

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager

SUBJECT: *Status Report*

DATE: December 12, 2013

1. Collington Plaza

Bowie's Collington Plaza Shopping Center has a new owner – Phillips Edison & Company from Cincinnati, Ohio. This is the third retail property they have acquired in Maryland. The company describes themselves this way:

Phillips Edison & Company is a fully integrated retail real estate company with a portfolio of more than 29 million square feet of shopping centers across the country. Since 1991, our primary mission has been to purchase under-performing, grocery-anchored properties and maximize their value through hands-on leasing, management and redevelopment.

2. Leaf Disposal

The City's curbside leaf collection ends on December 19, 2013, weather permitting. It is estimated that 1,200 tons of leaves will have been collected. The Public Works Department has identified a Calvert County contract with Recycled Green Industries, Inc. (RGI) for the processing and hauling of bulk leaves, which meets the City's needs, at a cost of \$21.00 per ton. RGI will use the City's scale to weigh each load as it leaves the Public Works facility.

The Public Works Department recommends that we "piggyback" on the Calvert County Contract for the processing and hauling of bulk leaves by Recycled Green Industries, Inc. in an estimated amount of \$25,200. These funds will come out of the Solid Waste Disposal Fees account.

As provided by Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to issue a purchase order to Recycled Green Industries, Inc. for the processing and hauling of bulk leaves at \$21.00 per ton.

3. Adnell (Huntington City) Annexation Boundary

On Monday, December 9th, staff held an informational meeting at the Huntington Community Center for residents of the 5th Street/Chestnut Avenue neighborhood, which abuts the Adnell-Huntington City lots on Third Street, Fourth Street, Fifth Street and Myrtle Avenue that are scheduled to be annexed under an agreement made with the original developer, Hunt Valley Developers, LLC. Staff has recommended including the 5th and Chestnut neighborhood in the annexation because City service vehicles would have to drive through the neighborhood to access the Adnell-Huntington City community. This would compound the amount of service vehicle traffic going through the 5th and Chestnut neighborhood if the County continues to provide trash and snow removal there. Staff mailed notices by certified mail to 34 residents and property owners, and also sent notices via regular mail, one week prior to Monday's meeting. Only one resident attended the meeting. The resident rents a house on 6th Street, which is already located in the City; however, the rear portion of that property lies outside the City limits and would be included in the annexation area proposed by staff. This week's meeting was the second meeting held to inform residents and property owners of the potential annexation. The first meeting was held on September 18th, and no one attended, although one property owner contacted the City with several questions. Since the neighborhood has not responded to the City's invitations to discuss annexation, staff will draft the Annexation Resolution with an annexation boundary that includes 5th Street and Chestnut Avenue, from the current City limits to Third Street. We expect to have the documents ready for a January introduction.

4. Bowie Town Center Stormwater Management Pond

The Maryland Department of the Environment, Dam Safety Division has required the City of Bowie to submit an Emergency Action Plan for the Bowie Town Center Stormwater Management Pond. The Public Works Department has located a contract with Charles P. Johnson Associates (CPJ) through the City of Rockville (Contract# 12-12 Category M) upon which we will be able to piggyback. Funds for this work will come out of the Stormwater Management Professional Services account.

As provided by Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to issue a purchase order to Charles P. Johnson Associates (CPJ) in the amount of \$10,630 for the engineering work and analysis of an Emergency Action Plan.

5. Walmart Special Exception - Planning Board Review

At their meeting this morning, the Prince George's County Planning Board chose to not review the Special Exception application for Walmart. Therefore, the M-NCPPC staff recommendation of disapproval becomes the Planning Board recommendation, and it will be transmitted by cover memo to the Zoning Hearing Examiner. Our understanding is that the ZHE may be scheduling their hearing in late February.

6. Melford Conceptual Site Plan Submission

Today, St. John Properties delivered their formal submission for "Melford Village", as the project is now called. The submission includes the Conceptual Site Plan and Tree Conservation Plan, Design Guidelines, Historic Preservation Analysis and a traffic

study. Pursuant to the current covenants on the property, St. John must file the Conceptual Site Plan with the City prior to any application being made with Prince George's County. The documents are available for public review in the Planning Department. A Stakeholders Meeting has been tentatively scheduled for Wednesday, January 15, 2014 at 7:00 p.m. at City Hall.