



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, FEBRUARY 6, 2017

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, February 6, 2017 in the Council Chambers at City Hall. Mayor Robinson called the meeting to order at 8:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Robinson led the Pledge of Allegiance to the Flag.

QUORUM:

In attendance were Mayor Robinson, Councilmembers Esteve, Gardner, Glass (Arrived 8:12 p.m.), Marcos, Polangin and Truth; City Manager Lott, Assistant City Manager Fitzwater, City Attorney Levan, City Clerk Hernandez, Staff, the Press, and the Public.

CITIZEN PARTICIPATION:

1. Lisa Smith, Executive Director for Bowie BIC – Thanked Council for continued support and briefed them on impacts during 2016 for Bowie BIC.

PRESENTATIONS:

- A. Proclamation P-2-17 Congratulating Mr. Fowler on his retirement from BGE. Councilmember Polangin made a motion to approve Proclamation P-2-17, Councilmember Marcos seconded the motion. Motion carried 6-0. Council presented the proclamation to Mr. Fowler.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-In:

1. Mayor Pro Tem Gardner moved the appointment of Roger Farley as a member of the Green Team Executive Committee for a 2-year term. Councilmember Marcos seconded the motion and it carried 6-0.
2. Councilmember Polangin moved the appointment of Shaunda Ross as a member of the Education Committee for a 2-year term. Councilmember Truth seconded the motion and it carried 6-0.
3. Mayor Robinson swore-in Mr. Farley and Ms. Ross to their respective committees.

CITY MANAGER'S REPORT:

City Manager Lott reported: 1) Karrington Development - Storm Water Management plan was submitted to staff for review; preliminary TIFF analysis has been completed by staff, waiting on market analysis from developer. Once staff receives the analysis and makes comparisons then a recommendation can be made to Council. 2) Staff is engaged in 2018 budget review process. 3) Mr. Len Lucchi, City Lobbyist reported on status of SB 178 that deals with the Racetrack property and SB 421 and HB 583 that deals with 18th century worships centers and development restrictions in the surrounding areas of the worship center.

CONSENT AGENDA:

Councilmember Polangin moved the approval of Consent Agenda Items: A) Approval of January 3 Meeting Minutes; B) Approval of Resolution R-5-17 Waiving the Competitive Bidding Requirements of City Charter, Section 61(b) for Good Cause Shown and Enter Into a Three-Year Enterprise Agreement With Microsoft Through SHI; C) Approval of Resolution R-6-17 Accepting Bid for the Design/Build for the Replacement of Two (2) Dry Pit Submersible Pumps at Pump Station #2 Located at 2200 Belair Drive; D) Approval of Letters to Education, Health and Environmental Affairs Committee and Environment and Transportation Committee in support of SB 421/HB583 (Historic Preservation – Development Limitations). Councilmember Esteve seconded the motion and it carried 7-0.

NEW BUSINESS:

A. Auditors Presentation – Mr. Dan Kenney and Mr. Lee Brody with the audit firm CohnReznick LLP presented a review of the City's finances for Fiscal Year 2016; a copy of the reports are on file in the City Clerk's office at City Hall. In the opinion of the audit firm, the City's financial statements are fairly presented, and are in accordance with generally accepted accounting principles. Primary Government Revenue increased over 2016 by \$1.7 million, which is about 3%. Primary Government Expenditures increased by \$3.7 million, which is about 8%, most of the expense is under Public Safety. Mayor Robinson thanked Mr. Kenney and Mr. Brody for their report and City staff for its work.

B. Preliminary Plan #4-16006 Melford Village - Mr. Michael Byrd, Vice Chair for Bowie Advisory Planning Board, presented a report to Council from the Public Hearing held on January 10, 2017 reviewing the applications related to the Preliminary Plan for Melford Village. The Board unanimously voted to approve Preliminary Plan #4-16006 with conditions contained in the staff report as amended.

Mr. Joe Meinert, Bowie Planning Director presented staff's recommendation on the Preliminary Plan #4-16006. The proposed property is 129 acres of the 431.55 acres Melford Property. The existing zoning is M-X-T (Mixed Use – Transportation Oriented). The applicant, St. John Properties, Inc. proposes a mixed-use development consisting of 1,793 dwelling units, including 293 townhouse units, 1,000 multi-family market rate units, 500 senior age-restricted multi-family units and a total of 359,500 sq. ft. of commercial and office uses, including 124,500 sq. ft. of retail uses and 235,000 sq. ft. of office/medical uses. Based on staff's review of the application, staff recommends approval of Preliminary Plan #4-16006 with nine conditions as stated in staff report pages 14 and 15 (Copy on file in City Clerk's Office).

Mr. Robert Antonetti, representing St. John Properties addressed Council on the applicants' position. The Melford Village project complies with the Master Plan and General Plan. The Detailed Site Plans will provide the actual details of what will be built, and the project meets and exceeds all of

the requirements for approval. Mr. Antonetti agreed with the staff recommendation and the conditions contained in the staff report, as amended.

Public Hearing:

1. Jesse Poole, Anzio Court – Not present.
2. M.L. Smith, Tilbury Lane - Spoke against the development.
3. Fiona Moodie, Ithan Lane - Spoke against the development.
4. Dan Gaines, MBA Court (Not in city) – Not present.
5. Mr. & Mrs. Dixon, Crimson Court – Not present.
6. Deborah Sell, Crickmore Trace (Not in city) - Spoke in support of senior living but would like it to be also inclusive of persons with disabilities and/or health issues.
7. Kristi Manuel, Botany Lane – Spoke against the development.
8. Albert Baumann, Brunswick Lane - Spoke against the development.
9. Irene Kaplanis, Brierdale Lane - Spoke against the development.
10. Brian Suddeth - Spoke against the development.

Since there were no more speakers signed up to speak, Mayor Robinson declared the public hearing to have been held.

Councilmember Esteve asked the status of the case before the Maryland Court of Special Appeals in regards to the numbers of units approved by the District Council.

Mr. Antonetti replied that it is on schedule for oral argument in April. The decision the District Council made is a final administrative decision, which is under appeal but nonetheless is a final decision. There is no court order staying that decision therefore the property owner has the ability to move forward at their own risk.

Mayor Pro Tem Gardner asked Mr. Roud if there is any possibility of an access point onto the Melford property off SR 50.

Mr. Roud replied that last they had researched the access point off of SR 50 it would be at a cost of over \$50 million dollars which is not feasible for them to do.

Councilmember Marcos asked if the school surcharge applies to all types of dwellings.

Mr. Antonetti replied that it does apply to all dwellings with the exception of senior housing.


Councilmember Polangin moved the approval of Preliminary Plan #4-16006 with the inclusion of staff's nine recommendations as amended; motion was seconded by Mayor Pro Tem Gardner. Motion carried 6-1 (Esteve).

ADJOURNMENT:

Mayor Pro Tem Gardner moved to adjourn the City Council meeting. Councilmember Truth seconded the motion and it carried 7-0. The meeting adjourned at 10:22 p.m.

February 6, 2017

Respectfully submitted,


Awilda Hernandez, MMC
City Clerk