



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

## REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, OCTOBER 1, 2018

### CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, October 1, 2018 in the Council Chambers at City Hall. Mayor Pro Tem Gardner called the meeting to order at 8:00 p.m.

### PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Pro Tem Gardner led the Pledge of Allegiance to the Flag.

### QUORUM:

In attendance were Mayor Pro Tem Gardner, Councilmembers Esteve, Marcos, Truth and Woolfley, City Manager Lott, Assistant City Manager Mears, City Clerk Hernandez, City Attorney Levan, Staff, Press and the Public.

### CONSENT AGENDA:

Councilmember Woolfley moved the approval of Consent Agenda Items: A) Approval of Proclamation P-13-18 Proclaiming October 5, 2018 as Energy Efficiency Day in the City of Bowie; B) Approval of Resolution R-68-18 Approving Variance Application BV-9-18, a Request by Maggie McLawhorn to Validate the Construction of Approximately 49 Linear Feet of Six Foot High Wooden Fencing Along Raritan Lane When, According to the Prince George's County Zoning Ordinance, Such Fencing Shall not be More Than Four Feet High, at 12302 Rockledge Drive; C) Approval of Resolution R-69-18 Accepting a Proposal for an Agreement for Architect/Engineering Open End Contract – Category 3. Councilmember Marcos seconded the motion and it passed 5-0.

### NEW BUSINESS:

A. Pecan Ridge Conservation Subdivision Proposal – Mr. Joe Meinert, City Planning Director summarized the staff report. The developer, Caruso Homes, Conservation Sketch Plan is for development of an 80-lot subdivision of single-family, detached homes on 42 acres located at the end of Old Laurel Bowie Road (now known as Lloyd Station Road), adjacent to the WB&A Trail. The location of the site is within the possible growth limits identified in the City Council's Annexation Policy (R-12-06). The developer would like to have the property annexed prior to any development occurring on the site. All road and stormwater management reviews and permitting would be through the City. A preliminary assessment of the fiscal impact of the project by staff indicates a positive net impact on the City.

Mr. Edward Gibbs with Gibbs & Haller representing the developer, Caruso Homes, stated that the purpose of a conservation subdivision is to protect the character of the land through the permanent preservation of farmland, woodland, sensitive natural features, scenic and historic landscapes, vistas and unique features of the site.

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

**COUNCIL** Michael P. Estève ♦ Courtney D. Glass ♦ James L. Marcos ♦ Isaac C. Truth ♦ Dufour Woolfley    **CITY MANAGER** Alfred D. Lott  
**City Hall** (301) 262-6200    **FAX** (301) 809-2302    **TDD** (301) 262-5013    **WEB** www.cityofbowie.org

**Public Hearing:**

1. Bruce Milam, Lloyd Station Road – Spoke against the development, there is not enough access in and out of development.
2. Nancy Johnson, 10<sup>th</sup> Street – Spoke against the development, traffic pattern is dangerous.
3. Aviva Nebesky, Lloyd Station Road – Spoke against the development, suggest Council hold off on annexation at least until M-NCPPC approves the plans first.
4. Marsha Salzberg, Manvel Lane – Spoke against development, what is in it for residents.
5. Antonio Ruiz, Orchard Run Drive – Spoke against the development, most neighborhoods do not know the area as Pecan Ridge.
6. Gwendolyn Morgan, Normal School Road – Spoke against the development.

Since there were no more speakers signed up to speak, Mayor Pro Tem Gardner declared the Public Hearing to have been held.

Councilmember Esteve stated that there is major concern with the road access from 11<sup>th</sup> Street with the current residents as well as new development in the middle of a rural/farming area.

Councilmember Woolfley asked if they have an idea on how they will address the runoff/flooding issues. Mr. Gibbs responded that they would have an approved stormwater management plan so that they will not increase runoffs either by the City or by the County, as well as a sediment erosion control plan for development purposes.

Councilmember Truth asked staff if the developer does not follow this plan what will be the max number of homes they can build. Mr. Meinert responded that the number of homes is dictated by the zoning not the conventional or conservation plan.

Councilmember Esteve made a motion to direct staff to begin the process of reviewing an annexation possibility with the developer but only after Council has reviewed and voted on the Preliminary Plan of subdivision. Councilmember Woolfley seconded the motion. Motion passed 4-1 (Truth).

B. South Lake (Karington) Tax Increment Financing Application – Mr. Daniel Mears, Assistant City Manager summarized the staff report. Mr. Mears was joined by Jennifer Dierksen, City's Financial Advisor with Davenport & Company and Lindsey Raider, City's Bond Counsel with Funk & Bolton. The application itself is intended to be a joint tax increment financing project between Prince George's County and the City of Bowie. The TIF bonds themselves will be used to fund public infrastructure improvements those would be to Rt 214, Rt 301, Old Central Avenue, also lake improvements. These have been in discussion between the County and the developer. The TIF bonds would be issued through Prince George's County and as such the City of Bowie would not be pledging its full faith and credit to these bonds. The pledge associated with this TIF application would just be for the increment of improved real estate taxes associated with the project. If the tax increment revenues are not sufficient to cover debt service in any given year, the City will still be financially protected as a special tax on property owners within the TIF district will be assessed to pay debt service on the TIF bonds. If the City decides to support the TIF, the City would annex the South lake area into its boundaries, thus automatically expanding its tax base by an estimated \$11.4 million.

**Public Hearing:**

1. Albert Baumann, Brunswick Lane – Spoke against the TIF financing request.

2. Larry Swank, Scarlet Lane – Spoke against the TIF request.

Since there were no more speakers signed up to speak, Mayor Pro Tem Gardner declared the Public Hearing to have been held.

Councilmember Esteve stated that this project over the course of the long term will have a positive net effect on the City, that the revenue we ultimately collect from the TIF and beyond will ultimately exceed what we expect to expend as far as new services. With that said, he does have a concern with this not being the best way to use a TIF.

Councilmember Woolfley asked why the County could not do the entire financing. Mr. Mears responded that he does not have all the projections before him and would not be able to answer that question this evening.

Councilmember Woolfley then asked who selected Municap. Mr. Mears responded that the developer chose them.

Councilmember Truth stated that the City's TIF Policy has 5 objectives with a minimum of just one needing to be met. Staff reported that four out of the five have been met for this project, can staff tell us what the significance of that is. Economic Development Director, John Henry King responded that the one objective not met is the elimination of blighted properties, which there are none on this property.

Councilmember Woolfley asked how does the City know that the "But-for" test has been performed and there is no other way of financing. Mr. King responded that he personally spoke to other finance institutions and it cannot be done.

C. South Lake (Karington) Introduction of TIF Resolution R-64-18 – Mr. John Henry King, Bowie Economic Development Director briefed Council on the purpose of this resolution. It is the bridge between the application for Tax Increment Financing and the first step necessary to initiate annexation.

Councilmember Truth made a motion to introduce Resolution R-64-18 Expressing the Intent of the City Council to Approve the Establishment of a Tax Increment Financing ("TIF") District for the Subdivision Known as "South Lake" (Formerly, "Karington") on Terms and Conditions Set Forth in an Application for the Establishment of a TIF District Submitted by Karington, LLC, as Modified. Councilmember Marcos seconded the motion. Motion passed 3-2 (Esteve, Woolfley). Public Hearing will take place at the October 15 Council meeting.

ADJOURNMENT:

Councilmember Marcos moved to adjourn the Regular City Council meeting. Councilmember Truth seconded the motion and it carried 5-0. The meeting adjourned at 10:36 p.m.

Respectfully submitted,



Awilda Hernandez, MMC  
City Clerk