



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

## REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, OCTOBER 16, 2017

### CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, October 16, 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, Marcos, Polangin and Trough; City Manager Lott, Assistant City Manager Fitzwater, City Attorney Levan, City Clerk Hernandez, Staff, the Press, and the Public.

### COUNCIL ANNOUNCEMENTS:

Mayor Robinson summarized the results of the SCMAGLEV meeting that was held by Maryland Transit Authority on Saturday, October 14<sup>th</sup> at Bowie State University. Two of the proposed routes that would have passed thru the City have been removed from the program. That leaves one route, which is known as E1; this route spreads across the very top of the northwestern part of the City (Old Bowie), down Rt 564 and pass Bowie State University. Based on conversations the Mayor had with a number of State officials he feels confident that this last route will also be removed. Mayor Robinson thanked all the residents, Councilmembers, and the 23<sup>rd</sup> Delegation that have come out and expressed their concerns as well.

Councilmember Polangin thanked the Mayor for his leadership and guidance on this issue.

### CITY MANAGER'S REPORT:

City Manager Lott reported that the City's annual audit is going well, also on the Personnel side the Assistant Finance Director position will be posted until Friday and hoping to get good qualified applicants. The Assistant City Manager position will be posted tomorrow with the objective to fill that position in the first two weeks of January.

### CONSENT AGENDA:

Councilmember Polangin moved the approval of Consent Agenda Items: A) Approval of October 2 Meeting Minutes; B) Approval of Resolution R-59-17 By Two-Thirds Vote Waiving the Competitive Bidding Requirements of the City Charter to Allow the City to Enter Into Contracts With Various Snow Plow Contractors That May Exceed \$25,000 in Aggregate Value; C) Approval 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. Trough    **CITY MANAGER** Alfred D. Lott  
City Hall (301) 262-6200    FAX (301) 809-2302    TDD (301) 262-5013    WEB [www.cityofbowie.org](http://www.cityofbowie.org)

Resolution R-61-17 Adopting an Annexation Plan for the Annexation of Parcel 78, Also Known As The Bowie Ice Arena Site, Owned by the City of Bowie, and a Portion of Parcel 22, Both Shown on Prince George's County Tax Map 54, and a Portion of US 50 Right-of-Way Between the Existing Corporate Limits and Church Road; D) Approval of Resolution R-63-17 Approving an Amendment to the Solar Power Purchase Agreements Between the City of Bowie and SolarCity Corporation to Modify the Kilowatt Hour Rate, Solar Equipment, Array 2 Configuration and Commercial Operation Dates for the Solar Arrays Located on the City Owned Entzian Property. Mayor Pro Tem Gardner seconded the motion and it carried 7-0.

OLD BUSINESS:

A. City Development Review Guidelines and Policies - Mr. Joe Meinert, Planning Department Director, summarized the staff report on the proposed guidelines. Council conducted a public hearing on the proposed revisions on August 7, Council received staff recommendations and heard from three speakers during that hearing. The Economic Development Committee requested more time to finalize a position statement, at the conclusion of the public hearing, Council decided to leave the record open until October 16 to allow the Economic Development Committee to prepare their comments. Attached is a copy of the comments presented by the Economic Development Committee.

Councilmember Esteve asked about the notification requirement for potential development or redevelopment stakeholders meeting. Currently the standard is 500 feet of the subject property; I think we have found that depending where the development is located that that minimum can be small. Would staff consider increasing it to 1,000 feet?

Mr. Meinert replied that the 500 feet is the starting minimum and that if staff determines that the notification mailing should be expanded beyond 500 feet it will do so. Staff will also be following the new guidelines in the City's Communication Plan.

Councilmember Esteve made it known that he has concerns about mixed-use development in the Mainstreet Activity Centers.

Since comments from the Bowie Economic Development Committee have been received, Mayor Robinson declared the public hearing closed.

Councilmember Truth expressed that he is also concerned with the 500 feet minimum requirement of notification for development stakeholders meeting. He would like to include a hyperlink to the City's Communication Plan under the notification paragraph.

Councilmember Marcos made a motion to approve the Development Review Guidelines Public Hearing Draft. Councilmember Truth seconded the motion. Motion passed 7-0.

NEW BUSINESS:

A. Whitemarsh Park Capital Improvements – Public Works Director George Stephanos introduced Mr. Aaron Smith from A. Morton Thomas and Associates, Inc. who briefed Council on the proposed improvements for Whitemarsh Park.

In 2011, a Master Plan for the park was completed primarily focused on the developed areas of the park on four key issues: (1) inadequate access and parking; (2) heavy demands for existing athletic fields; (3) lack of infrastructure (improved parking and restrooms); and (4) preservation of the extensive natural area. Design is currently underway for five phased projects to implement the majority of the Master Plan recommendations: (1) extension of the City sanitary sewer to park facilities; (2)

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construction of a pedestrian plaza, playground and new restroom/concessions building; (3) parking improvements and modifications to playing fields; (4) additional parking improvements; and (5) additional parking to support the Bowie Playhouse at a cost of \$7.6M. Funds for construction of the first two phases have been appropriated in fiscal year 2018. Subsequent phases are listed in the CIP for funding in future years beyond 2023.

Councilmember Polangin asked if the parking areas are pervious or impervious. Mr. Smith replied that they will be impervious.

Councilmember Esteve asked what could be done to minimize the environmental impact of all this new parking. Mr. Smith replied that this design would actually be capturing all the stormwater off of the parking areas and treating them in micro bio-retention areas that will be incorporated in the islands between the parking areas.

Councilmember Truth asked if synthetic turf fields will be used. Mr. Smith replied that the fields will all be natural, not synthetic.

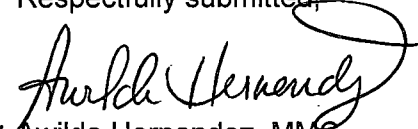
Mayor Robinson stated that as the plan progresses in the parking design to make sure that adequate handicap parking be included, while keeping as much green space as possible.

Mayor Robinson thanked staff and Mr. Smith for the briefing.

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 8:37 p.m.

Respectfully submitted,

  
Awilda Hernandez, MMC  
City Clerk