



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, MARCH 6, 2017

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, March 6, 2017 in the Council Chambers at City Hall. Mayor Robinson called the meeting to order at 8:03 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, 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. Raaheela Ahmed, Prince Georges County School Board – Briefed Council on proposed funding for school maintenance that will be discussed during the County budget process.
2. Gwen McClain-Digby, Diversity Committee – Spoke about Women's Heritage month.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-In:

1. Councilmember Polangin moved the appointment of Tanikka Carter Greenleaf as a member of the Community Outreach Committee for a 2-year term. Councilmember Esteve seconded the motion and it carried 6-0. Mayor Robinson swore-in Ms. Greenleaf.

CITY MANAGER'S REPORT:

City Manager Lott reported: 1) Pilot program for scrap food collections and composting will begin in the neighborhoods of Yorktown, Victoria Heights, and Overbrook on April 19th. 2) Mr. Cornwell, City Emergency Manager, is working on putting together a list of required training for employees per the National Incident Management System (NIMS).

CONSENT AGENDA:

Councilmember Polangin moved the approval of Consent Agenda Items: A) Introduction of Ordinance O-1-17 Amending Chapter 5, "Building and Property Maintenance", of the City of Bowie Code, Article II, "Housing and Property Maintenance Code", Section 5-9, "Licensing and Inspection of

MAYOR G. Frederick Robinson **MAYOR PRO TEM** Henri Gardner

COUNCIL Michael P. Estève ♦ Courtney D. Glass ♦ James L. Marcos ♦ Diane M. Polangin ♦ Isaac C. Truth **CITY MANAGER** Alfred D. Lott
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Rental Dwellings”, to Provide That Owners of Rental Properties Must Certify That Such Properties are in Compliance With the State’s Lead Inspection Certificate Requirements; B) Approval of Resolution R-11-17 Waiving the Competitive Bidding Requirements of Section 61 of the City Charter to Allow for the Purchase of Citizen Request Management Software from Accela; C) Approval of Resolution R-12-17 Approving the Fifth Amendment to the Lease Between the City of Bowie and Bowie Golf Management, Inc.; D) Approval of Resolution R-13-17 Accepting Bid to Replace Water Well #4R Located at the Water Treatment Plant. Councilmember Truth seconded the motion and it carried 6-0.

NEW BUSINESS:

A. Conceptual Site Plan #CSP-16007 – Mr. Frank Stevens, City Planner, summarized the staff report. The applicant, RWSC, LLC proposes 150-200 attached residential dwelling units and approximately 20,000 sq. ft. of commercial/retail uses on a 19.03-acre site (Amber Ridge). The subject property is located on the western side of southbound U.S. Route 301, approximately 1,200 ft. south of the Mitchellville Road intersection and it is zoned M-X-T (Mixed Use – Transportation Oriented), where the proposed uses are permitted by right under the Prince George’s County Zoning Ordinance. Project does conform to the Master Plan in terms of mixed use proposed. Based on staff’s review of the application, staff recommends approval of #CSP-16007 with eight conditions as stated in staff report pages 15 and 16 (Copy on file in City Clerk’s Office).

Mr. Carl Schuettler, Chair for Bowie Advisory Planning Board, presented a report to Council from the Public Hearing held on February 28, 2017 reviewing the application related to the Conceptual Site Plan. The Board voted 3-0-1 (Avery Abstained) to disapprove Conceptual Site Plan #CSP-16007.

Mr. Matthew Tedesco with law firm McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A. representing RWSC, LLC, addressed Council on the applicants’ position. Mr. Tedesco stated that his clients are in agreement with staff recommendations and conditions contained in the staff report.

Public Hearing:

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

Councilmember Truth has concerns with traffic exiting on to Rt. 301 that wants to travel north trying to make u-turns at the light on Pointer Ridge Drive.

Councilmember Esteve asked what is the maximum number of residential development that can be built on the site. Mr. Stevens replied that it all depends on what is proposed on the preliminary subdivision stage, the trip limitations and the square footage of commercial usage that is eventually developed on the site. There will be a trip count cap put on the development at preliminary stage and at that time staff will know the number of units and the square footage of the commercial retail uses.

Councilmember Truth stated for the record that although trip counts are very important, that is not the key component for this project, the key component is public safety and it would be detrimental if there were no traffic light or crossover going to Rt. 301 north. Councilmember Truth then made a motion to approve Conceptual Site Plan #CSP-16007 with staff’s eight recommendations the addition of flipping the order of staff recommendation #1 and #3; and the inclusion of “board on board fence buffer” in recommendation #8, Councilmember Polangin seconded the motion. Motion passed 5-1 (Esteve).

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ADJOURNMENT:

Mayor Pro Tem Gardner moved to adjourn the City Council meeting. Councilmember Marcos seconded the motion and it carried 6-0. The meeting adjourned at 9:12 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Awilda Hernandez". The signature is fluid and cursive, with a large, stylized initial "A".

Awilda Hernandez, MMC
City Clerk