



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

## REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, JULY 1, 2019

### CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, July 1, 2019 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, Marcos, Senn-Carter, Truth, and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez, Staff, the Press and the Public.

### CITY BOARDS AND COMMITTEES:

#### A. Appointments/Reappointments/Swearing-In:

1. Mayor Robinson moved the reappointment of Valerie Hall-Yancey and John Scoulios as members of the Administrative Review Board for a 2-year term. Councilmember Esteve seconded the motion and it carried 7-0.
2. Mayor Pro Tem Gardner moved the reappointment of Michael Byrd and Deidre Trass as members of the Advisory Planning Board for a 2-year term. Councilmember Truth seconded the motion and it carried 7-0.
3. Councilmember Senn-Carter moved the reappointment of Kathleen Parker, Marion Shipman, Sr. and Margaret Suddeth as members of the Arts Committee for a 2-year term. Councilmember Marcos seconded the motion and it carried 7-0.
4. Mayor Robinson moved the reappointment of Gail Elkins and Jacqueline Brooks-Rhone as members of the Board of Personnel Appeals for a 2-year term. Councilmember Truth seconded the motion and it carried 7-0.
5. Councilmember Senn-Carter moved the reappointment of LaAndra DeShields, Sharon Hunt, Tola Idowu and Dr. Marsie Lyn Ross as members of the Community Outreach Committee for a 2-year term. Councilmember Woolfley seconded the motion and it carried 7-0.
6. Mayor Pro Tem Gardner moved the reappointment of Karl Stehmer as member of the Community Recreation Committee for a 2-year term. Councilmember Marcos seconded the motion and it carried 7-0.
7. Councilmember Woolfley moved the reappointment of Grace Alheri Abdu, Bola Odejimi and Gwendalina McClain-Digby as members of the Diversity Committee for a 2-year term. Councilmember Esteve seconded the motion and it carried 7-0.

8. Councilmember Marcos moved the reappointment of Asuntha Chiang-Smith, Sherman Ragland, Andrew Roud and Leroy "Lee" Tillery as members of the Economic Development Committee for a 2-year term. Councilmember Truth seconded the motion and it carried 7-0.
9. Mayor Pro Tem Gardner moved the reappointment of Jacqueline Lord and Dr. Norma Martof as members of the Environmental Advisory Committee for a 2-year term. Councilmember Esteve seconded the motion and it carried 7-0.
10. Mayor Robinson moved the reappointment of Ismael "Vince" Canales, John "Jay" Fagan, Alan Kolski, Karl Stehmer and Daniel Thomas as members of the Ethics Commission for a 2-year term. Councilmember Esteve seconded the motion and it carried 7-0.
11. Councilmember Esteve moved the reappointment of Muzar Jah, Meglan Knights, Tiffany Lightbourn and Patricia Peterson as members of the Financial Advisory Committee for a 2-year term. Councilmember Truth seconded the motion and it carried 7-0.
12. Mayor Pro Tem Gardner moved the reappointment of Dustin Kuzan, Jacqueline Lord and Larry Marx as members of the Green Team Executive Committee for a 2-year term. Councilmember Senn-Carter seconded the motion and it carried 7-0.
13. Councilmember Esteve moved the reappointment of James Coliton and Michael Gregory Paynes as members of the Information Technology Committee for a 2-year term. Councilmember Woolfley seconded the motion and it carried 7-0.
14. Councilmember Truth moved the reappointment of Earl Braxton and Jeffrey Cooper as members of the Public Safety Committee for a 2-year term. Councilmember Esteve seconded the motion and it carried 7-0.

#### COUNCIL ANNOUNCEMENTS:

Mayor Robinson reminded residents of the Independence Day Celebration that will take place on July 2 at Baysox Stadium starting at 7:00 p.m. with the Fabulous Hubcaps.

#### CONSENT AGENDA:

Councilmember Truth moved the approval of Consent Agenda Items: A) Approval of Resolution R-46-19 Accepting Bid for the Replacement of Water Main in the Heather Hills Section; B) Approval of Resolution R-48-19 Accepting Bid for Pipping Repair at Sewer Pump Station #1; C) Approval of Resolution R-49-19 Accepting a Bid Proposal for Temporary Labor Services; D) Approval of Resolution R-50-19 Accepting Bid Proposal for Street Resurfacing and Cold Milling. Councilmember Senn-Carter seconded the motion and it passed unanimously.

#### OLD BUSINESS:

A. Approval of Ordinance O-5-19 Amending Bowie City Code Chapter 26, "Zoning", Article I "In General" Section 26-2 "Fences", to Implement Additional the Authority Granted by Prince George's County by CB-01-2019. To Impose Stricter Restrictions on Fences Than Those Set Forth in the County's Zoning Ordinance; to Make Various Corrective and Clarifying Amendments to Chapter 26, Article II, "Municipal Zoning Authority"; and to Repeal Chapter 26, Article III, "Service Volume Standards for City Streets" – City Counsel Levan summarized the staff report. In its 2017-2018 session, the Maryland General Assembly approved HB 410, allowing Prince George's County to authorize municipalities to enact regulations for fences that are less restrictive than the County's. The law became effective October 1, 2018. At the City's request County Council Chair Todd Turner sponsored CB-1-2019, which enacted the State Law enabling provisions regarding fences in municipalities. Ordinance O-5-19 incorporates the provisions of CB-1-2019.

**Public Hearing:**

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

Councilmember Woolfley made a motion to approve the following Amendment to Ordinance O-5-19 as stated by City Counsel Levan; "Section 22 should state that this Ordinance shall become effective thirty (30) days after its enactment by the Council of the City of Bowie, Maryland or upon approval by the Prince George's County Council whichever comes second, provided that a fair summary of this ordinance is published at least once prior to the date of passage and at least once within ten (10) days after the date of passage in a newspaper having general circulation in the City. Councilmember Esteve second the motion. Motion passed unanimously. Councilmember Esteve made a motion to adopt Ordinance O-5-19 with the amendment. Councilmember Woolfley seconded the motion. Motion passed unanimously.

**NEW BUSINESS:**

A. The Bowie BIC—Bowie's Incubator – Executive Director Ms. Lisa Smith presented an update on the program. Bowie BIC has currently 9 client companies, 184 client reported jobs with a client corporate revenue of \$9.5 million annually.

B. Detailed Site Plan for Melford Mansions – Mr. Joe Meinert, Planning Director summarized the staff report. The plan presented by the developer St. John Properties, Inc., includes construction of 435 multi-family dwelling units on 11 +/- acres of land. The aggregate total building square footage is approximately 705,000 square feet, which includes an approximate 12,000 square foot clubhouse and approximately 133,000 square feet of garage parking. This request did go to a stakeholders meeting on May 28, with nine residents attending the meeting. Discussion was had on what the buildings would look like and traffic impact of the proposal. Staff recommends approval of the Detailed Site Plan for Melford Mansions with the inclusion of the eight conditions stated in the staff report and a change to condition #8 to state Technical Final Stormwater Plan. (Copy on file in City Clerks Office).

Mr. Robert Antonetti, with the firm Shipley and Horne, P.A. representing St. John's Properties, Inc. stated that the applicant is in agreement with the conditions of 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 Marcos made a motion to approve the DSP for Melford Mansions with staff recommendations. Mayor Pro Tem Gardner seconded the motion. Motion passed 5-2 (Esteve, Woolfley).

C. Detailed Site Plan for Infrastructure, Melford Apartments (Eastern Wrap Building) - Mr. Joe Meinert, Planning Director summarized the staff report. The applicant St. John Properties, Inc., presented plans for infrastructure associated with a future 472-unit multi-family building on approximately 6.9 acres located at the end of Lake Melford Avenue on the north side of the roadway. Staff recommends approval of the Detailed Site Plan for Infrastructure for the Berkleigh multi-family residential wrap building.

**Public Hearing:**

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

Councilmember Marcos made a motion to approve DSP for Infrastructure at Melford Apartments. Councilmember Truth seconded the motion. Motion passed 4-2 (Esteve, Woolfley, Gardner not present for vote).

D. Bowie Ice Arena – Reconsideration of the referendum question for the new ice arena. Councilmember Senn-Carter made a motion to reconsider and rescind the referendum question for the new ice arena. Councilmember Truth seconded the motion. Motion passed 5-2 (Esteve, Woolfley).

E. New Ice Arena Contract Award and Approval of Resolution R-52-19 – City Manager Lott introduced the project manager, Mr. Ed Newman with Hill International, who summarized the contractor selection process. Legal notices were placed and requests for Statements of Qualifications (SOQ) were distributed to general contracting firms that expressed interest for the new ice arena project. SOQ's were opened on November 19, 2018. A total of twelve SOQ's were received. City staff along with project manager (Hill International, Inc.) and project architect (HG Architects) evaluated the submitted SOQ's in order to pre-qualify the top firms based upon the quality of their submittals. Six firms were pre-qualified and asked to submit bids for construction of the Bowie Ice Arena. Bids were received on April 17, 2019. Staff recommends approval of Resolution R-52-19 approving Costello Construction as the general contracting firm for the Bowie Ice Arena project for the contract cost of \$21,695,000.

**Public Hearing:**

1. Keelan Moxley, Chesapeake Village Blvd. – Spoke in support of the ice arena project.
2. Jason Dougal, Royal Glen Ave. – Spoke in support of the ice arena project and courts.
3. Logan Dougal, Royal Glen Ave. – Spoke in support of ice arena project.
4. Carlos Del Castillo, Stafford Lane – Spoke in support of the ice arena project.
5. Lina Younes, Bracken Ct. – Spoke in support of both recreation facilities, ice and courts.
6. Shani Bagley, Heatherstone Dr. – Spoke in support of both recreation facilities, ice and courts.
7. Linda Bailey, Medina Lane – Spoke against the ice arena project.
8. Kenzie Thomas, Angus Ct. – Spoke in support of the ice arena project.
9. Mia Nahas, St. Johns Chaple Rd. – Spoke in support of the ice arena project.
10. Valerie Couture, Conor Dr. – Spoke in support of the ice arena project.
11. Lisa Couture, Conor Dr. - Spoke in support of the ice arena project.
12. Felicia Snyder, York Ln. - Spoke in support of the ice arena project and courts.
13. Abigail Snyder, York Ln. - Spoke in support of the ice arena project and courts.
14. Brenda James, Dunstable Ct. – Spoke against ice arena project.
15. Milly Hall, Dunstable Ct. – Spoke against ice arena project.
16. Jennifer Seekford, Tornado Ln. – Spoke in support of the ice arena project.
17. Christina Brinta, Chincoteague Ln. – Spoke in support of the ice arena project.
18. Tom Kruchten, Felter Ln. – Spoke against ice arena project, needs referendum vote.
19. Kevin Doby, Philmont Ln. – Spoke against ice arena project, concerns with safety on Church Road.
20. Nicole Mulea, Muirfield Dr. – On behalf of Peggy Brown, spoke in support of ice arena project.
21. Michelle Gaulty, Peachtree Ct. – Spoke in support of ice arena project.
22. Christina Hart, Pleasant View Dr. – Spoke in support of ice arena project.
23. Aidan Gunn, Reston Ln. – Spoke in support of ice arena project and courts.

July 1, 2019

24. Michael Brown, Duncannon Ct. – Spoke against ice arena project, concerns with traffic on Church Road.
25. Mariah Narain, Piller Ln. – Spoke in support of ice arena project.
26. Jason Seaton, Shawmont Ln. – Spoke in support of ice arena and courts.

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

Councilmember Marcos made a motion to approve and proceed with current Ice Arena project and direct staff to prepare a report that is site specific and cost specific project idea for indoor courts and present to Council at the October 7 or 21 Council meeting. Mayor Robinson seconded the motion. Motion passed 5-2 (Esteve, Woolfley).

ADJOURNMENT:

Mayor Pro Tem Gardner moved to adjourn the Regular City Council meeting. Councilmember Senn-Carter seconded the motion and it carried 7-0. The meeting adjourned at 11:50 p.m.

Respectfully submitted,



Awilda Hernandez, MMC  
City Clerk