

## Comparison of what Neighboring Counties charge Builders per New Home

The following analysis compares what other Counties in Maryland would have collected had they had the same enrollment growth that How

	Howard County <sup>1</sup>	Anne Arundel	Frederick	Prince George's <sup>2</sup>	Montgomery <sup>4</sup>
Enrollment Growth	1,061	1,061	1,061	1,061	1,061
Fee per New Home	2,480	7,344	14,426	15,185	25,944
Total Fees Collected	2,631,280	7,791,984	15,305,986	16,111,285	27,526,584

Source:

County Development Impact Fees and Building Excise Taxes in Maryland, Department of Legislative Services 2013  
<http://mgaleg.maryland.gov/pubs/budgetfiscal/2013-impact-fees-excise-taxes.pdf>

Footnotes

- 1 Assumes 2000 square foot house
- 2 \$1.24 per square foot x 2000 square feet
- 3 Outside Capital Beltway
- 4 Montgomery also charges a surcharge of \$2 per square foot over 3500 sq feet up to a maximum of 8,500

# Elementary Schools Northern Region

**Need:**

The region is currently over 110 percent capacity utilization with enrollment growth projected at four (4) out of six (6) schools.

**Strategy:**

Adjust school boundaries to alleviate overcrowding at Manor Woods ES and continue planning for new capacity in the Turf Valley area. Growth at Centennial Lane ES, Hollifield Station ES, Manor Woods ES, and St. John's Lane ES is projected to continue. With the 2018 opening of the Waverly ES Phase II addition, this capital improvement can provide interim relief; however, as other Northern region schools are renovated in future capital budgets and land is acquired, consideration should be given to additional capacity.

Measures to manage the anticipated growth includes school boundary adjustments to take advantage of the available seats at Bushy Park ES, Clarksville ES, Dayton Oaks ES, Triadelphia Ridge ES, and West Friendship ES. Student enrollment at Turf Valley, and within the entirety of the northern region, will continue to rise despite the capital investments that are to be completed in 2018. It remains a sound practice to land bank sites in the area, particularly a site in Turf Valley. Complete details are outlined in Section 5 of this report. Maps detailing changes can be found in Appendix C.

Figure 4.4

Elementary schools of the Northern Region

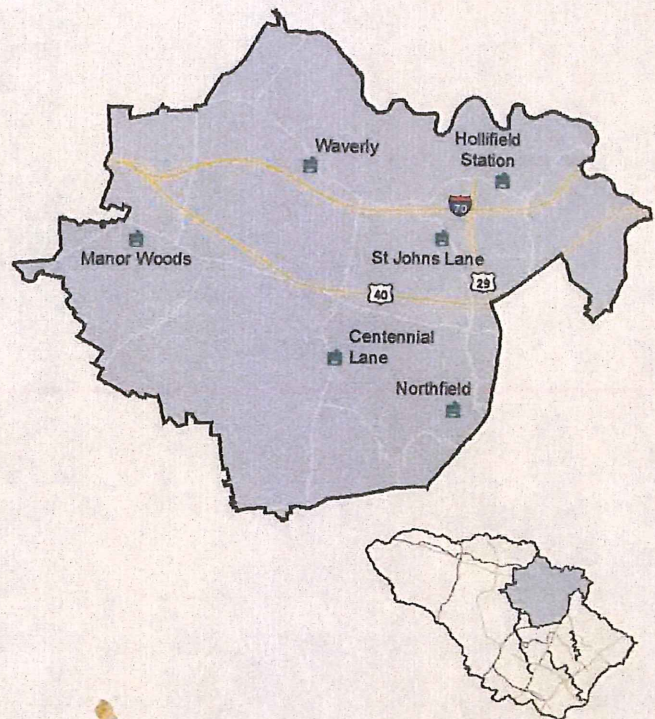


Figure 4.4 Five Year projected utilization (excluding attendance area adjustments)

Northern	2017			2022		
	Projected Pop.	Capacity	Projected Utilization	Projected Pop.	Capacity	Projected Utilization
Centennial Lane ES	745	647	115.1	741	647	114.5
Hollifield Station ES	783	694	112.8	827	694	119.2
Manor Woods ES	798	681	117.2	1,249	681	183.4
Northfield ES	730	700	104.3	750	700	107.1
St Johns Lane ES	690	612	112.7	762	612	124.5
Waverly ES	684	638	107.2	611	738	82.8
<b>(Region ES Totals)</b>	<b>4,430</b>	<b>3,972</b>	<b>111.5</b>	<b>4,940</b>	<b>4,072</b>	<b>121.3</b>

ES Redistricting Effects Report for 2018

Plan: aacon\_4

Capital Improvement Plan in Use: 1NEWSCHL

Kindergarten Included

**Total From Manor Woods ES 71**

To	Bushy Park ES	218	( 4)
To	Bushy Park ES	1218	( 10)
To	Bushy Park ES	1222	( 32)
	<b>Total To Bushy Park ES</b>		<b>( 46)</b>

**Totals for Triadelphia Ridge ES 71 ( 46) Net change: 25**

**After Redistricting: Proj. Enrollment: 593 Proj. Util.:102.1%**

**Veterans ES**

Proj. Capacity: 799 Before Redistricting: Proj. Enrollment: 887 Proj. Util.:111.0%

	<u>Plan ID</u>	<u>Gain</u>	<u>Loss</u>
From Hollifield Station	1308	46	
<b>Total From Hollifield Station</b>		<b>46</b>	
To Worthington ES	101		( 52)
To Worthington ES	1101		( 63)
<b>Total To Worthington ES</b>			<b>( 115)</b>

**Totals for Veterans ES 46 ( 115) Net change: ( 69)**

**After Redistricting: Proj. Enrollment: 818 Proj. Util.:102.3%**

**Waterloo ES**

Proj. Capacity: 663 Before Redistricting: Proj. Enrollment: 559 Proj. Util.: 84.3%

	<u>Plan ID</u>	<u>Gain</u>	<u>Loss</u>
From Bellows Spring ES	1076	80	
<b>Total From Bellows Spring ES</b>		<b>80</b>	

**Totals for Waterloo ES 80 0 Net change: 80**

**After Redistricting: Proj. Enrollment: 639 Proj. Util.: 96.3%**

**Waverly ES**

Proj. Capacity: 760 Before Redistricting: Proj. Enrollment: 686 Proj. Util.: 90.2%

	<u>Plan ID</u>	<u>Gain</u>	<u>Loss</u>
From Manor Woods ES	305	29	
<b>Total From Manor Woods ES</b>		<b>29</b>	
From St Johns Lane ES	159	65	
From St Johns Lane ES	1159	50	
<b>Total From St Johns Lane ES</b>		<b>115</b>	
To West Friendship ES	4169		( 1)
<b>Total To West Friendship ES</b>			<b>( 1)</b>

**Totals for Waverly ES 144 ( 1) Net change: 143**

**After Redistricting: Proj. Enrollment: 829 Proj. Util.:109.1%**

**West Friendship**

Proj. Capacity: 414 Before Redistricting: Proj. Enrollment: 335 Proj. Util.: 80.8%

	<u>Plan ID</u>	<u>Gain</u>	<u>Loss</u>
From Manor Woods ES	304	109	
From Manor Woods ES	1304	1	
From Manor Woods ES	1305	3	
<b>Total From Manor Woods ES</b>		<b>113</b>	
From Waverly ES	4169	1	
<b>Total From Waverly ES</b>		<b>1</b>	

To	Bushy Park ES	224	( 15)
To	Bushy Park ES	229	( 19)
To	Bushy Park ES	231	( 16)
To	Bushy Park ES	232	( 38)
To	Bushy Park ES	1229	( 4)

## Sayers, Margery

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**From:** Nancy Rockel <nancyrockel@yahoo.com>  
**Sent:** Tuesday, September 12, 2017 10:39 AM  
**To:** CouncilMail  
**Subject:** Testimony from 9/11 Council meeting  
**Attachments:** 9-11 APFO Testimony.docx; Redistricting.jpg; Feasibility.JPG; APFO Fees.jpg

Good morning,

I provided testimony at last night's County Council meeting but did not submit copies as I made changes to my testimony during the meeting. Attached please find a copy of my revised testimony as well as supporting documentation.

Please let me know if you require additional information.

Thank you,

*Nancy Rockel Pitrone  
9601 Hawk Court  
Ellicott City, MD 21042  
202-641-3246*

## Sayers, Margery

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**From:** Gina Desiderio Edmison <desiderio@gmail.com>  
**Sent:** Monday, September 11, 2017 11:25 PM  
**To:** Weinstein, Jon; Kittleman, Allan; CouncilMail  
**Subject:** OFFICIAL WRITTEN TESTIMONY FOR COUNCIL BILL 61

My name is Gina Desiderio Edmison, and I live at 4713 Roundhill Road, Ellicott City, MD 21043—my home for over 10 years. My two sons attend Howard County schools.

I'm here to speak as a member of my neighborhood group, Keep Worthington Intact, established in response to the school's proposal to fracture our contiguous community in half, separating literal next-door neighbors from each other.

My activism in redistricting led me to discover that the county has been shamefully inept in maintaining appropriate measures to ensure we have essential infrastructure.

I'm concerned that if we don't do a better job controlling and planning for development, our schools will continue to be forced to redistrict every 2-3 years, while our school facilities are overcrowded, in need of repair, and inundated with short-term temporary portables that become long-term health and safety hazards.

This is an unacceptable and untenable state, and I'm here to ask you, our elected representatives, to be responsive to your constituents. (I live in District 1.)

I've been even more astonished to find what an outlier Howard County is in comparison to other neighboring counties. We may lead the state in other issues, but we certainly do not lead in our commitment to infrastructure. Across the board, we fail to set reasonable standards or exact proportional fees to maintain critical infrastructure.

I am requesting that Council Bill 61 be amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

1. Reduce the school capacity limits—INCLUDING high schools—to be set at 100%. I do understand we should not want to stop development altogether, but developers must be required to pay substantially increased surcharges after the initial cap is reached.
2. Establish mitigation funding, additional time, or both, when a school reaches 95% capacity. Otherwise, we are too late to make the capital improvements vital for our children's learning and safety.
3. Increase real estate transfer tax by 50 basis points (from 1.5% to 2.0%) to account for the growth that does come from resales.
4. Include a provision that ensures that additional excise taxes SUPPLEMENT rather than SUPPLANT existing county-provided funds. These additional fees and taxes are needed IN ADDITION TO the funding already allocated.
5. There should be NO REDUCTIONS to the current wait time for housing allocations or school tests.

6. APFO needs to be reviewed every 4 years. Waiting 10 years to review does not allow for necessary fine-tuning and the changing needs of a growing county.

7. Include measures for public safety, emergency services, recreation, and other community facilities.

These amendments are critical for a stronger APFO.

If we want to continue to keep Howard County a desirable place to live and work, we need an updated, county-wide comprehensive plan for responsible growth paired with adequate funding from developers for infrastructure support, development, and maintenance.

Without stronger APFO, Howard County will cease to thrive, and our schools will quickly deteriorate. The very assets that draw and keep developers, businesses, and our residents will no longer be assets.

Redistricting may have been the initial reason I and many other parents started paying attention to APFO, but now you have our attention, and we do understand the root cause of the dire situation for our schools. I promise you that the yellow shirted advocates here are but a small, small percentage of the many parents in Howard County who want stronger APFO for our children.

I'm here to remind you that HoCo Parents Vote!

Thank you.

Gina Desiderio Edmison  
410-916-1691

## Sayers, Margery

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**From:** Kristen Powers <teampowers11@gmail.com>  
**Sent:** Monday, September 11, 2017 10:36 PM  
**To:** Kittleman, Allan; CouncilMail  
**Cc:** gpowers@ua.com  
**Subject:** Opposed to County's Weak APFO - Please stop overcrowding our schools!

Dear Mr. Kittleman and Howard County Council Members:

My husband and I moved to Howard County in 2005 for two reasons, and two reasons only: a) the central location because he works in Baltimore and I work in DC, and b) the stellar reputation of the schools. Our goal of being centrally situated between our workplaces was met; however, we have been shocked and disappointed at the state of the school system, particularly after paying the astronomical price tag to purchase our house to gain access to it.

While the county test results remain high and our students continue to exceed state and county expectations, the school facilities are surprisingly lacking. Our chief concern is related to overcrowding. Imagine our surprise when we found out that an entire grade in our local elementary school was placed in five trailers behind the school - because the school has *no classrooms* to house 125 students! And that's with the 22-32 students per class that seems to have crept higher and higher since our oldest of three children entered the school system seven years ago. As we learned more about the Howard County School System, we learned that we were far from the only school in the county who had classrooms in trailers outside the actual building - which seemed a safety issue as well as became a health issue, as I'm sure you are well aware. Perhaps most surprising of all? Our elementary school is not even deemed "at capacity" yet! I have intended to write letters to the editors of *The Washington Post* and *The Baltimore Sun* for some time about these issues, to help enlighten some of their residents who might consider moving to Howard County; however, I just learned that there were public hearings on the Adequate Public Facilities Ordinance today and I thought it made sense to send my concerns to you as well.

It is clear that the County does not adequately fund the critical infrastructure of our school system, when we have so many incredibly gifted teachers forced to teach too many students - and often outside an actual school building. That flies in the face of everything Howard County Government promises its citizens. As our representatives, you need to do a much better job controlling and planning for development that is not at the expense of our schools and families. Governments that are forced to redistrict their schoolchildren have failed to plan adequately - to match growth in development with capacity in their district's schools - a complete and total let down of the populations they profess to represent. I am not interested or typically active in politics at all; however, I am incensed by what seems to be the complete lack of regard for overcrowding in our school system. I got involved in politics most recently to voice my displeasure at the voting booth to vote against all incumbents on our local School Board. I plan to do the same in coming years for other politicians that so blatantly favor development over the state of our schools.

I request that Council Bill 61 is amended and strengthened with the following provisions, that put our students before further development:

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities

I hope that you take the concerns of Howard County parents seriously as you consider changes to significantly strengthen the APFO. Thank you for your consideration.

Sincerely,  
Kristen Powers



## Sayers, Margery

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**From:** Michelle Ho <mhvan2000@gmail.com>  
**Sent:** Monday, September 11, 2017 10:31 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

To Whom It May Concern,

My name is Michelle Ho, I live in Clarksville for 3 years. Howard County have high reputation when it comes to school that's also one of the reason why i move here. Sadly, recently schools redistricts and AAC recommendation to move from one polygon to another to meet the school over capacity has concern me about my property tax increases, pushing kids toward to western county, school over crowded reach more than capacity of 120%.

I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (schools, fire, police and emergency services) and protect our quality of life.

I'm worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years and so on. The school redistrict drama will never end.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.

Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.  
NO reductions to the current wait time for housing allocations or school tests.

APFO needs to be reviewed every 4 years.

Increase real estate transfer tax by 1.0%.

APFO needs to include measures for schools capacity, public safety, emergency services, recreation, and other community facilities.

APFO/School Planning need to consider keeping the community together, keep kids to nearby schools instead of putting them to commute for at least 1 hour ride to/from school.

Need to charge developers the same cost that developers pay in other counties

Please focus on our children, our safety, our community, our health.

Thanks,

Michelle Ho  
6118 Tulane Drive, Clarksville, MD

## Sayers, Margery

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**From:** Lauren Palguta <lsackl1@hotmail.com>  
**Sent:** Monday, September 11, 2017 9:03 PM  
**To:** CouncilMail  
**Subject:** AFPO Testimony

Good evening,

My name is Lauren Palguta, and I am a resident in Ellicott City. I am writing you today because I was unable to attend the meeting tonight. However, I want to communicate my experience since moving to Howard County and express my interest in a an updated AFPO.

My family and I moved to Howard County in 2012, and chose the "less developed" area of Ellicott City that backed directly to Patapsco State Park. We loved the benefit of a strong school district with much less crowding than Columbia or Montgomery County. Since that time, I have literally seen the county "sell their soul" to developers (i.e., Ryan Homes and Pulte) who clearly put money over environment or the community. Every time we would leave our home, my child would say, "it looks like the Lorax", referencing the Dr. Seuss book about greed at the sacrifice of the earth. His astute observation highlights the continued trend in our area - too many people and not enough resources.

As residents, we paid a significant amount of taxes to live in a quiet, low crime, strong education, beautiful environment. However, the constant expansion for business has overcrowded our schools and infrastructure. It actually took me 10 minutes this morning to leave my neighborhood!

While overcrowded schools and poor infrastructure are frustrating and inconvenient, the overpopulation has even more dangerous effects. Three years ago I was rushed to the hospital via ambulance due to internal bleeding. I was placed on a gurney in the hallway where I faded in and out of consciousness for 4 hours before I was seen by a doctor. I nearly died in that hallway because the need for a hospital far exceeds the capacity - every single day.

I am sharing my experience with you to ensure that our elected officials understand their constituents. You were elected to protect us and our county - not exploit us. You have a chance to make things right by updating the AFPO to represent our needs. It is not too late to do the right thing.

Please let me know if you need any additional information about my testimony. I appreciate your action in this matter.

Thank you.

Lauren Palguta  
410-461-1690

Sent from my iPhone

## Sayers, Margery

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**From:** L C <speechgirln@verizon.net>  
**Sent:** Monday, September 11, 2017 8:53 PM  
**To:** CouncilMail  
**Subject:** CB-61 and CB-62

Dear Council members,

My name is Laurie Chin from 4618 Roundhill Rd in Ellicott City. I'm a proud Howard County parent and HCPSS staff member.

I urge you to develop more sturdy, APFO restrictions by enabling a standard of 100% or lower capacity for elementary, middle, and high school enrollment. In addition, it is imperative to provide for greater mitigation to developers who encroach upon those criteria in order to actually provide for seats (inside an actual building) for the incoming overflow of students. We are behind the 8-ball in developing these regulations which have lead us to the redistricting overhaul that is causing stress to so many neighborhoods and students. It is distressing that the voices of businesses/developers could be put above the needs of students. HCPSS is a wonderful place to work and learn, we have work to do to keep it that way.

Thank you,

Laurie Chin

## Sayers, Margery

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**From:** Nicole Giannini <nicole@tribaltechllc.com>  
**Sent:** Monday, September 11, 2017 6:27 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

**Importance:** High

Good afternoon,

We have two young children in the Howard County school system. One is eight and entering 3<sup>rd</sup> grade and the other is eleven and just entered 6<sup>th</sup> grade at Elms Middle School. We moved here four years ago to give our kids a better education and to buy a restaurant (Tino's Italian Bistro). We actively sponsor, support and volunteer in our local schools, teams and organizations. We hear firsthand the concerns and challenges within our community.

We are concerned that the growing numbers in our schools and large classroom sizes will greatly reduce the attention and support for our kids; and increase the stress on our educators. A growing community is a good thing but sound/thoughtful growth is necessary. The current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life. And, it seems we are paying more and receiving less and less. We are concerned that our property taxes will continue to increase while developers make more money and contribute less (i.e., low fees that developers pay in our county).

Our children need to concentrate on learning, not stressing over being moved to different schools and losing their friends. Our County needs to do a better job controlling and planning for the development of our schools. We should restrict additional building and future growth. We are already at maximum capacity. At this rate, both of my children will be smashed into a HUGE high school, where they currently walk outside to get to their classrooms on time because the hallways are so crowded! This is unacceptable. This creates frustration, potential intimidation and concern. We must stop and discuss adequate space for our children in our schools. If we don't stop moving forward without thinking things through the schools will be forced to redistrict again in 2-3 years.

I work in Alexandria, VA. Traffic is horrid and aggressive driving is on the rise. A more strategic, slow and steady growth plan will help build our infrastructure and support the increased congestion in a logical manner.

### MY REQUEST

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.

- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you in advance for your time and consideration.

Regards,  
Nicole and Lance Cook

Nicole M. Giannini Cook  
Lance A. Cook  
7708 Millstone Court  
Ellicott City, MD 21043  
571-217-2632

Nicole M. Giannini  
Chief Operating Officer

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## Sayers, Margery

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**From:** no-reply@howardcountymd.gov  
**Sent:** Monday, September 11, 2017 6:00 PM  
**To:** tntfitness@yahoo.com  
**Subject:** Support for the BOE Amendments of APFO

**First Name:** Tonya

**Last Name:** Tiffany

**Email:** [tntfitness@yahoo.com](mailto:tntfitness@yahoo.com)

**Street Address:** 10702 JUDY LN

**City:** COLUMBIA

**Subject:** Support for the BOE Amendments of APFO

**Message:**

September 11, 2017 My name is Tonya Tiffany, I live in Mary Kay Sigaty's district. I want to voice my support for the School Board's recommendations for amendments to APFO. We are currently experiencing crazy weather in the south. We have hurricanes everywhere we look. In our own state in the past several years we have had tornado touchdowns, winds gusting up to 80 mph, snow piled up to 18 inches, we have even had earthquakes. Here in our schools within the past 2 years there was a fire at Glenwood Middle School. The reason for my listing these calamities is that these and many others are very real potential risks for our schools. What makes the risk even greater is our over dependency of portable classrooms that are used as a solution to overcrowding in our schools. Weather is not the only risk that our kids face in overcrowded schools, we have a bullying problem in some of them as well. That problem is even harder for school administrators to handle when the front office staff is stretched beyond limits by having to handle 20-30% more students than their school calls for. The higher we are above capacity in our schools the greater the threat that a child will be hurt or worse killed. YOU have the ability to change how our county shows the prioritization of our schools and the county resources to our students. You showed that you cared about the students when you held Dr. Foose accountable for her actions last year. I am asking you to show the students that you care about their safety now and in the future. Show them that you are committed to their welfare and that you will do your best to not send them out in the rain or snow when they have to go between the school building and the portables. I am asking you to support the BOE's amendments because they will help with the goal that we all have- of giving every child, despite their parents income or nationality, a world class education right here in the Howard County Public Schools System. Thank you, Please Vote in favor of the BOE's Amendments.

## Sayers, Margery

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**From:** Andrea Bento <afbento1@gmail.com>  
**Sent:** Monday, September 11, 2017 4:50 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Written Testimony for Council Bill 61

Dear County Council,

I grew up in Howard County and knew that I wanted to move back to the county after finishing law school, in order to raise my kids with the education and diverse community experiences that I had. I now have two daughters, who are in 4th and 7th grade at Centennial Lane Elementary School and Burleigh Manor Middle school. A new development was recently built on the street next to mine, which passed the schools test at the time, but now my children and my new neighbors are being recommended for redistricting due to overutilization.

I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population and protect our quality of life. I'm worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. Given the current APFO rules, I feel powerless to stop this negative cycle in my community.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by at least 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for your time and attention, and please feel free to contact me with any questions.

Sincerely,

Andrea F. Bento

9673 Old Annapolis Rd.  
Ellicott City, MD 21042

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Andrea F. Bento  
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(443) 812-0558  
[afbent01@gmail.com](mailto:afbent01@gmail.com)



## **Testimony at Public Hearing on Proposed Changes to the Adequate Public Facilities Ordinance: Council Bill 61-2017 and Council Bill 62-2017**

From Melissa Metz,  
3101 Chatham Rd. Ellicott City, MD 20142,  
Special Advisor to the (Ellicott City) Main Street Residents Community Association

### **Motivation**

**Quality of life:** The quality of life in our county is high – we were attracted here by the quality of schools, green space, public infrastructure, and community. APFO is one of the most important tools that we have to ensure that this quality of life is maintained over time.

**Concerns and costs:** We are concerned about maintaining public safety (including roads and stormwater) and the quality of our school system. Schools in the north and east of our county are already overcrowded. Traffic is an issue at several “choke-points”. The risk of flooding puts our personal safety, properties, and treasures of our county (including Ellicott City’s historic district) at risk. New development brings in revenue for our county. However, we are concerned that such revenues may not offset the substantial costs of building new schools, building transportation infrastructure, and building infrastructure to mitigate flood risk. To date, weaknesses in APFO have brought us to a situation in which our public facilities are no longer adequate, as can be seen from the July 2016 flood, recent flooding on Main Street from 1.36 inches of water that fell in 32 minutes on August 18, 2017; major school redistricting that is breaking up neighborhoods and bussing students within walking distance of a school to another school; and resulting in drivers cutting through residential neighborhoods to avoid traffic.

**Pressures on County budget:** Adequate public facilities are especially important to maintain our quality of life, in light of the Spending Affordability Advisory Committee report that found that moderate revenue growth will require fiscal discipline to keep up with the county’s increasing financial demands. From the County’s press release on the report: “The report expressed concerns on potentially higher service demands and slower tax revenues associated with the changing demographics and housing development patterns in the County. Moreover, uncertainties at the Federal level, including potential reductions in federal spending, will likely impact income, spending and job growth in the region, the report said.”

### **Specific Comments on APFO**

1. The **Adequate Public Facilities Ordinance** should be revised to:
  - a. **Include a test for stormwater quantity (flood mitigation), with a focus on slowing the flow of the water.** Developers should be required to mitigate to 120% the impact of a 500-year storm, as proven by a 2D model. Furthermore, this mitigation (and relevant other stormwater

regulations) should not be met by simply gathering the stormwater and moving it off of the property, but rather by implementing measures to slow the flow of runoff. Recent flooding has made apparent that existing stormwater channels, culverts, creek beds, etc. are insufficient to carry current runoff. Furthermore, different watersheds have different characteristics. The Tiber-Hudson watershed drains into creeks that have a tremendous drop or gradient, which creates more destructive flooding. This should be taken into account, especially requiring developers to slow the flow of runoff from properties in this watershed.

We are all aware of the devastating flood of July 30, 2016, only the second time that Ellicott City was flooded by water (runoff) coming from above (the other being in 2011). As mentioned above, Main St. flooded again on July 18. I am attaching pictures. Water in the Tiber River further down the hill in Old Ellicott City has been uncomfortably high even in routine summer rainstorms.

There is also the case of a neighbor on Country Lane in St. John's Crossing neighborhood. Originally, rainwater runoff ran through an existing creek channel on their property. After a small development was built uphill from this address, rainwater has not followed this channel, and has flowed in two ways: 1) downhill, down a shared driveway, and along the street, before going into the storm drain; and 2) through this family's back yard, visibly eroding a hill in their back yard. They can no longer use this area of their yard. This occurs in normal rain events, including routine summer storms.

I grew up in Dorsey Hall, a Columbia neighborhood in an Ellicott City zip code - with the best of both worlds. I did not hear about or experience flooding issues. I realize that Columbia has "open space", to be kept without development. The Little Patuxent River flowed through the open space area in my back yard. I wonder if another solution may be to extend the application of open space to the rest of the county, based on areas that are needed to mitigate stormwater. The question of allowing landowners to develop their land (to generate value from it) can be mitigated or addressed by the county purchasing the land to then declare it open space.

**b. Remove the provision that a development can move forward if it has had to wait for allocations, if the appropriate conditions align, even when schools are "closed" or "constrained", after a certain number of years.** I am aware that developers pay fees along the way, and of course new development creates new property and other tax revenue. However, the pressures on the County budget are real. Will the fees paid by developers and the increased tax base fully compensate for building and operating a new school, and providing the \$65-\$150 million

needed for flood mitigation in Old Ellicott City? I believe not. How can the County Council and county government ensure that the school facilities will be "adequate" if the funding is not there AND the schools are overcrowded? The situation we have found ourselves in, described above, is a result of an APFO that has led to inadequate public facilities.

c. **Revise the special APFO rules for 50-55+ communities.** These communities are not currently subject to the APFO schools test. However, current residents who move into these communities and sell their homes contribute to increased students in the school system. Approximately 60% of new students in the school system come from sales of existing homes. Further, as demographics change, there is a possibility that the market could be oversaturated with 55+ communities which could therefore lead to revisions in the rules governing 55+ communities that may allow them to be sold to younger residents.

d. **For schools:** Maintain the "open/closed" terminology for schools, and set school thresholds at 100% of capacity, not 110% or 115%, and must include high schools in the schools test.

2. The **development allocations** should be revised to:

a. **Incentivize stormwater quantity control** (flood mitigation) and low density development by giving developments that go beyond what is required in the regulations, first priority for allocations.

b. **Remove the Tiber-Hudson watershed from the highest tier (Growth and Revitalization) of development allocations.** Examine the allocations for the Plumtree watershed and remove the areas from the highest tier depending on flood risk.

At the County's Planning Board meeting on April 20, the Board considered the "Amendment of PlanHoward 2030, the general plan for Howard County, in order to reduce the number of allocations in the Growth and Revitalization category and to increase the number of allocations in the Established Communities category, beginning in 2020." This contains elements in the bills before you now.

The board considered the AFPO Task Force's suggestion regarding adjustments to the development allocations in these categories, and to the shared pool. After the presentation and testimony from several members of the public, the Board wanted to recommend:

- Decreasing the allocations in the growth and revitalization category,
- NOT increasing the allocations in the established communities category, and
- Ending the shared pool of allocations (whereby allocations that are not used in one year roll over into a common pool of allocations that can be applied to any category in future years).

The board asked for guidance on how to word their recommendation. They were instructed that they could only recommend or not recommend the entire proposal, not the elements within it. In addition to instructing them to vote only 'yes' or 'no', it also appears that they were instructed not to provide additional comments. The Board recommended 5-0 denial of GPA 2017-01.

The proposals discussed generated significant debate. The Board noted the public opposition to increasing allocations in the established communities category, due to the inadequacy of APFO to provide adequate public infrastructure. This was the reason the Board decided to deny the entire measure. The Board noted the usefulness of ending the shared pool of allocations and reducing the number of allocations in the growth and revitalization category.

Further, the advice the Board was provided and subsequently followed may not have been in accordance with the Rules of Procedure. Specifically, according to the meeting's agenda, section 1.107 of the Rules of Procedure applies. These rules state that "the Board shall make a written recommendation as required by law." The rules of procedure do not state that the Board must recommend or not recommend the entire measure out before it. Further, it seems that the Board's decisions extend beyond a yes/no decision since the board is charged with making "recommendations."

Thank you for your attention and the opportunity to testify.

Kind regards,

Melissa Metz

3101 Chatham Rd.

Photo of August 18, 2017 flooding on Main St. below



## Sayers, Margery

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**From:** Melissa Metz <melissametz725@gmail.com>  
**Sent:** Monday, September 11, 2017 4:23 PM  
**To:** CouncilMail  
**Cc:** Weinstein, Jon; Fox, Greg; Terrasa, Jen; Ball, Calvin B; Sigaty, Mary Kay  
**Subject:** Testimony on APFO - Council Bill 61-2017 and 62-2017  
**Attachments:** APFO Testimony\_M Metz\_Sept 11 2017.docx

Dear County Council Members,

Thank you very much for the opportunity to testify tonight regarding changes to APFO, County Bill 61-2017 and 62-2017.

I am not feeling well and might not make it to testify in person. Therefore, I am submitting my written testimony for your consideration.

Sincerely,  
Melissa Metz  
3101 Chatham Rd.  
Ellicott City, MD 21042

Special Advisor to the (Ellicott City) Main Street Residents Community Association

## Sayers, Margery

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**From:** Dave Crawford <dmc0942@gmail.com>  
**Sent:** Monday, September 11, 2017 4:12 PM  
**To:** allankittleman@howardcountymd.gov; CouncilMail  
**Cc:** Dave and Mary Crawford  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Alan and Council,

I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county, but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life. As a taxpayer I fully understand the compelling need to balance our annual budget while maintaining the highest of standards in all facets of governance. It is certainly a challenge, but we are up to it. And to that end, Howard County is a great place to live, work and recreate.

Please be mindful, however, that while we need to grow, we need to grow intelligently. Schools are typically the number one driving force for folks to move to a community. It remains so at Howard. BUT, if we grow faster than our infrastructure permits we all suffer. I favor when school capacity reaches 100% all development for that area ceases. Putting aside being a good business practice, that just makes good common sense. Right? Does a landlord build a 100 unit building that can only host a dozen cars? Maybe, if allowed. But we have governance for that, right?

If I can please make a public safety metaphor: We have motorcycle helmet laws to protect people from themselves. If they weren't compelled you know folks would operate without them and injure themselves more egregiously than otherwise when a collision occurs. Good government needs to have its own "helmet law" called APFO that does not allow development to overwhelm our infrastructure. Include ALL measures for public safety, emergency services, recreation and other community facilities. The current APFO falls seriously short in their computations here.

Also, if the majority of new kids to a school system is predicated on new sales increase the real estate transfer tax to help offset our expenditures. People will understand that and make it part of their home budget. Regarding development, Florida does a good job with this and routinely new developments have a "community fee" that is part of their property tax for 20 years to offset infrastructure. Makes sense. And while developers pay fees, increase them. As I understand it Howard is seriously under represented fiscally in this area compared to adjacent counties.

Last point, Alan if we don't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. And where does that leave us? Back right here, I am afraid.

To ALL,

Please do the right thing. Put \$\$\$ in the Captial Improvement Plan for FY 2019 and suspend school redistricting. Build HS #13 in two years. You and we can do it.

WE ARE HOWARD COUNTY. WE ARE THE BEST THE STATE OF MARYLAND OFFERS. If you all want to lead here and other areas of government down the road, step up and do the right thing here. Thank you for reading this and listening to the voters.

Regards,

---Dave Crawford  
9126 Dunloggin Road  
Ellicott City, Maryland 21042  
301-775-0034

## Sayers, Margery

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**From:** Kimberly Keating <keating.kimberly@gmail.com>  
**Sent:** Monday, September 11, 2017 4:11 PM  
**To:** CouncilMail  
**Subject:** CB61-2017 Testimony

Below is an email that I submitted to my county council representative and I would like it submitted as my written testimony to be included in the official record as I cannot be there in person to testify tonight. Thank you so much for your time.

Kim Keating

Dear Mr. Jon Weinstein,

I urge you to vote against CB-61 and CB-62 in their current forms. These bills do not solve the problem of overcrowding in our schools and continue our reliance on "temporary" portables as a permanent solution. We need real APFO changes that help students learn and succeed.

CB-61 should be amended as follows:

1. High School capacity should be included in the APFO school test.
2. Development should be postponed if it would cause the enrollment at any individual school to exceed 100% of State Rated Capacity, regardless of excess capacity at adjacent schools.

In general, Howard County's current APFO tests are quite weak and the mitigation fees are minuscule compared to the cost of building new schools. This is one reason why development has outpaced infrastructure; it is relatively cheap to build and high housing prices allow large profits without consideration of long-term health of public services.

Development is out of control in our county, and our children are paying the price. 100% is 100% and you can't put more kids in when there isn't room/resources for them. Portables are not a permanent solution and are a safety hazard, especially for elementary school aged children. Redistricting is a band aid and puts unnecessary stress on children and their families. I hope you and your colleagues do the right thing for our community and fix this before things get even worse.

Thanks so much for your time.  
Kim Keating



## **Sayers, Margery**

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**From:** Kate Brison <bobbidyboo@yahoo.com>  
**Sent:** Monday, September 11, 2017 3:57 PM  
**To:** CouncilMail  
**Subject:** Howard County APFO

Dear Councilperson,

I urge you to vote against CB-61 and CB-62 in their current forms. These bills do not solve the problem of overcrowding in our schools and continue our reliance on 'temporary' portables as a permanent solutions. We need real APFO changes that help students learn and succeed.

CB-61 should be amended as follows -

1. High school capacity should be included in the APFO school test.
2. Development should be postponed if it would cause the enrollment at any individual school to exceed 100% of State Rated Capacity, regardless of excess capacity at adjacent schools.

Thank You,

Kate Brison

## Sayers, Margery

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**From:** frank camden <frankcamden@yahoo.com>  
**Sent:** Monday, September 11, 2017 3:53 PM  
**To:** CouncilMail  
**Subject:** Howard County APFO

Dear Councilperson,

I urge you to vote against CB-61 and CB-62 in their current forms. These bills do not solve the problem of overcrowding in our schools and continue our reliance on 'temporary' portables as a permanent solutions. We need real APFO changes that help students learn and succeed.

CB-61 should be amended as follows -

1. High school capacity should be included in the APFO school test.
2. Development should be postponed if it would cause the enrollment at any individual school to exceed 100% of State Rated Capacity, regardless of excess capacity at adjacent schools.

Thank You.

Frank Camden

## Sayers, Margery

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**From:** Angela Katenkamp <akatenkamp@gmail.com>  
**Sent:** Monday, September 11, 2017 3:30 PM  
**To:** CouncilMail  
**Subject:** CB61 and CB62

Dear Council Person,

I am writing to urge you to vote against CB61 and CB62. The bill in its current form does not do enough to stop the overcrowding of our schools. I have steadily seen enrollment from children's elementary school increase year after year- despite a new school being built just down the road. Our school is designed to server 760 students. As of last Friday we had 938 enrolled- and this number is still increasing. Overcrowding effects the children in our neighborhood at all levels. Our middle schoolers do not have enough time to navigate the overcrowded halls, and our high schools do not have seats on the bus.

CB61 and CB62 do not do enough. An AFPO should address the following things: High school capacity should be included in the AFPO test and development should not be allowed to continue if it puts the enrollment of any individual school over 100% capacity, regardless of excess capacity at nearby schools.

Sincerely,

Angela Shiplet

## Sayers, Margery

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**From:** Kathleen V. Hanks <Kathleen\_Hanks@hcpss.org>  
**Sent:** Monday, September 11, 2017 3:24 PM  
**To:** Joanne Harkness; CouncilMail; Kittleman, Allan; School Planning; BoE Email  
**Subject:** RE: [BoE Email] - School Redistricting

Dear Ms. Harkness:

Thank you for contacting the Board of Education. The Board appreciates your input and the sharing your concerns. However, the Board is not currently receiving official testimony regarding redistricting as they have not received the Superintendent's recommendation, which is scheduled for October 3. Please note, the plan online is the Attendance Area Committee's recommendation to the Superintendent. It is not the final plan.

The Board encourages you to attend the scheduled regional meetings on Tuesday, September 12 or Wednesday, September 13 where the Superintendent is seeking input on the Attendance Area Adjustment Plan. As stated above, the Board will begin receiving official testimony after the Superintendent's presentation on October 3. (Please see [Policy 2040 Public Participation in Meetings of the Board](#))

Thank you again for your valuable input; and if you have any questions, please feel free to contact the Board Office at 410-313-7194.

Sincerely,

Kathy Hanks  
Administrator  
Board of Education  
Phone: 410-313-7194  
Fax: 410-313-6633  
Email: [kathleen\\_hanks@hcpss.org](mailto:kathleen_hanks@hcpss.org)

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**From:** Joanne Harkness [mailto:joanneharkness@gmail.com]  
**Sent:** Saturday, September 9, 2017 8:24 AM  
**To:** councilmail@howardcountymd.gov; AKittleman@howardcountymd.gov; School Planning <SchoolPlanning@hcpss.org>; BoE Email <boe@hcpss.org>  
**Subject:** [BoE Email] - School Redistricting

To all it may concern,

I am completely disheartened to see the final redistricting plans for HCPSS. I live in polygon 1124 and have 3 children in public school. I see that just a few polygons in my community (Elkridge) will be redistricted to another high school... mine being one of them.

We moved to Elkridge after much thought and research, and HCPSS was a big part of what swayed us to move here. We have lived here for 10 years and have a great community and get involved wherever we can.

Imagine how heart-wrenching it is to discover that our children will likely now be in an entirely different school than the community they have grown up with. I just don't understand how/why it is okay to take one VERY small portion of a community and route them to a different school. Especially when Howard County's very own Policy is specifically against this VERY thing (which made us feel safe for the changes our children may have to go through when we moved here):

Community Stability. Where reasonable, school attendance areas should promote a sense of community in both the geographic place (e.g., neighborhood or place in which a student lives) and the promotion of a student from each school level through the consideration of:

- a. Feeds that encourage keeping students together from one school to the next. For example, avoiding feeds of less than 15% at the receiving school.
- b. Areas that are made up of contiguous communities or neighborhood

Redistricting is always a risk in a growing county, which we understood when we moved here. However, I believed--based on written policy--that keeping contiguous communities together was a given. If this redistricting goes through, I feel like HCPSS grossly misrepresented itself, which would have likely impacted us NOT to buy a home here in the first place.

It is hard enough for any child to go through such changes, along with their community, but to have them go through this change with none of the children they have essentially spent their childhood with so far is beyond disheartening. To make matters worse for my family, my daughter has social anxiety and we were depending on the continuity of the community be one of the ways to help her cope with her disorder. If this goes through, we will not even have that.

Please consider keeping my polygon with the rest of its community and redistricting the ENTIRE community to whichever high school you see fit. This is what was stated in policy and what we expected upon buying a home in Howard County.

I have reviewed and support Drew Roth's "Keep Elkridge Together" plan. I am unable to attend the meeting on Monday in the middle of a work day, so please review this email and consider it. Here is a link to a google doc with the "Keep Elkridge Together" plan for redistricting. Please reconsider.

<https://docs.google.com/document/d/1P-fvXQsNAPNMUMIRIyx7ws6uwWnq0kmgfppjM6UYnrU/edit?usp=sharing>

Thank you,

Joanne Harkness  
443-937-5730

## Sayers, Margery

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**From:** Jodi Cosgrove <cosgrovejce@gmail.com>  
**Sent:** Monday, September 11, 2017 3:22 PM  
**To:** CouncilMail  
**Subject:** Testimony for APFO Legislation-Council Bill 62-2017  
**Attachments:** APFO Hearing.docx

St. John's Lane Elementary School PTA

Testimony for APFO Legislation-Council Bill 62-2017

9/11/2017

To the members of the Howard County Council

Solving the Problem of Overcrowding in Howard County Begins with APFO

The SJLES PTA urges you to represent our children and create a stronger APFO that limits building and overcrowding of schools. Overall student achievement is not secondary to the developer's needs for money. Please consider the students learning and well-being and not the developer's financial gain. Please represent the youngest whose voices and tears cannot be heard.

As a result of overcrowded schools, the county goes through redistricting cycles as a means to "fix" the many overcrowded schools in Howard County. However, with the continued building in already overcrowded areas, the schools remain crowded and the problem is not "fixed". Below, I highlight some of the many effects overcrowding has on our school.

The following is an example of how just ONE proposed development will inflate an already crowded school. St. John's Lane Elementary School was built in 1959 and was designed to accommodate 612 students. The school's enrollment is currently at 703. That is 117.3% above capacity as of now according to the feasibility study. If just ONE proposed development added 244 more students this would balloon the enrollment to 947.8 and if the school was operation at 100% capacity that number would still be 856.8 students. The 2017 feasibility study then put the school's enrollment at a projected 141%. This is how only one single development will grossly pack students into a building that can't adequately accommodate them. Please note there are other projected developments within St. John's Lane boundaries that will even further balloon the school's enrollment. Without limitations on overbuilding, you will have successfully reduced the overall quality of education for our children as well as reduced their overall stability.

In addition, overcrowded schools present safety and security concerns in relation to the hallway sizes and the portable classrooms. The portables, are supposed to be a temporary fix to an overcrowding problem. SJLES currently has 7 portables. The first three have been there roughly 10 years, the next three have been there for 3-4 years and the seventh one was installed last year- 10 years doesn't sound temporary at all. Anyone can walk up to a portable classroom during the day without being checked in to the front office. They may be seen by closed circuit cameras and t.v.'s but by then it could be too late before, an incident of major proportions and implications occurs. In addition, students walk to and from the main building to the portables frequently during the day, making them a more vulnerable or become a target to be harmed. The office of risk management states, "10 elementary schools that have open space configurations will be modified to be more secure". Until this is complete, are you willing to accept the liability? Ultimately, the decisions you make tonight will be in your hands.

Finally I need to address the safety concerns of traffic.

The overcrowding and building will increase traffic hazards including increased car and pedestrian accidents. It is without argument that increased traffic in already high dense areas will only increase accidents and fatalities. However, several developers have managed to put a "bandage" on this issue.

The following is an example of a developer's attempt at addressing this concern. In a proposed development, the developer plans to create a pedestrian crosswalk that crosses over an already heavily commercial and residential area where there is existing heavy traffic. By placing this type of crosswalk the developer places the pedestrian as well as other car passengers in a high risk to be struck by a car.

The following is another example of a developer overlooking the safety concerns of a high density area. A proposed developer wishes to place high density living spaces near a high school. Included in their plans is to build senior citizen housing which will put more senior citizens driving in close proximity high schoolers on an increasingly overcrowded road. Both types of drivers are considered to be high –risk. (not to mention all of the other homes he is zoning in this plan as well). All of these new added cars from families, senior citizens and high schoolers all on an already busy road will increase the risk of car accidents and fatalities.

Finally, the APFO allows the developer to contract their own traffic studies, based on their choosing. In a recent review of the APFO guidelines, developers were granted to continue to choose and handle their own traffic study, therefore making it possible for the developer to choose partisan or biased person(s). As a result, this may increase the chance of the results being skewed or swayed to benefit the developers. Please consider discontinuing the practice of developers to handling their own traffic study. The process must be fair and non-partisan and must not place any citizen in danger for financial gain.

Jodi Cosgrove  
St. John's Lane Elementary School PTA  
Testimony for APFO Legislation-Council Bill 62-2017  
9/11/2017

## Solving the Problem of Overcrowding in Howard County Begins with APFO

The SJLES PTA urges you to represent our children and create a stronger APFO that limits building and overcrowding of schools. Overall student achievement is not secondary to the developer's needs for money. Please consider the students learning and well-being and not the developer's financial gain. Please represent the youngest whose voices and tears cannot be heard.

As a result of overcrowded schools, the county goes through redistricting cycles as a means to "fix" the many overcrowded schools in Howard County. However, with the continued building in already overcrowded areas, the schools remain crowded and the problem is not "fixed". Below, I highlight some of the many effects overcrowding has on our school.

The following is an example of how just ONE proposed development will inflate an already crowded school. St. John's Lane Elementary School was built in 1959 and was designed to accommodate 612 students. The school's enrollment is currently at 703. That is 117.3% above capacity as of now according to the feasibility study. If just ONE proposed development added 244 more students this would balloon the enrollment to 947.8 and if the school was operation at 100% capacity that number would still be 856.8 students. The 2017 feasibility study then put the school's enrollment at a projected 141%. This is how only one single development will grossly pack students into a building that can't adequately accommodate them. Please note there are other projected developments within St. John's Lane boundaries that will even further balloon the school's enrollment. Without limitations on overbuilding, you will have successfully reduced the overall quality of education for our children as well as reduced their overall stability.

In addition, overcrowded schools present safety and security concerns in relation to the hallway sizes and the portable classrooms. The portables, are supposed to be a temporary fix to an overcrowding problem. SJLES currently has 7 portables. The first three have been there roughly 10 years, the next three have been there for 3-4 years and the seventh one was installed last year- 10 years doesn't sound temporary at all. Anyone can walk up to a portable classroom during the day without being checked in to the front office. They may be seen by closed circuit cameras and t.v.'s but by then it could be too late before, an incident of major proportions and implications occurs. In addition, students walk to and from the main building to the portables frequently during the day, making them a more vulnerable or become a target to be harmed. The office of risk management states, "10 elementary schools that have open space configurations will be modified to be more secure". Until this is complete, are you willing to accept the liability? Ultimately, the decisions you make tonight will be in your hands.



Finally I need to address the safety concerns of traffic.

The overcrowding and building will increase traffic hazards including increased car and pedestrian accidents. It is without argument that increased traffic in already high dense areas will only increase accidents and fatalities. However, several developers have managed to put a "bandage" on this issue.

The following is an example of a developer's attempt at addressing this concern. In a proposed development, the developer plans to create a pedestrian crosswalk that crosses over an already heavily commercial and residential area where there is existing heavy traffic. By placing this type of crosswalk the developer places the pedestrian as well as other car passengers in a high risk to be struck by a car.

The following is another example of a developer overlooking the safety concerns of a high density area. A proposed developer wishes to place high density living spaces near a high school. Included in their plans is to build senior citizen housing which will put more senior citizens driving in close proximity high schoolers on an increasingly overcrowded road. Both types of drivers are considered to be high -risk. (not to mention all of the other homes he is zoning in this plan as well). All of these new added cars from families, senior citizens and high schoolers all on an already busy road will increase the risk of car accidents and fatalities.

Finally, the APFO allows the developer to contract their own traffic studies, based on their choosing. In a recent review of the APFO guidelines, developers were granted to continue to choose and handle their own traffic study, therefore making it possible for the developer to choose partisan or biased person(s). As a result, this may increase the chance of the results being skewed or swayed to benefit the developers. Please consider discontinuing the practice of developers to handling their own traffic study. The process must be fair and non-partisan and must not place any citizen in danger for financial gain.

In sum, all of the examples of continued overcrowding present very serious liabilities for Howard County. Are you as a council, really representing the citizens of Howard County's best interests? Are you, as a council, ready to claim responsibility these liabilities based on your decisions right here tonight?

In sum, all of the examples of continued overcrowding present very serious liabilities for Howard County. Please ask yourselves; Are you as a council, really representing the citizens of Howard County's best interests or are you or are you acting on the developer's behalf? Are you, as a council, ready to claim responsibility these liabilities based on your decisions right here tonight?

Thank you for your time,

Jodi Cosgrove

St. John's Lane Elementary School PTA

V.P. of Programs

## Sayers, Margery

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**From:** pascottbtr . <pascottbtr@gmail.com>  
**Sent:** Monday, September 11, 2017 3:13 PM  
**To:** CouncilMail  
**Subject:** Fwd: Testimony regarding CB61.docx  
**Attachments:** Testimony regarding CB61.docx

Good afternoon,

I have signed up to give testimony re: CB61/62 at tonight's County Council meeting. Attached is a copy of the testimony.

Thanks

Paul A Scott, Ph.D.

Testimony regarding CB61-2017 and CB62-2017

Howard County Council Special Public Hearing, 9/11/2017

By: Paul A. Scott, Ph.D.

6401 South Wind Circle

Columbia, MD 21044

I am testifying tonight against these two bills as currently proposed. As you know, Howard County spends almost 2/3s of its general fund budget on the school system. This level of support has made Howard County Public Schools the best in the state of Maryland, and among the best in the country. Many families, including mine, moved to Howard County to ensure that our children can get the high-quality education. I believe, therefore, that whenever the County Council considers any new legislation that will impact the school system, the Council needs to ensure that its actions do not adversely affect our schools or the quality of education that they provide.

I believe that CB61 and CB62 as currently drafted will adversely affect our county schools. These bills will continue to result in overcrowded schools in many areas of the county, which will lead to adverse effects on the student community at these schools, as well on their safety. The bills will result in the need for continual redistricting to address the overcrowding, with all the attendant stress and disruption that come with it.

The bills will ensure that portable classrooms (over 200 in the upcoming year) will have to be used by students daily. These classrooms have less than ideal heating, cooling and air quality, have no bathrooms, and come with safety and security issues. Many parents, myself included, are justifiably upset that their children are being taught in these structures, given the amount of county taxes we pay each year.

I am here to support changes to CB61 and CB62 as proposed by both the PTA Council of Howard County and the Howard County Board of Education. These include:

- Including high school capacity in the formula to determine whether development can occur in an area.
- Changing the open/close chart capacity to no more than 100% to determines whether development can occur, not 110% as currently proposed
- Including a APFO funding trigger take effect at 95% capacity with a projection of over 110% in 5 years
- Ensuring that all development must pass a school test, and that the school wait period not be on a sliding scale.
- Ensuring that APFO capacity is defined consistent with HCPSS policies.
- Maintaining the current "open/close" designation language, not the ambiguous and opaque "constrained" term.

In my opinion, these changes will improve the current bills and ensure that the quality of our children's' education is a primary determinant in revising the current APFO legislation.

Respectfully,

Paul A. Scott, Ph.D.

## Sayers, Margery

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**From:** Cindy Zhao <4chsinfo@gmail.com>  
**Sent:** Monday, September 11, 2017 3:02 PM  
**To:** Ball, Calvin B; Pruum, Kimberly; Kittleman, Allan; CouncilMail; boe@hcpss.org; superintendent@hcpss.org  
**Subject:** Re: APFO Testimony on September 11, 2017

Adding one more item to my today's APFO Testimony on September 11, 2017. All content in this email thread is part of my today's APFO Testimony.

Below is a note from a freshman - who is attending CHS and will forced to move to WLHS next year as a sophomore if AAC plan is honored, who has fear as a TEEN ...

Are we still human? Who are we? What are we going to accomplish via a flawed AAC process?

WHAT HAVE YOU DONE TO OUR CHILDREN?

### MY VERY FIRST DAY OF HIGH SCHOOL

Sept. 5, 2017

I am supposed to complete my first day homework "What is the meaning of life?" But I can't come up with any at this moment. As a freshman, I was excited to start my new chapter of life in the morning. Then one of teachers talked about how crowded the school is, he just lightly mentioned that it's going to redistrict and won't be crowded next year. What he didn't know is that I am one of the kids who is going to be redistricted to a very far away school. Suddenly I just felt I am the extra one there, I am the one who is NOT welcomed there. I am 14 years old, as long as I have remembered, and my family has been always living here, the same house with the same neighborhoods. I have been going to my neighborhood elementary and middle schools. Why suddenly the world is shattered, I don't belong to my own high school any more. My high school is only 2 miles away vs new school is 10 miles away. Who is the one made the decision for us and my parents have no say to it? Who could be in such powder to plan my future and take me away from my own school? I don't want new school, how am I supposed to come home after my sports practicing since my both parents work? Do I have to quit after school activities to catch school bus? What if I missed the bus? Could I walk back home from 10 miles away distance? Am I going to fit into new group of kids as an awkward teenage? What am I going to do if I don't like my new school? How about my friends? Where are they going? The future is uncertain or is there still a future? I just don't understand why I am the chosen one to leave my own neighborhood school, and other kids from far away are going to take my space in my own school. What is going on? Is somebody playing a trick on me? Or is it god's will for me to change my path? At this moment, I just don't want to go to ANY school.

On Mon, Sep 11, 2017 at 2:22 PM, Cindy Zhao <[4chsinfo@gmail.com](mailto:4chsinfo@gmail.com)> wrote:  
Including 4 more email addresses:

[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)  
[AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov)  
[boe@hcpss.org](mailto:boe@hcpss.org)  
[superintendent@hcpss.org](mailto:superintendent@hcpss.org)

----- Forwarded message -----

From: **Cindy Zhao** <[4chsinfo@gmail.com](mailto:4chsinfo@gmail.com)>  
Date: Mon, Sep 11, 2017 at 2:14 PM  
Subject: Re: APFO Testimony on September 11, 2017  
To: "Ball, Calvin B" <[cball@howardcountymd.gov](mailto:cball@howardcountymd.gov)>  
Cc: "Pruim, Kimberly" <[kpruim@howardcountymd.gov](mailto:kpruim@howardcountymd.gov)>

Dear Dr.Ball,

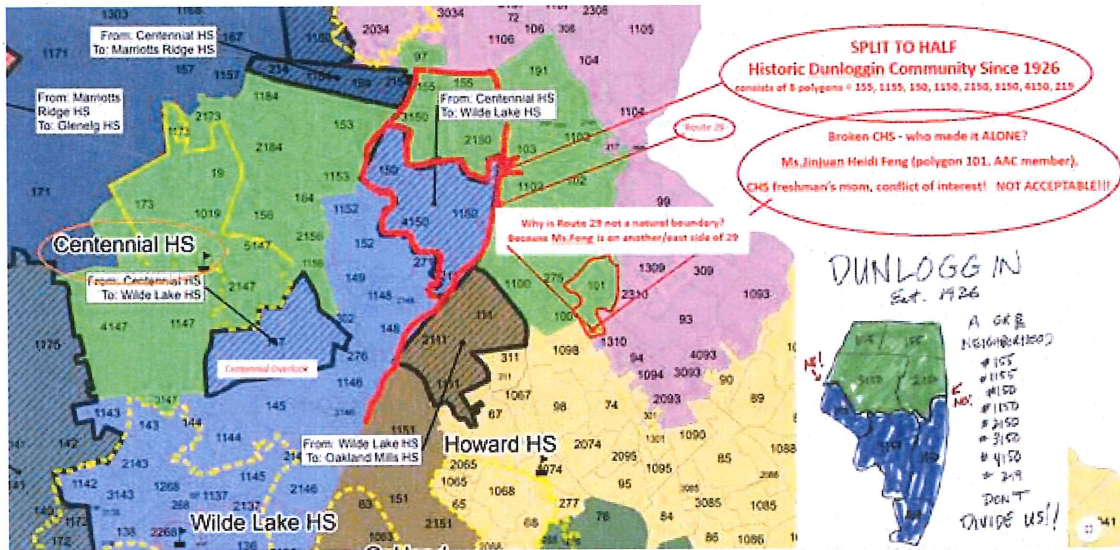
Thank you so much for your response!

In fact, you are the first one and only one (elected official) so far has ever responded to me (Dunlogging community) since Aug.8.

On Aug.8, when AAC published AAC plan which is modified completely from annual "Feasibility Study" (presented on June 27). But no one had ever talked/communicated with us (Dunlogging community) before, until we found out ourselves that our historic Dunlogging community is going to be split into half. Half remains in Centennial High School (CHS - 2 miles away current neighborhood school), and other half are going to attend Wilde Lake High School (WLHS - 10 miles away).

Who did make AAC plan for broken CHS? A mom of CHS freshman (AAC member) ALONE made AAC plan for all of us without US without our community voices. Because Ms.Feng (polygon 101) is on another/east side of route 29, that's why route 29 is NOT used as natural boundary. Her name is Ms.Jinjuan Feng on AAC Charter, but Ms.Heidi Feng on AAC public reports. We don't know which name she used to apply for AAC member. But she is the only AAC representative from our CHS. She is a conflict of interest! This is NOT acceptable!

Below is AAC map to illustrate how unreasonable our broken CHS by AAC plan. If this AAC plan is honored, Howard County will NOT be same anymore! We believe that our HoCo is much better than this!



Also we received the following information how AAC plan has been manipulated by all AAC members. We have no way to verify the info because Superintendent & BOE have kept AAC member's polygon numbers secret, although we have requested numerous times, and although a person's address (polygon number) is public. But I am sure that you can verify it for us.

*Basically the AAC is quietly shaping the districts to benefit their own kids. All of this from publicly accessible information. Polygons of several AAC members not yet identified.*

*1) Another AAC member lives in 1151. Feasibility moved it from @hcpss\_omhs to @hcpss\_wlhs and AAC moved it back.*

*2) Not the only one... One AAC member lives in polygon 1170, Feasibility study moved 1170 from @hcpss\_mrhs to @hcpss\_ghs and AAC moved it back.*

*3) At least two AAC members, Benning (poly #1170) and Keller (#1151), modified the feasibly study to retain their existing high schools, vs being switched. Another AAC member, Poletti (#1141), modified feasibility study to change her high school from Wilde Lake to River Hill high school. Indeed, Ms. Jinjuan Heidi Feng (#101) is the only AAC member residing in CHS district.*

Another map below: AAC member resident locations ... Dunloggin is that hole in the middle. We know they were called to rep the whole of HoCo, hmmm. (Noted: The map below is not very clear, it was supplied by a resident and we are working to update the map.) I am sure that you can request a map from Superintendent & BOE for us.





We are disgusted with unfair representation and the flawed/manipulated AAC process!!

Since AAC members have not signed NCI statement, AAC plan must be invalidated! Void AAC plan!

We shall go back to Feasibility Study and start over again! We shall “Let Them Stay – Let Sophomore & Junior Stay”!

We want NEIGHBORHOOD schools!

We, HoCo parents/residents/taxpayers are holding superintendent and BOE to be accountable!

By the way, did BOE just pay a huge settlement to former Super using our taxpayer’s money without OUR permissions! We had NO SAY to it! Now BOE is sending an interim super who doesn’t even talk/listen to us/HoCo. We want to have a vote to current ongoing “Permanent Superintendent Search”!

We want to be part of redistricting process to work together, to find a minimum impact solution to all of our HoCo children in this challenging time!

Thanks again for listening!

Best regards,

Cindy Zhao (Dunloggin Community)

Ellicott City, MD 21042

On Mon, Sep 11, 2017 at 12:25 PM, Ball, Calvin B <[cball@howardcountymd.gov](mailto:cball@howardcountymd.gov)> wrote:

Good afternoon,

Thank you for your testimony regarding the Adequate Public Facilities Ordinance (APFO), sponsored by County Executive Allan Kittleman. I share in your concerns and wish Mr. Kittleman had addressed them prior to these bills being submitted to the Council. The legislation we have before us is weak and fails to address the outcry we've continued to hear from parents and our school community over the years.

In my opinion, if this were done appropriately with our children and communities in mind, many issues could have been addressed by the Executive prior to his submission of CB61 and CB62. My hope is that by working together moving forward, my colleagues and the administration will remain open to collaborating with me to bridge these gaps and address the issues you, and others in our community, have expressed.

I continue to have many questions, like those you've mentioned and that I've heard from others across the County. There is still much work to be done. As the Council continues its deliberations, I will keep you updated. In the interim, I have shared important dates below so you can follow along and stay engaged. Unless otherwise noted, all meetings will occur in the Banneker room of the George Howard Building, [3430 Court House Drive, Ellicott City, MD 21043](#).

- **Tonight, September 11 at 6pm** – Special Public Hearing Continuation: CB60, CB61 and CB62 only
  - Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 18 at 6pm** – Special Public Hearing Continuation (if needed)
  - Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 18 at 6pm** - Public Hearing – Current legislation
  - Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 25 at 3pm** - Work Session (C. Vernon Gray Room)
- **Monday, October 2 at 7pm** - Legislative Session

Can't attend but still want to stay engaged? You can stream our sessions online here: <http://cc.howardcountymd.gov/Online-Tools/Watch-Us>.

As always, if there are ways I can be of service in the future, do not hesitate to call or email my office.

All the best,

Dr. Calvin Ball

Howard County Council, District 2

Ph: [410-313-2001](tel:410-313-2001)

<http://cc.howardcountymd.gov/Districts/District-2/Bio>

*A true leader has the confidence to stand alone, the courage to make tough decisions, and the compassion to listen to the needs of others. —Douglas MacArthur*

**Click below to register for my newsletter:**

[Sign Up Now](#)

**From:** Cindy Zhao [mailto:[4chsinfo@gmail.com](mailto:4chsinfo@gmail.com)]  
**Sent:** Monday, September 11, 2017 12:09 AM  
**To:** CouncilMail <[CouncilMail@howardcountymd.gov](mailto:CouncilMail@howardcountymd.gov)>  
**Cc:** Kittleman, Allan <[AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov)>  
**Subject:** APFO Testimony on September 11, 2017

## APFO Testimony

September 11, 2017

I am a long-term resident of Howard County for 18 years. My son is a freshman in Centennial High School.

I am greatly troubled by the massive redistricting challenge we are facing right now. There is NOT even one seat for my son in our current own neighborhood school! AAC made a plan for us, my son will be forced to leave his current neighborhood school

as a sophomore next year! No one has ever talked to us! We have no say to it! This is unacceptable! Howard County should be better than this!

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Cindy Zhao

[9010 Labrador Lane](#)

[Ellicott City, MD 21042](#)

## Sayers, Margery

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**From:** Kuplan Thurasamy <t\_kuplan@hotmail.com>  
**Sent:** Monday, September 11, 2017 3:01 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan; Kuplan Thurasamy  
**Subject:** Written Testimony for Council Bill 61

To whom it may concern,

I am 10 year resident of Howard County with twin boys that are now in second grade. I am worried that the county does not do a better job controlling and planning for development which adversely affects schools to redistrict very 2-3 years. I am originally from New Jersey where over development is a major problem where they have not been able to create adequate roads and infrastructure to meet the demands of the rapid development growth. When I moved here 10 years ago traffic was fine but over the last 5 years with all the new development my commute time has increased to 20 minutes. I've also noticed that people are not as nice on the road as they use to be, this is exactly what happened in NJ and i fear it is happening in Howard County now.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Sincerely,

Kuplan Thurasamy  
9700 Oak Hill Drive  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Frances O'Connor <chettyoak@yahoo.com>  
**Sent:** Monday, September 11, 2017 2:55 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

To whom it may concern,

My husband and I moved our family to Howard County in early 2013. Our decision to settle in the area was largely influenced by the geographic location between Baltimore and Washington, D.C., as well as the quality of the schools, libraries, and parks. I am now VERY concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (most critically new schools, roadways, green space and emergency services).

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) BEGIN when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.
- Increased fees for developers of new homes, to be in-line with market rate and surrounding counties

The quality of life in Howard County is dependent on improved planning as it relates to these items. If the reputation of the County, particularly the schools, declines, all residents and businesses suffer. We become a less desirable place for residents and development.

Finally, I would urge the County Council to think strongly about the impact of frequent redistricting. Though I understand this falls under the purview of the School Board, it is directly tied to AFPO. Families will not make their children go through multiple redistrictings. We come to Howard County to put down strong roots, not uproot them every few years.

Thank you for your time and consideration.

Sincerely,  
Frances Keenan  
5463 Autumn Field Court  
Ellicott City, MD 20143

## Sayers, Margery

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**From:** Tim Lattimer <lattimer60@hotmail.com>  
**Sent:** Monday, September 11, 2017 2:53 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Comments on APFO  
**Attachments:** Tim Lattimer APFO Comments 11 Sept 2017 .pdf

Dear County Council Members and County Executive Kittleman:

Thank you for this opportunity to comment on the proposed changes to Howard County's "Adequate Public Facilities Ordinance" (APFO).

**It is time for a new way of thinking about development in Howard County. "Business-as-usual" is not the solution. It's the problem.** The intense debates we are hearing today about things like APFO, school redistricting, and large-scale mulching projects tear at the fabric of Howard County's communities. They come from a piecemeal approach to planning and development that is inadequate and outmoded.

Others have rightly urged the County Council to reject the proposed changes to the "Adequate Public Facilities Ordinance" (APFO). These changes would do little to avoid or minimize the overcrowding that prevails in many of our schools nor would they prevent the worsening of traffic conditions.

**But even if the Council fixes APFO, it would still simply be nibbling around the edges of a much more fundamental problem: the lack of any requirement for a holistic process of environmental impact assessments for development projects.** As a result, neither the County Council nor the public is able to get the full picture of the environmental and economic costs of those projects.

School crowding and traffic impacts must not be the only metrics to consider in evaluating proposed projects. **Howard County should adopt more comprehensive environmental impact assessment requirements that address all types of development projects** – including private projects. Such requirements should include:

1. **A process for the County to screen proposed projects and identify those that may have potentially significant environmental impacts.** Those that might should be subjected to a holistic evaluation of their potential impacts such as traffic, noise, air quality, climate change (including risk exposure), water quality, biological resources, land use, aesthetics, historic resources, public services and utilities, as well as growth-inducing and cumulative impacts.
2. **Impact assessment reports that are fact-based and reflect sound expert analysis,** yet written in plain language so that the lay public and policymakers could understand clearly the full scope of a project's environmental and economic implications. These reports should lay out clearly the proposed project and a reasonable range of alternatives (including a "no project" option), document existing environmental conditions, assess the significance of potential impacts, and recommend measures to avoid or mitigate potentially significant impacts.

3. **A transparent process** that affords the public with opportunities to become aware of a project, provide input as to the substantive scope of an impact assessment, opportunities to review and comment on draft assessments, and to participate in the Council's consideration of the final assessment.
4. **A process for the Council to certify the adequacy of the final assessment and a formal statement of findings**, particularly if the Council intends to approve a project despite significant adverse impacts that cannot be mitigated.

**It's also time for a new way of thinking about how we manage risks.** We don't have to look as far as places like South Asia or Houston, Texas to see how inadequate planning and poorly controlled development can turn natural hazards into unnatural catastrophes. Just over a year ago, we all saw how upstream development helped to pave the way toward more intense flooding and destruction in Old Town Ellicott City. If recent events have taught us anything, it's that climate change is not simply a global problem. It is fundamentally a local issue, as local communities are on the front lines of climate change impacts. But we can also play a huge role in solving the climate crisis.

So, let us start by putting in place a more holistic approach to evaluating the environmental impacts of development projects. **These types of requirements are not rocket science nor are they anything new.** Other states have had these types of requirements in place for decades. For example, the **California Environmental Quality Act (CEQA)**, which then-Governor Ronald Reagan signed into law in 1970, applies to both public and private development projects.

You may hear claims that such requirements will slow economic growth or cause the loss of jobs. Those claims are simply not true. I worked for ten years as an environmental planner in southern California and I saw first-hand how the **CEQA process can lead not only to more informed decisions on development, but also to projects that are better designed and more environmentally sustainable.**

But you don't have to take my word for it. I can refer you to multiple studies that have looked at California's nearly 50 years of experience with CEQA. They have shown consistently that **environmental impact reporting requirements have actually benefitted California's environment without hampering economic development.** In fact, the state's per capita GDP growth, manufacturing output, housing, and construction activity all grew as fast or faster after the passage of CEQA. At the same time, California has seen dramatic growth in clean energy development and significant reductions of pollution.

As I understand it, there are no state laws that would prohibit Howard County from putting into place a similar type of systematic, comprehensive process to assess and disclose the potential environmental impacts of development projects. **I urge the County to go beyond tinkering with APFO and fix the underlying problem by instituting such an impact assessment process.**

When my family returned to the U.S. in 2002 after many years overseas, we did not choose to live in Northern Virginia like most of my Foreign Service colleagues. We made a conscious decision to live in Columbia because we share the vision of its founders in wanting a diverse, people-centered community. We also chose to live here because of Howard County's superior overall quality of life. Northern Virginia is poorly planned, overbuilt, and its traffic is a nightmare. Its nickname, "NOVA," is perfectly fitting for anyone who understands Spanish, because **"no va" means "no go."**

**We don't want "Ho Co" to also become known as "no go."** Howard County must go beyond tightening its APFO



standards (i.e., setting school capacity limits at 100%, including high schools and not letting development to proceed by default in areas where schools remain overcrowded). It must **put in place a rational and holistic environmental impact assessment process that enables County decision-makers and the general public to have a full understanding of the environmental and economic impacts** associated with development projects. Thank you for your consideration.

Tim Lattimer

8452 Each Leaf Ct.

Columbia, MD 20145

Thank you for this opportunity to comment on the proposed changes to Howard County's "Adequate Public Facilities Ordinance" (APFO).

**It is time for a new way of thinking about development in Howard County. "Business-as-usual" is not the solution. It's the problem.** The intense debates we are hearing today about things like APFO, school redistricting, and large-scale mulching projects tear at the fabric of Howard County's communities. They come from a piecemeal approach to planning and development that is inadequate and outmoded.

Others have rightly urged the County Council to reject the proposed changes to the "Adequate Public Facilities Ordinance" (APFO). These changes would do little to avoid or minimize the overcrowding that prevails in many of our schools nor would they prevent the worsening of traffic conditions.

**But even if the Council fixes APFO, it would still simply be nibbling around the edges of a much more fundamental problem: the lack of any requirement for a holistic process of environmental impact assessments for development projects.** As a result, neither the County Council nor the public is able to get the full picture of the environmental and economic costs of those projects.

School crowding and traffic impacts must not be the only metrics to consider in evaluating proposed projects. **Howard County should adopt more comprehensive environmental impact assessment requirements that address all types of development projects** – including private projects. Such requirements should include:

1. **A process for the County to screen proposed projects and identify those that may have potentially significant environmental impacts.** Those that might should be subjected to a holistic evaluation of their potential impacts such as traffic, noise, air quality, climate change (including risk exposure), water quality, biological resources, land use, aesthetics, historic resources, public services and utilities, as well as growth-inducing and cumulative impacts.
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4. **A process for the Council to certify the adequacy of the final assessment and a formal statement of findings,** particularly if the Council intends to approve a project despite significant adverse impacts that cannot be mitigated.

**It's also time for a new way of thinking about how we manage risks.** We don't have to look as far as places like South Asia or Houston, Texas to see how inadequate planning and poorly controlled development can turn natural hazards into unnatural catastrophes. Just over a year ago, we all saw how upstream development helped to pave the way toward more intense flooding and destruction in Old Town Ellicott City. If recent events have taught us anything, it's that climate change is not simply a

Tim Lattimer Comments on Proposed Changes to Howard County's Adequate Public Facilities Ordinance  
September 11, 2017

global problem. It is fundamentally a local issue, as local communities are on the front lines of climate change impacts. But we can also play a huge role in solving the climate crisis.

So, let us start by putting in place a more holistic approach to evaluating the environmental impacts of development projects. **These types of requirements are not rocket science nor are they anything new.** Other states have had these types of requirements in place for decades. For example, the **California Environmental Quality Act (CEQA)**, which then-Governor Ronald Reagan signed into law in 1970, applies to both public and private development projects.

You may hear claims that such requirements will slow economic growth or cause the loss of jobs. Those claims are simply not true. I worked for ten years as an environmental planner in southern California and I saw first-hand how the CEQA **process can lead not only to more informed decisions on development, but also to projects that are better designed and more environmentally sustainable.**

But you don't have to take my word for it. I can refer you to multiple studies that have looked at California's nearly 50 years of experience with CEQA. They have shown consistently that **environmental impact reporting requirements have actually benefitted California's environment without hampering economic development.** In fact, the state's per capita GDP growth, manufacturing output, housing, and construction activity all grew as fast or faster after the passage of CEQA. At the same time, California has seen dramatic growth in clean energy development and significant reductions of pollution.

As I understand it, there are no state laws that would prohibit Howard County from putting into place a similar type of systematic, comprehensive process to assess and disclose the potential environmental impacts of development projects. **I urge the County to go beyond tinkering with APFO and fix the underlying problem by instituting such an impact assessment process.**

When my family returned to the U.S. in 2002 after many years overseas, we did not choose to live in Northern Virginia like most of my Foreign Service colleagues. We made a conscious decision to live in Columbia because we share the vision of its founders in wanting a diverse, people-centered community. We also chose to live here because of Howard County's superior overall quality of life. Northern Virginia is poorly planned, overbuilt, and its traffic is a nightmare. Its nickname, "NOVA," is perfectly fitting for anyone who understands Spanish, because **"no va" means "no go."**

**We don't want "Ho Co" to also become known as "no go."** Howard County must go beyond tightening its APFO standards (i.e., setting school capacity limits at 100%, including high schools and not letting development to proceed by default in areas where schools remain overcrowded). It must **put in place a rational and holistic environmental impact assessment process that enables County decision-makers and the general public to have a full understanding of the environmental and economic impacts** associated with development projects. Thank you for your consideration.



Tim Lattimer  
8452 Each Leaf Ct.  
Columbia, MD 20145

## Sayers, Margery

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**From:** Kavya Ala <kavyala@gmail.com>  
**Sent:** Monday, September 11, 2017 2:52 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Respected Sir,

We lived in Howard county for 3 years with our 2 kids. In the past 10 years our commute to work has increased from 20 minutes to 40 minutes due to increased congestion. We are worried that if the county doesn't do a better job controlling and planning for development of the schools, we will be forced to redistrict again in 2-3 years.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure. School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level. Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.

NO reductions to the current wait time for housing allocations or school tests. APFO needs to be reviewed every 4 years. Increase real estate transfer tax by 1.0%. APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you

Kavya & Prashanth

8798, Wellford drive, Ellicott city, MD.



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## Sayers, Margery

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**From:** Alison Raver <alisonraver@gmail.com>  
**Sent:** Monday, September 11, 2017 2:42 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Written testimony for Council bill 61

Hello. We moved from Anne Arundel county to Howard County in 2011, mainly to ensure that our children would have access to one of the top school districts in the state. We now have a 4th grader, and a kindergartener at Rockburn Elementary school as well as a one year old who will one day be a Howard County Public Schools student as well.

I'm worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. Redistricting is a band aid to a larger problem. If development is not capped, or developers and/or are not expected to pay higher fees to support funding new schools, and associated infrastructure this problem will continue to worsen. We are discussing a move away from Howard County because we are disappointed that so many schools are over crowded and nothing seems to be happening to fix this problem in the immediate future for the long term.

We are requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Please carefully consider amending Council Bill 61 so that Howard County can continue being a highly desirable place to live for years to come.

Sincerely,

Alison and David Raver  
7854 Rockburn Drive  
Ellicott City, MD 21043

APFO Testimony

Michael Thompson

9806 Michaels Way

We are here tonight because our County is at a cross roads. The people are up in arms because we feel that our elected officials and their appointees are not looking out for the best interest of their constituents who voted for them, but rather for the developers that helped to fund their election campaigns. We have been overdeveloping this County for decades and have never been given the opportunity for the County's infrastructure to catch up to the pace of development. The current APFO regulations allow developers to continue at an unprecedented pace while our schools, streets, and residents suffer. Our current administration, and administrations past, care more about increasing tax base than it cares about the quality of life of its citizenry.

APFO has some very disturbing flaws. One prime example is the schools test. If a development fails the schools test for four years, and then, via a caveat written into County code, is allowed to be built within a failing school system, then the only thing that has really failed is our government's ability to represent its constituents. So I have to ask, where do the priorities of our elected officials lie? Is it in our children, our residents, or is it in the false pretense that development equals progress and that this type of progress is always a good thing? I find it hard to believe that the development fees and additional tax income that is received from a potential development would be enough to offset the additional educational and infrastructure needs nor the cost of another catastrophic flood because it isn't a matter of if, but when.

In an effort to make Howard County a better place to live for the residents of the County, a moratorium or more stringent development regulations needs to be imposed. Property values will increase and as a result, an increase in tax income for the County. I for one am willing to pay my share to live in a better community. I already do. The additional income from taxes would more than offset the loss of development fees that are levied upon developers that they only pass on to the consumer anyway.

APFO should include a test for emergency services. Our County seems to be more interested these days in developing primarily age restricted communities. These communities will put additional strains on first responders and other emergency services.

Like many other jurisdictions in Maryland, a school should be closed at 100% of capacity...PERIOD. Allowing developers to still build and only charging them additional fees does nothing to slow them down and it does not give the County sufficient time to address the inadequacy of our County's schools.

APFO should include a stormwater test to determine what negative downstream flooding potential exists. Much of the Howard County was developed prior to stormwater management regulations were adopted and as such many communities experience flooding and not just during 500 year storm events. Any new development within, or upstream of existing communities without stormwater management, should be required to manage the 100 year storm or greater. I have no doubt that developers will complain about how difficult it would be to accomplish this task, however they can and will comply and then just pass the cost of the additional engineering and loss of lots to their consumers.

APFO should also include a storm drain test to determine if the existing culverts downstream of a development can handle the additional flow or if properties will become flooded. Many of the storm drain systems and culverts are decades old and due to additional development, many of the stormdrains, culverts and bridges are no longer adequate. This inadequacy has resulted in flooding and property losses throughout the county and also has flood insurance implications through FEMA. One prime example of this is the Route 40 culvert under Plumtree Branch. The culvert itself was constructed in the 1950's at a time when much of the watershed upstream was not developed. At the time the culvert was sufficient to handle the flow however now that the watershed is almost completely developed even a 2 year storm event begins to back up in the culvert. One of the adjacent residents has stated that they only had a few inches of rain in the basement during hurricane Agnes in 1972 which is the benchmark which we measure against here in Maryland. In the past six years their basement has nearly filled twice.

In 2016 when Money Magazine ranked Columbia the best place to live, it brought a lot of additional attention to the County but how long can our elected officials hang their hat on this award. New prospective home buyers are savvy and spend copious amount of time researching a location for their new home. The quality of our schools and roads is declining and the citizens have had about as much as they take. Look at the turmoil that surrounds exists within the County at this very moment; citizens are angry about their schools, their roads, flooding, development regulation etc... That shiny accolade from Money Magazine is quickly losing its luster. It is time for our elected officials to act and not react. It is time for the to stand up for the citizens that put them in office. This county can't afford to continue to sacrifice our children's education for the sake of development. That is after all why most of us moved to Howard County

For generations now Howard County has suffered from uncontrolled growth that cannot and should not be tolerated or accepted. Developers have been allowed to essentially do as they please while the constituents of the county are left to suffer with the consequences such as overcrowded schools, inadequate public facilities and flooding.

Why does our prosperity have to revolve around how many development units are allowed to be built each year, why shouldn't the emphasis be based upon our children's education or how socially and environmentally responsible we are as a community. Who wants to be the jurisdiction with the most strip malls per capita or to be the most frequently flooded county in the state. It is time to stop listening to developers and start listening to the constituents of the county, after all this is "a government of the people, by the people, for the people" and we shall not perish from this Earth. The people are here now speaking voices and it is time the government responds and does the right thing for it's residents.

Respectfully

Mike Thompson

## Sayers, Margery

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**From:** Mike Thompson <mthompson@biohabitats.com>  
**Sent:** Monday, September 11, 2017 2:32 PM  
**To:** CouncilMail  
**Subject:** APFO CB 61 Testimony  
**Attachments:** APFO TESTIMONY.pdf

Please find the attached testimony for CB61 in advance of tonight's legislative hearing.

Thank You



## Sayers, Margery

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**From:** Kira Bloechl <kira.bloechl@gmail.com>  
**Sent:** Monday, September 11, 2017 2:26 PM  
**To:** CouncilMail; Weinstein, Jon; Ball, Calvin B; Terrasa, Jen; Fox, Greg; Sigaty, Mary Kay  
**Subject:** APFO meeting tonight

Dear Council Persons,

I urge you to vote against CB-61 and CB-62 in their current forms. These bills do not solve the problem of overcrowding in our schools and continue our reliance on "temporary" portables as a permanent solution. We need real APFO changes that help students learn and succeed.

CB-61 should be amended as follows:

1. High school capacity should be included in the APFO school test.
2. Development should be postponed if it would cause the enrollment at any individual school to exceed 100% of State Rated Capacity, regardless of excess capacity at adjacent schools.

I live in Elkridge and my children go to Elkridge Elementary School, which by last count, is exceeding 900 students. I fear for my children's safety and the quality of their education in classrooms that are too small for the amount of students in them with teachers overwhelmed by their ratio. One of my sons is currently learning in a classroom that was meant as a teacher planning room when EES was built. They are constantly adding teachers to help with ratios with no where to put these students. Classes and friendships are being broken up to move children around. It's not a healthy learning environment. The staff has been overwhelmed at dismissal moving 900 children through the bus line and car rider line. Because of the large amount of families at EES, many of our community events may need to be reassessed as fire codes and safety are pushed to their limits.

Elkridge has seen so much growth the last 9 years that my family has lived here. Because of our historic nature, we are not adequately prepared to handle more dwellings. We lack sidewalks and walking bridges to safely get to our soon-to-be new library and community grocery store. We lack restaurants and retail outlets and leave Elkridge to shop and dine. We would love for that money to stay in our community and continue to aid the restoration of the Route 1 corridor. We need these things (along with relief in our schools, of course) before we can continue to add any more families.

Again, I urge you to vote against CB-61 and CB-62 in their current forms. The eastern part of the county cannot handle more people.

Thank you and I'll see you this evening,  
Kira Bloechl - a mom of 3 boys in Elkridge

## Sayers, Margery

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**From:** Cindy Zhao <4chsinfo@gmail.com>  
**Sent:** Monday, September 11, 2017 2:22 PM  
**To:** Ball, Calvin B  
**Cc:** Pruum, Kimberly; CouncilMail; Kittleman, Allan; boe@hcpss.org; superintendent@hcpss.org  
**Subject:** Fwd: APFO Testimony on September 11, 2017

Including 4 more email addresses:

[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)  
[AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov)  
[boe@hcpss.org](mailto:boe@hcpss.org)  
[superintendent@hcpss.org](mailto:superintendent@hcpss.org)

----- Forwarded message -----

**From:** **Cindy Zhao** <[4chsinfo@gmail.com](mailto:4chsinfo@gmail.com)>  
**Date:** Mon, Sep 11, 2017 at 2:14 PM  
**Subject:** Re: APFO Testimony on September 11, 2017  
**To:** "Ball, Calvin B" <[cbball@howardcountymd.gov](mailto:cbball@howardcountymd.gov)>  
**Cc:** "Pruum, Kimberly" <[kpruum@howardcountymd.gov](mailto:kpruum@howardcountymd.gov)>

Dear Dr.Ball,

Thank you so much for your response!

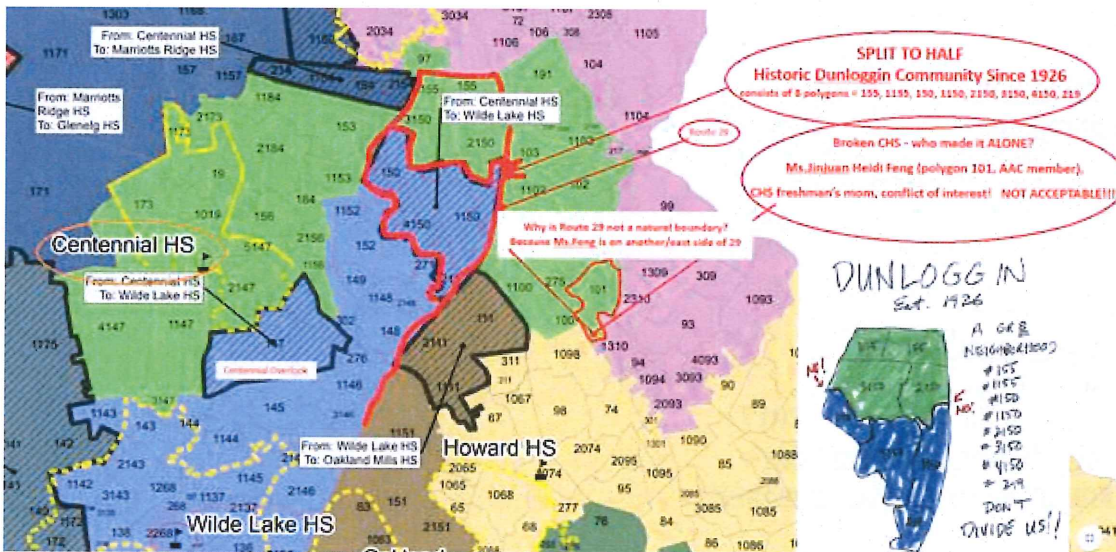
In fact, you are the first one and only one (elected official) so far has ever responded to me (Dunlogging community) since Aug.8.

On Aug.8, when AAC published AAC plan which is modified completely from annual "Feasibility Study" (presented on June 27). But no one had ever talked/communicated with us (Dunloggin community) before, until we found out ourselves that our historic Dunloggin community is going to be split into half. Half remains in Centennial High School (CHS - 2 miles away current neighborhood school), and other half are going to attend Wilde Lake High School (WLHS - 10 miles away).

Who did make AAC plan for broken CHS? A mom of CHS freshman (AAC member) ALONE made AAC plan for all of us without US without our community voices. Because Ms.Feng (polygon 101) is on another/east side of route 29, that's why route 29 is NOT used as natural boundary. Her name is Ms.Jinjuan Feng on AAC

Charter, but Ms. Heidi Feng on AAC public reports. We don't know which name she used to apply for AAC member. But she is the only AAC representative from our CHS. She is a conflict of interest! This is NOT acceptable!

Below is AAC map to illustrate how unreasonable our broken CHS by AAC plan. If this AAC plan is honored, Howard County will NOT be same anymore! We believe that our HoCo is much better than this!



Also we received the following information how AAC plan has been manipulated by all AAC members. We have no way to verify the info because Superintendent & BOE have kept AAC member's polygon numbers secret, although we have requested numerous times, and although a person's address (polygon number) is public. But I am sure that you can verify it for us.

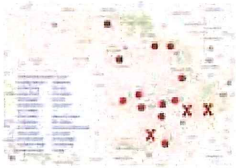
*Basically the AAC is quietly shaping the districts to benefit their own kids. All of this from publicly accessible information. Polygons of several AAC members not yet identified.*

*1) Another AAC member lives in 1151. Feasibility moved it from @hcpps\_omhs to @hcpps\_wlhs and AAC moved it back.*

*2) Not the only one... One AAC member lives in polygon 1170, Feasibility study moved 1170 from @hcpps\_mrhs to @hcpps\_ghs and AAC moved it back.*

*3) At least two AAC members, Benning (poly #1170) and Keller (#1151), modified the feasibility study to retain their existing high schools, vs being switched. Another AAC member, Poletti (#1141), modified feasibility study to change her high school from Wilde Lake to River Hill high school. Indeed, Ms. Jinjuan Heidi Feng (#101) is the only AAC member residing in CHS district.*

Another map below: AAC member resident locations ... Dunloggin is that hole in the middle. We know they were called to rep the whole of HoCo, hmmm. (Noted: The map below is not very clear, it was supplied by a resident and we are working to update the map.) I am sure that you can request a map from Superintendent & BOE for us.



We are disgusted with unfair representation and the flawed/manipulated AAC process!!

Since AAC members have not signed NCI statement, AAC plan must be invalidated! Void AAC plan!

We shall go back to Feasibility Study and start over again! We shall “Let Them Stay – Let Sophomore & Junior Stay”!

We want NEIGHBORHOOD schools!

We, HoCo parents/residents/taxpayers are holding superintendent and BOE to be accountable!

By the way, did BOE just pay a huge settlement to former Super using our taxpayer’s money without OUR permissions! We had NO SAY to it! Now BOE is sending an interim super who doesn’t even talk/listen to us/HoCo. We want to have a vote to current ongoing “Permanent Superintendent Search”!

We want to be part of redistricting process to work together, to find a minimum impact solution to all of our HoCo children in this challenging time!

Thanks again for listening!

Best regards,

Cindy Zhao (Dunloggin Community)

Ellicott City, MD 21042

On Mon, Sep 11, 2017 at 12:25 PM, Ball, Calvin B <[cball@howardcountymd.gov](mailto:cball@howardcountymd.gov)> wrote:

Good afternoon,

Thank you for your testimony regarding the Adequate Public Facilities Ordinance (APFO), sponsored by County Executive Allan Kittleman. I share in your concerns and wish Mr. Kittleman had addressed them prior to these bills being submitted to the Council. The legislation we have before us is weak and fails to address the outcry we've continued to hear from parents and our school community over the years.

In my opinion, if this were done appropriately with our children and communities in mind, many issues could have been addressed by the Executive prior to his submission of CB61 and CB62. My hope is that by working together moving forward, my colleagues and the administration will remain open to collaborating with me to bridge these gaps and address the issues you, and others in our community, have expressed.

I continue to have many questions, like those you've mentioned and that I've heard from others across the County. There is still much work to be done. As the Council continues its deliberations, I will keep you updated. In the interim, I have shared important dates below so you can follow along and stay engaged. Unless otherwise noted, all meetings will occur in the Banneker room of the George Howard Building, [3430 Court House Drive, Ellicott City, MD 21043](#).

- **Tonight, September 11 at 6pm** – Special Public Hearing Continuation: CB60, CB61 and CB62 only
  - Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 18 at 6pm** – Special Public Hearing Continuation (if needed)
  - Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 18 at 6pm** - Public Hearing – Current legislation

- Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 25 at 3pm** - Work Session (C. Vernon Gray Room)
- **Monday, October 2 at 7pm** - Legislative Session

Can't attend but still want to stay engaged? You can stream our sessions online here: <http://cc.howardcountymd.gov/Online-Tools/Watch-Us>.

As always, if there are ways I can be of service in the future, do not hesitate to call or email my office.

All the best,

Dr. Calvin Ball

Howard County Council, District 2

Ph: [410-313-2001](tel:410-313-2001)

<http://cc.howardcountymd.gov/Districts/District-2/Bio>

*A true leader has the confidence to stand alone, the courage to make tough decisions, and the compassion to listen to the needs of others. —Douglas MacArthur*

**Click below to register for my newsletter:**

[Sign Up Now](#)

**From:** Cindy Zhao [mailto:[4chsinfo@gmail.com](mailto:4chsinfo@gmail.com)]  
**Sent:** Monday, September 11, 2017 12:09 AM  
**To:** CouncilMail <[CouncilMail@howardcountymd.gov](mailto:CouncilMail@howardcountymd.gov)>  
**Cc:** Kittleman, Allan <[AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov)>  
**Subject:** APFO Testimony on September 11, 2017

## APFO Testimony

September 11, 2017

I am a long-term resident of Howard County for 18 years. My son is a freshman in Centennial High School.

I am greatly troubled by the massive redistricting challenge we are facing right now. There is NOT even one seat for my son in our current own neighborhood school! AAC made a plan for us, my son will be forced to leave his current neighborhood school as a sophomore next year! No one has ever talked to us! We have no say to it! This is unacceptable! Howard County should be better than this!

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Cindy Zhao

[9010 Labrador Lane](#)

[Ellicott City, MD 21042](#)

## Sayers, Margery

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**From:** Meg Ricks <capizziricks@gmail.com>  
**Sent:** Monday, September 11, 2017 2:13 PM  
**To:** CouncilMail  
**Subject:** APFO

I'm writing to share my support for the Board of Education's recommendations for changes to the APFO bill that the council is considering.

As a parent of a student that will be starting high school next year, a current fourth grader, and a current kindergartener, I am concerned about our schools now and in the future. We live in the Eastern part of Elkridge, an area that is chronically overcrowded. The two high schools that we might be districted to, Howard and Long Reach are in desperate need of relief. Just now someone shared on our neighborhood Facebook page that the bus that picks up our highschool students does not have enough seats and that students are packed into the aisle.

I have been involved in the PTA at Elkridge Elementary School for eight years now and have spent a lot of time at the school during the day. The teachers and staff are faced with a monumental task keeping a couple hundred more students than they should have safe and secure throughout the day. The teachers have to do the best they can with large classes and in less than ideal conditions- some rooms much smaller than others, "pod" classrooms which were partially walled off but sound carries easily from room to room, and the not so temporary portable class rooms. Every single thing that happens during the day becomes more difficult with more children.

I am not opposed to development or to redistricting but I want to make sure we do it the right way. Address the shortcomings of this law that continually make our schools overcrowded.

Thank you  
Meg Ricks



## Sayers, Margery

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**From:** Leila Scott <mrknomerocks@gmail.com>  
**Sent:** Monday, September 11, 2017 2:07 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Written Testimony For Council Bill 61

Dear Council,

I am a current homeowner in the Oakland Mills Village Center (Thunder Hill). We currently have 1 student in 1st grade at Thunder Hill Elementary and another one to follow in 3 years. As I know you aware we are an overcapacity Elementary school, in which students are taught in portables and unsuitable classrooms due to size and location.

I am concerned with the overcrowding and quality of education being provided due to lack of funding. Increasing our taxes to pay for what developers have long lacked in contributing is not the answer. The developers not paying their fair share and lack of APFO planning is what has gotten into this state of emergency within our schools to begin with.

I am also concerned with the frequency and amount of redistricting that is occurring currently and will continue to have to happen if we do not properly allocate and receive funding from development within our county. Our county has been giving away our land to developers without the impact charges that are necessary to support the current and future infrastructure needs of our community, leaving the most vulnerable of our citizens (our children) without the means to the world class education this county advertises.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance Well planned growth and effective mitigation for our public infrastructure.

- \* School capacity limits-including high schools-to be set at 100%. Schools are closed to new development at that level.
- \* Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- \* NO reductions to the current wait time for housing allocations or school tests.
- \* APFO needs to be reviewed every 4 years.
- \* Increase real estate transfer tax by 1%

APFO needs to include measures for public safety, emergency services, recreation and other community facilities.

I thank you for your time and consideration of these necessary changes to our APFO and know that you recognize the importance of your decisions on our community and also the impact in will have in who I vote for as seats become available for election and re-election.

Sincerely,

Leila Scott  
5080 Bucketpost Court  
Columbia, Md 21045

410-215-0418

"When we try to pick out anything by itself, we find it hitched to everything else in the universe." ~ John Muir

"Help the Howard County Cat Club Save Lives"

[www.heartandfriendshipcompany.com](http://www.heartandfriendshipcompany.com)

[www.goodsearch.com](http://www.goodsearch.com)

[www.howardcountycatclub.org](http://www.howardcountycatclub.org)



Virus-free. [www.avg.com](http://www.avg.com)

## Sayers, Margery

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**From:** Xiaoli Nan <nan@umd.edu>  
**Sent:** Monday, September 11, 2017 1:48 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Howard County Council Members and Executive:

I'm writing this note to express my significant concern about the poor planning of housing development in Howard County, MD that results in frequent, massive school redistricting.

I am requesting that Council Bill 61 be amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

1. School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
2. Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
3. NO reductions to the current wait time for housing allocations or school tests.
4. APFO needs to be reviewed every 4 years.
5. Increase real estate transfer tax by 1.0%.
6. APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Respectfully submitted,

Xiaoli Nan  
8673 Wellford Drive, Ellicott City, MD 21042

## Sayers, Margery

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**From:** Carol Allen <knuteallen@yahoo.com>  
**Sent:** Monday, September 11, 2017 1:12 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Written testimony for Council Bill 61

Dear County Council,

I have lived in Howard County for 18 years. I have 2 kids. We moved here from Anne Arundel County when we decided to have children, because of the great school system. We specifically chose a neighborhood with a great high school.

I am concerned that our property taxes will be increased to make up for the low fees that developers pay in our county. I am concerned that my kids will be redistricted out of a great school to make up for overcrowding.

I'm worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. I'm concerned when I see suggestions of redistricting that include moving students that walk to one school to another school where they need to be bused.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Please keep these items in mind.

Thank you.

Carol Allen  
4038 Pebble Branch Rd.  
Ellicott City, MD 21042

**Sayers, Margery**

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**From:** Niki McGuigan <mcniki1@gmail.com>  
**Sent:** Monday, September 11, 2017 12:26 PM  
**To:** CouncilMail  
**Subject:** CB61-2017

Dear County Executive and County Council,

We strongly support the BOE proposed amendments to APFO. Please don't overcrowd our county, our schools, our resources!

Our children are at Elkridge Elementary school, where we are well over the 100% capacity with 900 plus students. Our area is busting at the seams with developers building homes all around us, in every inch of available space off of Hanover Rd. It's affecting traffic. Besides the traffic back-ups, we have to deal with cars speeding and putting our kids in danger. It's affecting our schools. We are overcrowded at Howard and Long Reach high schools with no Elkridge high school to relieve us. We are being shuffled around like puzzle pieces with redistricting every few years.

Please do something! Put our kids first! Pass a stronger APFO!

Thank you,

Niki and Larry McGuigan  
6209 Patuxent Quarter Rd.  
Hanover

## Sayers, Margery

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**From:** Teresa Berman <tmay15@aol.com>  
**Sent:** Monday, September 11, 2017 12:14 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** APFO comments and concerns

Dear County Council members:

I have been a Howard County resident since 2001 and have two children that attend public schools in this county. My oldest is currently in 8th grade and is zoned to attend Howard High School next year. I am very concerned about the significant overcrowding at this school and others within our county. Both our elementary and middle schools (Ilchester and Bonnie Branch) are over capacity as well with some classes in portable trailer classrooms outside. Over my years of living in this county I have noticed much more congestion on roads and infill housing going into what appears to be every available green space that could be built on. School expansion has not kept pace with this growth in the county.

I am asking you to take action during this review of the Adequate Public Facilities Ordinance to better accommodate grown and schools in particular. I ask that you add high schools to the school capacity limits that are reviewed - and that these limits be set at 100% for ALL schools. Many neighboring counties in Maryland are using this 100% threshold which certainly makes more sense for planning and growth purposes.

Current Howard County procedures also permit development to proceed after a three year wait by a developer even if the schools are still over the capacity threshold. Most of our neighboring counties have longer time frames or other thresholds that must be met before development can proceed. The other counties with time frames are using six or seven years - more than double our current time frame. Some also have provisions for developers to fund or partially fund school expansion as an option. Howard County should lengthen this time fame and consider other measures to address crowding if it still remains at the end of the moratorium period.

I urge you to take these actions to better address growth and school crowding in Howard County as you address the proposed changes to the Adequate Public Facilities Ordinance.

Sincerely,

Teresa Berman

## Sayers, Margery

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**From:** Liz E <liz.esker@gmail.com>  
**Sent:** Monday, September 11, 2017 12:04 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** APFO Inadequacies

Dear County Executive Kittleman and County Council Members,

The APFO bill, CB-61-2017, does not add any test for high school capacity. The tests are only for elementary and middle schools. This is not acceptable.

The eastern Howard County high schools (Howard, Long Reach and Mount Hebron) are overcrowded because there is not a high school test in APFO. The county has allowed for the development of new homes in this area ever since Veterans Elementary, Ducketts Lane Elementary and Thomas Viaduct Middle School opened. The county allowed this development without worrying about where these kids would go to high school.

Now, these kids are starting high school but there is no room. There is not adequate public high school capacity because there was no test for high school capacity to restrict this development. The population in the eastern part of the county has increased greatly since I moved here 17 years ago and the two newest high schools in the county were both opened out in the western part of the county. Something needs to be done to ensure there is adequate public high school capacity planned when new development is allowed. Adding a high school capacity test will ensure there are adequate facilities for all students.

Please add a high school capacity test to the qualifications for an area to be open to development.

Sincerely,  
Elizabeth Esker  
Elkridge, MD

## Sayers, Margery

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**From:** Missy Lemke <hmlemke@gmail.com>  
**Sent:** Monday, September 11, 2017 11:09 AM  
**To:** CouncilMail  
**Subject:** CB-61 & CB-62

To whom it may concern,

I am writing to express my concern that the AFPO regulations be tightened in Howard County. I live in the eastern part of the county where overcrowding has hit a critical level. Our overcapacity elementary schools feed into the already overcrowded Howard and Long Reach high schools. Rather than redistricting, which cannot help any longer because the numbers are too high, Howard County need to better regulate growth. Builders cannot be allowed to build without concern for the communities.

Please support the Howard County PTA's recommendation to change these regulations.

Sincerely,

Melissa Lemke  
6454 Anderson Ave  
Hanover, MD 21076



## Sayers, Margery

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**From:** Ramesh Gopalakrishna <ramtax68@yahoo.com>  
**Sent:** Monday, September 11, 2017 11:06 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

I have been living in Howard County for over 20 years with my husband. When we decided to settle down for a long term, we started doing our homework regarding the schools. After careful research we found Centennial schools would be ideal to challenge our kids bright minds. We found the community to live and bought our "home". Within two years we hear that our kids are being redistricted to schools which are not comparable in any shape and form. Why? If there was opposition to the new community from other neighborhoods then why was it ignored and the builder was still allowed to build? Why was the builder advertising the homes were associated with centennial schools?

If county claims all schools are good in howard county then why are the house prices so different? Why are the school rankings so different? Why the programs offered are so different?

This is gross injustice to citizens who work hard, save up money to pay for the homes so that their kids get best of the education and in the end gets redistricted to schools which are less desirable, all due to lack of facilities and infrastructure. Why do we pay our taxes for? The property tax bill states that 60+ % goes towards education. Then why are the schools not being funded to add more room or floors?

The developers who are allowed to build in the overcrowded areas must be liable for more funds to schools per kid rather than a nominal fee. They make millions of dollars from us the common citizens who get squeezed both by the builders as well as the system.

This has to stop. Our votes must count and be meaningful. The system has to recognize the problems of infrastructure and need for schools. We are supposed to be an advanced democratic country with fairness to all. I don't see that happening here.

I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life...

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.

- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thanks,

Lavanya Kashyap

8614 Wellford Drive, Ellicott City, MD 21042

## Sayers, Margery

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**From:** Ginna Rodriguez <rodriguez.ginna@gmail.com>  
**Sent:** Monday, September 11, 2017 10:41 AM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Written Testimony for Council Bill 61

My name is Ginna Rodriguez, and I have been a resident of Howard County for four years. We chose to move to Howard largely because of the reputation of the schools here. Last year, my oldest son started Kindergarten.

While my son enjoyed his school and had a wonderful teacher for kindergarten, I found a couple of things surprising last year, specially for one of the best school districts in the U.S. My son's kindergarten class had 24 kids. That works out to be 6 more kids, or 33% more than the maximum recommended kindergarten class size, and is a direct result of lack of available classrooms in his school. Due to the facility limitation in his school, kids cannot wash their hands before lunch, and must use hand sanitizer instead. This is of special concern for younger kids, as the CDC indicates the use of hand sanitizer is not as effective as washing ones hands and can even lead to alcohol poisoning when ingested! Moreover, some kids at his school must wait until 1:30 pm to have lunch, and I have even heard of HCPSS elementary students who are not able to eat a meal or snack until 2pm!

The reason I bring this up is because the council needs to be aware of the many types of consequences that result from being okay with using our schools above their intended capacities. In listening to the videos of the APFO Task Force, I know that developers believe that additional growth in Howard County can be accommodated through larger class sizes, relocatables, and redistricting. APFO school tests should not be set at higher than 100% thinking that larger class sizes, relocatables and redistricting will solve the problem created by poor planning. Out of control development has led us into the midst of a disruptive redistricting process that has pitted communities against each other in a high-stakes game of hot potato where many of our children lose.

These conditions can't be acceptable in Howard County. Elected officials have a responsibility to their constituents to work together and place the interests of the voters who elected them above those of developers who funded their campaigns. The council must pass a sustainable and equitable APFO legislation where developers fully funds the additional infrastructure enhancements needed to support the development and necessary construction takes place concurrently so new infrastructure is in place when needed.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.

- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

I hope that the council will do what is best for Howard County.

Ginna Rodriguez

4053 Pebble Branch Road

Ellicott City MD, 21042

## Sayers, Margery

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**From:** Leonardo McClarty <lmclarty@howardchamber.com>  
**Sent:** Monday, September 11, 2017 10:33 AM  
**To:** CouncilMail  
**Subject:** CB61 Support  
**Attachments:** APFO Support\_9.11.17.pdf

Howard County Council members,

Please find attached written testimony from the Howard County Chamber concerning CB61-2017.

Thanks

Leonardo McClarty, CCE  
President/CEO, Howard County Chamber  
T: 410-730-4111; 107  
E: [lmclarty@howardchamber.com](mailto:lmclarty@howardchamber.com)

\*\*\*New Address Effective September 1, 2017\*\*\*  
6240 Old Dobbin Lane, Suite 110  
Columbia, MD 21045

SAVE THE DATE: October 6, 2017 - Signature Event, A Night of Illusion. Visit [www.howardchamber.com](http://www.howardchamber.com) for details.

Get [Outlook](#) for iOS



Leonardo McClarty  
President/CEO, Howard County Chamber

September 11, 2017

Mr. Jon Weinstein  
Chair, Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

***RE: Howard County Chamber Support for CB61-2017***

Dear Councilman Weinstein:

Since 1990, the Adequate Public Facilities Ordinance (APFO) has served as a vehicle for Howard County elected and appointed official's usage in managing land use and growth and its impact on infrastructure and public schools. Shortly after taking office in 2014, Howard County Executive Allan Kittleman upon recommendation of the Department of Planning and Zoning Transition team convened a task force to review the current APFO as part of efforts to prepare for and manage future growth and development.

This task force would be comprised of a sundry group of 22 voting and 2 non-voting members. Fields of discipline represented included public education, residential real estate, construction, commercial development, and concerned citizenry. This group of diverse Howard County residents examined and tested public facilities for 13 different areas ultimately arriving at recommendations where 2/3 majority were in agreement.

Education has always been the bedrock of the Howard County community, thus education also received significant debate and attention. Development and impact on neighboring schools have many calling for the elementary and middle school capacity threshold to be reduced to 100%. Ultimately, the group arrived at a compromise electing to reduce the capacity threshold to 110% with extra payment by developers who wish to proceed at 115% and 120%. Examples such as this demonstrate that a substantial number of meetings were held over the last year consisting of vigorous debate, consensus building and compromise. Consequently, the Howard County Chamber recommends moving forward with recommendations before you now and the

HCCC Support for CB61-2017  
September 11, 2017  
P 2

legislation to follow state enabling legislation next year, which together mirrors the recommendations of the APFO Task Force.

I thank you for your consideration. Should there be any questions concerning the Chamber's position, I can be reached at 410-730-4111.

Respectfully,



Leonardo McClarty, CCE  
President/CEO, Howard County Chamber

CC: Howard County Council  
Howard County Chamber Board of Directors  
Howard County Chamber Legislative Affairs Committee

## WRITTEN TESTIMONY FOR COUNCIL BILL 61

I am currently a resident of a new community in Polygon 147. I was used to live in Dorsey Search area for 8 years and decided to move back to this area as I miss being in this beautiful area. I wanted my kids to grow up in this area which is peaceful, quiet and caring. I have two kids. My son who is 8 years old just started 3<sup>rd</sup> grade this school year with completing two years in the same school and second will be starting Kindergarten next school year. I am a hard-working parent who worked my way up to make myself establish in USA after moved from India.

I personally find weak APFO has affected us significantly as I just recently purchased brand new property to move back to my beloved community which I have loved to live since I moved to USA from India. I am very concerned that our property taxes will be increased to make up the low fees that developer pay in our county and more developers are building new homes while new schools are not being built in the same pace as new development. I do think that our polygon may be redistricted due to weak APFO as well and our developer took advantage of asking us to pay higher premium because of the good school district.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.
- I am against the redistricting and want council to provide enough funds to build new schools. Also, we should be building same amount of schools to offset with new development rather than having so much population but not enough schools.

Sincerely,

Deval Bhardwaj  
8619 Wellford Drive  
Ellicott City MD 21042



**Sayers, Margery**

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**From:** deval shah <deval12@yahoo.com>  
**Sent:** Monday, September 11, 2017 10:28 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61  
**Attachments:** APFO - Testimony.docx

## Sayers, Margery

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**From:** no-reply@howardcountymd.gov  
**Sent:** Monday, September 11, 2017 10:18 AM  
**To:** lattimertp@gmail.com  
**Subject:** APFO

**First Name:** Micaela  
**Last Name:** Lattimer  
**Email:** [lattimertp@gmail.com](mailto:lattimertp@gmail.com)  
**Street Address:** 8452 Each Leaf Court  
**City:** Columbia  
**Subject:** APFO

**Message:** So what's the big deal with APFO? 4th wealthiest county in the country and some of the lowest fees for developers. That's the big deal! So the tax payers pick up the rest. Developers should be begging to build here and pay more towards our public facilities, including schools, roads, libraries, police stations, fire stations, parks, etc.

## Sayers, Margery

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**From:** Tasmia Haider <tas1861@hotmail.com>  
**Sent:** Monday, September 11, 2017 10:13 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Council members and County Executive,

This is a written testimony for Council Bill 61. I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population. As a result, citizens of Howard County, like my family, has to endure the stress of the school redistricting process that is currently underway.

Like my family, most families in my community purchased homes based on the school districts. Beazer was given approval to sell the houses in Centennial Overlook community with the advertisement that these will be in Centennial School district. The entire community now feels cheated by the county and its officials, as it seems that the county representatives are working for developers such as Beazer, and not the tax-paying citizens of the county who voted for them.

I am requesting that Council Bill 61 is amended with the following provisions for a more fairly and equitably balanced, well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Please consider this testimony. Depending on the outcome of the APFO legislation and the final outcome of school redistricting, I will decide on my vote for the next election.

Thank you,  
Tasmia Haider

Address:  
8803 Wellford Drive  
Ellicott City, MD 21042

## **Sayers, Margery**

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**From:** John Albert Chung <thechunger@gmail.com>  
**Sent:** Monday, September 11, 2017 8:16 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

As a tax-paying resident of Howard County, I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life.

I've got 2 children in elementary school, and am increasingly concerned with the planned redistricting, the over-crowded class sizes, the "temporary" pods where many of their classes take place, the health issues that may arise from spending hours in a school with mold infestation... WHAT IS GOING ON IN OUR COUNTY, AND WHY ARE YOU PERMITTING THIS TO HAPPEN?!

WHY ARE HOME DEVELOPERS NOT PAYING ADEQUATELY TO BUILD IN OUR COUNTY?!

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.

Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.

NO reductions to the current wait time for housing allocations or school tests.

APFO needs to be reviewed every 4 years. Increase real estate transfer tax by 1.0%.

APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

APFO legislation is at the forefront of my mind. If you want my vote come reelection, please work to fixing these problems that can no longer go unaddressed.

From a concerned resident of Howard County,

Albert Chung  
4819 Wellstone Way  
Elkridge, MD 21075

## Sayers, Margery

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**From:** Alexis M. McKenzie <amlaske@gmail.com>  
**Sent:** Monday, September 11, 2017 7:57 AM  
**To:** CouncilMail  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Council Members,

I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Also any additional measures you can come up with to fund a much-needed school in the Elkridge area would be appreciated. I know the county has purchased the Mission Road site but please give consideration to the Rockburn Park site as well. Our students need the relief now.

Thank you for taking my concerns into consideration.

Alexis McKenzie  
5945 Meadow Rose  
Elkridge, MD 21075

## Sayers, Margery

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**From:** Shashank Patel <shashankspatel@yahoo.com>  
**Sent:** Thursday, September 07, 2017 9:45 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

I have lived in Howard County for the last 27 years. I moved here when I was 10 years old predominately because my parents wanted to send me to the best schools in Maryland. In 1990 the best schools in Howard County were the Centennial schools (CLES, BMMS, CHS). I am now 37 years old and live in the Centennial Overlook Community (Polygon 147). I have a 2 year old son who in 3 years will be attending kindergarten. Due to weak APFO standards beazer homes was allowed to build 80 lots in the Centennial overlook community and market these homes to the three Centennial schools (CLES, BMMS, CHS). The AAC draft#3 recommends that polygon 147 be shifted to the Wilde lake schools (LFES, WLMS, WLHS) due to overcrowding at CLES, BMMS, CHS). One of the main reasons I moved here is because I wanted my son to go to the same schools I went to as a child because I really enjoyed going to school there. We also live very close to all the schools as well (much closer than the Wilde lake schools). The APFO and beazer homes knew the school conditions and still marketed the homes using the Centennial school district.

I am also concerned that our property taxes will be increased to make up for the low fees that developers pay in our county. I am also concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life. I'm also worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. Also In the past 10 years my commute to work has increased from 20 minutes to 40 minutes due to increased congestion.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.

- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thanks

Shashank Patel

9835 Tenney Court  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** pavani adusumilli <drpadusu@gmail.com>  
**Sent:** Monday, September 11, 2017 7:07 AM  
**To:** CouncilMail  
**Subject:** CB61-2017 WRITTEN TESTIMONY

To honorable county council ,

I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population including schools, fire, police and emergency services and protect our quality of life. And we certainly should not let our kids suffer because of poor planning to provide sufficient infrastructure , poor regulations and insufficient coordination between city council and board of education. My family and many of our community members are being personally effected by the weak APFO regulations.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.

Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.

NO reductions to the current wait time for housing allocations or school tests.

APFO needs to be reviewed every 4 years.

Increase real estate transfer tax by 1.0%.

Increase school surcharge fee in par with our neighboring counties

APFO needs to include measures for public safety, emergency services, recreation, and other community facilities

Satish Potluri

Pavani Adusumilli

8766 wellford drive

Ellicott city , MD – 21042



## Sayers, Margery

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**From:** Cindy Zhao <4chsinfo@gmail.com>  
**Sent:** Monday, September 11, 2017 12:09 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** APFO Testimony on September 11, 2017

### APFO Testimony

September 11, 2017

I am a long-term resident of Howard County for 18 years. My son is a freshman in Centennial High School.

I am greatly troubled by the massive redistricting challenge we are facing right now. There is NOT even one seat for my son in our current own neighborhood school! AAC made a plan for us, my son will be forced to leave his current neighborhood school as a sophomore next year! No one has ever talked to us! We have no say to it! This is unacceptable! Howard County should be better than this!

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Cindy Zhao

9010 Labrador Lane

Ellicott City, MD 21042

## Sayers, Margery

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**From:** Cindy Zhao <4chsinfo3@gmail.com>  
**Sent:** Monday, September 11, 2017 12:06 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** APFO Testimony on September 11, 2017

### APFO Testimony

September 11, 2017

I am a long-term resident of Howard County for 18 years. My son is a freshman in Centennial High School.

I am greatly troubled by the massive redistricting challenge we are facing right now. There is NOT even one seat for my son in our current own neighborhood school! AAC made a plan for us, my son will be forced to leave his current neighborhood school as a sophomore next year! No one has ever talked to us! We have no say to it! This is unacceptable! Howard County should be better than this!

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Cindy Zhao

9010 Labrador Lane



Good evening Chairman Weinstein and members of the Council:

My name is Nancy Pitrone and I reside at 9601 Hawk Court, Ellicott City, MD. I have two children, both of whom attend Waverly Elementary. According to the 2017 Feasibility Study, enrollment for our school is 684. It is not. It is 771. Capacity following the completion of the school's addition is 738. Our student population ALREADY exceeds capacity inclusive of the new addition BEFORE it is even completed. That means that when we accept the proposed 143 additional students next year we will open our doors at over 120% capacity on day one. Do you see a problem?

The County Council has done a remarkable job of side stepping responsibility for overcrowded schools. But as is usually the case, in the end one need only "follow the money" to understand that school overcrowding and redistricting are merely symptoms of a much larger problem, in this case an extremely weak APFO.

The Howard County school district is among the best in the nation. It is not surprising that over 50% of our schools exceed State Rated Capacity of 100%. What is surprising is that the county's APFO school capacity threshold of 115% is among the highest in the state. Adding insult to injury, because construction of schools has not kept pace with development, the only option available to address overcrowding is to continually shift students west. Equalizing capacity across the county only further exacerbates the problem by artificially lowering school capacities and once again opening up school districts to development...which inevitably results in more overcrowding and yet another round of redistricting. School capacity limits – including high schools - MUST be set at 100% with school districts closed to development at that level. We also need to increase the maximum wait times while freezing new project developments until adequate infrastructure is in place.

As for mitigation efforts (in the form of funding, additional time or both), they must begin when a school reaches 95% capacity and school capacity thresholds must be unbundled from mitigation fees. Allowing developers to move forward if projected enrollment reaches levels of up to 120% by paying a public school facilities surcharge of double or triple the amount in the current law will do nothing to alleviate overcrowding. Howard County surcharges are ridiculously low in comparison to neighboring counties as well as a pittance of what it costs to add a new seat to a HoCo school. Triple of nominal is still a steal. Taxpayers will continue to subsidize the new residential development that creates overcrowding in schools and then pay again for the solution!

This insanity has got to stop. If Howard County is to remain a desirable place to live and work, the County's APFO must be strengthened to ensure that infrastructure keeps pace with growth. It should also be reviewed every four years.

The County Council is supposed to represent the interests of constituents – not developers. We are watching - and we vote.

Thank you.

## Sayers, Margery

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**From:** Anita Davis <grandmaita@gmail.com>  
**Sent:** Sunday, September 10, 2017 11:56 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Council Members and Executive Kittleman,

We have lived in Howard County since 2000. We moved here from Arizona, as one of us pursued a job in Greenbelt. When we first began exploring places to live, of course we thought about our family's needs, especially those of our daughter, who was in middle school at the time. We examined many communities, talked to people who were to become co-workers, and settled on HOCO because it seemed progressive, had great schools and was not as urban as some of the other areas. HOCO stood out because it looked like a community that really cared about sustaining and promoting a high quality of life – and the schools were strongly supported by the community.

Our daughter has since graduated from Centennial High School, is a mom, and is pursuing a college degree. She and her husband and family also live in HOCO. They moved here from Catonsville in large part to provide better academic and other opportunities for their children. So the legacy lives on.

However, to our great dismay, HOCO seems to be turning into a community that is run by developers, not by the rest of its citizens. Housing and businesses sprout up in places that are already at maximum capacity for infrastructure, such as storm water management or roadways, or in places that degrade the environment. And now, because we don't have enough schools, our community's children are being divided up like they were playing pieces in a board game with rules that no one can understand. How can this be happening in our lovely county? And what will happen to our tax rate and our property values if this continues?

My husband and I work full time. We don't always keep as close of a watch on the inner workings of the county as we probably should. The fundamental role of government, in our view, is to protect its citizens and to manage for the common good. NOT to manage for special interests, individual neighborhoods, or schools, and NOT for any particular business. So, we expect the council and the planning and zoning board and other groups to work for the common good, to look out for all of us, and work to maintain the high standards of this county. It should not require the entire county to be up in arms in order to get the county government to do its fundamental job.

We have been deeply concerned about our current school redistricting issues and learned about the underlying cause of the APFO. And then we learned about what the APFO does not include. The APFO seems so woefully

inadequate at addressing the basic needs for “public facilities” that I call it the IPFO – the *Inadequate* public facilities ordinance. High schools, storm water management, emergency response, sewer lines, water lines, parks, libraries – all are part of what needs to be included in effective and responsible planning for growth. Yet NONE of these is included in our APFO! Surely a community with so many highly educated, prosperous, creative people can do better than this!!

Here is our current situation:

- Flooding as a result of irresponsible growth should never occur in a community like ours, yet we are looking at continued development in and above wetlands, and more impervious surfaces are creating issues where none had previously existed. Basic flood control issues that were raised many years ago have still not been addressed in neighborhoods like Valley Mead, yet additional building is proposed upstream.
- Infill that adds houses to infrastructure that was already at its maximum capacity is not wise land management, but it’s happening in many neighborhoods.
- With development we should reasonably expect more areas set aside for parks, so that open space is preserved for the benefit of the entire community – yet, how much new parkland has been set aside in the last 10 years?
- Our children, teachers and support staff are shoehorned into crowded schools. Nor should they be subjected to ridiculously complicated and convoluted mechanisms for switching geographic boundaries for school attendance, especially when those switches break up long standing communities such as our neighborhood of Dunloggin. But this is what is being proposed, because we have not built enough schools.
- Developers need to carry their fair share of the full cost of development, but under the current APFO, they are a very long way from that. We are not suggesting they carry all of the cost, but the current situation is woeful.

The good news is, we can change this picture! We can improve the quality of life in our community, maintain and improve our public schools, provide open spaces for recreation, and adequately fund our police and fire departments. We can do this if we fix the ordinance: raise the fees that developers pay to make them comparable to communities around us, and include tests for a fuller complement of the infrastructure needed to support growth of any sort. We can start by at a minimum including high schools in the APFO and set the capacity limits for all schools at 100% capacity (NOT anything above 100%). Mitigation should begin when a school reaches 95% capacity, and there should be NO reductions to the current wait time for housing allocations or school tests. And we should definitely include consideration of storm water management – not just for the property being developed, but also for the effects it will have on adjacent and downstream property – taking a watershed approach would be most logical. The costs of the rest of basic public facilities and services should also be addressed.

What we should *not* do is continue on the path we are on now, or in a few short years we will end up with a county that is known as one who’s excellence in schools and high quality of life was destroyed by rampant growth. Then the main reasons for high property values in our county will evaporate, property values will decline, and developers will leave us holding the bag. But, the saddest part of all is that the children will be the

ones who will be hurt the most. Unfortunately they are not yet able to vote, so it's hard for their voices to be heard. But *we* can and do vote, and will be watching to see how our elected officials step up to lead on this matter.

Thank you for taking the time to read our concerns.

Sincerely,

Anita Davis (and Richard Libengood)

3805 MacAlpine Rd

Ellicott City, MD 21042

## Sayers, Margery

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**From:** Shari Orszula <shariorszula@comcast.net>  
**Sent:** Sunday, September 10, 2017 11:09 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** APFO Legislation - CB61 & CB62

Hello,

My name is Shari Orszula. I have been a resident of Ellicott City, MD since October 2002 when I married. My husband, after careful consideration, purchased our home in 1999 in the **amazing** neighborhood of Dunloggin. He knew the reputation of the Howard County school system and knew neighborhood children attended school together at Northfield Elementary, Dunloggin Middle, and Centennial High School. Throughout the years, both my husband and I, along with our two children (current middle schools students), met, socialized and bonded with neighbors throughout Dunloggin. Recently, the Howard County Public School System's feasibility study suggested that our county undergo comprehensive high school redistricting after soliciting applicants for the Area Attendance Committee (AAC) for elementary school redistricting. The AAC proposals suggested splitting our cohesive neighborhood in half and sending some kids to their current high school in Ellicott City, while others would travel an extended distance to another high school in Columbia. I just have to say this is an outrageous suggestion! This possibility, along with increasing traffic congestion and hospital emergency room wait time leads me to question the effectiveness of our current APFO regulations.

I am concerned that the current level of development doesn't adequately fund the critical infrastructure necessary to support a growing population and protect the quality of life for which Howard County is recognized. I know failure to strengthen APFO regulations will continually lead to disruptive school redistricting. The cycle will never end. Sadly, I recently suggested to a friend who announced she needed a bigger house than the one she resides in in Anne Arundel County that she should probably not even consider Howard County unless she would like her children redistricted multiple times before they graduate from high school.

I know that as a County Council member or County Executive, school attendance areas do not fall within your purview; however, the local Adequate Public Facilities Ordinance (APFO) does, and this impacts the school system greatly.

I am requesting that Council Bill 61 is amended to more fairly balance well-planned growth and mitigation for our public infrastructure. Specifically, I would like to see:

School capacity limits, including high schools, to be set at 100%, with schools closed to new development at that level. Mitigation (funding, additional time, or both) to begin when a school reaches 95% capacity.



No reductions to the current wait time for housing allocations or school tests.  
APFO needs to be reviewed every 4 years.

APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Developers should also pay their fair share. Howard County's impact fees/excise taxes are much less than other counties in Maryland.

I live at 4033 Chatham Rd. Ellicott City, MD 21042 in Council District 1, and I **always vote**.

Regards,

Shari Orszula

## Sayers, Margery

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**From:** Ramesh Gopalakrishna <ramtax68@yahoo.com>  
**Sent:** Sunday, September 10, 2017 11:08 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear All,

I have been living in Howard County for over 20 years and been floating around different communities until my kids were born. When we decided to settle down for a long term, we started doing our homework regarding the schools. After careful research we found Centennial schools would be ideal to challenge our kids bright minds. We found the community to live and bought our "home". Within two years we hear that our kids are being redistricted to schools which are not comparable in any shape and form. Why ? If there was opposition to the new community from other neighborhoods then why was it ignored and the builder was still allowed to build? Why was the builder advertising the homes were associated with centennial schools?

If county claims all schools are good in howard county then why are the house prices so different? Why are the school rankings so different? Why the programs offered are so different?

This is gross injustice to citizens who work hard, save up money to pay for the homes so that their kids get best of the education and in the end gets redistricted to schools which are less desirable, all due to lack of facilities and infrastructure. Why do we pay our taxes for? The property tax bill states that 60+ % goes towards education. Then why are the schools not being funded to add more room or floors?

The developers who are allowed to build in the overcrowded areas must be liable for more funds to schools per kid rather than a nominal fee. They make millions of dollars from us the common citizens who get squeezed both by the builders as well as the system.

This has to stop. Our votes must count and be meaningful. The system has to recognize the problems of infrastructure and need for schools. We are supposed to be an advanced democratic country with fairness to all. I don't see that happening here.

I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life...

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.

- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thanks,

Ramesh Gopalakrishna

8614 Wellford Drive, Ellicott City, MD 21042

## Sayers, Margery

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**From:** no-reply@howardcountymd.gov  
**Sent:** Sunday, September 10, 2017 10:59 PM  
**To:** martin.perrine@verizon.net  
**Subject:** afpo

**First Name:** martin

**Last Name:** perrine

**Email:** [martin.perrine@verizon.net](mailto:martin.perrine@verizon.net)

**Street Address:** 6470 skyward ct

**City:** columbia

**Subject:** afpo

**Message:** I am the president of the OMHS PTSA and I support the position that the PTACHC is taking on the AFPO legislation being considered. I strongly feel that the law must require planning for adequate schools and all infrastructure early in the approval process that allows for any development. School expansion and infrastructure should be paid for well in advance and the developers should pay their fair share. Best Regards  
Martin Perrine

## Sayers, Margery

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**From:** Charlene Colison Harding <ccolison@hotmail.com>  
**Sent:** Sunday, September 10, 2017 10:43 PM  
**To:** CouncilMail  
**Subject:** Fw: Written Testimony for Council Bill 61

Hello!

My name is Charlene Harding and I am a current resident of Howard County. My husband and I have lived in Elkridge for the past 15 years. We made the decision to move from Silver Spring to Elkridge, in part, because of the housing and traffic congestion that is prevalent in Montgomery County. We felt we could get more for our money in terms of housing, amenities, and school systems without the frustration of all the traffic by moving to Howard County. We purchased a townhouse and later a single family home. Over the last 8 years we've had two children and are expecting our third child in late October. Our oldest is 8 and in the second grade and attends aftercare, our youngest is in pre-k/daycare.

Recently, there has been a lot of talk in our area regarding school redistricting and how it relates to APFO. We are worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. Another concern we have is regarding our increasing commute times. We both work full time, I in Columbia and my husband in Rockville. After putting my oldest on the school bus in the morning, I get stuck in traffic on Rt 103 on my way to drop off my youngest. In the afternoons, I get stuck at multiple points including Rt 175, Rt 100, Rt 108 and Rt 103 just trying to pick up my youngest. It's frustrating and it ends up costing me money if I'm late. Given the age range of our children, at no point will all three of them be in the same school at once and if the traffic congestion in Howard County continues, it will be impossible for my husband and I to maintain our full time work schedules and simply drop off and/or pick up our children on time.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for your consideration,

Charlene Harding  
5909 Spring Leaf Court  
Elkridge, MD 20175

**Sayers, Margery**

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**From:** Heather Urner <heather.urner@yahoo.com>  
**Sent:** Sunday, September 10, 2017 10:02 PM  
**To:** CouncilMail  
**Subject:** Official Tesitmony

Good Evening All,

My address is 10212 Hickory Ridge Rd, I am a District 4 resident. I am a Running Brook PTA parent. My involvement is for my child, for Howard County's children. Two Bills CB 61-2017 and CB 62-2017 are receiving public testimony on September 11th. With regards to them I support the views of the Board of Education. Where the school system is effected within APFO, it only makes sense to adhere to the school system's policies, keep the consistency with language and definition be it, capacity or open/close designation. CB 62-2017 involves allocations, and those tests given to them should include high schools in order to pass before moving forward in development process. Along with, the testing, an 100% score of capacity should be 100% capacity, developers should be a part of the process to avoid overcrowding. The worry of a longer delay should not be a worry for the county, waiting long than 5 years would not be a taking. The US Supreme Court issued a ruling on a "taking" case where the definition relevant to land in question parcel. School systems need more than less than 5 years to obtain the 30 plus millions it cost for a new elementary school in this day and age, especially with losing 2% of the capital budget per year for 5 years, those rates don't add to funds for the future. Especially with our county ever growing, removing the pool and reducing the Growth and Rehabilitation allocations from 1,200 per year to 1,000 and increasing Established Communities allocations from 400 to 600 per year beginning in 2020. Let's do right by our children, and put in solid structure to

APFO with the school system involved and get off this redistricting roller-coaster. Thank you.

Heather Urner

## Sayers, Margery

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**From:** Karla Reynolds <kt.reynolds1@gmail.com>  
**Sent:** Sunday, September 10, 2017 8:56 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Testimony for the 9/11 Howard County Special Legislative Public Hearing.

I am writing as a very concerned Howard County resident of 14 years. I am concerned that development in this county is under-regulated and does not adequately support growth for schools and infrastructure. I am concerned, as a result of this rapid development, that school redistricting continues to be proposed as a solution, and may further happen multiple times over the years before my children graduate from high school. And I am concerned our property taxes will continue to increase to make up for the criminally low fees that developers pay in this county.

I am requesting the amendment of Council Bill 61 with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure. • School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level. • Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity. • NO reductions to the current wait time for housing allocations or school tests. • APFO needs to be reviewed every 4 years. • Increase real estate transfer tax by 1.0%. • APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

As a concerned Howard County resident I expect this issue to get the full attention it deserves. As a concerned resident I can only support officials who also support a stronger APFO.

Thank you,  
Karla Reynolds  
6001 Bee Court  
Elkridge, MD 21075  
410-279-6568



## Sayers, Margery

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**From:** stukohn@verizon.net  
**Sent:** Sunday, September 10, 2017 8:35 PM  
**To:** CouncilMail; Kittleman, Allan; Wilson, B Diane; howard-citizen@yahoogroups.com  
**Subject:** Special Legislative Public Hearing -- 11 Sept 2017 at 6PM

ALL,

Perhaps the anticipated compelling Adequate Public Facilities Ordinance (APFO) testimony to be heard tomorrow evening (Monday, September 11) regarding major Citizen's concerns will inspire the County Council. The Howard County Citizens Association, HCCA, hopes our Council will take the necessary initiative to bring some positive changes to the existing APFO. We hope the Council will introduce major amendments to aide in producing a better future for Howard County to ensure our quality of life issues doesn't deteriorate. We can not afford to continue business as usual. HCCA previously testified and you can go to <http://howardcountyhcca.org/member-info/reports-documents-and-testimonies/>.

Below is an Excellent article regarding the importance of APFO which was written by Susan Garber, HCCA Board of Directors. It summarizes the importance of this legislation and needs to be considered when our Council deliberates.

Sincerely,

Stu Kohn  
HCCA, Director

-----Original Message-----

From: How Come? <[donotreply@wordpress.com](mailto:donotreply@wordpress.com)>  
To: stukohn <[stukohn@verizon.net](mailto:stukohn@verizon.net)>  
Sent: Sun, Sep 10, 2017 2:20 pm  
Subject: [New post] Speak NOW or forever.....

Susan Garber posted: "Speak now or forever..... Nope I'm not going to say 'hold your peace'. Because you won't. You'll moan and groan about your child's overcrowded school, the horrific traffic jams you sit in, and the clearing of seemingly every last tree for yet another dev"

## New post on How Come?



[Speak NOW or forever.....](#)  
by [Susan Garber](#)

Speak now or forever..... Nope I'm not going to say 'hold your peace'. Because you won't. You'll moan and groan about your child's overcrowded school, the horrific traffic jams you sit in, and the clearing of

seemingly every last tree for yet another development. But the stark reality is-- you'll have no one to blame [...]

[Read more of this post](#)

**[Susan Garber](#)** | September 10, 2017 at 12:12 pm | Categories: [APFO](#) | URL: <http://wp.me/p6O5b5-dS>

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## Sayers, Margery

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**From:** Sara Siemers <saraannsiemers@gmail.com>  
**Sent:** Sunday, September 10, 2017 8:08 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Written Testimony for Council Bill 61

September 10, 2017

Dear County Council-

I know that my family isn't alone in our extreme concern about the HCPSS redistricting plan under consideration and I ask you to please accept the APFO recommendations of the school board and the PTA Council of Howard County. APFO regulations should not allow development, even after a designated waiting period, when elementary, middle, or high schools operate at over 100 percent capacity. Residents who have lived in this neighborhood for decades are the ones who will bear the burden of what appears to be a disconnect between the HCPSS school board and the county council.

Our neighborhood is part of that area proposed to be redistricted from Centennial High School to Wilde Lake High School – despite the fact that there are 3 schools closer to us than Wilde Lake and development in downtown Columbia will almost certainly mean another redistricting for those moved into Wilde Lake HS.

Howard County is reportedly the fourth richest county in the country. How did we get to the point that neighborhoods are unexpectedly being split in half to try to balance the over-crowded school? Residents are testifying to planning boards to argue why an obviously overcrowded area should not be allowed to change plans for 12 single family homes to 115 townhomes despite while also fighting to keep their kids in their currently assigned school district. Even if HCPSS evenly distributed HS students throughout the system with the current redistricting, it is still at 100% capacity with no new HS on the horizon in the next 6 years.

This county thrives not only for the business and development opportunities available here but also because of the county schools' reputation. We bought our house here 12 years ago because we wanted an established, stable neighborhood with good schools. At the time, we knew that our daughter would attend Centennial HS, however, now she could be moved 9 miles across to Columbia to Wilde Lake HS.

The almost unabated rate of development in the eastern and central portions of the county are putting the schools' reputation at risk. The school system can't keep up and now the threat of redistricting looms, not only this year but for all years in the foreseeable future. Do we risk staying in this county knowing that there is a very good possibility that their will be yet another round of redistricting, likely during our daughter's high school years resulting in destabilizing her education? That is not the stability we thought we were going to get by buying in Howard County in an older, established neighborhood.

The situation, as it stands now, lets the school board blame the county council for inadequate school facilities for the number of students it has and lets the county council blame pass the buck to the school board by saying redistricting is

the purview of the school board. For the sake of the residents, particularly parents, students, and those of us with home values tied to the reputation of the schools, please accept the APFO recommendations of the school board and the PTA Council of Howard County.

Thank you,

Sara Siemers

## Sayers, Margery

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**From:** Edward Wassell <edwassell@gmail.com>  
**Sent:** Sunday, September 10, 2017 8:06 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Written Testimony for Special Legislative Session CB61 and CB62 on Monday Sept 11

### Written Testimony for Special Legislative Session CB61 and CB62 on Monday Sept 11, 2017

Before last May I had very little interest or knowledge of county affairs. Then the feasibility study came out proposing to change the population of my children's high school by nearly 70%. This would be the third round of redistricting that has affected our community since we moved to the county in 2009. Each time we saw our community splintered and friends moved away to different schools. We have six children in HoCo schools, one at community college, two at Atholton High School, one at Hammond Middle and two at Hammond Elementary. Today, I stand before the council representing the Preserve AHS group that initially garnered 607 signatures for an online petition before we joined forces with a second petition to delay high school redistricting that has garnered over 3700 signatures. We are advocating for a stronger APFO, better stewardship of our taxes, and an appeal for leadership and coordination between the County Council, the County Executive and the Board of Education.

How can it happen that Howard High School be permitted to reach 140% capacity with nearby schools also overcrowded and still no money in the budget for a new high school nor a location determined where to put it? This seems like gross mismanagement. Residents can't understand why developments are in the works across the county, from Pilgrim Street just across the river from PG county to Maple Lawn, to Emerson/Wincopia to the Columbia town center when the schools are overcrowded and there is not sufficient money in the budget for new school construction that keeps pace with residential developments.

Our community is advocating for the following six points that you have likely heard or will hear tonight:

1. A stronger APFO that includes a high school test and lowers the threshold for development to projected school capacity of 100%. Recently the Board of Education endorsed this amendment to council bill 61.
2. Mitigation including school funding and timing of development needs to begin at 95% of school capacity.
3. There should be no reductions to the current wait time for housing allocations or school tests.
4. Impact fees should be raised on developers to be more in line with nearby Montgomery County.
5. The real estate transfer tax should be increased by 1%.
6. The APFO needs to include measures for public safety, emergency services and parks and recreation as well.

Edward Wassell  
representing PreserveAHS Social Media page and Online Petition  
Laurel, MD 20723

## Sayers, Margery

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**From:** Mary McClymonds <mary.lessels@gmail.com>  
**Sent:** Sunday, September 10, 2017 8:04 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

All,

We were born and raised in Howard County and are contacting you to express our frustration with the Howard County's APFO.

We are very concerned by several factors, but the one that bothers us the most is that we are continuing to allow developers to build all over the county, but not adequately preparing the infrastructure necessary to support this increase in population. Not to mention, our quality of life decreases with the increase of traffic, school overcrowding, our emergency services (police, fire, hospital, etc.) are strained, etc..

We are currently in the middle of a huge school redistricting effort that is tearing communities apart and we are concerned that if the county doesn't do a better job of controlling and planning for development, we will be forced to go through this stressful cycle in another few years. On top of that, since the developers only have to pay low fees to build here, our property taxes will most likely increase to help make the difference. Something drastic needs to change here!

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.

Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.

NO reductions to the current wait time for housing allocations or school tests.

APFO needs to be reviewed every 4 years.

Increase real estate transfer tax by 1.0%.

APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

We are part of a large family within Howard County and the outcome of the APFO legislation will be a deciding factor as we consider our election options in 2018.

Respectfully submitted,

Mary McClymonds - 9556 Joey Drive, Ellicott City, MD 21042

Ian McClymonds - 9556 Joey Drive, Ellicott City, MD 21042

## Sayers, Margery

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**From:** Sasipriya Kantheti <skantheti@biofortis.com>  
**Sent:** Sunday, September 10, 2017 7:34 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Sir/Madam

I am Sasipriya Kantheti concerned about the current level of development that brings taxrevenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life....

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Yours Sincerely,

SASIPRIYA KANTHETI  
9817 GARDEN RANGES  
LAUREL MD 20723.

## Sayers, Margery

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**From:** Julie Wargo <juliewargo@gmail.com>  
**Sent:** Sunday, September 10, 2017 7:32 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** written testimony for council bill 61

My family and I have lived in Howard County for the past 16 years. It is a wonderful place to live. We have two children in HCPSS; one in high school and another in middle. My high schooler has been affected by redistricting once in elementary and another time in middle school. This proposed round of redistricting would affect her once again... this time at an even more critical time in her education. While neither the council nor the county executive have direct control over the redistricting process, you do have control over the growth that leads to Howard County's frequent redistricting.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Julie Wargo  
10319 Winners Circle Way  
Laurel, MD 20723



**Sayers, Margery**

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**From:** Edward Wassell <edwassell@gmail.com>  
**Sent:** Sunday, September 10, 2017 6:24 PM  
**To:** CouncilMail  
**Subject:** testimony at special legislative session

To whom it may concern,

I signed up online to represent a group for oral testimony at the special legislative session on Sept 11 at 6pm for CB61 and CB62 last week but have not heard a reply back if I have been scheduled to testify. Can you please confirm whether or not my request was processed?

Cordially,

Ed Wassell

## Sayers, Margery

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**From:** Douglas Bice <douglasbice01@gmail.com>  
**Sent:** Sunday, September 10, 2017 5:27 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Submitted testimony, for 9/11/2017 hearing, CB61-207

Good Evening,

I am a relatively new Howard County resident, having moved to the Dunloggin neighborhood in District 1 just two years ago. I only learned of the school overcrowding crisis this July, when I was alerted to an impending redistricting plan. It did not take long to figure out that the root of the school overcrowding problem is a failure of the county government to appropriately regulate development. While others are still fighting a futile battle against redistricting, I am urging my fellow citizens to recognize the genesis of the issue: a weak Adequate Public Facilities Ordinance. I urge the following changes be made to CB61-207:

1. Development should cease when a school of any level in the respective region is at or above 100% capacity. This most certainly includes high schools, the phase in schooling which is of most concert to your constituents.
2. Enactment of mitigation strategies (e.g., planning studies, slowed development) when capacity at any school in the region reaches 95%.
3. No reductions in current wait times for housing allocations or school tests.
4. The effectiveness of the APFO should be reviewed at least every four years.
5. Increase real estate transfer tax by 1.0%.
6. Increase impact fees assessed on developers. Our impact fee should be at or near the highest in Maryland, commensurate with the desirability of the location.
7. The APFO must include measures for public safety, emergency services, recreation and other community services.

I will work to get a referendum on the next ballot that ceases all development in Howard County until all schools are below 100% capacity. I think a signal needs to be sent to all involved that this situation will not be allowed to continue. Developers have had the upper hand for far too long.

Douglas Bice, MD  
3820 Plum Spring LN  
Ellicott City, MD 21042

**Sayers, Margery**

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**From:** Ying Zha <gegeying@gmail.com>  
**Sent:** Sunday, September 10, 2017 5:11 PM  
**To:** Sigaty, Mary Kay; Kittleman, Allan; CouncilMail  
**Subject:** Tighten APFO !!

*Dear County Executive and County Council:*

*We have huge concerns on the current county bills CB 60 and CB61. We would like these two bills consider the following items:*

- 1. Set school capacity limit at 100%.*
- 2. Include high schools in the school capacity limit test*
- 3. Mitigation effort should begin when a school reaches 95% capacity*
- 4. No reduction to the current wait time for housing allocations or school tests*
- 5. APFO needs to be reviewed frequently, maybe every five year.*
- 6. Count medium and low income housing units in the yearly total housing limit . Right now, yearly limit is 2000, but 15% of MLIH is not counted to that limit. That means the total number will be 2300.*

We love living at Howard County, we sincerely hope the county could TRULY consider the citizens' concerns.

Best Regards,  
Cindy

## Sayers, Margery

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**From:** kim hurst <kjmhurst@msn.com>  
**Sent:** Sunday, September 10, 2017 5:03 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** AMEND CB 61

In 2002, my family moved to Elkridge to take advantage of Howard County's amazing schools. We fell in love with our neighborhood and have great pride in all that Howard County has to offer.

However, we're growing increasingly concerned about the very schools that once drew us to Howard County.

With the displacement, aka "redistricting", of nearly 9,000 students on the horizon, many more questions are arising.... Why are we continuing to develop when schools are busting at the seams? 115% capacity? Isn't that already overcapacity? Where is money for a new high school?

Redistricting at the High School level needs to be put on hold! It is a temporary fix. If Howard County doesn't adjust it's APFO policy, we are going to be here again, in a few shorts years, with our children paying the price for overdevelopment. We need to plan first. We need to put our CHILDREN first, and they deserve long-term solutions.

I'm asking that you please make sure there is funding for High School #13 in the 2019 Fiscal Budget. This will significantly ease overcrowding in the Eastern portion of Howard County. A new school ....not redistricting is a long term solution.

In addition, the APFO needs to be updated. However, the current amendment to the APFO, Council Bill 61, does not go far enough.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools need to be set at 100%. Schools are closed to new development at that level. (110% is still OVERcapacity!)
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity. (Let's be proactive so this doesn't happen again!)
- NO reductions to the current wait time for housing allocations or school tests.
- INCREASE IMPACT FEES! Impact fees should be over \$20,000 like Montgomery and Prince George's County. Howard County, one of the nation's wealthiest counties, has one of the lowest impact fees around. Why are we selling Howard County so cheap and burdening County tax payers?
- The APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Please put our children's needs before the needs of developers and amend Council Bill 61!

Kimberly Hurst

5904 Northern Court

Elkridge, MD 21075

## Sayers, Margery

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**From:** Tejas Doshi <tkdoshi@hotmail.com>  
**Sent:** Sunday, September 10, 2017 4:56 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Written Testimony for Council Bill 61

I have been a resident of Howard County for the last five years, having moved from Charlotte, NC in 2012. My move was motivated by the great schools in Howard County and being closer to my family who reside nearby. Prior to my move to Howard County, my wife and I spent an inordinate amount of time researching exactly which neighborhoods we wanted to live in, and which schools we wanted our children to attend. We settled on River Hill initially, and then eventually moved to Western Howard County. Up to this point, we've felt that our decision has been a fantastic one.

My wife is a small business owner and has been recognized by the county for her service to the children in the community multiple times. Additionally, we have two young boys: one attends West Friendship ES (5th grade) and the other attends Mt View MS (8th grade). As a result of deficiencies in the APFO, my children are currently in the plans to be redistricted to schools that are 3X further than their current neighborhood schools.

I am writing to you because I am concerned that the current level of development does not adequately fund the critical infrastructure needed to support a growing population (fire, police, emergency services and schools). I have personally witnessed the complications of rapid growth in Charlotte and I am very concerned about how it will play out here in Howard County, without action taken by county officials to adequately fund growth. For my children, I am concerned that if the county doesn't do a better job of controlling and planning for the development of schools, my children will be forced to redistrict yet again, or that county service levels will decline, as the county attempts to address shortfalls in funding.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that new level.
- Mitigation (funding, additional time or both) begins when a school reaches 95% capacity.
- No reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%
- APFO needs to include measures for public safety, emergency services, recreation and other community facilities.

I am looking for responsible leadership from my county officials. I would like for you and your peers to think hard about balancing growth with appropriate funding of public facilities to match that growth. Leaders that think and work to promote responsible growth in the county will be receiving my vote in future elections.

Regards,  
Tejas Doshi

12718 Milo Ct.  
Sykesville, MD 21784

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Tejas Doshi  
tkdoshi@hotmail.com

## Sayers, Margery

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**From:** peter hurst <pahurst@yahoo.com>  
**Sent:** Sunday, September 10, 2017 4:29 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Testimony for Council Bill 61 and 62

Re: Written Testimony for Council Bill 61 and 62

Please accept this testimony regarding my concerns with the Adequate Public Facilities Ordinance (APFO) and more specially the proposed redistricting of Howard County public schools as it pertains to Council Bill 61 and 62.

My wife and I have had the pleasure of living in Howard County since 2002. Our children have been educated exclusively in the Howard County public school system.

After moving to Howard County from Baltimore County over 15 years ago it is easy to understand why the County has been frequently recognized as one of the best places to live in the entire United States.

However, there is still plenty of room for improvement.

Since becoming Howard County residents, we have witnessed our children's schools go from adequate to significantly over-capacity. They started at Rockburn Elementary in perfectly sized classrooms with appropriate student-to-teacher ratios and are now students at Howard High School where some of their classes are conducted in temporary construction trailers called "learning villas" because the school is radically over capacity.

According to US Census reports, Howard County has a median household income of \$109,865 making it the 5th wealthiest county in the entire United States. Obviously, this creates a very generous tax base for Howard County government to determine how to fund the many needs of the County and its residents.

Nevertheless, it appears that the APFO has done a less than stellar job in managing the growth of the County as evidenced by the strain of the County's infrastructure, especially our schools.

Admittedly, until recently I turned a blind eye to the overcrowding based on my assumption that our local leaders were aware of the fact that so many schools were over capacity and that a well designed, thoroughly researched plan was in the works. Well, shame on me for that wishful thinking which justified my lack of personal engagement.

As I become a more informed citizen, I am increasingly concerned that our leaders do not necessarily have County residents needs at the top of their decision making process. The growth tests in the current APFO are weak and favor developers, not students.

I am requesting that Council Bill 61 and 62 be amended with the following provisions:

- School capacity limits – including high schools – be set at 100%.
- If projected enrollment exceeds 100%, then there should be no provision to allow developers to proceed, regardless of the amount of the public school facilities surcharge the developer may offer to pay.
- Mitigation (funding, additional time, or both) should begin when a school reaches 95% capacity.
- There should be no school redistricting until a comprehensive assessment of all County schools enrollment is completed. I am confident that assessment will conclude that a new high school (County high school #13) is needed, which I ask be funded in the 2019 budget.
- There should be no reduction to the current wait time for housing allocations or school tests.



- Impact fees should be increased to not only be realistically reflect the cost of adding an additional household to the County, but the fees should be raised to be more in alignment with our neighboring counties.
- APFO testing needs to include fire, police, recreation (quality of life factors). Our fire and police are ready to serve, let's listen to their needs so they can serve effectively.
- The APFO should reviewed every 4 years.

Thank you for considering this feedback.

Respectfully submitted,

Peter Hurst  
5904 Northern Court  
Elkridge, MD 21075

## Sayers, Margery

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**From:** Diana Seybolt <diseybolt@gmail.com>  
**Sent:** Sunday, September 10, 2017 4:27 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Howard County Council Members and County Executive Kittleman:

Although I was raised in Montgomery County, I have chosen to live in Howard County for the past 18 years. My husband and I moved here because of the positive quality of life, excellent school system, and diverse community. After 18 years, I am actually starting to wonder if we made the right decision. While the community remains diverse, our quality of life has been impacted by increased congestion and the school system has failed to adequately plan so that it now faces an overcrowding crisis. Howard County has the reputation of being one of the wealthiest and most highly educated counties in the United States – so how did this happen?

*I am sorry to say that I have come to the following conclusion: Although our motto in Howard County is “Choose Civility” what we do is “Choose Developers Over Children”*

I apologize if I sound sarcastic or flippant, but I want you to understand how important the overdevelopment and outdated Adequate Public Facilities Ordinance (APFO) issues are to the residents of Howard County. The continued development the APFO has created an overcrowding crisis in our schools. It has allowed multiple older adult communities to be built with insufficient resources to care for their needs. It has created increased traffic and overall congestion. It just is not working anymore.

As our county leaders, we need you to take a stand and do the right thing for us. We need you to put Howard County citizens first, not developers. We need you to amend Council Bill 61 with the following provisions to more fairly and equitably balance well-planned growth and public infrastructure:

- School capacity limits – INCLUDING HIGH SCHOOLS – should be set at 100%. Schools should be closed to new development once they reach that level
- Mitigation and planning for infrastructure (funds, additional time, or both) should begin when a school reaches 95% capacity
- There should be NO reductions to the current wait time for housing allocations or school tests
- The APFO needs to be reviewed every 4 years
- Increase real estate transfer tax by 1.0%

- The APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for your service to our county. I recognize that balancing county growth, business interests, and community needs is a daunting mission. However, the pendulum has been on the side of growth and development for far too long now with negative results. It is time to make the people who live here the top priority.

Sincerely,

Diana C. Seybolt, Ph.D.

6008 Bee Court

Elkridge, MD 21075

## Sayers, Margery

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**From:** Joni Nuetzel <joni.nuetzel@gmail.com>  
**Sent:** Sunday, September 10, 2017 2:21 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Written Testimony For Council Bill 61

My name is Joan Nuetzel, I reside at 3505 Font Hill Drive Ellicott City, MD 21042. I have been a Howard County resident for the last 18 years and a nurse at Mercy Medical Center in Baltimore City for the last 21 years. Over the years, I have seen many changes in Howard County. My concern today is that we are not choosing responsible growth in Howard County and if Howard County were a patient I would say he is dying a slow and painful death as he internally hemorrhages and every major organ is strangled due to lack of oxygen. I commend Mr Kittleman for establishing APFO task force as it has been long overdue but believe it still lacks necessary teeth to be effective.

As I mentioned, I have lived in Ellicott City for the last 18 years and for 21 years I have worked in downtown Baltimore. Initially my commute was an easy 15 mile drive straight down Route 40, 35 minutes door to door. My commute to work remains easy, after all, I leave my house at 6:40am, before many are even out of bed. But in the in the last 5 years, the drive home has become a nightmare. I get off work at 4:40pm and can plan on it taking a solid hour. Leaving Baltimore City is relatively simple and I usually encounter no traffic issues until I approach Howard County, from the intersection of Route 40 and Normandy Shop Center Drive, until I turn left unto St. John's Lane, I can sit in traffic for 15-20 minutes to travel approximately 2 miles. This is ridiculous and yet I see it only getting worse as more developments pop up, adding more cars to already congested highways and byways.

Additionally, My daughters attend Centennial High School and Burleigh Manor Middle School. Both schools suffer from overcrowding, My older daughter states that Centennial is so overcrowded this year, that it's difficult to make it to the next class in the allotted five minute time frame. My younger daughter reports that the middle school is also overcrowded and that school personnel have designated areas as "one way" in order to help alleviate traffic jams in the hallways. Presently BMMS is 200 students over it's originally capacity of 650 students and in 2018, CHS is projected to be at 122.9%. Unfortunately the development does not stop because the schools have met this number....new developments are being planned and delivered as we speak. From a personal experience, this quick a growth for a school is difficult for the administration, the teacher, and the students.

Mr. Kittleman, you have been visiting the various high schools in the previous week, did you happen to walk the hallways at Long Reach High School, present capacity 118%, when the kids were attempting to change class, or did you enter the cafeteria at Howard High school, present capacity 130% while the students were attempting to eat in the allotted 30 minutes. Not only is it uncomfortable to have that may students packed into a school but it is a safety issue. There is a

separate issue related to how the school system responds to development they should know is coming. The answer can't be to just add portables. This a temporary fix. More money needs to be available to the school system and better communication needs to happened between DPZ and HCPSS to understand capacity impacts.

The recommendations from the APFO task force which do not go deep enough are reflected in CB-61. We need to amend CB-61:

- School capacity set at 100%-schools close to new development at that level. mitigation begins when schools reach 95%.
- School capacity must include High Schools. We are telling our 13-18 years olds they don't matter by not including a HS test in APFO.
- No reductions to the wait times.
- Impact fees need to realistically cover the cost of an additional family. School, roads, fire, police, recreation all need some of these funds. Current impact fee does not come close to covering the cost of a school age child in the system.
- Real estate transfer tax needs to increase by at least 1.0%.
- APFO testing needs to include fire, police, recreation (quality of life factors).
- APFO legislation needs to be reviewed on a regular interval, 4-5 years would provide time to see how the county is fairing with current legislation.

I hope you will help saving the patient Howard County by choosing responsible growth instead of allowing him to continue to bleed out his life forces.

Sincerely,

Joan Nuetzel

3505 Font Hill Drive

Ellicott City, MD 21042

## Sayers, Margery

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**From:** Barb Krupiarz <barbkrap@verizon.net>  
**Sent:** Sunday, September 10, 2017 11:35 AM  
**To:** CouncilMail  
**Cc:** Barbara Krupiarz  
**Subject:** CB61

Dear Council members,

I write to you in support of the Howard County Board of Education's and the PTA Council of Howard County's recommendations for amendments to APFO. I have heard some of you express concern that there would be a building moratorium if the school test is capped at 100%. In the IAC Guide for Smart Growth (<https://planning.maryland.gov/PDF/OurProducts/Publications/ModelsGuidelines/mg27.pdf>), there is a quote from Margaret Mead which states "The solution to adult problems tomorrow depends on large measure how our children grow up today."

Do you know that teachers are speaking out about the huge number of students on Individualized Education Programs (IEPs) in their general education classroom - to the point that these teachers can not possibly provide the accommodations for all of those student, as required by Federal and State law? Do you know that Howard High School students with disabilities are losing instructional time because teachers excuse them before the bell to protect their safety due to excessively crowded hallways? Howard High also increased the number of minutes for all students in between classes due to the overcrowded hallways. My own son could not go to Howard High School because they did not have a place for him to go to manage his anxiety for a few minutes before returning to class. With Howard, Long Reach, and Centennial High Schools at their current enrollments, it is clear that we need to add high schools to the school test.

Every single school in Howard County has at least one (and many more) class where a teacher has over 50% of his/her students requiring accommodations of some kind (IEP, 504 Plan, Alt Ed). Mt Hebron had an Algebra 2 class last year with 12 students on IEPs and 13 students in alt ed (at risk for failing or dropping out). There is no way the gen ed and special ed teachers could provide the required accommodations, collect the required data, and most importantly, provide all of those students with an adequate education.

When we give developers excessively low impact fees, allow tens of LLCs from a single entity to contribute to elected officials' campaigns, allow the Board of Ed to increase school capacities by hiring an architect to magically increase space without adding a single square foot, keep a school open for development at 115% or even 110% capacity, we are harming our students and decreasing morale of our educators. People move to Howard County for the schools. That will change if we continue down this current path. We need to close schools for development at 100% to stop the hemorrhaging.

People don't want their children educated in a sea of portables that are subject to indoor environmental quality problems impacting their health. People don't want their children taught by teachers who are crying out for help from parents to decrease their caseloads. Ask the school system how many more children with disabilities we have sent to expensive nonpublic schools in the last few years because we cannot (but should be able to) educate them in Howard County schools. HCPSS is one civil rights complaint away from major problems from the US Department of Education. We can fix that through properly managing our growth and strain on our facilities and educators.

I cannot attend the public hearing tomorrow because I will be in back-to-back meetings with HCPSS staff. I am part of the new work group for parent concern (established because many parents are having problems with our schools) and the special education strategic plan (established because parents of students with disabilities are speaking up in record

numbers about the harm to their children in our schools). Teachers enter the profession because they love children. However, we have created situations where our teachers cannot meet all students' needs because of the sheer volume of students they are given each year.

I will leave you with a internet question and answer posted about SimCity, a computer game that allows players to build cities, but has limits on growth if the city does not have enough police stations, fire stations, hospitals, schools, etc.

Q: "Just downloaded this game a few days ago and have been having trouble keeping up with city demands. The radius for fire stations, police depts, parks and the the capacity for power, water sewer are so small and building new ones I can't keep up with demand. It cost so much to build these and the only way to earn any significant money is to upgrade your buildings and place new residences but then that puts a strain on all the above stated. It just seems like a constant fight to have enough money just to sustain happiness, I have no idea how I'm supposed to get to 40k just to build a school. Any tips, tricks, hints?

I'm starting to get frustrated and I'm enjoying the building aspect of the game but I can't keep up. Maybe I start over and slow it down a bit?

I don't know. Anyone else having these troubles?"

A: "Sounds like you are building too quickly. You don't have to plop your residential zones just because you have some available. Just put one down and slowly work up to upgrading it until it levels completely up. Then add another one. Moving slowly will allow you to farm your factories for materials, and craft other materials as needed. The trick is slow, sustainable building."

Please amend CB61 with the recommendations from our BOE, PTACHC, and a computer game.

Thank you.

Barb Krupiarz  
7834 Rockburn Dr.  
Ellicott City, MD 21043

## Sayers, Margery

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**From:** jyoutzgrams@gmail.com on behalf of Jennifer Y. Grams <jygrams@gmail.com>  
**Sent:** Sunday, September 10, 2017 11:05 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

I first became aware of APFO while lobbying for temporary relief for the overcrowding situation at Manor Woods Elementary. I started asking questions about why the school was overcrowded and why I was STILL seeing MORE NEW development literally all around me (Turf Valley, Westmount, Orchard Park, etc., etc.) when our school was ALREADY busting at the seams.

All roads led me to APFO. The more I learned, the more appalled I became with the lack of leadership in this county with regard to development.

My professional background is in local government administration and policy. I know firsthand the negotiation power that a local government has with regard to development and I cannot for the life of me understand why you as our elected county officials are being so generous to developers at the expense of taxpayers -- and, worst of all, our kids.

There are several changes that MUST be made to the current APFO legislation. The following provisions are imperative to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure and to ensure that businesses and families continue to find Howard County a desirable place to live and work.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level. The adjustment to the school capacity threshold must be unbundled from the financial mitigation piece and voted on as a stand-alone amendment to CB61. These two issues were artificially paired together as a "compromise" by the APFO committee. As parents we are not willing to compromise for our children. We want the school capacity to be set at 100% at the elementary, middle, AND high school levels NOW. There is no need to wait on lowering the school capacity threshold until fall because that piece does not require state legislature approval.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

In the past six months, I have become very well informed about the dysfunctional way this county is working and frankly, I wish I could "un-know" it all. But since I can't, I am compelled to act and to educate and encourage as many of my fellow Howard County residents as I can to do the same. Our elected officials may be



beholden to the developers but we as residents are certainly not beholden to you. We vote, and we are watching this VERY closely.

Thank you for your consideration.

Jennifer Youtz Grams

District 1

3050 Terra Maria Way, Ellicott City MD 21042

## **Sayers, Margery**

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**From:** Geoff Pickett <geoffpickett@hotmail.com>  
**Sent:** Sunday, September 10, 2017 10:05 AM  
**To:** CouncilMail; Weinstein, Jon  
**Subject:** CB61-2017 Testimony

Please include my below testimony as I will be unable to testify in person

Thanks  
Geoff

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**From:** Geoff Pickett [mailto:geoffpickett@hotmail.com]  
**Sent:** Friday, September 08, 2017 11:21 AM  
**To:** CouncilMail <CouncilMail@howardcountymd.gov>; Kittleman, Allan <AKittleman@howardcountymd.gov>  
**Cc:** Geoff Pickett <geoffpickett@hotmail.com>  
**Subject:** Written testimony against CB61-2017

Dear County Executive and County Council members:

This is my written testimony against the passage of CB61-2017 as it does not do enough to strengthen the Adequate Public Facility Ordinance in Howard County and slow down the residential growth and the enrollment growth that we are experiencing in Howard County.

I am voting against this amendment for two reasons: (1) the Open/Close test in Howard County is too lenient especially compared to our neighboring counties and (2) the Impact/Surcharge fees per new home are too low especially compared to our neighboring counties.

On the Open/Close test, I suggest you move to a model that Montgomery and Frederick utilize in that the threshold is 120% but an additional surcharge is applied when the rate is between 105 and 120. For Howard County, I propose that the limit remains at 115% but that between 100 and 115% there is an additional charge applied. The surcharge should be an escalating charge so if the score is between 100 and 105 then the charge is 2x, between 105 and 110 its 3x and between 110 and 115 its 4x. In addition, the 3 year limit of delaying a project should either be extended to six years like Anne Arundel county does or removed all together like other counties do.

On the matter of the surcharge, it needs to be raised immediately. Howard County currently has some of the lowest Impact/Surcharge fees in the state of Maryland and that needs to change. The 2017 enrollment growth in Howard County was estimated at 1,061 students. If you use the \$1.24 surcharge amount per square foot and assume a 2000 square foot house then Howard County will collect just over \$2.6 million. Had we charged what Montgomery charged, which is \$25,944 per single family detached house then Howard County would have collected \$27.5 million. That type of variance is unacceptable. If we used the same rate that Anne

Arundel County uses, which is \$7,344 for a 2000 square foot house, then Howard County would have collected \$7.8 million. This is money that is desperately needed to build new schools.

Below is a comparison of what nearby Counties in Maryland charge using the estimated 1,061 new students in 2017. As you can see, there is a large discrepancy between what Howard County is collected and what we could be collecting.

### Comparison of what Neighboring Counties charge Builders per New Home

	Howard County <sup>2</sup>	Anne Arundel	Frederick	Prince George's <sup>3</sup>	Montgomery <sup>4</sup>
Enrollment Growth	1,061	1,061	1,061	1,061	1,061
Fee per New Home	2,480	7,344	14,426	15,185	25,944
Total Fees Collected	2,631,280	7,791,984	15,305,986	16,111,285	27,526,584

1 Assumes 2000 square foot house

2 \$1.24 per square foot x 2000 square feet

3 Outside Capital Beltway

4 Montgomery also charges a surcharge of \$2 per square foot over 3500 sq feet up to a maximum of 8,500

Thank you for your time and consideration of my testimony.

Kind Regards,  
 Geoffrey J Pickett  
 6480 Abel Street  
 Elkridge MD 21075  
 443-826-0142 (mobile)

## Sayers, Margery

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**From:** RP Singh <[rubinpaulsingh@gmail.com](mailto:rubinpaulsingh@gmail.com)>  
**Sent:** Saturday, September 09, 2017 11:02 PM  
**To:** CouncilMail  
**Subject:** Fwd: WRITTEN TESTIMONY FOR COUNCIL BILL 61

I would like to submit this email as my written testimony to be included in the official record.

----- Forwarded message -----

**From:** **RP Singh** <[rubinpaulsingh@gmail.com](mailto:rubinpaulsingh@gmail.com)>  
**Date:** Wed, Sep 6, 2017 at 10:59 PM  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61  
**To:** [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov), [AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov)

My name is Rubin Singh and I've been a resident of Howard County for 22 years. I also own a local consulting business that provides technology services to small and medium-sized nonprofits. I am a product of Howard County Public Schools and am very fortunate to have the opportunity to raise my 2 children (ages 8 & 10) in Howard County and attend the public schools.

I am concerned, however, about the current level of development that brings tax revenue, businesses, and new residents to our county, but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life. This also include planning for schools.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

I am also requesting that funding for additional school(s) be approved and built as soon as possible, as this is the right way to plan for a growing community rather than uprooting and shifting children based on maps and polygons, pitting communities against one another.

Finally, I am requesting that any and all redistricting is suspended until such amendments are approved and implemented. And also until broader conversation is had directly with the people (not through surveys) about the impact of redistricting.

By leaving things as status-quo and failing to control and plan for development, the schools will be forced to redistrict again in 2-3 years.

I worry that my children will not benefit from the great experience I had attending Howard County Public Schools as a child. Instead, they we will be treated like “polygons”, uprooted from the school community and relationships they’ve built and moved around from school to school, simply because our institutions have failed to plan and control effectively.

As a proud citizen of Howard County, I humbly ask you to consider my requests.

Thank you,

Rubin Singh  
8618 Wellford Dr.  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Katie Mertz <katiehussey@hotmail.com>  
**Sent:** Saturday, September 09, 2017 9:54 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

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**From:** Katie Mertz <katiehussey@hotmail.com>  
**Sent:** Saturday, September 9, 2017 9:11:10 PM  
**To:** councilmail@howardcountymd.go  
**Cc:** AKittleman@howardcountymd.go  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Council Members,

My husband and I moved to Howard County last summer from Pennsylvania, drawn by the strong school reputation and proximity to both Baltimore and D.C. We have two school-aged children. We share the concerns of many of our friends and neighbors in Howard County. We are concerned that our property taxes will be increased to make up for the low fees that developers pay in our county, we are concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life, and we are concerned about frequent, disruptive school redistricting and school overcrowding.

We are requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for your attention to this important matter and for putting our children first.

Katie Mertz  
7104 Collingwood Court  
Elkridge, MD 21075

## **Sayers, Margery**

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**From:** George and Mimi Adam <adam10091@verizon.net>  
**Sent:** Saturday, September 09, 2017 4:42 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Twenty years ago, we bought our first townhouse in Howard County, Maryland. After our first child, we bought our first single family home in the Kings Contrivance area of Columbia. And after second child, we bought our final single family home off of Johns Hopkins/Gorman RD in North Laurel. Currently, we have a sophomore at Atholton High School and a 7th grader at Hammond Middle School. Personally, our family has been affected by Howard County's weak APFO due to the over development of Howard County specifically along route 100 and the upcoming Maple Lawn area which continues to force our schools to redistrict. Our county MUST fund a new high school in the budget 2019. Five years ago, our family experienced the first redistricting of our community schools which started with Hammond Elementary my son's 5th grade year and my daughter's 2nd grade year. We did not protest the redistricting as we understood why it needed to be done, but in return we were told multiple times by the school system that certain academic programs would continue at Hammond Elementary. Within a year of the redistricting, our principal and vice principal left the school and many of our programs that we were told would not change of course did. So our family learn quickly to NOT believe what you are told when it comes to schools NOT changing when there is a redistricting. As a result of the redistricting, my 2nd grader did not have the same opportunities that my 5th grader did through her elementary school years. Again, my son's 7th grade year, Hammond Middle School was redistricted. Again, programs changed, teachers and eventually the principal and vice principal left. We did not protest the redistricting again because we thought we still have Atholton High School which is the whole reason we relocated to our neighborhood. Our family was so looking forward to attending Atholton High School because we found it to be such a strong example to the other high schools in the area as far as diversity, academics, sports, and extra curricular activities. The teens in our neighborhood always said, "there is always a place for everyone at AHS." We loved that motto. Our son who is a sophomore at AHS will tell anyone that high school has been the best part of his academic career. Please remember although our children did not move from their schools the ways their schools changed did affect our families lives drastically in friends leaving, families that volunteered in PTA did not exist anymore, and academic programs. I'm worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 year.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for taking the time to read our testimony.

George and Mimi Adam

10520 Hunters Way  
Laurel, MD 20723  
301 641 5545



## Sayers, Margery

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**From:** Robert Miller <robmilfam@gmail.com>  
**Sent:** Saturday, September 09, 2017 3:57 PM  
**To:** CouncilMail  
**Subject:** Testimony Regarding APFO

Dear Howard County Councilmembers,

I will not be able to attend the Public Hearing on September 11, 2017, but I would like to submit my thoughts regarding the APFO legislation. Briefly, at this time, I am in support of the recommendations that will be made at the meeting by the Howard County Public School System Board of Education regarding APFO. I would also encourage examining the protocol that Montgomery County, for example, uses to assess fees for development. I am by no means an expert, but feel that acceptance of the HCPSS recommendations and consideration of a fee structure that is suited to infrastructure and services needs will head our county in a more positive direction, and that having a good match between infrastructure / services and development would, in the long term, be a win-win for our residents as well as developers. On the other hand, having inadequate services (including schools) and infrastructure would be an unfortunate situation for all involved. When residents look back years from now, I hope that they will be enjoying the benefits that will come from appropriate planning being made now, and that they will not look back and say, "What were they thinking?" Your decisions will leave a legacy, and I appreciate your careful consideration of the best actions to take now that will make Howard County the best it can be for its future residents. Thank you very much for your efforts and attention to this matter.

Sincerely,

Robert W. Miller  
[robmilfam@gmail.com](mailto:robmilfam@gmail.com)  
410-227-8445

**Sayers, Margery**

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**From:** Song chong <scchong11@gmail.com>  
**Sent:** Saturday, September 09, 2017 10:15 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Written Testimony for Council Bill 61

Dear APFO council,

I am writing this testimony because I am concerned that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years....

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for your time.

Sincerely,

Song Chong, Amy Chong  
8783 Wellford Dr.  
Ellicott City, MD 21042

## **Sayers, Margery**

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**From:** Randy Murbach <randymurbach@gmail.com>  
**Sent:** Saturday, September 09, 2017 9:28 AM  
**To:** CouncilMail  
**Cc:** Randy Murbach; Teresa Murbach  
**Subject:** Written Testimony for Council Bill 61 (Murbach Family - Dunloggin Neighborhood - Ellicott City)

We have been HoCo residents since 1997 and married with two kids that attend HoCo schools & participate in various activities in the community (sports, boy/girl scout, etc.).

We choose to live in this county due to its stellar reputation in Maryland regarding:

- strong “community” connection/mentality,
- being nature/outdoor oriented,
- excellent school system,
- low crime,
- friendly/diversified population,
- good quality of life.

We moved to and have been living in the Dunloggin neighborhood of Ellicott City since 2005 due to its large and vibrant neighborhood along with excellent schools in our district, including Centennial High school.

The current APFO is and will be affecting me in the following areas:

- We are concerned that property tax will increased to make up for the low fees that developers pay in our county.
- We are concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life.
- We're worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure:

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.

- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for listening to our concerns and we hope you will make the correct & necessary changes to support the community (lifeblood of county) and keep everyone united.

*Note: We will be closely monitoring your actions/decisions related to APFO and redistricting, which will certainly affect our decision whether to re-elect you in the upcoming elections in the future.*

Sincerely,

Randy & Teresa Murbach  
4010 Macalpine Road  
Ellicott City, Maryland 21042

“Keep Dunloggin Neighborhood United”

## Sayers, Margery

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**From:** Pankaj Patil <pankaj\_patil20@yahoo.com>  
**Sent:** Saturday, September 09, 2017 12:32 AM  
**To:** CouncilMail  
**Subject:** CB61-2017 Testimony

Dear Council Council Members

When I moved to Howard County a couple of years back, I was proud to become a resident of neighborhoods that are often featured in *'Money magazine's best places to live'*.

My family was happy with our move to Columbia, we had great neighbors, trails backing into parks and all amenities within a short driving distance. As my kid got ready for joining school, we made a decision of moving to Ellicott City so my child can attend the *'accomplished schools'* usually highlighted in County's own press briefings sourced from Niche / U.S News sites.

As we are settling down with the move and adjusting to the new school system, we get to know that due to *fundamental flaws within the county's development process and how it interacts with the school system*, our neighborhood is nominated for redistricting.

*Our assigned schools had utilization ratios that are concerning to the Board of Education, however under existing Adequate Public Facilities Ordinance (APFO), approval was granted for construction of our neighborhood.* The projected student enrollment numbers quoted by developer in seeking approval were based on county guidelines that are no longer practical. Projecting and getting official approval for 4 school going kids in a neighborhood of 50+ houses seems impractical and illogical in an populous and developing county like ours. It almost seems like the county development process expects residents moving in to new communities to bring revenue in terms of home sales and higher taxes to fund various county plans but then subsequently forces them to be in a situation where they are deprived of things they originally moved for.

As a responsible, law abiding, tax paying resident, I am deeply concerned that lack of planning and oversight, collaboration with school system, negatively impacts us and most importantly our faith in the whole county system.

I am requesting that **Council Bill 61** is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity
- NO reductions to the current wait time for housing allocations or school tests.
- Make developers pay for School repairs and capacity addition
- APFO needs to be reviewed every 4 years
- Increase real estate transfer tax by 1.0%

- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.
- Revise archaic guidelines to determine projected student enrollment from new developments.

I hope that concerns from residents like me will be heard and acted on to maintain our trust with the County council and its members.

Regards  
Pankaj Patil  
8795 WELLFORD DR ELLICOTT CITY 21042

## Sayers, Margery

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**From:** Amarjot Kaur <amarjotkaur711@yahoo.com>  
**Sent:** Friday, September 08, 2017 10:24 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Written Testimony for Council Bill 61

Hello. My name is Amarjot Kaur and I've been a resident of Howard County for the last 11 years. I am a hospitalist physician assistant at Howard County General Hospital. I am very fortunate to have the opportunity to raise my 2 children (ages 8 & 10) in Howard County and attend the public schools.

I am concerned, however, about the current level of development that brings tax revenue, businesses, and new residents to our county, but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life. This also include planning for schools.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

I am also requesting that funding for additional school(s) be approved and built as soon as possible, as this is the right way to plan for a growing community rather than uprooting and shifting children based on maps and polygons, pitting communities against one another.

Finally, I am requesting that any and all redistricting is suspended until such amendments are approved and implemented. And also until broader conversation is had directly with the people (not through surveys) about the impact of redistricting.

By leaving things as status-quo and failing to control and plan for development, the schools will be forced to redistrict again in 2-3 years.

I worry that my children will be treated like "polygons", uprooted from the school community and relationships they've built and moved around from school to school, simply because our institutions have failed to plan and control effectively.

As a proud citizen of Howard County, I humbly ask you to consider my requests.

Thank you,

Amarjot Kaur  
8618 Wellford Dr.  
Ellicott City, MD 21042

**Sayers, Margery**

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**From:** Michele Aylaian <msaylaian@aol.com>  
**Sent:** Friday, September 08, 2017 10:08 PM  
**To:** CouncilMail  
**Subject:** CB61 - 2017 Testimony

Dear Howard County Council Members,

I am a taxpayer, property owner, and voter who has lived in Howard County for the past 20 years. I have 3 children in the public school system. Over the years, I have come to see how overdevelopment is hurting families who reside here by leading to overcrowded schools, continuous redistricting, and higher taxes.

The current weak APFOs are not effective and CB61 and 62 do not strengthen them enough. These bills should be amended to make sure that High Schools are specifically included in the school capacity limits and make sure that when capacity exceeds 100%, no new development in that region is allowed. Also the legislation should specify that the wait times for housing allocations or school tests can not be reduced. Furthermore, the real estate transfer tax should be increased so that developers bear more of the financial burden of adding more people to our community. Ensuring that public facilities, including emergency services, are going to be able to accommodate more development is critical to the quality of life in Howard County.

There is no excuse for the weak APFOs to continue. Now is the time strengthen them. Please make the citizens of Howard County a priority by adding these amendments.

Michele Silver Aylaian  
9963 Timberknoll Lane  
Ellicott City, MD 21042



## Sayers, Margery

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**From:** Gary Zimmerman <garyzimmerman@gmail.com>  
**Sent:** Friday, September 08, 2017 7:40 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Howard County Council Members,

My wife and I were both born and raised in Howard County. We have lived here for almost 50 years now and have one child currently in 9th grade at Howard High School. This is our written testimony against CB-61.

We are very worried about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life. You should be making the appropriate changes to APFO since you are ultimately responsible for the safety, health and welfare of your citizens. There is absolutely no reason why the developers aren't paying their fair share of fees to help support a better APFO. Land donations or school development fees should be another requirement from developers, thus eliminating any property acquisition or building costs. Also, there was a building moratorium enforced in 1992 when APFO was formed. Any moratorium is temporary and should be considered at the appropriate time, when needed.

We are requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

In addition, we are extremely concerned about the massive redistricting that is being proposed across the county. If we are redistricted, our son would be forced to change high schools in his sophomore year. This could cause him some very unnecessary anxiety and stress, especially when high school is already hard enough! We are also worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years.

Why hasn't the county planned appropriately and why are the developer's profits more important than our children and public safety?

Concerned citizens,

Gary & Laurie Zimmerman  
5907 Clear Ridge Road  
Elkridge, MD 21075

## **Sayers, Margery**

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**From:** Michele Aylaian <msaylaian@aol.com>  
**Sent:** Friday, September 08, 2017 4:30 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan; Weinstein, Jon  
**Subject:** CB61 and CB62

Dear County Council members,

I am a taxpayer, property owner, and voter who has lived in Howard County for the past 20 years. I have 3 children in the public school system. Over the years, I have come to see how overdevelopment is hurting families who reside here by leading to overcrowded schools, continuous redistricting, and higher taxes.

The current weak APFOs are not effective and CB61 and 62 do not strengthen them enough. These bills should be amended to make sure that High Schools are specifically included in the school capacity limits and make sure that when capacity exceeds 100%, no new development in that region is allowed. Also the legislation should specify that the wait times for housing allocations or school tests can not be reduced. Furthermore, the real estate transfer tax should be increased so that developers bear more of the financial burden of adding more people to our community. Ensuring that public facilities, including emergency services, are going to be able to accommodate more development is critical to the quality of life in Howard County.

There is no excuse for the weak APFOs to continue. Now is the time strengthen them. Please make the citizens of Howard County a priority by adding these amendments.

Michele Silver Aylaian  
9963 Timberknoll Lane  
Ellicott City, MD 21042

**Sayers, Margery**

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**From:** Hawkins, Wenjun <whawkins@mtb.com>  
**Sent:** Friday, September 08, 2017 1:50 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY for COUNCIL BILL 61

Date: September 8, 2017  
Re: WRITTEN TESTIMONY for COUNCIL BILL 61

Dear Council members,

We moved to Ellicott City, Maryland from Virginia two years ago. I have one son who just turned 11 years old and started middle school this week. It has been tough 2 years. We finally settled down and feel like home again. But our life has been turned upside down because of the pending school redistricting. I am worried that if the county does not change current APFO, the schools will be forced to redistrict again in a couple years. It has been a vicious circle for many years. Huge negative impact on our children and families.

I am requesting that **Council Bill 61 is amended** with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- ***School capacity limits – INCLUDING high schools – to be set at 100%. Schools are closed to new development at that level.***
- ***Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity***
- ***NO reductions to the current wait time for housing allocations or school tests.***
- ***APFO needs to be reviewed every 4 years.***
- ***Increase real estate transfer tax by 1.0%***

APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

A strong APFO would ensure our children will not go through redistricting every 2-3 years.

Thanks for your attention!

Concerned Howard County resident – **Wenjun Hawkins**  
**8722 Wellford Dr.**  
**Ellicott City, MD 21042**

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## Sayers, Margery

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**From:** Jody Zaruba <jezaruba@gmail.com>  
**Sent:** Friday, September 08, 2017 1:05 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Fwd: VOTE YES FOR 100% APFO CAPACITY

----- Forwarded message -----

From: Jody Zaruba <jezaruba@gmail.com>  
Date: Fri, 8 Sep 2017 13:02:04 -0400  
Subject: VOTE YES FOR 100% APFO CAPACITY  
To: jweinstein@howardcountymd.gov

Mr. Weinstein,

I have lived in Maryland all of my life and have spent the last 10 years in Howard County. I have two children who will attend Howard County Schools - my children are the reason I live in Howard County.

I am concerned that my property taxes will increase to make up for the incredibly low fees developers pay in Howard County (especially compared to other Maryland counties).

I am extremely concerned that although it seems like the county can prioritize to amend or widen roads, add traffic signals, and upgrade village centers to accommodate our growing population - they refuse to prioritize building new schools.

It is my understanding that high school #13 will likely be at capacity when it opens, which means we are already behind and need to budget and plan for high school #14 immediately. Our kids are losing and the developers are winning, which is very unfortunate.

I am requesting that council bill 61 is amended to set ALL school capacity levels at 100% (anything above that is ridiculous), that mitigation begins when a school reaches 95% capacity, that APFO is reviewed periodically every 4 years, that the real estate transfer tax is increased by 1% and that the APFO includes measures for community facilities.

The fate of APFO will absolutely influence my vote for you and Alan Kittleman. I understand you are both up for re-election in 2018. I truly hope the kids of Howard County are more important to you than the developers.

Respectfully,  
Jody Zaruba  
10084 Century Drive, Ellicott City, MD 21042

## **Sayers, Margery**

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**From:** Kerry Tiffin <kerrytiffin@gmail.com>  
**Sent:** Friday, September 08, 2017 11:43 AM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear County Executive and County Council members:

I have been a resident of Howard County for 8 years. We moved here over other options based on the schools. My husband faced a long commute to DC but I kept telling him how much it would be worth it with schools for my son who was then three. My son recently started middle school this year without his two best friends. These boys were two of eleven kids that are going to a different middle school. I am now concerned that he will establish new friendships in middle school only to start over again with high school. I really hope you consider the 13<sup>th</sup> high school and construction immediately.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for taking the time to read this and hope you will take my testimony into consideration.

Kind regards,

Kerry Tiffin

5933 Sandy Ridge Court

Elkridge, MD 21075

[kerrytiffin@gmail.com](mailto:kerrytiffin@gmail.com)



## Sayers, Margery

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**From:** Christine McGrath <chrismmcgrath@yahoo.com>  
**Sent:** Friday, September 08, 2017 11:35 AM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Written Testimony for Council Bill 61

Dear County Council and County Executive Kittleman,

I having lived in Howard County for 20 years and have seen this county change immensely. I just recently learned about AFPO and what effects it has on the county and also directly on me and my family. I have two children that are currently in Howard County schools, specifically Howard High, which are currently discussing the largest redistricting this county has ever seen. For that matter, it very well could be the largest the state has ever had. I am deeply concerned at the amount of growth this county is seeing and what our elected officials are doing to control it. As evident by the latest school redistricting plan, we do not have enough room for all the students. I understand that all the growth in the schools is not related to new homes. But the new homes contribute currently around 42% of new students and this the county can control. The county should not allow growth in areas where school are at 100% capacity. As some else mentioned, I would not get in an elevator that was more than 100% full. Redistricting is not the answer to our capacity issue. The children go to schools where they reside and should not have to endure longer commutes so that the school capacity goes below 110% which allows for the builders to continue to build. Along with the schools I am directly effect by the amount of traffic. I will not even go near Columbia in the evening. The commute is to congested and will only get worse with the amount of building being done.

I am requesting that CB61-2017 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Christine McGrath  
5929 Northern Court  
Elkridge, MD 21075

## Sayers, Margery

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**From:** Geoff Pickett <geoffpickett@hotmail.com>  
**Sent:** Friday, September 08, 2017 11:21 AM  
**To:** CouncilMail; Kittleman, Allan  
**Cc:** Geoff Pickett  
**Subject:** Written testimony against CB61-2017

Dear County Executive and County Council members:

This is my written testimony against the passage of CB61-2017 as it does not do enough to strengthen the Adequate Public Facility Ordinance in Howard County and slow down the residential growth and the enrollment growth that we are experiencing in Howard County.

I am voting against this amendment for two reasons: (1) the Open/Close test in Howard County is too lenient especially compared to our neighboring counties and (2) the Impact/Surcharge fees per new home are too low especially compared to our neighboring counties.

On the Open/Close test, I suggest you move to a model that Montgomery and Frederick utilize in that the threshold is 120% but an additional surcharge is applied when the rate is between 105 and 120. For Howard County, I propose that the limit remains at 115% but that between 100 and 115% there is an additional charge applied. The surcharge should be an escalating charge so if the score is between 100 and 105 then the charge is 2x, between 105 and 110 its 3x and between 110 and 115 its 4x. In addition, the 3 year limit of delaying a project should either be extended to six years like Anne Arundel county does or removed all together like other counties do.

On the matter of the surcharge, it needs to be raised immediately. Howard County currently has some of the lowest Impact/Surcharge fees in the state of Maryland and that needs to change. The 2017 enrollment growth in Howard County was estimated at 1,061 students. If you use the \$1.24 surcharge amount per square foot and assume a 2000 square foot house then Howard County will collect just over \$2.6 million. Had we charged what Montgomery charged, which is \$25,944 per single family detached house then Howard County would have collected \$27.5 million. That type of variance is unacceptable. If we used the same rate that Anne Arundel County uses, which is \$7,344 for a 2000 square foot house, then Howard County would have collected \$7.8 million. This is money that is desperately needed to build new schools.

Below is a comparison of what nearby Counties in Maryland charge using the estimated 1,061 new students in 2017. As you can see, there is a large discrepancy between what Howard County is collected and what we could be collecting.

## Comparison of what Neighboring Counties charge Builders per New Home

	Howard County <sup>2</sup>	Anne Arundel	Frederick	Prince George's <sup>3</sup>	Montgomery <sup>4</sup>
Enrollment Growth	1,061	1,061	1,061	1,061	1,061
Fee per New Home	2,480	7,344	14,426	15,185	25,944
Total Fees Collected	2,631,280	7,791,984	15,305,986	16,111,285	27,526,584

1 Assumes 2000 square foot house

2 \$1.24 per square foot x 2000 square feet

3 Outside Capital Beltway

4 Montgomery also charges a surcharge of \$2 per square foot over 3500 sq feet up to a maximum of 8,500

Thank you for your time and consideration of my testimony.

Kind Regards,  
 Geoffrey J Pickett  
 6480 Abel Street  
 Elkridge MD 21075  
 443-826-0142 (mobile)

**Sayers, Margery**

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**From:** Yi, Xin <yi.sheen@gmail.com>  
**Sent:** Friday, September 08, 2017 8:42 AM  
**To:** CouncilMail; Weinstein, Jon  
**Subject:** APFO TESTIMONY

Dear Councilman Weinstein et. al.:

I have lived in District 1 of Howard County in many years with 2 kids in the public school. I am deeply concerned about the current level of development that doesn't adequately fund the critical infrastructure necessary to support a growing population and protect our quality of life, especially education. With the major school redistricting that's going on right now, I am very disturbed about the scale of the redistricting that had to occur to shift students from closer schools to much further options.

I am requesting Council Bill 61 be amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you very much!

Xin Yi  
10201 Breconshire Road  
Ellicott City, MD 21042

**Sayers, Margery**

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**From:** Guifang Tan <caroltan1688@gmail.com>  
**Sent:** Friday, September 08, 2017 7:22 AM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** APFO

*Dear County Executive and County Council:*

*We have concerns on the current county bills CB 60 and CB61. I would like these two bills consider the following items:*

- 1. Set school capacity limit at 100%.*
- 2. Include high schools in the school capacity limit test*
- 3. Mitigation effort should begin when a school reaches 95% capacity*
- 4. No reduction to the current wait time for housing allocations or school tests*
- 5. APFO needs to be reviewed frequently, maybe every five year.*
- 6. Count medium and low income housing units in the yearly total housing limit . Right now, yearly limit is 2000, but 15% of MLIH is not counted to that limit. That means the total number will be 2300.*

We want to have a well regulated and planned housing development in our county. Please consider carefully.

All the best,

Guifang Tan

## Sayers, Margery

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**From:** pavani adusumilli <drpadusu@gmail.com>  
**Sent:** Friday, September 08, 2017 5:38 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

To honorable county council ,

I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population including schools, fire, police and emergency services and protect our quality of life. And we certainly should not let our kids suffer because of poor planning to provide sufficient infrastructure , poor regulations and insufficient coordination between city council and board of education. My family and many of our community members are being personally effected by the weak APFO regulations.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.

Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.

NO reductions to the current wait time for housing allocations or school tests.

APFO needs to be reviewed every 4 years.

Increase real estate transfer tax by 1.0%.

APFO needs to include measures for public safety, emergency services, recreation, and other community facilities

Satish Potluri  
Pavani Adusumilli  
8766 wellford drive  
Ellicott city , MD – 21042

Sent from [Mail](#) for Windows 10

## Sayers, Margery

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**From:** Wenge Ni-Meister <wenge99@gmail.com>  
**Sent:** Thursday, September 07, 2017 11:24 PM  
**To:** CouncilMail; Kittleman, Allan

Hi

My name is Wenge Ni-Meister. I have three kids, one in Centennial Lane Elementary school and two in Centennial High School. We just bought our new house in

Centennial Overlook (Polygoin 147) off Old Annapolis Rd. two years ago. It is a brand new community. We are personally affected by HoCo's weak APFO. With the school redistributing, currently we are being redistributed to a Wild Lake schools. We lose our property value. We are redistributed, the weak current APFO allows for new development.

I'm worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. Kids are suffering and we are losing our property value.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.  School capacity limits -- INCLUDING high schools -- to be set at 95%. Schools are closed to new development at that level. I request:

- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Wenge Ni-Meister  
8653 Wellford Dr.  
Ellicott City, MD21042

## Sayers, Margery

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**From:** Michael Chicorelli <chicorellis@yahoo.com>  
**Sent:** Thursday, September 07, 2017 9:52 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

My name is Jessica Chicorelli and my family and I live at 6314 Monterey Rd in Elkridge 21075.

Nearly 15 years ago we chose to live in Howard County in order to raise a family. We have four children going through the HoCo school system - two in Rockburn Elementary and two in Elkridge Landing Middle School. Next year, our oldest will be starting her first year at Howard High School.

I'm writing this testimony today because I'm worried that if the county doesn't do a better job controlling and planning for development, the schools will be forced to redistrict again in 2-3 years and then again 2-3 years after that and so on. There are better ways to manage the population in our county that benefit the citizens that you serve. I'm concerned about the growth in our schools, especially the high schools, and the lack of process or plan to control this. As you know, Howard High is at about 140% capacity. How can our children be provided with a safe and effective learning environment when the school is 40% above maximum capacity, classrooms are overcrowded, and mobile trailers are being used to mitigate the enrollment? Is this the best we can give to our children in Howard County?

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

This is an important issue, and if we don't take it seriously it will continue to plague our county year over year. Let's move Howard County forward and make sustainable changes to benefit our children. When it comes to our children, the only thing that should be over capacity at 110% or more should be the effort and attention our elected county officials put towards lasting changes towards this bill and the future of Howard County.

Signed,  
Jessica Chicorelli  
6314 Monterey Rd  
Elkridge, MD 21075



## Sayers, Margery

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**From:** Lois Steib <steib7@hotmail.com>  
**Sent:** Thursday, September 07, 2017 8:55 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** APFO AMENDMENT

We are contacting you to express our frustration with the Howard County's APFO. I, Lois, was raised in Howard County and with my husband, John, reside in it, too, and most of our 5 adult children live in Howard County. We can't believe the mess our officials have made of the ratio of development to school population, and implore all of you to do the RIGHT thing.

We are very concerned by several factors, but the one that bothers us the most is that we are continuing to allow developers to build all over the county, but not adequately preparing the infrastructure necessary to support this increase in population. Not to mention, our quality of life decreases with the increase of traffic, school overcrowding, our emergency services (police, fire, hospital, etc.) are strained, etc..

We are currently in the middle of a huge school redistricting effort that is tearing communities apart and we are concerned that if the county doesn't do a better job of controlling and planning for development, we will be forced to go through this stressful cycle in another few years. On top of that, since the developers only have to pay low fees to build here, our property taxes will most likely increase to help make the difference. Something drastic needs to change here!

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.

Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.

NO reductions to the current wait time for housing allocations or school tests.

APFO needs to be reviewed every 4 years.

Increase real estate transfer tax by 1.0%.

APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

We are part of a large family within Howard County and the outcome of the APFO legislation will be a deciding factor as we consider our election options in 2018.

Respectfully submitted,  
John & Lois Steib  
5761 Old Landing RD  
Elkridge, MD 21075

## Sayers, Margery

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**From:** Marisa McCurdy <marisahiggins@hotmail.com>  
**Sent:** Thursday, September 07, 2017 8:11 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** APFO Comments (Council Bill 61)

Council Members,

My husband and I moved our family into Howard County three years ago because of the proximity to work, finding our dream home in a great school district, progressive politics and accessibility to outdoor recreation. We have overall been happy in most aspects however, we are gravely concerned about the cause of the school redistricting currently (and apparently constantly) occurring. We have three school age children and have been redistricted in certain of the plans put forth to the Board of Education. I participated in Area Attendance Meetings, spoke with the Board of Education and have been following these developments with obvious vested interest. I'm not so much concerned about one particular move as I am multiple, **unnecessary** moves (due to poor foresight and planning). I'm worried that if the County doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years, which I view as a very realistic probability. I am also concerned that the current level of development (that admittedly brings tax revenue, businesses, and new residents to our county) doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect the recreational aspects of Howard County that we moved here to enjoy.

I am requesting that Council Bill 61 be amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Sincerely,  
Marisa McCurdy  
6802 Norris Lane  
Elkridge, MD 21075

## Sayers, Margery

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**From:** pilla radha <dr\_radha34@yahoo.com>  
**Sent:** Thursday, September 07, 2017 8:00 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

To,  
The council man  
Howard county.

We are living in howard county since last 6 years, I am a doctor and work as a hospitalist in a famous hospital nearby. A year back, We bought a house Centennial overlook Community, (Polygon 147) at Old Annapolis Rd, Ellicott City because the schools are very nearby and are bikable for my child.

Very recently, a redistricting proposal without any reasonable reasons made our polygon students to travel 4 miles for their education instead of 1 mile for which I feel very bad and not a good thing for my children.

*We are personally affected by HoCo's weak APFO as the*

1. The proposed school is farther than the existing school.

2. This not only increases commute time, my kid will have to wake up earlier, and come late from school. this reduces their quality time at home and also reduces their sleep hour

3. Safety issue as our kids have travel in longer distance and cross major highway 108.

4. I'm worried that if county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years.

My child had made good friends, he will be ripped off them again, which is not fair for young kids.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Dr. Radhika Pilla,  
8714 well ford drive  
elliott city  
MD 21042

(Polygon 147)

## Sayers, Margery

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**From:** Chandra <chandra009@yahoo.com>  
**Sent:** Thursday, September 07, 2017 7:28 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

To,  
The council man  
Howard county.

We are living in howard county since last 6 years, I am an Engineer and work ACA related field. A year back, We bought a house Centennial overlook Community, (Polygon 147) at Old Annapolis Rd, Ellicott City because the schools are very nearby and are bikable for my child.

Very recently, a redistricting proposal without any reasonable reasons made our polygon students to travel 4 miles for their education instead of 1 mile for which I feel very bad and not a good thing for my children.

*We are personally affected by HoCo's weak APFO as the*

1. The proposed school is farther than the existing school.
2. This not only increases commute time, my kid will have to wake up earlier, and come late from school. this reduces their quality time at home and also reduces their sleep hour
3. Safety issue as our kids have travel in longer distance and cross major highway 108.

4. I'm worried that if county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. My child had made good friends, he will be ripped off them again, which is not fair for young kids.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

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- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Chandra Chintaparthi  
8714 well ford drive  
elliott city  
MD 21042

(Polygon 147)

## Sayers, Margery

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**From:** Christopher Gross <cogross@gmail.com>  
**Sent:** Thursday, September 07, 2017 6:34 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Written Testimony for Council Bill 61

My family has been living in Howard County for 2.5 years. We have 2 daughters - one is attending Manor Woods Elementary School and the other is still in pre-school. We moved to Howard County for the schools. My daughter's school is severely overcrowded and she now has classes in portables. I am concerned about the current level of development in my area that does not fund the critical infrastructure necessary to support a growing population and protect our quality of life. I'm worried that if the county does not do a better job controlling and planning for development, our schools will grow even more overcrowded and will no longer be among the best in Maryland.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for taking the time to consider my input. I hope you will do what is best for the residents of Howard County and protect our students and the quality of our schools as well as provide for our safety.

-- Christopher Gross  
3058 Terra Maria Way  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Rachael Gross <rkbrick@gmail.com>  
**Sent:** Thursday, September 07, 2017 5:55 PM  
**To:** CouncilMail  
**Cc:** AKittleman@howardcountymd.go  
**Subject:** Written Testimony for Council Bill 61

My family has been living in Howard County for 2.5 years. We have 2 daughters - one is attending Manor Woods Elementary School and the other is still in pre-school. We moved to Howard County for the schools. My daughter's school is severely overcrowded and she now has classes in portables. I am concerned about the current level of development in my area that does not fund the critical infrastructure necessary to support a growing population and protect our quality of life. I'm worried that if the county does not do a better job controlling and planning for development, our schools will grow even more overcrowded and will no longer be among the best in Maryland.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

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- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for taking the time to consider my input. I hope you will do what is best for the residents of Howard County and protect our students and the quality of our schools as well as provide for our safety.

Sincerely,

Rachael Gross  
3058 Terra Maria Way  
Ellicott City, MD 21042



## Sayers, Margery

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**From:** Denise Riordan Eblen <[dcrre1@gmail.com](mailto:dcrre1@gmail.com)>  
**Sent:** Thursday, September 07, 2017 2:54 PM  
**To:** CouncilMail  
**Subject:** Re: written testimony for Council Bill 61

Post Script:  
my address -

Denise R. Eblen, PhD  
6317 Saddle Drive,  
Columbia MD 21045

On Thu, Sep 7, 2017 at 2:50 PM, Denise Riordan Eblen <[dcrre1@gmail.com](mailto:dcrre1@gmail.com)> wrote:  
Testimony on "Adequate Public Facilities Ordinance"

I plan on attending the session on Monday evening; here is what I'll be testifying -

I testify today as a 15-year resident of Howard County, a tax payer, with 2 kids in the public school system. When I moved to Howard County I came here to settle and build a family, as many thousands have before and since, excited to be part of a community that prizes economic and social diversity. In the years since I've often thanked my stars for the good fortune that led me here. Columbia has just celebrated its 50<sup>th</sup> anniversary and we look forward to 50 more great years. Elected officials come and go, and each are charged with shepherding this community, this county of ours, through inevitable **economic** and **social** changes. Over the past several years Howard County has fared well in terms of **economic** progress, particularly in comparison to the rest of the country in the wake of the Great Recession. However we are now facing a significant **social** upheaval with, again, with school overcrowding and discussions on school redistricting - for the second time in less than five years.

Recall what it is that makes Howard County a great place to live, an attractive destination for families that regularly ranks at the top of nationwide *Best Places To Live* lists. It's our schools, our parks, our public facilities. Our low unemployment, healthy home prices, and economic opportunities. Bills like APFO are central to assuring the continued vibrancy of Howard Country, so long as they strive to **strike the balance** between economic gains and social concerns, with as much foresight as possible. Setting the parameters of APFO may seem like minutiae and bureaucracy - but it can have very significant repercussions on whole communities.

I leave you with this one 'ask' – **put the concerns of Howard County families front and center when setting the parameters for APFO**. Create a vision to include the capacity for schools, roads, and other infrastructure – to meet the likely need over the coming decade. Balance this against the economic health of the community. Do what's right for taxpayers, voters, and for our children and grandchildren.

Thank you



## Sayers, Margery

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**From:** Denise Riordan Eblen <dcrrre1@gmail.com>  
**Sent:** Thursday, September 07, 2017 2:51 PM  
**To:** CouncilMail  
**Subject:** written testimony for Council Bill 61

Testimony on "Adequate Public Facilities Ordinance"

I plan on attending the session on Monday evening; here is what I'll be testifying -

I testify today as a 15-year resident of Howard County, a tax payer, with 2 kids in the public school system. When I moved to Howard County I came here to settle and build a family, as many thousands have before and since, excited to be part of a community that prizes economic and social diversity. In the years since I've often thanked my stars for the good fortune that led me here. Columbia has just celebrated its 50<sup>th</sup> anniversary and we look forward to 50 more great years. Elected officials come and go, and each are charged with shepherding this community, this county of ours, through inevitable **economic** and **social** changes. Over the past several years Howard County has fared well in terms of **economic** progress, particularly in comparison to the rest of the country in the wake of the Great Recession. However we are now facing a significant **social** upheaval with, again, with school overcrowding and discussions on school redistricting - for the second time in less than five years.

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I leave you with this one 'ask' – **put the concerns of Howard County families front and center when setting the parameters for APFO**. Create a vision to include the capacity for schools, roads, and other infrastructure – to meet the likely need over the coming decade. Balance this against the economic health of the community. Do what's right for taxpayers, voters, and for our children and grandchildren.

Thank you

Denise R. Eblen, Ph.D.

**Sayers, Margery**

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**From:** Premal Bhardwaj <premalbhardwaj@yahoo.com>  
**Sent:** Thursday, September 07, 2017 2:03 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61  
**Attachments:** APFO - Testimony.docx

## WRITTEN TESTIMONY FOR COUNCIL BILL 61

I am currently a resident of a new community in Polygon 147. I was used to live in Dorsey Search area for 8 years and decided to move back to this area as I was miss being in this beautiful area. I wanted my kids to grow up in this area which is peaceful, quiet and caring. I have two kids. My son who is 8 years old just started 3<sup>rd</sup> grade this school year with completing two years in the same school and second will be starting Kindergarten next school year. I am a hard-working parent who worked my way up to make myself establish in USA after moved from India.

I personally find weak APFO has affected us significantly as I just recently purchased brand new property to move back to my beloved community which I have loved to live since I moved to USA from India. I am very concerned that our property taxes will be increased to make up the low fees that developer pay in our county and more developers are building new homes while new schools are not being built in the same pace as new development. I do think that our polygon may being redistricted due to weak APFO as well and our developer took advantage of asking us to pay higher premium because of the good school district.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.
- I am against the redistricting and want council to provide enough funds to build new schools. Also, we should be building same amount of schools to offset with new development rather than having so much population but not enough schools.

Sincerely,

Premal Bhardwaj  
8619 Wellford Drive  
Elliocott City MD 21042

## Sayers, Margery

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**From:** Jennifer Meckes <Jennifer.Meckes@LongandFoster.com>  
**Sent:** Thursday, September 07, 2017 1:34 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

Good afternoon,

My name is Jennifer Meckes and I've been a Howard County resident for 4 years. My husband just retired from the United States Air Force and we have spent the past 21 years living in various states and as such our children have attended several different school districts.

As a Howard County based Realtor, I am concerned about the low fees that developers pay to build in our county. I am not anti-development, but rather support smart financial decisions for the county. Families relocate to Howard County from all over the world specifically for the schools. With overcrowded schools and constant redistricting, this County is lacking what the majority of families want for their children: STABILITY. Quite simply: We need more schools built, we need money to do it and we must have developers pay their share. If not the developers, who? The tax-payers? This instability within the school system directly correlates with the weak APFO laws and it is affecting my business as a Realtor in this county.

I am requesting that Council Bill 61 be amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools should be closed to new development at that level
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

I realize that many of you have spent your lives in Maryland (and perhaps Howard County) and this is just business as usual. But as military family, I've seen local governments at work throughout the United States. Colorado Springs, for example, experienced rapid growth and development and yet the schools, public safety, emergency services and other community facilities remained well supported. I urge you to rethink the future of Howard County APFO laws and the legacy you're leaving behind.

With regards,  
Jennifer Meckes  
3005 Brookwood Road  
Ellicott City, MD 21042

**Jennifer Meckes, Realtor**  
**Long & Foster Real Estate - The Legal Team**

10805 Hickory Ridge Road

Columbia, MD 21044

cell: (937) 829-8418

office: (410) 715-2748

[www.LEGALHOMES.com](http://www.LEGALHOMES.com)



*The Legal Team*

*The #1 Real Estate Team for over 10 Years in the #1 Long & Foster Office in the Region.*

## Sayers, Margery

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**From:** Sunnie Kim <sunniejang@gmail.com>  
**Sent:** Thursday, September 07, 2017 1:33 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

My name is Lydia Sunnie Kim and I have lived in Howard County for two years. My oldest son, Elliot, began first grade this week at Northfield Elementary School. My husband is in the military and we moved to Howard County when he was stationed in Silver Spring. We chose this place because of the excellent schools, diversity, and family-friendliness.

My son has special needs and we specifically chose where to live based on the schools I wanted him to attend. I had done extensive research before moving here in order to make sure he had the services he needed in the environment we wanted. We have definitely found exactly that at Northfield.

My concern, or rather outrage, with the current state of affairs which results in redistricting every 2-3 years is that the continuity for kids is disrupted for the sake of development. Because of my son's special needs, continuity and strong community are vital for his success. Right now, he is known by the school staff and by friends in the community. It really feels like a village is helping us raise our children. I want him to continue on to middle and high school with the friends and peers he establishes now because that will help him with transitioning and he will already be understood and accepted.

Redistricting so frequently and so arbitrarily is NOT OKAY. I have not heard of this being done with such frequency anywhere else. Development is good, but not at the expense of our kids and those already living here.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for your time and consideration. I am confident you will do what is in the best interest of our children and community.

Lydia Sunnie Kim  
4707 Hallowed Stream  
Ellicott City, MD 21042



## Sayers, Margery

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**From:** Janine Sircus <janinesircus@gmail.com>  
**Sent:** Thursday, September 07, 2017 1:22 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Written testimony for Council Bill 61

Janine Sircus

Stay at home mom, RES PTA immediate past president, RES PTA Delegate to PTACHC  
6071 Avalon Drive, Elkridge, MD 21075

September 7, 2017

CB 61-2017-Support with amendments testimony

Dear County Council members,

I am concerned about rate of development in our area and how it's impacting my family's future.

I can remember as far back as my own high school years, growing up in the PG county school system, that Howard County was the place to be. When we were old enough to move out of our parent's house, my friend told me she was renting an apartment in Howard County and we all felt that jealousy seep into our veins. It became the central first home for my husband (studying at the Dental School at UMD), and myself (working around the DC beltway) almost 20 years ago. We have 3 children in the HCPSS, 2 at Elkridge Landing MS, and 1 at Rockburn. We are also in the process of adopting a 9 year old Latvian to introduce her to the much acclaimed special needs, ESL program in the school system. We applaud all the support we've had thus far from the school system in the arduous process of parenting!

All this acclaim is great, but rumor has it that Howard County government hasn't planned adequately for the trickle effect bearing too large a burden in our communities at large (our fire departments, our schools, our roads, etc.). The greatest current evidence of the problem has been all the talk of redistricting (signs posted throughout my neighborhood, and posts asking me to be supportive with t-shirts, surveys, etc.). At first, my family didn't put up a fuss, we knew it was always a possibility to be redistricted. We looked at the glass half full. We would be teaching our kids flexibility, creating friendships beyond school and enhancing diversity. BUT, when I hear that this shift is going to happen repeatedly, that tells me a different story. I call it the "crAPFOR" story. Who's this crap for? We need adequate infrastructure, not at the hands of the developers to pour money into their pockets, but for our children. My kids love our neighbors, our neighborhood, and have told me on more than one occasion that they want to live in a suburb like Howard County. I hope so too. As it is now, we have seen more of our friends homeschool, teach online, or pay for private school, even move out of state, than ever before. We're losing school friends one way or another, but it doesn't have to be this way. We really do have the best people in play all across the county to make this a wonderful place to live. Let's slow down development so we can catch up, let's find a way to pay for a new high school in the east sooner than later. Let's keep our schools safe! Please make decisions that will benefit our children in the long run.

We have to be able to handle our own success, so I support the Board of Education's proposed amendments from the August 29, 2017 meeting to the CB61 APFO legislation and request that Council Bill 61 is amended with the following provisions, based on BOE suggestions and others, to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure. These include:

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.

- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities
- All development must pass the school's test.
- Maintain the current open/close designation language.
- The open/close chart capacity utilization needs to be at 100 percent

Sincerely and gratefully,

Janine Sircus

Stay at home mom, RES PTA immediate past president, Ranine Sircus  
 Stay at home mom, RES PTA immediate past president, RES PTA Delegate to PTACHC  
 6071 Avalon Drive, Elkridge, MD 21075

September 7, 2017  
 CB 61-2017-Support with amendments testimony

Dear County Council members,

I can remember as far back as my own high school years, growing up in the PG county school system, that Howard County was the place to be. When we were old enough to move out of our parent's house, my friend told me she was renting an apartment in Howard County and we all felt that jealousy seep into our veins. It became the central first home for my husband (studying at the Dental School at UMD), and myself (working around the DC beltway) almost 20 years ago. We have 3 children in the HCPSS, 2 at Elkridge Landing MS, and 1 at Rockburn. We are also in the process of adopting a 9 year old Latvian to introduce her to the much acclaimed special needs, ESL program in the school system. We applaud all the support we've had thus far from the school system in the arduous process of parenting!

All this acclaim is great, but rumor has it that Howard County government hasn't planned adequately for the trickle effect bearing too large a burden in our communities at large (our fire departments, our schools, our roads, etc.). The greatest current evidence of the problem has been all the talk of redistricting (signs posted throughout my neighborhood, and posts asking me to be supportive with t-shirts, surveys, etc.). At first, my family didn't put up a fuss, we knew it was always a possibility to be redistricted. We looked at the glass half full. We would be teaching our kids flexibility, creating friendships beyond school and enhancing diversity. BUT, when I hear that this shift is going to happen repeatedly, that tells me a different story. I call it the "crAPFOR" story. Who's this crap for? We need adequate infrastructure, not at the hands of the developers to pour money into their pockets, but for our children. My kids love our neighbors, our neighborhood, and have told me on more than one occasion that they want to live in a suburb like Howard County. I hope so too. As it is now, we have seen more of our friends homeschool, teach online, or pay for private school, even move out of state, than ever before. We're losing school friends one way or another, but it doesn't have to be this way. We really do have the best people in play all across the county to make this a wonderful place to live. Let's slow down development so we can catch up, let's find a way to pay for a new high school in the east sooner than later. Let's keep our schools safe! Please make decisions that will benefit our children in the long run.

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- Maintain the current open/close designation language.
- The open/close chart capacity utilization needs to be at 100 percent

Sincerely and gratefully,

Janine Sircus

Stay at home mom, RES PTA immediate past president, RES PTA Delegate to PTACHCES PTA Delegate to PTACHC

6071 Avalon Drive, Elkridge, MD 21075

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Smile, Janine

## Sayers, Margery

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**From:** Erika Schreiber <easchreiber@msn.com>  
**Sent:** Thursday, September 07, 2017 1:01 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

My husband and I moved to Howard County a year ago because we wanted to enroll our two children in the quality public schools the county is known for. Now, as we face possible redistricting, we are learning about the APFO and why it needs to be strengthened. The current APFO has failed in controlling school overcrowding. Now the school system is undergoing a disruptive redistricting process to equalize student enrollment across the county. Personally, my children are looking at being redistricted to schools that are over two times the distance they travel now. This would mean longer bus rides and commutes to and from school. It would add risk for teen drivers on dangerous Rt. 32 and limit the time they have after school for homework and activities. I know we are not the only parents facing difficult conversations with our kids about why they are being taken away from the community of teachers and friends they have developed. It doesn't make sense to them and it doesn't make sense to us.

**Had the APFO favored our children and families instead of developers, this situation could have been avoided.** It is baffling to understand how developers can be given the okay to build new homes in areas where schools will be stressed by additional students. When my husband and I moved to Howard County, we understood that our taxes would be high but we were okay with that because we believed we'd be experiencing a high quality of living. Now we question the future of Howard County. Will the county continue to favor developers and hope that the citizens living in Howard County will not need the important services provided by the APFO? Or that we will not care if we are asked to put our kids on a bus for an hour when there is a school just 3 miles away? Or that our commutes continue to grow because of increased traffic? I assure you, WE CARE.

**I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.**

- **School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.**
- **Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.**
- **NO reductions to the current wait time for housing allocations or school tests.**
- **APFO needs to be reviewed every 4 years.**
- **Increase real estate transfer tax by 1.0%.**
- **APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.**

Thank you for taking the time to consider my testimony. My name is Erika Schreiber and I live at 845 Windriver Dr., Sykesville, MD 21784. I will be paying attention to the way our County Government chooses to govern our community and voting accordingly in the next election. Help us be the great community that families want it to be...not the community that gets overwhelmed by development it cannot support.

Sincerely,

Erika Schreiber

## Sayers, Margery

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**From:** sumit rawat <sumit.rawat@gmail.com>  
**Sent:** Thursday, September 07, 2017 11:33 AM  
**To:** Weinstein, Jon; Ball, Calvin B; CouncilMail; Kittleman, Allan  
**Subject:** Re: Written Testimony for Concil Bill 61

Dear HOCO Council members,

Let me start by saying that my family has been residing in Howard County for long time, about 15 years. I am writing this letter under great distress, which of all places comes county poor planning and developer favoritism.

My wife and i moved to Columbia in 2003 both fresh out of college with masters degree. We had opportunity to live in city, but for our lifestyle we found Columbia was a great place. Years passed and we came to love the city, parks, trails and villages. Now we have two kids - 7 and 4 years old. Previously we owned a townhome in Hobbits Glen community which falls under Wilde HS, Wilde MS and Longfellow ES. My daughter joined the public school system last year. As a family we decided to move to new home with education as primary reason in our mind. One year into our new home APFO policies has become biggest disaster for our family. I live in Centennial Overlook community (school polygon 147).

Our assigned schools had utilization ratios that are concerning to the Board of Education, however under existing Adequate Public Facilities Ordinance (APFO), approval was granted for construction of our neighborhood. How projected student enrollment numbers quoted by developer seeking approval to council and then getting approved is one of the biggest puzzle? Blaming new residents that you bring more kids than projected, in a popular school area, to short-sighted planning and favoritism to the developers. We are kicked out of our designated school in 1 yr after our community is formed. **I haven't seen such a blatant disregard of public interest.** We are kicked out of the school quoting utilization and same school is advertised by the new development (I am talking about new community that just started in Westmount that puts Burleigh Manor MS as the designated school). County development process expects residents in new communities to bring revenue in terms of home sales and higher taxes but then forces them to be in a situation to leave or settle with less than what buyers paid the price for.

I am requesting that **Council Bill 61** is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity
- NO reductions to the current wait time for housing allocations or school tests.
- Make developers pay for School repairs and capacity addition
- APFO needs to be reviewed every 4 years
- Increase real estate transfer tax by 1.0%
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.
- Revise archaic guidelines to determine projected student enrollment from new developments.

As long time residence of the Howard County, if our voice is not heard, there is no sense to live in this county. For my family it will be taxation without representation. It is your chance to show some leadership!!

Best of luck,

Sumit Rawat  
8802 Wellford Dr, Ellicott City 21042

## Sayers, Margery

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**From:** Beena Mathew <babraham80@gmail.com>  
**Sent:** Thursday, September 07, 2017 11:15 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Written Testimony for Council Bill 61

Greetings,

We have lived in Howard County for 7 years and moved to Ellicott City after our second child was born. We have researched and looked for the best community with award-winning school to provide the best education for our two children. When we saw the new community arise, we took a risk and decided to pay the premium price of our home because of its proximity to the elementary school. Howard County has recently introduced a proposal to redistrict the schools for majority of its residents and for us we are greatly affected. One reason for the redistricting is APFO's current policy of maintaining capacity at 115%.

I am concerned about the current level of development that brings tax revenue, businesses and new residents to your county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police, and emergency services) and protect our quality of life. As crime rates are increasing, we are not seeing the appropriate ratio of security and hospital care. Within the last year the ER room in Howard County General has been overcrowded with lack of timely care. There are too many patients with little staff and rooms in the ER yet more condos are being built? Being in the medical field, lack of patient care is concerning. How long will this be overlooked?

I am requesting that Council Bill 61 be amended with the following provisions of more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits--INCLUDING high schools--to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations of school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

In conclusion, this poor infrastructure of APFO will weigh greatly in my vote for a councilman or woman in 2018. It is essential we need someone who will ensure a change in APFO. Please consider to remodel the policy and infrastructure of APFO, otherwise this will be a continual vicious cycle in which our children (who are our future) will constantly be affected.

Beena Mathew  
8732 Wellford Drive

## Sayers, Margery

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**From:** Karen Beck <beckfamilyis1@verizon.net>  
**Sent:** Thursday, September 07, 2017 10:37 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** WRITTEN TESTIMONY FOR COUNCIL BILL 61

I am writing you today to provide feedback regarding Council Bill 61 and to respectfully urge you to keep Atholton High School largely intact during upcoming redistricting moves. The quality and consistency of the high school experience is paramount to our students' success, and I fear that proposed changes, that will dismantle this successful institution, will negatively impact so many of our youth.

I have lived in Hunters Creek (North Laurel) and paid taxes in Howard County since 2000. I have two kids, one who just graduated from Atholton High School earlier this year and another that will (hopefully) enter Atholton High School next year.

I was impressed with the quality of education at Atholton High School. I was also impressed with the development of academic and non-academic extracurricular activities that are important to the development of the "whole" student. But, I was most impressed with the respectful, peaceful balance that existed there among students and faculty of different backgrounds, ethnicities, interests and pursuits. It was undoubtedly a balance that had been achieved over many years. And it's a balance that will no longer exist by shipping out hundreds of kids and shipping in hundreds of others. It will take years to recreate.

I understand the overcrowding issue that exists in eastern Howard County. I also understand your need to rectify the situation and play catch up on sound planning that should have occurred before. However, I'm worried that if the county doesn't do a better job controlling and planning for development the schools, **you will be forced to redistrict again in 2-3 years.** There will be serious collateral damage among our youth. You've got to implement a plan that does not allow that to occur, period.

As an aside, I am also a small business owner in Howard County. I understand the importance of development in the county for our future success. However, I am concerned about the current level of development that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect our quality of life.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.



Thank you for your time in reading my letter. Thank you in advance for the hard work you will need to put in to devise a solid plan that serves the tax-paying residents in Howard County, WITHOUT COMPROMISING THE QUALITY OF EDUCATION TO OUR CHILDREN!!!

Sincerely,

Karen Beck  
10300 Winners Circle Way  
Laurel, MD 20723  
301-490-1013

## Sayers, Margery

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**From:** Kristin Yakas <kristinesq@gmail.com>  
**Sent:** Thursday, September 07, 2017 9:56 AM  
**To:** CouncilMail  
**Subject:** APFO reform

I support APFO and the need to slow development. Why does Howard county still only have one hospital? Why are schools not being built, yet developments are popping up all over? It is not fair to our kids if the solution is to redistrict them, and if there is no protection that this will not happen to them every few years. It's not healthy to have an education system that is ok moving our kids like puzzle pieces every few years. The law should mandate that kids only be redistricted once in their 12 year career. If parents choose to stay in a home for stability, then why is it ok for government officials to decide they can be moved to schools all over?  
Kristin Yakas, Esq.

## Sayers, Margery

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**From:** Greta Bock <greta.bock@gmail.com>  
**Sent:** Thursday, September 07, 2017 8:50 AM  
**To:** CouncilMail  
**Cc:** Ryan B.  
**Subject:** Testimony for CB60 and CB61

Dear County Executive and County Council:

We have concerns on the current county bills CB60 and CB61. We would like these two bills to consider the following items:

1. Set school capacity limit at 100% and include high schools in the capacity limit test. For the past several years, a number of HCPSS schools have been consistently and significantly over capacity, and thus closed for development. Many have portable classroom "cities" outside the main buildings. Staggered lunch times starting early and extending to nearly the end of the school day are required in some schools in order to fit all the students in. Daytime awards events and after school events like concerts nearly break the fire code for all parents to attend. While the proposed 2018 HCPSS redistricting seeks to alleviate these population pressures, any such gains would be quickly offset if not reversed by the predictable influx of new development that lower capacity rates would generate. This would greatly exacerbate the existing student population strains at these schools, potentially resulting in more portable classrooms and staggered lunch times extending to the end of the school day.
2. Mitigation efforts should begin when a school reaches 95% capacity and developers should have to pay more to help fund new schools. When citizens attend meetings about zoning changes or new developments, the developers tell them not to worry, that the County will pay for and build a new school. That is not happening, and the result is overcrowding and poorly maintained schools. In many cases in the East, there is no land left to build a school to alleviate the overcrowding.
3. No reduction to the current wait time for housing allocations or school tests, and consider whether the County can legally require a school to be "open" for development before the new building proceeds. It makes no sense that a school is "closed" for development and yet builders can just add housing anyhow.
4. APFO needs to be reviewed more frequently, maybe every five years. Changes need to be considered more often than the current plan.
5. Adequate Public Facilities should legitimately address such concerns as traffic, fire, police and other emergency services like hospitals. The standards that developers must meet for roads are abysmal. Please listen to your constituents and ensure that we actually have facilities for all the development. We understand that development needs to happen; we just want it to be consistent with the neighborhood and that everyone has access to schools that aren't overcrowded.

Thank you for your consideration.

-Ryan and Greta Bock

2921 Greenlow Ct.

Ellicott City, MD 21042