



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, MARCH 2, 2020

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, March 2, 2020 in the Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:05 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag.

QUORUM:

In attendance were Mayor Adams, Councilmembers Boafo, Esteve, Gardner, Harrison, Ndebumadu and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez, Staff, and the Public.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

Councilmember Woolfley made a motion to move Consent Agenda Item C Approval of Resolution R-20-20 Waive Bidding to Allow Issuance of Contract to Washington Gas as a Sole Source Supplier to a future meeting. Mayor Pro Tem Boafo seconded the motion. Motion passed unanimously.

Councilmember Gardner made a motion to move Item C under New Business as Item A. Mayor Pro Tem Boafo seconded the motion. Motion passed unanimously.

CITIZEN PARTICIPATION:

1. Gary Allen, Stonehaven Ln – Spoke in support of the adoption of Resolution R-21-20 Supporting the Paris Agreement and the renaming of Excalibur Rd to honor former Mayor Robinson.
2. Len Lucchi, Safety Turn – Spoke in support of the recognition to former Mayor Robinson.
3. Milly Hall, Dunstable Ct. – Spoke against the recognition to former Mayor Robinson for lack of information available to residents.
4. Henry Turner, Strathmore Way – Spoke in support of the recognition to former Mayor Robinson.
5. Sue Livera, Manvel Ln – Spoke about the Census and its importance in filling it out.
6. Eddie Pounds, Grenfell Pl – Spoke in support of the recognition of former Mayor Robinson.

PRESENTATIONS:

- A. Mayor Adams read a proclamation to Mr. Olufemi Moses for winning first place in the "Who We Are" Art Competition.

- B. Council presented proclamations to Samuel Ogle Middle School Boys Basketball and Baseball teams for winning their league's County Championship.

CITY BOARDS AND COMMITTEES:

1. Mayor Pro Tem Boafo moved to appoint Leslie Mobray to the Education Committee for a 2-year term. Councilmember Woolfley seconded the motion. Motion passed unanimously. Mayor Adams swore-in Mr. Mobray.

CONSENT AGENDA:

Mayor Pro Tem Boafo moved the approval of Consent Agenda Items: A) Approval of December 10 Special Meeting Minutes; B) Approval of Resolution R-17-20 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie Authorizing the City Manager to Enter Into a Three-Year Enterprise Agreement With Microsoft Through SHI; D) Approval of Resolution R-21-20 In Support of the Paris Agreement. Councilmember Woolfley seconded the motion. Motion passed unanimously.

OLD BUSINESS:

A. South Lake Detailed Site Plan (#DSP-19023) – Mr. Frank Stevens with the City's Planning Department summarized the staff report. The DSP proposed 1,035 residential dwelling units (344 single-family detached units, 563 townhouse units and 128 condominium units), and a 5,272+/- sq. ft. clubhouse, in-ground swimming pool, several recreational amenities and a trail network on 282.97 acres. Staff recommends approval of Detailed Site Plan #DSP-19023 with the following conditions from the staff report:

3. Building Architecture and Materials.

- A. Two-Family Attached Dwellings.
Noise reduction in Units 1-26 and 83-128 shall be achieved by utilizing upgraded patio doors, foyer entry doors and minimum double pane windows in the construction of these units.
- B. Clubhouse Complex.
- (i) The brick water table and cementitious siding building materials proposed on the end walls of the two buildings facing each other shall be shown and identified on the plans.
 - (ii) The plans shall be revised to identify the location of a trash/recycling area, which shall be situated that shall not interfere/conflict with the circulation of pedestrians and other vehicles on the site. The trash/recycling area shall be bounded on three sides by an 8-foot high solid wall constructed of the brick used on the clubhouse buildings, and shall be enclosed by an 8-foot high visually-solid wooden fence.

4. Recreational Amenities.

- A. The surface mount coil bike racks shall be replaced with bike racks of the inverted "U" design to accommodate a minimum of 12 bicycles. These bike racks shall be more evenly located throughout the clubhouse complex (perhaps locating several of them between the two buildings), as well as adjacent to/between the court area and patio. All bike racks shall be placed on a paved/concrete surface in locations that do not interfere with pedestrian access or circulation.

- B. Inverted "U-type" bike racks to accommodate a minimum of five bicycles shall be located at each of the following locations: the two playgrounds; the two open play areas; the tot lot; the pre-teen lot; and, the pocket park.
- D. Temporary signage shall be installed on the sites of future recreational amenities to inform future residents living near or adjacent to one of the recreational amenity locations that a recreational feature will be constructed next to, across from, etc., their dwelling.

5. Landscaping.

The planting of White Pine trees shall be limited to the perimeter of the site where the existing woodlands being preserved can help support the White Pines by limiting their exposure to wind gusts. Throughout the remainder of the site, the White Pine trees proposed shall be replaced with American Holly trees ('Ilex Opaca'), 6 ft. to 8 ft. in height at the time of planting.

6. Signage.

The plans shall be revised to provide information how Signs #2, #3 and #4 will be lit.

Mr. Arthur J. Horne with the firm Shipley and Horne, P.A., representing South Lake Partners, LLC, is in agreement of staff recommendations presented.

Public Hearing:

- 1. Jacqueline Grazette, Queen Anne Rd – Spoke in opposition of the development.
- 2. Zula Crutchfield, Symondsburry Way – Spoke in opposition of the development.

Since there are no more speakers signed up to speak, the Mayor declared the Public Hearing to have been held.

Councilmember Harrison made a motion to approve Detailed Site Plan #DSP-19023 with staff recommendations. Mayor Pro Tem Boafo seconded the motion. Motion passed 5-2 (Esteve, Woolfley).

B. South Lake Detailed Site Plan (#DSP-19024) – Mr. Frank Stevens with the City's Planning Department summarized the staff report. The DSP is for Umbrella Architecture for 563 townhouse units and 344 single family units. Staff recommends approval of Detailed Site Plan #DSP-19024 with the conditions from the staff report (Copy attached).

Public Hearing:

- 1. Jacqueline Grazette, Queen Anne Rd – Spoke in opposition of the development.

Since there are no more speakers signed up to speak, the Mayor declared the Public Hearing to have been held.

Mayor Pro Tem Boafo made a motion to approve Detailed Site Plan #DSP-19024 with staff recommendations. Councilmember Gardner seconded the motion. Motion passed 5-2 (Esteve, Woolfley).

NEW BUSINESS:

A. Recognition of former Mayor G. Frederick Robinson – Councilmember Gardner would like for his colleagues to consider renaming the portion of Excalibur Road that begins at Evergreen Parkway and ends at Mitchellville Road (in front of City Hall) to Fred Robinson Way and declare April 18 as Fred

March 2, 2020

Robinson Day in the City of Bowie. City Hall will be the only business that will require a change of address from Excalibur Road to Fred Robinson Way.

After discussion by Council and staff on costs associated with the change, Mayor Pro Tem Boafo made a motion to approve April 18 as Fred Robinson Day in the City of Bowie and move the discussion of the street naming to a future meeting. Councilmember Esteve seconded the motion. Motion passed 5-2 (Adams, Gardner)

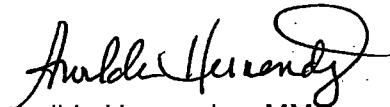
B. Update on the Corona Virus - Mr. Lee Cornwell and Ms. Stephanie Robinson from the City's Emergency Management Department briefed Council on the City's preparations and communication in regard to the virus. The City's response plan is to educate the community and support the health department's response plan, providing assistance as requested. The primary response action will be non-pharmaceutical measures, education, communication and providing a positive example for our community. As of March 2, 2020, there are no reported cases in the state of Maryland.

C. Countywide Sectional Map Amendment - Mr. Joe Meinert, City's Planning Director briefed Council on the upcoming public hearings that will be held by the County Planning Board and District Council. This CMA is intended to implement the new Zoning Ordinance by placing property in the new zone that is closest in uses and purposes to the current zone. The joint public hearing of the County Planning Board and District Council is scheduled for March 23rd.

ADJOURNMENT AND MOVE TO CLOSE SESSION:

Mayor Pro Tem Boafo moved to adjourn the Regular City Council meeting and move to Close Session, Statutory Authority to Close Session, State Government Article, §3-305(b)(7): To consult with counsel to obtain legal advice. Councilmember Gardner seconded the motion. Motion passed unanimous. The meeting adjourned at 10:41 p.m.

Respectfully submitted,



Awilda Hernandez, MMC
City Clerk

COMMENT: To decrease interior noise, it is recommended that noise reduction be achieved by utilizing upgraded patio doors, foyer entry doors and minimum double pane windows in the construction of two-family attached units 1-26 and 83-128.

V. Recommendation

With the conditions set forth below, staff finds that the proposed Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. In fact, the proposal, with the recommended conditions, will enhance the aesthetics of the property and the developing community.

It is, therefore, recommended that Detailed Site Plan #DSP-19024 be APPROVED with the following conditions, which are intended to enhance the appearance and architectural design of the detached single-family and townhouse units proposed in the South Lake mixed-use community:

1. Detached Single-Family Dwelling Units

A. Alberti Ranch

- (1) On all four models offered in this group, a third window shall be added to provide three architectural features on the left side elevation, and a minimum of three windows or another architectural feature shall be added to the right elevation.

B. Ashbrooke Ranch and Ballenger

- (1) On both side elevations of all models offered in these two groups, a minimum of three windows shall be added to provide three architectural features on these side elevations.

C. Bramante Ranch

- (1) A minimum of three windows shall be added to provide three architectural features on the right side elevations of all of the Bramante Ranch models.

D. Bridgewater

- (1) On Elevation 'A', brick shall be provided on the third car garage. Where partial brick is proposed on the front of the unit, brick shall be continued on the front elevation of the third car garage to the same height as on the rest of the unit. Where a full brick front elevation is shown, the front elevation of the third car garage shall be full brick.
- (2) On Elevation 'B', full brick shall be provided on the front elevation of the third car garage.
- (3) On Elevations 'K' and 'L', the stone veneer finish shall be provided on the front elevation of the third car garage, to the same height as on the rest of the front elevation of the house.

Detailed Site Plan #DSP-19024
Architectural Review of Detached Single-Family Units, Townhouse Units and Two-over-Two Units
South Lake

- (4) On Elevation 'R', the stone veneer and brick finishes shall be provided on the front elevation of the third car garage.

E. Columbia, Hudson and Lehigh

- (1) On Elevations 'A' and 'B', full brick shall be provided on the front elevation of the optional third car garage, rather than it being partial brick and partial horizontal veneer siding.
- (2) On all models in these groups, a window shall be provided on the right side elevation of the third car garage.

F. Corsica

- (1) On Elevations 'A' and 'B', full brick shall be provided on the front elevation of the third car garage of units with side-loaded garages, rather than it being all horizontal veneer siding.
- (2) On Elevations 'C' and 'K', the technique of partial stone and partial horizontal veneer siding (as used on the third car garage of units with front-loaded two-car garages) shall be provided on the front elevation of the third car garage of units with side-loaded garages, rather than it being all horizontal veneer siding.
- (3) On Elevation 'L', the technique of partial brick and partial horizontal veneer siding (as used on the third car garage of units with front-loaded two-car garages) shall be provided on the front elevation of the third car garage of units with side-loaded garages, rather than it being all horizontal veneer siding.

G. Cumberland

- (1) On all four models in this group, a window shall be provided on the right side elevation of the third car garage.
- (2) On all four models in this group, a third window should be provided on the left side elevation.

H. Longwood

- (1) On Elevation 'A', brick shall be provided to watertable height on the front elevation of the optional third car garage, with the rest of that elevation being finished with the horizontal veneer siding. For the house front elevation finished in complete brick, full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished with horizontal veneer siding.
- (2) On Elevation 'B', full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished in all horizontal veneer siding.

Detailed Site Plan #DSP-19024
Architectural Review of Detached Single-Family Units, Townhouse Units and Two-over-Two Units
South Lake

- (3) On Elevations 'K' and 'L', the technique of partial stone and partial horizontal veneer siding shall be provided on the front elevation of the third car garage, rather than it being all horizontal veneer siding.
- (4) On Elevation 'R', the stone veneer shall be provided on the front elevation of the third car garage, rather than it being all horizontal veneer siding.

I. Marymount

- (1) On all five models in this group, at least two additional windows shall be provided on the right side elevation, where no additional garage structure will exist.

J. Normandy

- (1) On Elevations 'A' and 'B', full brick shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in all horizontal veneer siding.
- (2) On Elevation 'C', the combination of stone and horizontal siding, or full brick, whichever is applicable, shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in all horizontal veneer siding as shown.
- (3) On Elevation 'K', the combination of stone and horizontal siding shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in all horizontal veneer siding as shown.
- (4) On Elevation 'L', full brick shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in all horizontal veneer siding as shown.
- (5) On all five models in this group, a full-size window shall be provided on the right side elevation of the third car garage structure.

K. Palladio Ranch

- (1) On all four models in this group, for units with a front-loaded garage, at least one additional window shall be installed on the right elevation to provide a minimum of three architectural features on the right elevation.

L. Powell

- (1) On Elevations 'A' and 'B', full brick should be provided on the front elevation of the optional third car garage available with the front-loaded garage, rather than it being finished in partial brick and partial horizontal veneer siding.

Detailed Site Plan #DSP-19024
Architectural Review of Detached Single-Family Units, Townhouse Units and Two-over-Two Units
South Lake

- (2) On all five models in this group, a full-size window shall be provided on the right side elevation of the dwelling, as well as on the third-car garage, when provided with the front-loaded garage.
- (3) On all five models in this group, a total of at least three windows shall be provided on the left side elevation.

M. Radford

- (1) On Elevation 'A', brick shall be provided to watertable height on the front elevation of the optional third car garage, with the rest of that elevation being finished with the horizontal veneer siding. For the house front elevation finished in complete brick, full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished with horizontal veneer siding.
- (2) On Elevation 'B', full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished in all horizontal veneer siding.
- (3) On Elevations 'K' and 'L', the technique of partial stone and partial horizontal veneer siding shall be provided on the front elevation of the third car garage, rather than it being all horizontal veneer siding.
- (4) On Elevation 'R', the technique of partial stone and partial brick shall be provided on the front elevation of the third car garage, rather than it being all horizontal veneer siding.

N. Roanoke and Saint Laurence

- (1) On Elevations 'A' and 'B', for the house front elevation finished in complete brick, full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished with partial horizontal veneer siding and partial brick.
- (2) On all models in these groups, when provided with the front-loaded garage, a full-size window shall be provided on the right side elevation of the third car garage structure.

O. Savannah

- (1) On all four models in this group, when provided with the front-loaded garage, a full-size window shall be provided on the right side elevation of the third car garage structure.

P. Seneca

- (1) On Elevations 'A' and 'B', for the house front elevation finished in complete brick, full brick shall be provided on the front elevation of the optional third car garage, rather than it being finished with partial horizontal veneer siding and partial brick, or with all siding.

Detailed Site Plan #DSP-19024
Architectural Review of Detached Single-Family Units, Townhouse Units and Two-over-Two Units
South Lake

- (2) On Elevation 'C', the stone base shall also be provided on the front elevation of the third car garage offered with side-loaded garage dwellings, rather than it being finished with all siding.
- (3) On Elevation 'K', the brick base shall also be provided on the front elevation of the third car garage offered with side-loaded garage dwellings, rather than it being finished with all siding.
- (4) On Elevation 'L', the stone base shall also be provided on the front elevation of the third car garage offered with side-loaded garage dwellings, rather than it being finished with all siding. In addition, shutters shall be provided on the second story windows above the garage.
- (5) On all five models in this group, when provided with the front-loaded or side-loaded garage, a full-size window shall be provided on the right side elevation of the third car garage structure.

Q. Versailles

- (1) On Elevations 'A' and 'B', full brick shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in full horizontal veneer siding.
- (2) On Elevation 'C', full brick or stone shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, rather than it being finished in full horizontal veneer siding.
- (3) On Elevation 'K', brick shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, to watertable height, rather than it being finished in full horizontal veneer siding.
- (4) On Elevation 'L', stone shall be provided on the front elevation of the optional third car garage available with the side-loaded garage, to watertable height, rather than it being finished in full horizontal veneer siding.
- (5) On all five models in this group, a full-size window shall be provided on the right side elevation of the third car garage structure.

R. York

- (1) On Elevations 'A' and 'B', full brick shall be provided on the front elevation of the optional third car garage on both the front-loaded and the side-loaded garages, rather than it being finished in full or partial horizontal veneer siding.

Detailed Site Plan #DSP-19024
Architectural Review of Detached Single-Family Units, Townhouse Units and Two-over-Two Units
South Lake

- (2) On Elevations 'C' and 'K', the stone base shall also be provided on the front elevation of the third car garage offered with side-loaded garage dwellings, rather than it being finished with all siding.
 - (3) On Elevation 'L', the brick base shall also be provided on the front elevation of the third car garage offered with side-loaded garage dwellings, rather than it being finished with all siding.
 - (4) On all five models in this group, a full-size window shall be provided on the right side elevation of the third car garage structure.
- S. The same units, or units having the same or similar front elevation shall not be located across the street from each other or next to each, to discourage unit repetition and the same unit or units having a similar front elevation being located next to or directly across the street from each other.

2. Townhouse Dwelling Units

A. Clarendon and Clarendon 3-Story

- (1) All side elevations shall have at least three architectural features, shutters with all windows and brick to at least watertable height.

B. Strauss Attic D, Strauss D, Strauss Attic E, Strauss E, The Urban and The Waverly

- (1) All side elevations not considered highly visible shall have at least three architectural features, and the hard surface material used on the front elevation to at least watertable height.

3. Two-over-Two Dwelling Units

Noise reduction shall be achieved by utilizing upgraded patio doors, foyer entry doors and minimum double pane windows in the construction of two-family attached units 1-26 and 83-128.

**PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING ("CLOSING STATEMENT")
UNDER THE OPEN MEETINGS ACT (General Provisions Article § 3-305)**

This form has two sides. *Complete items 1 – 4 before closing the meeting.*

1. Recorded vote to close the meeting: Date: 3/2/20; Time: ; Location: C14-182;
Motion to close meeting made by: Boato; Seconded by Gardner;
Members in favor: Estevé, Woolly, Boato, Adams, Gardner, Harrison, Ndebumedj; Opposed: ;
Abstaining: ; Absent: .

2. Statutory authority to close session (check all provisions that apply).
This meeting will be closed under General Provisions Art. § 3-305(b) only:

(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"; (2) "To protect the privacy or reputation of individuals concerning a matter not related to public business"; (3) "To consider the acquisition of real property for a public purpose and matters directly related thereto"; (4) "To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State"; (5) "To consider the investment of public funds"; (6) "To consider the marketing of public securities"; (7) "To consult with counsel to obtain legal advice"; (8) "To consult with staff, consultants, or other individuals about pending or potential litigation"; (9) "To conduct collective bargaining negotiations or consider matters that relate to the negotiations"; (10) "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans"; (11) "To prepare, administer, or grade a scholastic, licensing, or qualifying examination"; (12) "To conduct or discuss an investigative proceeding on actual or possible criminal conduct"; (13) "To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter"; (14) "Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process." (15) "To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information . . . or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices."

Continued →

3. For each provision checked above, disclosure of the topic to be discussed and the public body's reason for discussing that topic in closed session.

| Citation (insert # from above) | Topic | Reason for closed-session discussion of topic |
|--------------------------------|---|---|
| §3-305(b) (7) | Consult with counsel to obtain legal advice | Discuss settlement agreement terms |
| §3-305(b) () | | |
| §3-305(b) () | | |
| §3-305(b) () | | |
| §3-305(b) () | | |

4. This statement is made by Samothy G. Ad Presiding Officer.

WORKSHEET FOR OPTIONAL USE IN CLOSED SESSION: INFORMATION FOR SUMMARY TO BE DISCLOSED IN THE MINUTES OF THE NEXT OPEN MEETING. (See also template for summary.)

➤ For a meeting closed under the statutory authority cited above:

Time of closed session: 10:48 pm

Place: Bowie City Hall

Purpose(s): Consult with Counsel to obtain legal advice

Members who voted to meet in closed session: Adams Esteve Gardner Harrison Boyfo Ndebumadu Wolfley

Persons attending closed session: Adams Esteve Gardner Harrison Boyfo Ndebumadu Wolfley Levan Lott Myers Matthews

Authority under § 3-305 for the closed session: (7)

Topics actually discussed: Settlement agreement terms

Actions taken: _____

Each recorded vote: _____

➤ For a meeting recessed to perform an administrative function (§ 3-104): Time: _____

Place: _____

Persons present: _____

Subjects discussed: _____