginning in September 2006 were reviewed (attached). Councilmember Long said there should be a formal letter, sent via the USPS, from Mayor Beers to Frank Bell directing him to remove the bluestone and return the right of way to the original state it was in before work began at 6010 Princeton Avenue. Councilmember Macy supports sending a letter; other council members feel that the Town's request was clearly stated in the emails. Councilmember Long disagreed and said Council should follow an appropriate

protocol; a letter is the appropriate avenue to contact Frank Bell and should state that this is public property and not to be used for private purposes Councilmember Long then called for a motion.

Motion 2007-03 to request that Mayor Beers send a formal letter, return receipt requested, via the U.S. Postal Service, instructing Bell Builders to remove the bluestone and return the right of way to the original, natural condition within 30 days. The motion passed unanimously.

STREET REPAIR REPORT

Councilmember Matney reported that he has had no further responses from the engineering companies he has contacted. C/T Polak expressed concern that without a more urgent timeline this street repair project will not be completed in 2007. Councilmember Matney said he is trying to get bids for the initial street survey.

TOWN HALL USE REPORT

Councilmember Long provided the upcoming calendar (attached). Councilmember Matney suggested changing the Film Festival weekend because several of the dates fall during Federal three-day holiday weekends. Beginning in February, the Film Festival will change to the second Saturday of the month.

MARYLAND MUNICIPAL LEAGUE (MML) REPORT

Councilmember Arber will attend the next meeting, which should be held on January 25. No location was mentioned.

ADDITIONS TO THE AGENDA

1. Recycling bins: The cost to reorder recycling bins (similar to what residents now use) is \$16/each or \$1600. C/T Polak will have 25 delivered to the Town Hall and Waste Management will store the remainder at no charge. Council approved ordering 100 bins.
2. County Building Permits: Councilmember Long mentioned Mayor Beers' email concerning a meeting with new Montgomery County Executive Isaiah Leggett and other municipal representatives to discuss issues of importance to municipalities, including County building permitting services (attached).
3. Communication: Councilmember Long reminded Council to review the Read File as well as materials left on the table.

Meeting adjourned at 10:15 p.m.