



City of Bowie

Regular City Council Meeting

Monday, September 19, 2022
Council Chambers - 8 p.m.

AGENDA

- I. CALL MEETING TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. QUORUM
- IV. AGENDA ADDITIONS/DELETIONS/AMENDMENTS
- V. CITIZEN PARTICIPATION
- VI. PRESENTATIONS
 - A. Hispanic-Latino Heritage Month Presentation by the Diversity Committee
- VII. CITY BOARDS AND COMMITTEES
 - A. City Committee Appointments/Reappointments/Swearing-In
- VIII. COUNCIL ANNOUNCEMENTS
- IX. CITY MANAGER'S REPORT
- X. CONSENT AGENDA
 - A. Approval of September 6, 2022 Meeting Minutes
 - B. Approval of September 12, 2022 Special Meeting Minutes
 - C. Adoption of Resolution R-46-22 Authorizing the City Manager to Enter into an Agreement with James River Solutions for the Purchase of Ultra-Low Sulfur Diesel Fuel in Truck Transport and Tank Wagon Quantities
- XI. OLD BUSINESS
 - A. Adoption of Ordinance O-4-22 Authorizing the Purchase of Two Surplus Parcels of Land Owned by the Maryland State Highway Administration, Parcel O (Tax ID No. 1635671) Containing 3.16 Acres and Parcel N (Tax ID No. 16356663) Containing 5.24 Acres as Shown on Tax Map 37, Grid D-4, and Highbridge-Plat 19 Plat No. 146022, at a Cumulative Purchase Price of \$18,346.91, and Authorizing the City Manager to Execute a Contract of Sale Therefor - **Public Hearing/Eligible for Action**
- XII. NEW BUSINESS
 - A. Sectional Map Amendment for Bowie, Mitchellville and Vicinity - City Council will conduct a public hearing and make recommendations on the comprehensive rezoning contained in the proposed Sectional Map Amendment for the Bowie, Mitchellville and Vicinity Planning Areas - **Public Hearing/Eligible for Action**

- B.** County Legislation CB-69, CB-77, CB-78, and CB-92
- C.** Judah Village Information Presentation
- D.** Briefing on Recent Emergency Events - At Council's request, the Office of Emergency Management will provide a summary of recent emergency events
- E.** Adoption of Resolution R-48-22 Restructuring the Bowie Youth Council
- F.** Council discussion on use of City parks for community events hosted by Councilmembers.

XIII. ADJOURNMENT

Note: The Ethics Commission has advised that under certain circumstances, members of the public may qualify as lobbyists when they testify before the City Council. If so, the Bowie Ethics Ordinance requires that certain information be filed with the Ethics Commission. Please review the information about lobbying that is provided with the City Clerk. If you have any questions about lobbying, please contact the Ethics Commission or the Assistant City Manager.

This meeting will be televised live on Verizon Channel 10 and Comcast Channel 71 and 996, repeated on 9/21/22 and 9/24/22 at 7:00 p.m., and [web-streamed live](#).

For a closed-captioned version of the meeting video, please go to <https://www.youtube.com/user/cityofbowiemd/playlists> and select the 2022 Council Meetings list. Once the meeting video opens, be sure to click on “CC” button to turn on closed captioning.

NEXT REGULAR MEETING OF THE BOWIE CITY COUNCIL - MONDAY, OCTOBER 3, 2022 - COUNCIL CHAMBERS - 8:00 P.M.



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Hispanic-Latino Heritage Month Presentation

DATE: 09/15/2022

A member of the Diversity Committee will give a presentation on Hispanic-Latino Heritage Month.

ATTACHMENTS: None



Memorandum

TO: City Council

FROM: Awilda Hernandez, City Clerk

SUBJECT: City Committee Appointments/Reappointments/Swearing-In

DATE: 09/15/2022

Committee Swearing-In:

1. Council concurred to appoint the following member to the Diversity Committee for a 2-year term, please move to appoint her and have her sworn in:
Tiffany Scales
2. The Bowie Race Track Property Task Force was created by Council Resolution R-20-22 on May 16, 2022 and consists of an Executive Steering Committee and three subcommittees. The majority of the members were appointed and sworn in on July 11, 2022 and September 6, 2022. The additional individuals being appointed today are the final members of the task force needing to be appointed. Council concurred to appoint the following individuals to the task force, please move to appoint them and have them sworn in:
Bowie Community Engagement Subcommittee
Rhonda Billingslea
Robert W. Day, Sr.
Clint Truesdale
City Committees Subcommittee
Abigail Snyder (replacement for previously appointed Elmer Dengler)
3. Council appointed the following member to the Bowie Race Track Task Force at the September 6, 2022 City Council Meeting. Please have him sworn in:
George Ude

ATTACHMENTS: None

REGULAR CITY COUNCIL MEETING MINUTES

TUESDAY, SEPTEMBER 6, 2022

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Tuesday, September 6, 2022, in the Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:02 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag.

QUORUM:

In attendance were Mayor Adams, Councilmembers Bofo, Esteve, Harrison, Ndebumadu and Woolfley (virtually, logged off at 8:42 p.m.), City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez, and Staff.

CITIZEN PARTICIPATION:

City Clerk Hernandez announced that two comments were received via email, they were forwarded to Council and are attached as part of the record.

1. Christopher Dwyer, BCPA – Thanked Council for their support.
2. Les Kaunitz, Rambling Lane – Spoke in regards to increasing police patrols in the evenings.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-In:

1. Councilmember Ndebumadu moved to appoint Michael Oleru and Eddie Pounds to the Economic Development Committee for a two-year term. Councilmember Esteve second the motion and it carried 5-0. Mayor Pro Tem Bofo swore in the above members to their respective committees.
2. Councilmember Harrison moved the reappointment of Karen Johnson Shaheed, Darryl Williford, Clyde Doughty, Jr., Patricia Taylor, Lt. Col. Kareem Fernandez, Dr. George Ude, Maryam Hamza and Derrick Coley as members of the Bowie Race Track Property Task Force Committee. Councilmember Esteve seconded the motion and it carried 5-0.

COUNCIL ANNOUNCEMENTS:

Councilmember Esteve asked City staff to add at a future meeting a briefing on the recent storms and process for any future storms. He is also requesting that BGE come before Council as well.

CITY MANAGER'S REPORT:

City Manager Lott reported on certain CIP projects being delayed due to supply chain issues.

CONSENT AGENDA:

Councilmember Woolfley made a motion to approve Consent Agenda items: A) Approval of August 1, 2022 Meeting Minutes; B) Adoption of Proclamation P-23-22 Proclaiming September 2022 as National Preparedness Month in the City of Bowie; C) Adoption of Resolution R-38-22 Authorizing the City Manager to Issue a Purchase Order for the Purchase of a Hydraulic Excavator Through a Contract Awarded by a Minnesota Governmental Entity, Known as Sourcewell, Pursuant to the Cooperative Procurement Provisions of Section 62 of the City Charter; D) Adoption of Resolution R-39-22 Accepting a Bid Proposal for Bowie Golf Course Tree Removal; E) Adoption of Resolution R-40-22 Authorizing the Issuance of a Purchase Order to KCI Technologies, Inc. for Task Order/RFP#11-01 in Accordance With the Master Contract Approved on January 7, 2019; F) Adoption of Resolution R-41-22 Awarding a Contract for Replacement of Three Electronic Message Display Signs; G) Adoption of Resolution R-42-22 Awarding a Contract for Replacement of the Glen Allen Park Playground; H) Adoption of Resolution R-43-22 Authorizing the City Manager to Issue a Purchase Order for the Purchase of Six (6) Police Vehicles Pursuant to the Cooperative Procurement Provisions of Section 62 of the City Charter; I) Adoption of Resolution R-44-22 Authorizing the City Manager to Issue a Purchase Order for the Upfitting of Six (6) Police Vehicles Pursuant to the Cooperative Procurement Provisions of Section 62 of the City Charter; J) Adoption of Resolution R-45-22 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie Authorizing the City Manager to Enter Into an Agreement for the Purchase of Security Camera Equipment; K) Adoption of Resolution R-49-22 Accepting a Bid Proposal for the Purchase of an Aerial Lift Truck; L) Introduction of Ordinance O-4-22 Authorizing the Purchase of Two Surplus Parcels of Land Owned by the Maryland State Highway Administration, Parcel O (Tax ID No. 1635671) Containing 3.16 Acres and Parcel N (Tax ID No. 16356663) Containing 5.24 Acres as Shown on Tax Map 37, Grid D-4, and Highbridge-Plat 19 Plat No. 146022, at a Cumulative Purchase Price of \$18,346.91, and Authorizing the City Manager to Execute a Contract of Sale Therefor. Councilmember Harrison seconded the motion. Motion passed 5-0.

OLD BUSINESS:

A. Resolution R-20-22, Bowie Race Track Property Task Force Clarifying Motion – Planning Director Joe Meinert summarized the staff report. Resolution R-20-22 which created the Bowie Race Track Property Task Force was adopted by Council on May 16, 2022. After the Resolution was adopted, it became apparent that certain clarifications would be needed to ensure smooth operation of the Task Force which clarifies the specifics of some of the members of the task force.

Councilmember Esteve motioned the following:

- a. Bowie Community Engagement Subcommittee, up to three positions shall be from community groups or be individuals who are active members of their communities.
- b. The two City Councilmembers currently assigned to this effort shall continue to serve as the City's representatives, serving as voting members of the Task Force.
- c. Both the City and Bowie State University shall have two members, each, on the Executive Steering Committee. The respective members are voting members.
- d. The Rules and Regulations for City Committees shall be used to govern the operation of the Bowie Race Track Property Task Force."

Councilmember Ndebumadu seconded the motion. Motion passed 5-0.

NEW BUSINESS:

A. Detailed Site Plan #22016, Dash In Convenience Store – Mr. Joe Meinert, City Planning Director summarized the staff report. Developer is requesting the City's approval recommendation for a redevelopment plan that includes a 4,500 square foot convenience store, gas station and car wash to replace the existing 5,641 square foot Applebee's restaurant. The 1.68-acre site is located in the northwest corner of US 301/Heritage Boulevard in the TAC-E (Town Activity Center-Edge) zone.

Mr. Dan Lynch with the law firm McNamee, Hosea representing the applicant, presented images of the proposed designs of the building which meet all the requirements and is in agreement with the recommended conditions requested by the Bowie Advisory Planning Board.

Public Hearing:

1. W.C. Weaver, Killian Lane – Spoke against the development of the Dash In, stating that there are already 8 gas stations in the span from Old Rt 450 to Central Avenue. Need more restaurants, not gas stations.

Since there was no one else signed up to speak, Mayor Adams declared the Public Hearing to have been held.

Councilmember Harrison asked Mr. Lynch if he knew why the Applebee's restaurant had closed. Mr. Lynch responded that he has no dealing with the restaurant or the property owner. He is representing the applicants for the Dash In.

Councilmember Harrison then asked why a gas station will be successful in that corner. Mr. Lynch responded that his client has done several research studies on the property and the results stemmed that it is a successful site due to traffic volume although there are several gas stations already on Rt 301.

Councilmember Ndebumadu would like more detail information on the market studies the applicant performed of the site, as well as to what other businesses were entertained by the property owner for that location, and sustainability standards.

Councilmember Esteve commented that a lot of questions still need answers too before Council can take action. He would like for the applicant as well as the property owner to come before Council to answers their questions at a future meeting.

Council did not take action on this item.

B. Presentation on Results of City Branding Initiative – The City's Communication Director, Ms. Una Cooper, introduced Mr. Stephen Weir, Account Director with Trajectory. Mr. Weir briefed Council on the results of the public outreach about the City's branding and the design concept. They conducted 25 one-on-one interviews to include diverse leadership and community representation as well as hosting two surveys' which had over 700+ total respondents. Some of the key insights received deals with some challenges on the way the City manages growth, attracting new residents as well as new businesses. Several designs for a new branding logo were presented and being finalized for selection. Next steps will be to refine and finalize visual identity, develop the brand guidelines, produce "starter set" of templates, assets and applications and develop activation blueprint which incorporates branding training, transition, launch and tracking.

September 6, 2022

Council agreed to continue with some of the design aspects but would like staff to continue communications with residents and businesses to obtain feedback on proposed designs.

ADJOURNMENT:

Councilmember Esteve motioned to adjourn the Regular City Council meeting. Councilmember Ndebumadu seconded the motion. Motion passed 4-0. The meeting adjourned at 9:55 p.m.

Respectfully submitted,

Awilda Hernandez, MMC
City Clerk

Awilda Hernandez

From: The Black's <rdbwish1@verizon.net>
Sent: Friday, September 2, 2022 7:31 PM
To: cityclerk
Subject: {EXTERNAL}: Cameras

Hello all want to thank you for the cameras.

I am asking if another one could be placed down past the saddlebrook park. Middle way. People are always hitting the fence. They are speed demons through that curve and straight away. I have sent the chief a email as well.

2. Is it possible to put them in communities as well saddlebrook west has 2 places that I know where people drive like they are on the freeway.

Thanks for your time.. Looking forward to a response.

[Sent from the all new AOL app for Android](#)

Awilda Hernandez

From: David Boone <djb8742@hotmail.com>
Sent: Thursday, September 1, 2022 12:52 PM
To: cityclerk
Subject: {EXTERNAL}: Counsel meeting in September

Ms. Hernandez:

You might remember when I spoke at your meeting and a couple texts/emails regarding my concerns re: speeding and dangerous driving on Kembridge Drive. The result was a one week "test" with a device on my street, which was reported that nothing more was appropriate at this time.

The speeding and dangerous driving continues, and now it includes the school buses. Just yesterday I was cutting my grass and two cars were racing side by side and almost hit an oncoming car. If she didn't see this coming and pulled onto the grass someone would be dead.

I am at a loss as to what more can be done, but as I mentioned before, this is a death waiting to happen. You will remember this when it will inevitably happens, I would appreciate this during your next meetings, and a response from you.

Sincerely,

David Boone
12320 Kembridge Drive
Bowie, Md 20715
240-338-2523
djb8742@hotmail.com

Sent from my iPhone

SPECIAL CITY COUNCIL MEETING MINUTES

MONDAY, SEPTEMBER 12, 2022

CALL MEETING TO ORDER:

The Special Meeting of the Bowie City Council was held on Monday, September 12, 2022 in the Council Chambers at City Hall. Mayor Adams called the meeting to order at 5:23 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag.

QUORUM:

In attendance were Mayor Adams, Councilmembers Boafo, Gardner, Harrison and Ndebumadu, City Manager Lott, Assistant City Manager Mears, and City Clerk Hernandez.

ADJOURNMENT AND MOVE TO CLOSE SESSION:

Mayor Pro Tem Boafo moved to adjourn the Special City Council meeting and move to Close Session under the statutory authority of the Md. Annotated Code, State Government Article §3-305(b)(1): "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals". Councilmember Harrison seconded the motion. Motion passed 5-0. The meeting adjourned at 5:25 p.m.

Respectfully submitted,

Awilda Hernandez, MMC
City Clerk

**PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING ("CLOSING STATEMENT")
UNDER THE OPEN MEETINGS ACT (General Provisions Article § 3-305)**

This form has two sides. **Complete items 1 – 4 before closing the meeting.**

1. **Recorded vote to close the meeting;** Date: 9-12-22; Time: _____; Location: City Hall;
Motion to close meeting made by: Beafo Seconded by Harrison;
Members in favor: TA, IH, HG, AB, RN; Opposed: _____;
Abstaining: _____; Absent: Esteve Woolfley.

2. **Statutory authority to close session (check all provisions that apply).**
This meeting will be closed under General Provisions Art. § 3-305(b) only:

(1) ☒ "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals"; (2) ☐ "To protect the privacy or reputation of individuals concerning a matter not related to public business"; (3) ☐ "To consider the acquisition of real property for a public purpose and matters directly related thereto"; (4) ☐ "To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State"; (5) ☐ "To consider the investment of public funds"; (6) ☐ "To consider the marketing of public securities"; (7) ☐ "To consult with counsel to obtain legal advice"; (8) ☐ "To consult with staff, consultants, or other individuals about pending or potential litigation"; (9) ☐ "To conduct collective bargaining negotiations or consider matters that relate to the negotiations"; (10) ☐ "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans"; (11) ☐ "To prepare, administer, or grade a scholastic, licensing, or qualifying examination"; (12) ☐ "To conduct or discuss an investigative proceeding on actual or possible criminal conduct"; (13) ☐ "To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter"; (14) ☐ "Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process." (15) ☐ "To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information . . . or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices."

Continued →

3. For each provision checked above, disclosure of the topic to be discussed and the public body's reason for discussing that topic in closed session.

Citation (insert # from above)	Topic	Reason for closed-session discussion of topic
§3-305(b) ☒	Appointment	Lobbying Services Interviews
§3-305(b) ☐		
§3-305(b) ☐		
§3-305(b) ☐		
§3-305(b) ☐		

4. This statement is made by Samuel J. Jr. ARS Presiding Officer.

WORKSHEET FOR OPTIONAL USE IN CLOSED SESSION: INFORMATION FOR SUMMARY TO BE DISCLOSED IN THE MINUTES OF THE NEXT OPEN MEETING. (See also template for summary.)

- For a meeting closed under the statutory authority cited above:

Time of closed session: _____

Place: City Hall

Purpose(s): (1) Lobbying Services interviews

Members who voted to meet in closed session: TA, HG, IH, AB, RN

Persons attending closed session: Adams, Gardner, Harrison, Estore, Woolfley, Bofo, Ndebumadu, Lott, Mears

Authority under § 3-305 for the closed session: (1)

Topics actually discussed: Lobbying Services interviews

Actions taken: _____

Each recorded vote: _____

- For a meeting recessed to perform an administrative function (§ 3-104): Time: _____

Place: _____

Persons present: _____

Subjects discussed: _____



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Purchase of Ultra-Low Sulfur Diesel Fuel in Trunk Transport and Tank Wagon Will Call Quantities - Resolution R-46-22

DATE: 09/15/2022

The City of Bowie ("the City"), as a member of the Metropolitan Washington Council of Governments ("MWCOG") Purchasing Group, participated in the cooperative bid solicitation IFB#22-004 ("the COG Contract") for the purchase of Ultra-Low Sulfur Diesel ("Diesel") Fuel on April 8, 2022. James River Solutions ("JRS") submitted the best overall bid for Diesel Fuel in Truck Transport Will Call quantities (more than 6,000 gallons) and in Tank Wagon Will Call quantities (less than 6,000 gallons).

Pursuant to the provisions of Section 62 of the Charter of the City of Bowie, the City desires to piggyback on the COG Contract, to obtain Ultra-low Sulfur Diesel Fuel in Truck Transport and Tank Wagon quantities. Thus, the City wishes to enter into an Agreement with JRS. The price per gallon is based on the quoted price on the Oil Price Information Sheet ("OPIS") plus or minus the differential for Tank Wagon and Truck Transport. The price being adjusted each week based on the OPIS posted price.

The term of this Agreement shall be a period of one (1) year, beginning September 1, 2022, and terminating August 31, 2023, provided that the City, in its discretion, shall have the option to renew this Agreement for four (4) successive one-year terms, upon fifteen (15) days prior written notice to the JRS.

JRS currently supplies the City with both Diesel and Gasoline. The City has been satisfied with the services provided by JRS and would like to continue the service under the new COG Contract.

Recommendation: Staff recommends Council adoption of Resolution R-46-22.

ADL/mb

ATTACHMENTS: 1. 20220919 - Resolution R-46-22

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH
JAMES RIVER SOLUTIONS FOR THE PURCHASE OF ULTRA-LOW SULFUR
DIESEL FUEL IN IN TRUCK TRANSPORT AND TANK WAGON QUANTITIES

WHEREAS, the Metropolitan Washington Council of Governments (“COG”), issued an IFB for the Cooperative Purchase of Ultra-low Sulfur Diesel Fuel. IFB #22-004; and

WHEREAS, the City of Bowie, Maryland is a member of the COG Purchasing Group and participated with the Group in the solicitation; and

WHEREAS, at the close of bidding on April 8, 2022, James River Solutions had submitted the best bid for the delivery of Ultra-low Sulfur Diesel Fuel in both Truck Transport and Tank Wagon quantities; and

WHEREAS, the Contractor has agreed to extend the terms of the COG bid to the City, and to amend those terms as set forth herein; and

WHEREAS, Section 62 of the City Charter permits the City Manager to enter into a contract with an entity with whom certain governmental and quasi-governmental entities, including COG and its member governments have contracted, provided that such entity has adopted procurement regulations that are comparable to those of the City, has conducted a bid and awarded a contract authorizing local governments to purchase a bid item at the bid price; and

WHEREAS, COG and its contract with Contractor meets the requirements of Section 62 of the City Charter; and

WHEREAS, pursuant to the provisions of Section 62 of the Charter of the City of Bowie, the City desires to piggyback on the COG Contract, as amended, to obtain Ultra-low Sulfur Diesel Fuel in Truck Transport and Tank Wagon quantities, under the terms and conditions set forth herein; and

WHEREAS, the proposed contract price for the services procured will exceed twenty-five thousand dollars and the City Council deems the afore-stated economic efficiencies to constitute good cause to waive the bidding requirements otherwise required by the Charter.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, by at least a two-thirds vote, that:

Section 1. The competitive bidding requirements of Section 62 of the Bowie City Charter are for good cause shown, hereby waived.

Section 2. The City Manager is hereby authorized to enter into an agreement with the said company for the above-mentioned services.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on September 19, 2022 by a vote of at least two-thirds of the members of the Council.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez
City Clerk

Timothy J. Adams
Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Ordinance O-4-22, Pope's Creek Park Land Acquisition

DATE: 09/15/2022

Attached is Ordinance O-4-22, authorizing the purchase of two surplus parcels of land owned by the Maryland State Highway Administration adjacent to Pope's Creek Park (see Attachment #1). The parcels are remnants of the now-defunct Intercounty Connector alignment, formerly known as A-44, which was intended to bisect the Bowie, Mitchellville and Vicinity Planning Area. At the time the Highbridge Park subdivision was approved in 1989, the parcels were required to be dedicated to SHA for the proposed roadway. The County removed A-44 from its master plans in 1991.

The parcels include property on the north and south sides of Geoffrey Road in the Highbridge subdivision, more particularly described as Parcel O (Tax ID No. 1635671) containing 3.16 acres and Parcel N (Tax ID No. 16356663) containing 5.24 acres as shown on Tax Map 37, Grid D-4, and Highbridge-Plat 19, Plat No. 146022. For many years, the Community Services Department has been mowing grass on Parcel N and desires City ownership for the purpose of minor park facilities expansion and preservation of open space. A revenue source exists within the City's Program Open Space (POS) allocation, and the property is identified as part of the Green Infrastructure Network in the City's Annual POS Program.

Based on the City's stated interest in acquiring the parcels, the State Highway Administration had the property appraised. Upon conclusion of their surplus property process, SHA intends to convey both parcels to the City at the calculated acquisition cost plus value of \$18,346.91 which is lower than the appraised value of \$50,400. A second appraisal commissioned by the City established a value of \$68,000. Acquisition of the property will meet many of the purposes of Attachment #2, the City Land Acquisition Policy (R-61-98), including #1, #3, #4, #9, #10 and #11.

Since the proposed land acquisition complies with City policy and a funding source exists, staff recommends approval of the attached Ordinance, which has been approved by the City Attorney.

Recommendation

It is recommended that Council adopt Ordinance O-4-22.

ATTACHMENTS: 1. 20220906 - Location Map - Pope's Creek Parcels

2. 20220906 - Resolution R-61-98
3. 20220906 - Ordinance O-4-22

Land Acquisition Parcels "O" and "N"



R-61-98

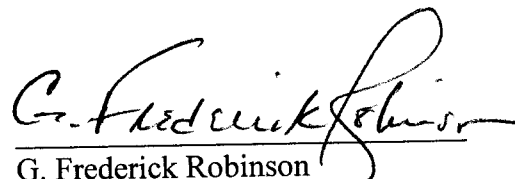
RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND APPROVING A
REAL PROPERTY ACQUISITION AND DISPOSITION POLICY

WHEREAS, the City Council wishes to establish a policy which governs the acquisition and disposition of property by the City; and

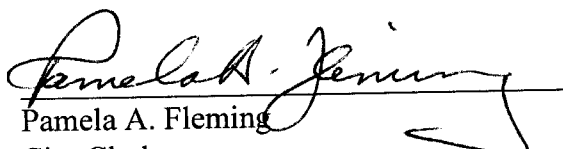
WHEREAS, this policy will state the conditions which must be met and the processes which must be followed to acquire or dispose of property by the City.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Bowie, Maryland that the attached policy, labeled as Attachment 1 to this resolution, is hereby adopted by the City of Bowie.

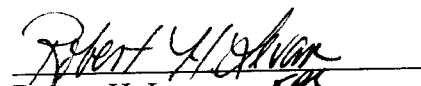
INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a regular meeting on August 3, 1998.


G. Frederick Robinson
Mayor

Attest:


Pamela A. Fleming
City Clerk

APPROVED AS TO FORM:


Robert H. Levan
City Attorney

Real Property Acquisition and Disposition Policy

Purpose

The City Council wishes to establish a policy which governs the acquisition and disposition of property by the City. This policy will state the conditions which must be met and the processes which must be followed to acquire or dispose of property by the City. All acquisitions and dispositions shall be in accordance with the authority granted to municipalities under the Constitution of the State of Maryland and Article 23A of the Annotated Code of Maryland.

Land Acquisition Policy

Property will be considered for acquisition by the City when:

1. Acquisition would preserve open space.
2. Acquisition would be for historic preservation purposes.
3. Acquisition would be for expanding recreation activities within the City.
4. Acquisition would be for expanding municipal operations.
5. Acquisition would enhance revenues for the City.
6. Acquisition would allow the City to influence land use for a particular property.
7. Acquisition is part of a required developer's donation to the City and is at no cost to the City.
8. Acquisition would be for redevelopment or revitalization.
9. Acquisition would enhance public safety.
10. Acquisition would be for environmental protection.
11. Acquisition would be in the best interest of the City as determined by the City Council.

Land Disposition Policy

Property would be considered for disposition by the City when:

1. The original purposes for which the property was acquired are no longer pertinent.
2. The resources from the sale of property can be used to enhance other higher priority municipal purposes.
3. The City can sell all, or a portion of a property, to offset acquisition costs once appropriate stipulations have been placed on potential land use.
4. It can be determined that it may be more appropriate for another public agency to hold title to a property rather than the City.
5. Disposition can meet a specifically defined public purpose.
6. Economic benefits can accrue to the City by selling property.

Any of the above conditions can be met to justify either acquisition or disposal of property. It is not necessary to meet all of these conditions to buy or sell property.

Land Acquisition Process

1. City staff will provide an analysis for City Council at an Executive Session concerning a particular piece of property for consideration for acquisition. Part of this analysis will show how the property meets the conditions and objectives established by City Council for land acquisition.
2. If City Council wishes to consider acquiring a property after the above analysis, the City will have at least one appraisal performed to determine the property value for acquisition by the City. If the cost for the appraisal exceeds \$7,500, City Council would approve the selection of the appraiser at a public meeting by resolution.
3. Once an appraisal is completed, City staff will recommend an offering price for City Council approval. City Council will also establish negotiation parameters at this point concerning price and conditions. This would be done in Executive Session of the City Council.
4. City staff would then negotiate the conditions and price of the property acquisition within the guidelines established by City Council in step three above.
5. Once an agreement is reached between the City and an interested party, staff would prepare a contract, get the signature of the other party and present to City Council by resolution at a public meeting for City Council approval.

Land Disposition Process

1. City staff will provide an analysis for City Council at an Executive Session concerning a particular piece of property for consideration for sale.
2. As part of this analysis, the City will have at least one appraisal performed to determine the value of the property for sale by the City. If the cost for appraisal exceeds \$7,500, City Council would approve the selection of the appraiser at a public meeting by resolution.
3. As part of this analysis, if the property was purchased with bond proceeds, bond counsel shall be consulted to determine whether there were any Internal Revenue Service issues to contend with.
4. After the analysis by staff and presentation to City Council, if the City Council decides to dispose of a property, the City Council would declare a piece of property surplus by resolution at a public meeting.
5. If desired by City Council, covenants would be prepared and adopted by resolution at a public meeting.
6. The City would notify the Maryland National Capital Park and Planning Commission, Prince George's County and the State of Maryland as to the availability of this property to determine if they are interested in purchasing this property for a fair market value.
7. The City would then engage the services of a real estate broker, when appropriate, to market this property. City Council would approve by resolution the agreement between the City and the broker since the commission on such a sale will exceed the \$7,500 bid limit. The City may also enter into a broker agreement, whereby a broker would exclusively represent the City on property matters as long as all City Charter requirements are met concerning the establishment of this broker agreement.
8. The City would then solicit proposals through a real estate broker for sale of this property. Proposals could include the trading of property for fair market value if it was determined to be in the best interest of the City to do so.
9. Once an interested party is located, the City would negotiate the conditions and price concerning the sale of this property.
10. Once an agreement is reached between the City and an interested party, staff would prepare a contract, get the signature of the other party and present to City Council by resolution at a public meeting for approval.

ORDINANCE
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AUTHORIZING THE PURCHASE OF TWO SURPLUS PARCELS OF LAND
OWNED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION, PARCEL
O (TAX ID NO. 1635671) CONTAINING 3.16 ACRES AND PARCEL N (TAX ID NO.
16356663) CONTAINING 5.24 ACRES AS SHOWN ON TAX MAP 37, GRID D-4,
AND HIGHBRIDGE-PLAT 19 PLAT NO. 146022, AT A CUMULATIVE PURCHASE
PRICE OF \$18,346.91, AND AUTHORIZING THE CITY MANAGER TO EXECUTE
A CONTRACT OF SALE THEREFOR

WHEREAS, pursuant to Md. Code Ann., Local Government Art., § 5-203 “Grant of express powers,” Local Government Art., § 5-204 “Legislative authority – General powers of municipalities”, and Sec. 90 of the Charter of the City of Bowie, the City Council has the authority to adopt ordinances to acquire by purchase, real property needed for a public purpose; and

WHEREAS, the City of Bowie owns and operates a twelve-acre park located at 13929 Geoffrey Road within the City of Bowie known as Pope’s Creek Park that is improved with ball fields, a walking and biking trail, parking area and restroom; and

WHEREAS, the Maryland State Highway Administration (“SHA”) owns certain real property on the north and south sides of Geoffrey Road in the Highbridge subdivision of the City of Bowie, which was for the extension of the Intercounty Connector that has been abandoned east of U.S. Route 1, more particularly described as Parcel O (Tax ID No. 1635671) containing 3.16 acres and Parcel N (Tax ID No. 16356663) containing 5.24 acres as shown on Tax Map 37, Grid D-4, and Highbridge-Plat 19, Plat No. 146022 (collectively, the “SHA Property”); and

WHEREAS, the SHA Property is located immediately adjacent to Pope’s Creek Park; and

WHEREAS, the City desires to acquire the SHA Property to provide additional parking to support the use of Pope’s Creek Park and to provide additional parkland and open space; and

WHEREAS, City staff entered into negotiations with SHA for the possible acquisition of the SHA Property using Maryland Department of Natural Resources Program Open Space (“Program Open Space”) funds; and

WHEREAS, SHA directed that an appraisal of the SHA Property be conducted in accordance with the Program Open Space requirements, which appraisal came in at Fifty Thousand Four Hundred Dollars (\$50,400.00); and

WHEREAS, Program Open Space requires two appraisals for the acquisition of property. Accordingly, in accordance with the City's Real Property Acquisition and Disposition Policy the City conducted an appraisal that valued the properties collectively at Sixty-Eight Thousand Dollars (\$68,000.00); and

WHEREAS, the proposed purchase price of the SHA Property is significantly less than the appraised value of the SHA Property; and

WHEREAS, the City desires to enter into a Contract of Sale for the purchase of the SHA Property in the amount of \$18,346.91.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Council of the City of Bowie, Maryland that the City Council hereby authorizes the acquisition of the SHA Property by the City for the amount of \$18,346.91, which is significantly less than the appraised value, and further authorizes the City Manager to execute a contract of sale with SHA for the SHA Property in the amount of \$18,346.91.

AND, BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF BOWIE that, this Ordinance shall become effective thirty (30) days after its enactment by the Council of the City of Bowie, Maryland provided that a fair summary of this Ordinance is published at least once prior to the date of passage and at least once within ten (10) days after the date of passage in the newspaper having general circulation in the City.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 6, 2022.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on _____, 20____.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez
City Clerk

Timothy J. Adams
Mayor

**APPROVED AS TO FORM AND
SUFFICIENCY:**

Elissa D. Levan, City Attorney



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Bowie-Mitchellville and Vicinity Sectional Map Amendment

DATE: 09/15/2022

Attached please find the staff memorandum and a memorandum from the Bowie Advisory Planning Board concerning the Bowie-Mitchellville and Vicinity Sectional Map Amendment.

ATTACHMENTS:

1. 20220919 - SMA Memo
2. 20220919 - BAPB Memo to CC Bowie SMA Hearing



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: Bowie-Mitchellville and Vicinity Sectional Map Amendment

DATE: September 15, 2022

On March 8, 2022, the District Council approved the Area Master Plan for Bowie-Mitchellville and Vicinity. A Sectional Map Amendment (SMA) typically follows approval of a Master Plan to effectuate zoning changes that are necessary to conform to the policies of the updated Master Plan. The Joint Public Hearing of the County Planning Board and District Council regarding the Bowie-Mitchellville and Vicinity SMA will be held on Tuesday, September 27, 2022, at 5:00 p.m.

There are two parts to the SMA. The first is the published SMA document, which identifies a total of 150 individual properties intended for comprehensive rezoning. The second is property owner requests submitted for consideration of rezoning. This staff report includes a table of staff recommendations (Table 1) that corresponds to the published SMA document. The attached maps show the location of each of the 150 properties. For ease of reference, City owned properties are highlighted in the Location column of Table 1. In addition, a second table of staff recommendations (Table 2) regarding the 18 property owner requests is included. In numerous instances, the individual property owner requests overlap with the published SMA recommendations.

Table 1: Comprehensive Zoning Recommendations (Proposed SMA)

One of the broad goals of the SMA is to downzone open space and undeveloped property to the lowest density zone. In many instances (44% of all proposed changes), parkland and other publicly owned parcels are recommended for rezoning to the R-O-S (Reserved Open Space) zone. The ROS zone was specifically created for publicly owned property. Where privately owned property is involved, the lowest density zone available is the AG (Agricultural and Preservation) zone, which carries a maximum residential density of 1 dwelling unit per 5 acres. Except for the City owned open space parcel at the intersection of Race Track Road and Old Chapel Road (Saddlebrook, Parcel N) and the Cora Bowie property, located off Mill Branch Road, which may have potential for future development, staff concurs with the use of the R-O-S zone for City properties as proposed in the SMA.

Staff recommends that the City take a position on the following ten specific Zone Changes appearing in Table 1:

Zone Change # (ZC)	Location	Current	Proposed	City Staff Rec
9	Edge of planning area along NE side of MD 197 north of OTB	AR	AG	AG, but other nearby parcels should also be included
10	PEPCO Lemons Bridge Rd	AR	AG	AG, but City parcel should be included
30	Jesuit Prop. N. side of MD 450	RE	AR	AG – s. side of MD 450 should be AG also, not AR
35	Forest Drive Lot 7	RE	AG	RE
36	MD 3 south lot	RE	AG	RE
45	Old Stage MNCPPC Parcel and HOA prop	RR	AG	AG – Part owned by MNCPPC should be ROS
50	Park Drive Lots 4-5	AR	AG	AR
73	SFD Longleaf, Plat 14	AR	AG	AR
74	Two SFD Longleaf, Plat 14	AR/AG	AG	AR
104	N end of South Lake along MD 214, open space	LCD	AG	ROS

Zone Changes 9, 10, and 30 involve locations where additional properties should be downzoned. These include City-owned property on Lemons Bridge Road and the Jesuit property, south of MD 450. Zone Changes 35, 36, 50, 73 and 74 involve existing subdivision lots in Forest Hills, Sherwood Manor and Longleaf that should retain the same zoning as the subdivision in which they are a part. This would avoid the appearance of spot zoning and would be a more uniform application of the respective zoning districts. Zoning Changes 45 and 104 are County owned properties where the SMA zoning recommendations do not place the properties in the lowest density zone.

Table 2: Individual Property Owner Requests

The 18 individual property owner requests are shown on the attached maps. Nine of the individual requests are covered by the Proposed SMA. Staff concurs with most of the requested changes, with the five exceptions noted below, which should be included in the City's position letter regarding the SMA:

Memo re: Bowie-Mitchellville and Vicinity SMA

Property Owner Request #	Location	Current	Proposed	City Staff Rec
4	Jericho Park Road	AR	Chesapeake Bay RCA zone	AR
5	16620 Sylvan Drive	RE	CGO	RE
11	3704 Church Rd, south of Freeway Airport opposite Dawn Whistle Way	AR	RSF-A	AR
15	1 SE Crain Hwy	RE	CS	RE
17	180 Robert Crain Highway	AR	CS	AR

Recommendation

It is recommended that City Council support the staff recommendations in Table 1 and Table 2 and send a letter for the joint public hearing containing these recommendations.

Table 1: Bowie-Mitchellville and Vicinity
Proposed Sectional Map Amendment
Recommendations
August 19, 2022

Zone Change # (ZC)	Location	Current	Proposed	City Staff Rec
1	Duckettown Rd	AG	ROS	ROS
2	Duckettown Rd	AG	ROS	ROS
3	Duckettown Rd	AG	ROS	ROS
4	Laurel Bowie/PEPCO	AR	ROS	ROS
5	Jericho Park	AR	ROS	ROS
6	Old Laurel Bowie Road	RE/AR	AG	AG
7	Betw. Old Laurel Bowie and Adnell	RE	AG	AG
8	N. of Jericho Pk	AR	AG	AG
9	Edge of P.A. along n.e. side of MD 197	AR	AG	AG, but other nearby parcels should also be included
10	PEPCO Lemons Bridge Rd	AR	AG	AG, but City parcel should be included
11	Betw. 4 th & 5 th n. of Duckettown	AG/RSF-65	ROS	ROS
12	Behind BSU to WB&A Spur	AG	ROS	ROS
13	P. 11, 18, 19 and 64 same as above	AG	ROS	ROS
14	Lots on Merkel Rd	AR	AG	AG
15	BSU campus	AG	NAC	NAC
16	State of MD Parcel 259	AG	ROS	ROS
17	9009 Race Track Rd	AR	AG	AG
18	9106 Normal Sch. Road	AR	AG	AG
19	Kimberwick M- NCPPC parcels	AG	ROS	ROS
20	WB & A Trail	AG	ROS	ROS
21	Bowie Golf Course	AG	ROS	ROS
22	Tanglewood Park	AG/LCD	ROS	ROS
23	Zug Rd Industrial n.side of Zug Rd	IE	CGO	CGO

Zone Change # (ZC)	Location	Current	Proposed	City Staff Rec
24	Saddlebrk E. MNCPPC parcels	AG	ROS	ROS
25	Saddlebrook Parcel N – COB	RR	AG	RR
26	Yorktown drainage Parcel G	RSF-95	ROS	ROS
27	Public Works storage yard	AG	ROS	ROS
28	Portion of Youngwood Turn access road to DPW	AG/RSF-95	ROS	ROS
29	Idlewild drainage Parcel C; MNCPPC woodland w. side of Public Wks Rd	AG/RSF-95	ROS	ROS
30	Jesuit Prop. N. side of MD 450	RE	AR	AG – s. side of MD 450 should be AG also, not AR
31	Bowie Forest COB buffer	RSF-A	ROS	ROS
32	Bowie Forest COB buffer	RSF-A	ROS	ROS
33	Safety Turn COB drainage Parcel C	RSF-65	ROS	ROS
34	Spur Way MNCPPC Park Parcel	AG	ROS	ROS
35	Forest Drive Lot 7	RE	AG	RE
36	MD 3 south lot	RE	AG	RE
37	MD 3 south lot	RE	AG	AG
38	6309 Crain Hwy	AR	AG	AG
39	6201 Columbian	AR	AG	AG
40	MD 3 median Jesuit prop	AR	AG	AG
41	MD 3 Michael Property	AR	CS	CS
42	Frank's Nursery MD 450/193	RE	CGO	CGO
43	Fairwood MNCPPC Parcel Hillmeade Rd	AG	ROS	ROS
44	Fairwood MNCPPC Fairwood Parkwy	AG	ROS	ROS
45	Old Stage MNCPPC Parcel and HOA prop	RR	AG	AG – owned by MNCPPC should be ROS

Zone Change # (ZC)	Location	Current	Proposed	City Staff Rec
46	MNCPPC Westview P. A	AG	ROS	ROS
47	Long Ridge COB drainage parcels	RSF-95	AG	AG
48	same	RSF-95	AG	AG
49	Foxhill COB drainage parcel	RSF-65	ROS	ROS
50	Park Drive Lots 4-5	AR	AG	AR
51	Belair Drive pump station and open space parcels	RSF-65	ROS	ROS, although rationale is incorrect
52	Kendale COB Parcel D	RSF-65	ROS	ROS
53	Kinderbrook MNCPPC Parcel	AG	ROS	ROS
54	Melford Parcels 6 and 8 owned By MNCPPC	RMF-12, TAC-E	ROS	ROS
55	Former Ice Rink Site COB Church Road	LMXC	ROS	ROS
56	Freeway Airport redevelopment	AR	RSF-A	RSF-A
57	Bowie Crossing Commercial	CGO	TAC-E	TAC-E
58	Bowie New Town Parcels NE quad. MD 197/Northvw	LCD	TAC-E	TAC-E
59	BTC retail	TAC-E	TAC-C	TAC-C
60	Shoppes at BTC	TAC-E	TAC-C	TAC-C
61	BTC Open Space and SWM	TAC-E	TAC-C	TAC-C
62	County owned 0.30 acre Parcel C behind Northview ES	RSF-95	ROS	ROS
63	COB Dog Park	AG/RSF-95	ROS	ROS
64	Car dealerships SE quadrant of US 50/301	TAC-E	CS	CS
65	Carrabba's rest.	TAC-E	CS	CS
66	Apartments	TAC-E/RR	RMF-20	RMF-20
67	Open sp. S. of Apartments	RR	AG	AG
68	Autozone, BJs Home Depot	TAC-E	CS	CS
69	Isolated 0.20 acre Parcel G at US 301/Ballpark Rd	TAC-E	CS	CS

Zone Change # (ZC)	Location	Current	Proposed	City Staff Rec
70	Commercial s. of Ballpark Road, incl. Rips	TAC-E/RR	CS	CS
71	Undev. Parcel s. of Rips; gas sta.	TAC-E	CS	CS
72	Woodland, green space behind Rips	TAC-E/RR	AG	AG
73	SFD Longleaf, Plat 14	AR	AG	AR
74	Two SFD Longleaf, Plat 14	AR/AG	AG	AR
75	MNCPPC P. J	AG	ROS	ROS
76	MNCPPC P. 12	AG	ROS	ROS
77	MNCPPC P. 5	AG	ROS	ROS
78	Pt of Green Branch Park	AG	ROS	ROS
79	Allen Pond Park	AG/RSF-A	ROS	ROS
80	Chiaramonte Prop. 301 at Mill Branch Road	AR	CS	CS
81	Mill Br. Rd. P 74	AR	AG	AG
82	MNCPPC Park Oaktree, Glen Aln	AG	ROS	ROS
83	MNCPPC P 38 Woodmore Rd	AG	ROS	ROS
84	MNCPPC P. A Woodmore South	AG	ROS	ROS
85	Church Rd Park	RE/RR	ROS	ROS
86	MNCPPC Collington Branch	AG	ROS	ROS
87	Black Sox Park	AG/RR	ROS	ROS
88	Mill Branch Sub Large Lots	AR	AG	AG
89	Mill Br. Rd Large Lots	AR	AG	AG
90	Cora Bowie Prop. City owned	AG	ROS	AG
91	MNCPPC Collington Branch	AG	ROS	ROS
92	Lake Village Manor TH expansion	RSF-95	RSF-A	RSF-A
93	Queen Anne Bridge Rd Lot 1	AR	AG	AG
94	Blake Properties US 301 at Mitchellville Rd	RR	CS	CS
95	Queen Anne Bridge Large Lots	AR	AG	AG

Zone Change # (ZC)	Location	Current	Proposed	City Staff Rec
96	Grovehurst open space, incl COB	RR/AG	ROS	ROS
97	MNCPPC Collington Branch	AG	ROS	ROS
98	Queen Anne Bridge Rd Large Lot	AR	AG	AG
99	same	AR	AG	AG
100	E. of US 301, ne of Pennsbury Large Lot	AR	AG	AG
101	QA Br Rd and n of MD 214 Large Lot	AR	AG	AG
102	MNCPPC n. side MD 214 nr river	AG	ROS	ROS
103	same	AG	ROS	ROS
104	N end of South Lake along MD 214, open space	LCD	AG	ROS
105	MNCPPC Coll Br adj to South Lake	LCD	ROS	ROS
106	US 301/MD 214 pt auto repair and adj open space	AR	CS	CS
107	MNCPPC Kettering, Oak Creek	AG	ROS	ROS
108	same	LCD	ROS	ROS
109	Open Space e. of Cameron Grove	LCD	ROS	ROS
110	MNCPPC S. of Hamptons at Woodmore	LCD	ROS	ROS
111	MNCPPC Oak Creek Club	AG	ROS	ROS
112	MD 214, e of US 301 Large Lot	AR	AG	AG
113	same	AR	AG	AG
114	same	AR	AG	AG
115	Entzian Property	AG	ROS	ROS
116	MNCPPC Patux River parcels	AG	ROS	ROS
117	same	AG	ROS	ROS
118	same	AG	ROS	ROS
119	Queen Anne Rd Large Lots	AR	AG	AG
120	same	AR	AG	AG
121	same	AR	AG	AG

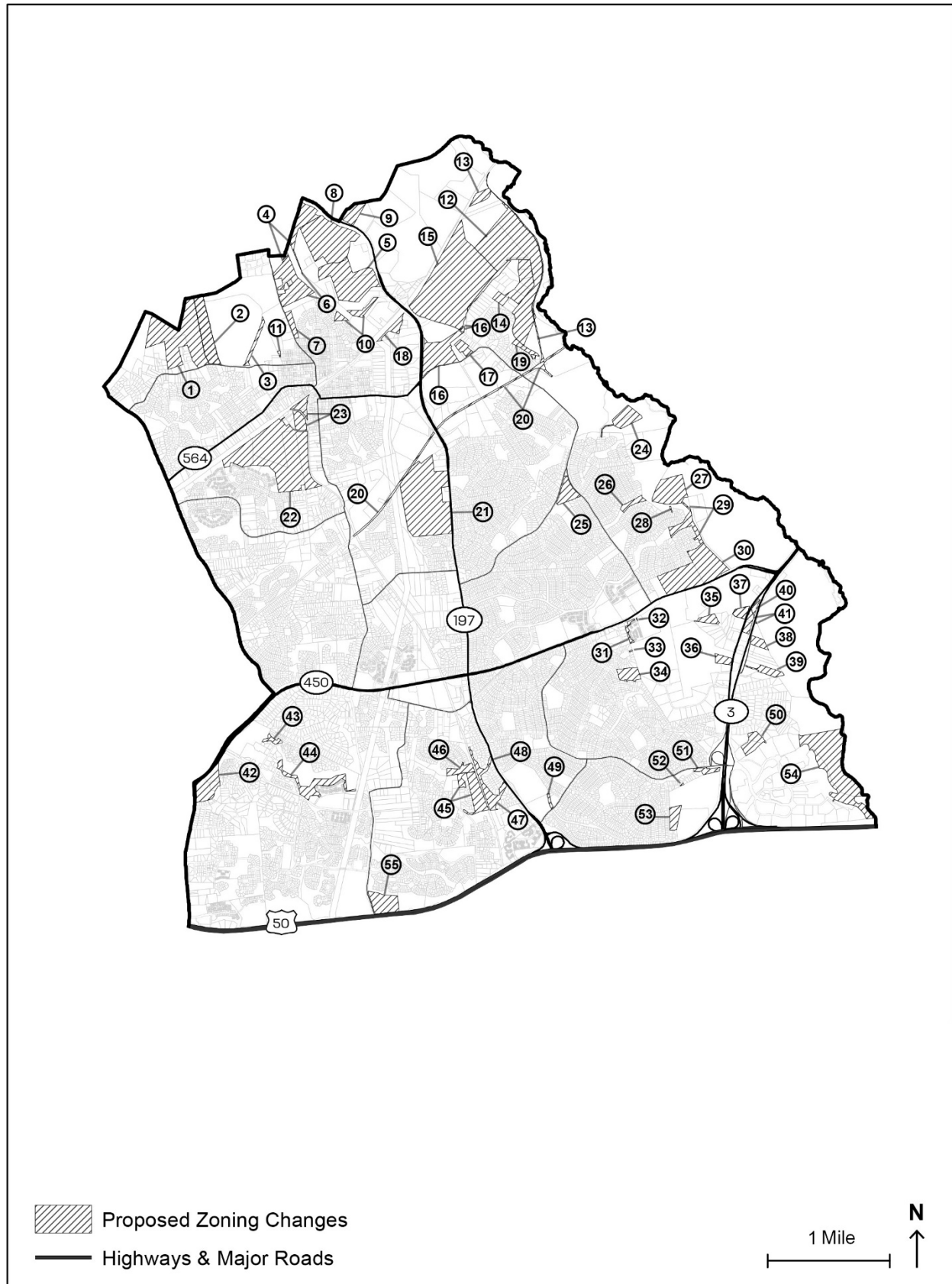
Zone Change # (ZC)	Location	Current	Proposed	City Staff Rec
122	MNCPPC Queen Anne Rd P. 88	AG	ROS	ROS
123	MNCPPC Collington Branch	LCD/RR	ROS	ROS
124	MNCPPC Oak Creek Club	AG	ROS	ROS
125	MNCPPC Collington Branch	AG/AR/LCD/RR	ROS	ROS
126	Liberty Sports Pk	LCD	AG	AG
127	same	LCD	AG	AG
128	Collington Ctr	LCD	IH	IH
129	same	LCD	IH	IH
130	same	LCD/RR	IH	IH
131	Queen Anne Rd Large Lots	AR	AG	AG
132	same	AR	AG	AG
133	same	AR	AG	AG
134	Collington Ctr	LCD	IH	IH
135	Claggett Landing Rd Large Lots	AR	AG	AG
136	same	AR	AG	AG
137	same	AR	AG	AG
138	MNCPPC Claggett Landing	AG	ROS	ROS
139	Collington Ctr	LCD	IH	IH
140	same	LCD	IH	IH
141	same	LCD	IH	IH
142	Claggett Landing Large Lots	AR	AG	AG
143	same	AR	AG	AG
144	National Capital Business Park	LCD/IE	IH	IH
145	Collington Ctr	LCD	IH	IH
146	Leeland Rd	RR	IE	IE
147	same	RR	IE	IE
148	same	LCD/RR	IE	IE
149	same	LCD/RR	IE	IE
150	MNCPPC Claggett Landing	AG	ROS	ROS

Table 2: Bowie-Mitchellville and Vicinity
Proposed Sectional Map Amendment
Individual Property Owner Request
Recommendations
August 19, 2022

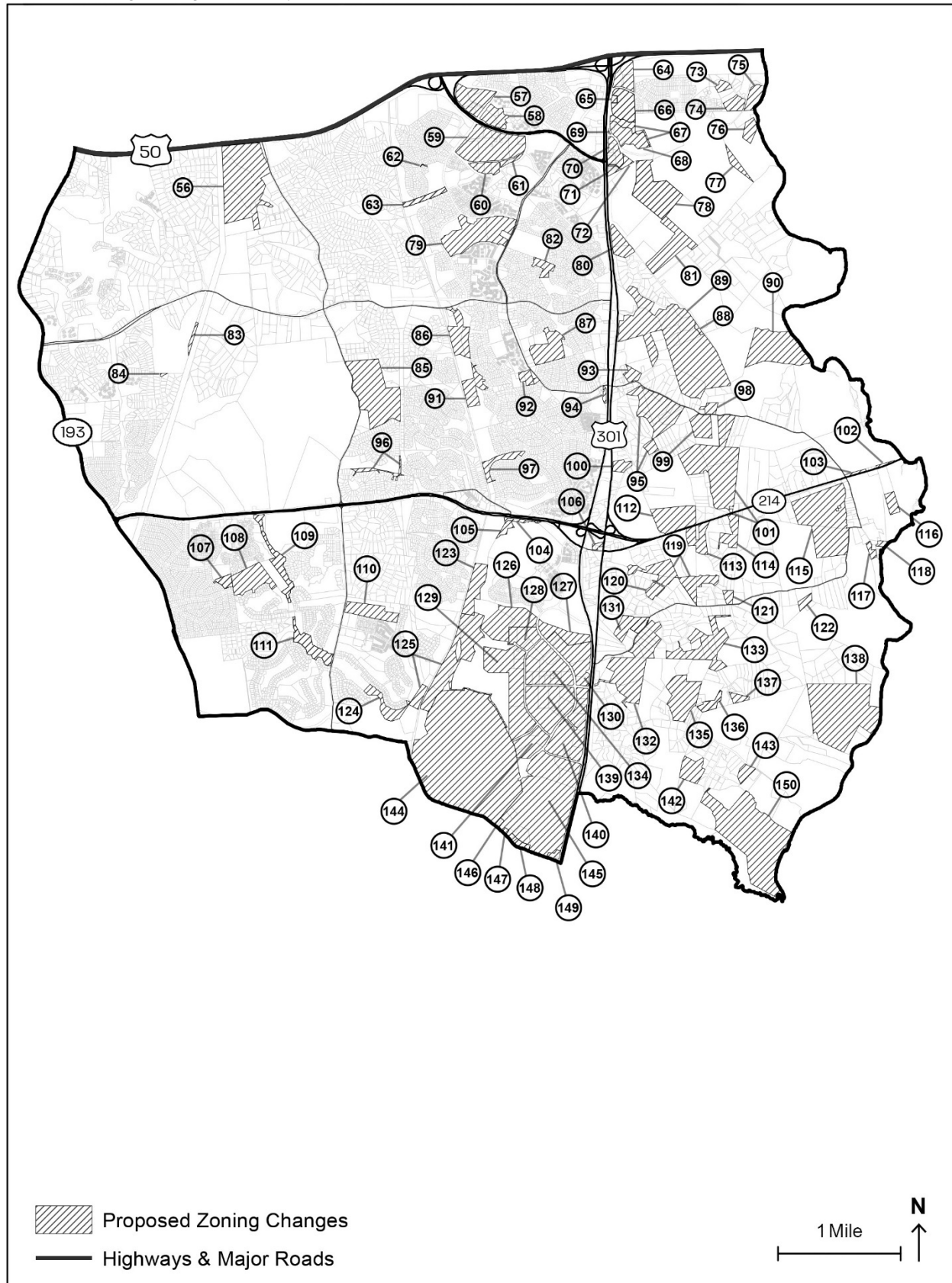
Property Owner Request #	Location	Current	Proposed	City Staff Rec
1	Governor Bridge Road car dealerships	TAC-E	CS	CS*
2	Leeland Road National Capital Business Park	AR, LCD, IE	IH	IH*
3	6513 and 6517 NW Crain Highway – Ken Michael Prop	AR	CS	CS*
4	Jericho Park Road	AR	Chesapeake Bay RCA zone	AR
5	16620 Sylvan Drive	RE	CGO	RE
6	3900, 3600 and 3702 Church Rd Freeway Airport	AR	RSF-A	RSF-A*
7	15550 Annapolis Rd--Freestate Shopping Center	RR, CGO	CGO	CGO
8	Amber Ridge Commercial	RMF-48	CGO	CGO
9	Frank's Nursery MD 450/MD 193	RE	CGO	CGO*
10	US 301/MD 214 interchange auto repair use	AR	CS	CS*
11	3704 Church Rd, south of Freeway Airport opposite Dawn Whistle Way	AR	RSF-A	AR
12	1810 and 1814 Mitchellville Rd	RR	CGO	CGO
13	15800 Leeland Rd	LCD, RR	IE	IE*
14	11 SE Crain Hwy	AR	CS	CS*
15	1 SE Crain Hwy	RE	CS	RE
16	13308 Woodmore Rd PGC Boys and Girls Club	ROS	AG	AG
17	180 Robert Crain Highway	AR	CS	AR
18	1800 and 1808 Mitchellville Rd	RR	CS	CS*

***Request is already covered by Proposed SMA Zone Change**

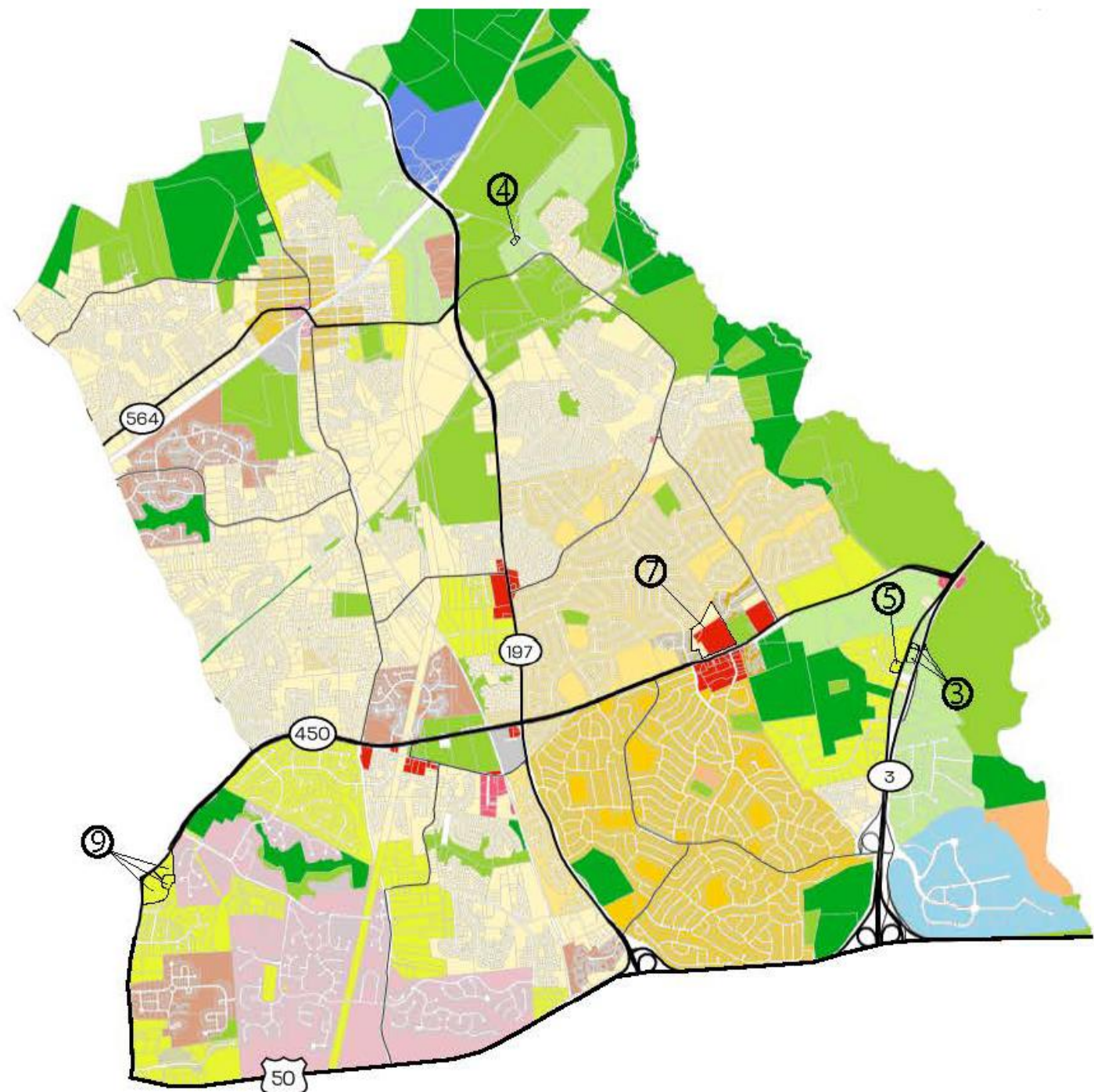
Map 5. Zoning Change Property Identification, North



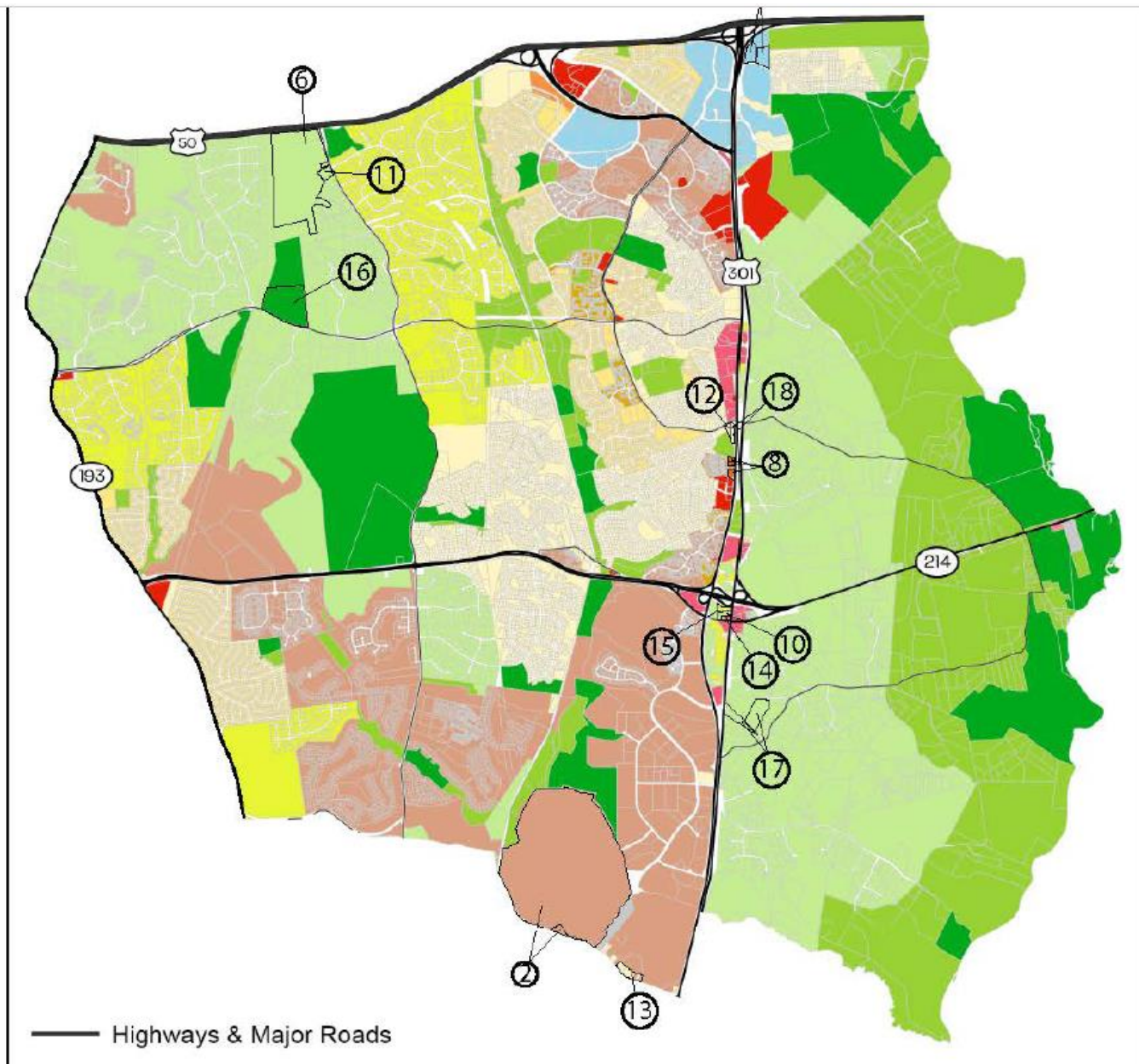
Map 6. Zoning Change Property Identification, South



Individual Property Owner Requests North of US 50



Individual Property Owner Requests South of US 50





City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: Michael Byrd, Chair
Bowie Advisory Planning Board

SUBJECT: Bowie-Mitchellville and Vicinity Sectional Map Amendment

DATE: September 15, 2022

On Tuesday, September 13, 2022, the Bowie Advisory Planning Board convened to review the Proposed Sectional Map Amendment (SMA) for the Bowie-Mitchellville and Vicinity planning area. The Board did not have a quorum for this meeting and, therefore, could not vote on any recommendation to provide City Council. However, the three members of the Board in attendance reviewed a presentation by City staff and listened to the public hearing comments from a total of ten speakers. In addition, the Board received written comments from three other individuals, which are attached.

Chair Michael Byrd welcomed everyone and explained that because of the lack of a quorum the Board would not be able to vote on a recommendation to provide to City Council on the SMA. He advised that the three Board members would hear public comment and provide a summary to the City Council. Chair Byrd also stated that the County Council public hearing is scheduled for September 27th at 5:00 p.m. That meeting is a virtual meeting and interested residents should sign up in advance on the County Council website.

Planning Director Joe Meinert reviewed the staff report and recommendation, concluding by stating that, since there was not a quorum, the Board could not vote but could pass their comments on to the City Council.

Public Hearing

1. Jacque Chevalier, of 14413 Old Stage Road, stated that the process to complete a Sectional Map Amendment was moving too fast, especially given the recommendations for Fairwood and Frank's Nursery. He asked that there be a delay in any action and that ultimately the zoning should be put back where it was originally for those properties.
2. Milly Hall, of Dunstable Court in Woodmore Highlands, noted that County planning staff came up with smart growth land use proposals consistent with Plan 2035. The Frank's Nursery property and Freeway Airport property were affected by last minute amendments made by the District Council. Ms. Hall said Freeway Airport should have been kept R-A (Residential Agriculture) and Frank's Nursery kept R-E (Residential Estate), based on sound planning principles. Ms. Hall asked the Board to not adopt recommendations that are inconsistent with the planning principles. She noted that the text amendment for Freeway Airport had been struck down by the Court of Special Appeals. She asked that the County's SMA public hearing be pushed back at least a week after the Planning Department completes its review of the individual property owner requests.

MAYOR Timothy J. Adams

MAYOR PRO TEM Adrian Boafu

COUNCIL Michael P. Esteve • Henri Gardner • Ingrid S. Harrison • Roxy Ndebumadu • Dufour Woolfley **CITY MANAGER** Alfred D. Lott
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

3. Patrice Murray, of Jeremiah Lane, stated her continued concern regarding development. Plan 2035 was developed at considerable time and expense, but the current County Council changed the scope. The Planning Board was opposed to 11 of the 15 changes to the Bowie-Mitchellville and Vicinity Master Plan. M-NCPPC staff observed that these amendments were inconsistent with the purposes of the Master Plan. Freeway Airport and Frank's Nursery were two of the changes that will impact residents. The court overturned the text amendment for Freeway Airport. Her commute on MD 193 that, at 5:00 p.m., used to take 25 minutes, now takes 60 minutes. Every development changed her commute time. The approval of Fed Ex Field, other developments on MD 193 and the senior community now under construction has slowed the commute even more. Frank's Nursery and the Church Road development will make it worse. The roads, police, fire and schools can't handle all of this development.

4. Karen Williamson, of Dunwood Valley Drive in Woodmore Highlands, stated that development is changing everything. She recently saw two cars passing on Church Road that were going 80 MPH. She explained that she can't get out of Dunwood Valley Drive onto Church Road because of all the traffic cutting through. She stated that you can't put in high density homes and expect it not to affect traffic. She stated further that the conditions at Church Road and MD 214 will be made worse by the new development on US 301 (South Lake). The Board needs to figure out what the community needs.

5. Michael Bridges, of 3320 Dunwood Crossing, said his community will be impacted by new development on Church Road. He is concerned about the Freeway Airport and Frank's Nursery developments. He pleaded with the Board to send a strong statement to the City Council in their public hearing position, based on good planning principles. Through the Countywide Map Amendment (CMA) and Plan 2035, the County has been trying to correct "dumb growth" and sprawl that occurred over many years. The CMA zones state what zones are appropriate. County planners recommended staying at lower densities in the Bowie-Mitchellville and Vicinity Master Plan. 400 townhouse units at Freeway Airport is too dense, and there is no comparable density in the immediate area. The only townhouses are in a low density, golf course community. It is not consistent to develop townhouses at Freeway Airport. In Plan 2035, the Established Communities policies specify that development should be context sensitive infill. Townhouses are not appropriate in this area. When the District Council made last minute amendments, they made the Master Plan internally inconsistent by adding new policies that were opposite of the County Planning Board's recommendations. Even though the District Council's policies are inconsistent, the District Council has the final say to determine which zones go where. The City Council should recommend putting zones back to what they were, recognizing that the District Council has broad discretion to zone property through the SMA.

6. Miller Einsel, of 3120 Church Road, stated that the Freeway Airport redevelopment will impact schools, transportation, fire and police. He said that Transit Oriented development is not in this area. The way it is being done at the County level is not good planning. Mr. Einsel asked the Board to send a message to the County, as the City's position means a lot. The zoning should revert back to AR.

7. Diane Tucker, of 14400 New Acadia Lane, Upper Marlboro, said the Board should have had a quorum to hear residents and provide a recommendation. She is upset that people voted, and these zoning concerns still remain.

8. Carol Boyer, of Mount Oak Court, said she built her home 20 years ago for the low-density character in the area. Prince George's County has appealed the Court of Special Appeals decision. She said that citizens have had to sue the County. She recommended a new traffic study for Freeway Airport, because the original one was done during the pandemic lockdown when many people teleworked. People pass on Church Road going 50-60 MPH. A traffic light is not enough. She discussed sending a letter to County

Council Chair Calvin Hawkins and meeting with him, area citizens and the media on August 10th. The citizens asked the Chair to move the SMA hearing to a time at least two weeks later to allow the staff time to analyze the 18 individual property owner requests. At the time, Chair Hawkins said he would get back to them. They have not heard from him.

9. Robert Antonetti, representing St. John Properties, the developer of Freeway Airport, addressed the Board. He provided some detail as to the location of the property and noted that the approved density for the 500-unit project is only 4.23 dwelling units per acre. Mr. Antonetti noted that the Preliminary Plan of subdivision was approved in December 2020 and is aligned with the purpose of the Master Plan, public facilities, transportation, school clusters, water and sewer, police and fire, as well as historical. The Preliminary Plan approval included conditions that reflected transportation proffers: a full traffic signal will be provided at the main entrance along with other improvements. Detailed Site Plan approval was obtained, as well. The Master Plan approved Residential Medium land use. He pointed out that M-NCPPC did not recommend Residential Low land use, but Rural and Agricultural Areas (meant for the Rural Tier). However, the Freeway Airport property is not used for rural or agricultural uses. With that designation, the property would not be eligible for public water and sewer. The client testified in support of Residential Medium land use, and the City sent a letter agreeing that Rural and Agricultural land use did not make sense. The Master Plan recommends Residential Single Family Attached (RSF-A) zoning. There is an appeal to the court decision, and the developer disagrees with the Court of Special Appeals' conclusion. Mr. Antonetti also stated that, in the Court of Special Appeals ruling, the Court encouraged the zoning of the property to be addressed through the SMA. The Master Plan amends the General Plan. The General Plan included the Freeway Airport property in the Established Communities, which permits up to 12,000 dwelling units. The request for RSF-A zoning is completely consistent with the approved Master Plan's recommendation. Mr. Antonetti concluded by stating that the last SMA was 17 years ago, but they should be done every six years. He requests support of the staff recommendation for RSF-A.

10. John Robinson, 2604 Cool Spring Road, Adelphi, stated that he is an active member of the Sierra Club and was Chair when the City fought the developer of the Belt Woods many years ago. So, he is familiar with Church Road and its issues. He said the Developed Tier is where development was supposed to go, and the Rural Tier left undeveloped. The traffic standard in the Developed Tier was made lower to encourage development. He fought Fed Ex Field. All the things they predicted came true, such as traffic and neighborhood impacts. Mr. Robinson noted that the Freeway Airport traffic study was done during the pandemic. He discussed wetlands, generally, and how developers mislead people about what's true. He said you must be skeptical about what they tell you. Mr. Robinson closed by stating that all residents bear the cost of providing infrastructure, and tax revenue from townhouses does not pay for it. He is opposed to zoning for Freeway Airport and Frank's Nursery, and recommends keeping low density R-E and R-A.

Bowie Advisory Planning Board Comments

Mr. Ron Skotz stated that he vividly remembers Church Road. It is virtually the same road as it was in the 1960s and 1970s. He observed the Karington project will have an impact on Church Road. When the County does zoning, one thing at fault is that they disregard infrastructure prior to doing these amendments. One thing to stress is major infrastructure improvements. Mr. Skotz pointed out traffic calming measures that were installed on Belair Drive. He has lived here 60 years and recalled that MD 450 was improved to Lanham but everything out in the Bowie area was rural. Developers have rights under zoning, Mr. Skotz said, but we can make sure that amenities are part of the process. Developers are just making a living.

Mr. Terry Rogers asked about the staff process in making recommendations. Planning Director Joe Meinert replied that the standard of review is whether the SMA proposal conforms to the recommendations of the approved Master Plan. Mr. Rogers said there is a need for more of commercial, not residential, tax base in Prince George's County. He stated that he will not recommend support for the Freeway Airport and Frank's Nursery rezoning.

Chair Michael Byrd asked about the number of dwelling units proposed on the Freeway Airport property. He stated that some people seem to be against townhouses. Chair Byrd said that we need to pay attention to the certainties on the ground. There are loopholes between the old Master Plan and new Master Plan and there is sometimes ambiguity.

Chair Byrd thanked everyone for participating and said that he will present a summary of all the concerns expressed tonight to the City Council. He then adjourned the meeting.

Joe Meinert

From: Melissa Richardson <ladymelissa@solace2you.org>
Sent: Friday, September 9, 2022 10:32 PM
To: Joe Meinert
Subject: {EXTERNAL}: Bowie' impact of CR-18-2022, Revision Number 2

Mr. Meinert,

I may not be able to attend the public hearing on September 13, 2022 to discuss CR-18-2022, Revision Number 2; therefore enter my written objection to it into the records of the Bowie Council. As expressed in my original objection when the Prince George's County lost its initial attempt to develop the Freeway Airport land, I still oppose this project. A summary of my objections is listed below:

1. An adverse impact on the quality of life in and around the existing communities along Church Road. Condensed housing will take away from the quality of life that communities on Church Road are accustomed to. It is the reason homeowners purchased their homes.
2. A woeful overcrowding of schools. Schools in Prince George's are already overcrowded. Overcrowded schools reduce the quality of education given to our students
3. Inadequate city and county support services (police, fire and emergency medical services). An increased population along Church Road will adversely impact response times for these services.
4. Congested traffic on Church Road will make it more difficult for exiting communities to exit their developments. The congestion will eventually create increased accidents on Church Road because it will not be wide enough to handle the extra traffic. This is a dangerous situation that can be avoided if new development only consists of homes built on 1 or 2 acres sites.

Sincerely,
Melissa Richardson
Bowie Resident Living off of Church Road
301 919 4184
ladymelissa@solace2you.org

Sent from my Galaxy

To the Bowie Advisory Planning Board,

Sept. 12, 2022

I am a 36 year resident of Bowie who opposes rampant development, especially since flooding and extreme heat events as a result of climate change are affecting the health and well being of our communities now. The last thing we need is more impervious surfaces, more traffic, and loss of green spaces. Instead, we need to promote implementation of Smart Growth, instead of just talking about it.

Along with other residents, I have worked hard to promote deliberate, well-crafted legislation to guide land use policy. Thousands of residents and property owners weighed in during the Bowie, Mitchellville, and Vicinity Master Plan process, and now we see that certain members of the County Council are attempting to undermine the integrity of this recently enacted zoning ordinance. The Bowie, Mitchellville, and Vicinity Master Plan has been altered by them to greenlight developments at Freeway Airport and Frank's Tree Nursery.

In June, the Maryland Court of Special Appeals ruled against Prince George's County and their approval of the Zoning Ordinance text amendment (CB-17-2019). The appeals court agreed with the Concerned Citizens of Prince George's County District 4 and the Surrounding Areas (the Appellants) that the District Council's action did not follow the legal test of "uniformity" in administering zoning. Certain members of the County Council were not to be deterred in their dedicated support for developers over the quality of life in our communities. In one of their final decisions regarding the Bowie, Mitchellville and Vicinity Area Master Plan in March 2022, the District Council approved CR-18-2022, Revision Number 2, which cemented the developer's Freeway Airport concept into the Master Plan's land use recommendations and recommended zoning. So, what they couldn't do by text amendment, they are trying to build into the master plan process.

This inappropriate zoning and use of that Freeway Airport parcel must not be allowed to proceed!

Thank you,
Maureen Fine
2509 Knighthill Lane Bowie, MD 20715
301-364-9306

Joe Meinert

From: nurbiz@verizon.net
Sent: Monday, September 12, 2022 11:56 PM
To: Joe Meinert
Subject: {EXTERNAL}: BAPB Agenda Item - III. NEW BUSINESS – PUBLIC HEARING Sectional Map Amendment

TO: Bowie Advisory Planning Board

Thru: Joseph Meinert
Director, Planning Department

FR: Terry Nuriddin, Bowie Resident*15201 Johnstone Lane, Bowie, MD 20721

RE: Agenda Item - III. NEW BUSINESS – PUBLIC HEARING
A. Bowie-Mitchellville and Vicinity Sectional Map Amendment

My family and I ask the Bowie Advisory Planning Board (BAPB) to reject any efforts to advance the Freeway Airport area with high density developments and to develop Franks Nursey area with the same strategy.

The documents of these efforts make for an interesting political science read. We are concerned that these continuing efforts by the County government on behalf of the developers infringe upon the best interest of our community and neighbors. Moreover, such efforts do not enhance our health and well-being or secure the environmental circumstances of our everchanging climate reality.

We hope your duty to your Bowie residents give visibility to our collective concerns about these development matters. And when our students, future taxpaying citizens, study this public policy case, they will be proud of your service to and for Bowie residents.

Again, my family and I ask the BAPB to reject any efforts to advance the Freeway Airport area with high density developments and to develop Franks Nursey area with the same strategy.



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: County Legislation CB-69, CB-77, CB-78, and CB-92

DATE: 09/15/2022

Several County Council legislative bills of interest have been filed and are moving their way through the Committee review process. They are CB-69, CB-77, CB-78, and CB-92, described further below. All the bills appear to undermine the recently approved Zoning Ordinance Rewrite, and many residents and municipal officials are opposed.

CB-69 – This legislation, sponsored by At-Large Council Member Mel Franklin, enables 7,000+ MXT zoned properties to utilize the new CGO (commercial general office) standards rather than the zone which they were transitioned into as part of the Countywide Map Amendment public process. In effect, this enables these properties to be rezoned without any review by the public or planning department input specific to the property. This will lead to lower building and walkability standards at transit and neighborhood centers as well as in other neighborhoods and will add unnecessary parking and impervious surface at thousands of properties across the county.

CB-69-2022 is a proposal that raises substantial policy implications for Prince George's County and the Planning Board. In summation, it would amount to changes in zoning that were not contemplated in the Countywide Map Amendment (CMA), and which would not be the result of comprehensive or piecemeal rezoning procedures. This bill will affect all properties in the County that were in the M-X-T Zone prior to April 1, 2022. There are approximately 7,093 such properties in the County.

Staff Recommendation (CB-69-2022): OPPOSE

CB-77 – This legislation, sponsored by Council Member Franklin, is a drastic departure from the existing transition and grandfathering provisions and instead allows in perpetuity access by property owners to all prior uses and regulations to reconstruct and expand simply by having an application filed (not approved) by April 2024. In essence, this bill makes it harder to achieve the County's General Plan, discourages transition to higher green building and other standards, decreases public transparency in development review, and will incentivize sprawl instead of focusing development around transit centers. In areas where an overlay zone once existed (which is a significant portion of District 3), this change would be deeply detrimental by allowing uses that even in 2018 were not allowed to happen on properties. Numerous properties across the county and in District 3 could see increased low quality retail or unexpected industrial uses in inappropriate places while provisions to encourage green development, walkability and high-quality design standards would be pushed aside.

Although a short bill, CB-77-2022 is extremely complex and wide-reaching in its potential impact and thus requires careful analysis of what it means and how it would affect the County's new Zoning Ordinance. The bill drastically alters the transitional rules that were placed in the new Zoning Ordinance by the Council in 2018 and 2021.

CB-77-2022 is motivated in part by property owner concerns that the use table of their new zone leaves out some uses that are important and appropriate. If so, the correct approach is to revise the use tables in the new code. Allowing access to two zones and use tables in perpetuity as a solution represents overkill and raises many risks. CB-77-2022 represents a drastic departure from the transitional provisions approved by the County Council in 2018 and 2021. The bill will greatly increase the complexity and decrease the public transparency of development review in the County. The current transitional provisions were the result of a careful, years-long process and should be given a chance to work before making wholesale changes.

Staff Recommendation (CB-77-2022): OPPOSE

CB-78 – This legislation, sponsored by Council Member Franklin, enables 1,284 properties that are split zoned (a parcel that covers more than one land use zone) to be able to use automatically the more intense zone as well as the allowed uses in that higher intensity zone. This means that the developer could automatically chose the more intense zone development regulations to maximize their development on such items as minimum lot size, minimum front setback, minimum yard depths, minimum green area, and maximum lot coverage. For instance, in District 3 a property on Greenbelt Road which has always been in a residential zone and commercial zone will be able to develop their whole parcel under commercial standards and uses even though a portion of their property is in a residential community. Please note split zoned properties are less than ideal, but over the years the community has chosen to maintain them in this way to ensure community compatibility is achieved when development occurs.

This bill would modify zone development regulations ("bulk regulations" such as minimum lot size, minimum front setback, minimum yard depths, minimum green area, maximum lot coverage, etc.) to require the application of the regulations of the highest-intensity zone unless the applicant of a development proposal on a split-zoned lot or parcel opts out. It would also require the highest-intensity zone's use table apply to development of a split-zoned lot or parcel unless the applicant opts out. These mandates would supersede the regulations and uses of lesser-intensity zones.

There may be legal concerns associated with this bill. The concern is that the bill may, in effect, rezone property through legislation rather than an authorized rezoning process.

Staff Recommendation (CB-78-2022): OPPOSE

CB-92 - This bill, sponsored by Council Chair Calvin Hawkins and Council Member Franklin, eliminates the ability of a Council member to ask for a development case to be reviewed by District Council. Removal of this tool is premature especially given the prior legislation also being considered by Council radically alters the county's zoning code. In past years, the City Council has supported the role of the District Council in reviewing development cases as oftentimes community concerns cannot be addressed in any other way.

Staff Recommendation (CB-92-2022): OPPOSE

One other bill, CB-91-2022, sponsored by Council Chair Calvin Hawkins and Council Member Franklin, that would require a supermajority vote for any future changes to the zoning code-

Subtitle 27 was tabled indefinitely by the PHED Committee on September 15th. CB-91 would have established, on an 11-member County Council, a supermajority of eight Council Members. While setting a high bar for zoning changes is worth consideration, implementing a more transparent to pass a legislative amendment to the Zoning Ordinance. An alternative, information-driven process would be a better first step especially as the zoning code is in its early stages of implementation. A supermajority can lead to unnecessary political vote trading.

Recommendation

It is recommended that Council OPPOSE CB-69, CB-77, CB-78, and CB-92 and send the attached letter to the Prince George's County Council. .

ATTACHMENTS: 1. 20220919 - Legislation Letter to County Council



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

DRAFT

September 20, 2022

The Honorable Calvin S. Hawkins, II, Chair
Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: County Legislation CB-69, CB-77, CB-78, and CB-92

Dear Council Chair Hawkins:

The Bowie City Council has considered several County Council legislative bills of interest, that are moving their way through the County Council review process. The City Council is very concerned that every one of these bills appear to undermine the recently approved Zoning Ordinance Rewrite, and many residents and municipal officials are opposed.

CB-69 – CB-69-2022 is a proposal that raises substantial policy implications for Prince George's County and the Planning Board. In summation, it would amount to changes in zoning that were not contemplated in the Countywide Map Amendment (CMA), and which would not be the result of comprehensive or piecemeal rezoning procedures. This bill will affect all properties in the County that were in the M-X-T Zone prior to April 1, 2022. There are approximately 7,093 such properties in the County.

Recommendation (CB-69-2022): OPPOSE

CB-77 – CB-77-2022 is motivated in part by property owner concerns that the use table of their new zone leaves out some uses that are important and appropriate. If so, the correct approach is to revise the use tables in the new code. Allowing access to two zones and use tables in perpetuity as a solution represents overkill and raises many risks. CB-77-2022 represents a drastic departure from the transitional provisions approved by the County Council in 2018 and 2021. The bill will greatly increase the complexity and decrease the public transparency of development review in the County. The current transitional provisions were the result of a careful, years-long process and should be given a chance to work before making wholesale changes.

Recommendation (CB-77-2022): OPPOSE

CB-78 – This bill would modify zone development regulations ("bulk regulations" such as minimum lot size, minimum front setback, minimum yard depths, minimum green area, maximum lot coverage, etc.) to require the application of the regulations of the highest-intensity zone unless the applicant of a development proposal on a split-zoned lot or parcel opts out. It would also require the highest-intensity zone's use table apply to development of a split-zoned lot or parcel unless the applicant opts out. These mandates would supersede the regulations and uses of lesser-intensity zones.

MAYOR Timothy J. Adams

MAYOR PRO TEM Adrian Bofo

COUNCIL Michael P. Esteve • Henri Gardner • Ingrid S. Harrison • Roxy Ndebumadu • Dufour Woolfley **CITY MANAGER** Alfred D. Lott

City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

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Letter to Chair Calvin S. Hawkins, II
CB-69, CB-77, CB-78, and CB-92

There may be legal concerns associated with this bill. The concern is that the bill may, in effect, rezone property through legislation rather than an authorized rezoning process.

Recommendation (CB-78-2022): OPPOSE

CB-92 - This bill, sponsored by Council Chair Calvin Hawkins and Council Member Franklin, eliminates the ability of a Council member to ask for a development case to be reviewed by District Council. Removal of this tool is premature especially given the prior legislation also being considered by Council radically alters the county's zoning code. In past years, the City Council has supported the role of the District Council in reviewing development cases as oftentimes community concerns cannot be addressed in any other way.

Recommendation (CB-92-2022): OPPOSE

The City Council urges you to reject all these bills. Thank you for the opportunity to provide recommendations for these bills.

Sincerely,

Bowie City Council
Timothy J. Adams
Mayor

cc: The Honorable Todd M. Turner

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Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Judah Village Information Presentation

DATE: 09/15/2022

A representative of Judah Temple AME Zion Church will give an informational presentation to Council on the vision for Judah Village, 14500 Mount Oak Road, Mitchellville.

ATTACHMENTS: None



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Briefing on Recent Emergency Events

DATE: 09/15/2022

At Council's request, the Office of Emergency Management will provide a summary of recent emergency events.

ATTACHMENTS: None



Memorandum

TO: City Council

FROM: Councilmember Ingrid Harrison

SUBJECT: Restructuring of the Bowie Youth Council
Resolution R-48-22

DATE: 09/15/2022

Please see the information below for an update on the Bowie Youth Council, requested changes, and a timeline for next steps.

- We wish to change the name from Youth Council to Youth Advisory Committee to be more in keeping with the group's role and mission.
- Mission: "The Bowie Youth Advisory Committee provides an opportunity for local students to learn about local government and have a voice in city affairs. The Committee consists of 9 City of Bowie students from grades 6-12, who have the opportunity to provide positive leadership and service, and engage the community. Each of the four Bowie districts is represented."
- We will reduce the number of members from 11 to 9 to have a more organized and effective working group.
- If there are members in middle school, creating a leadership position for them can be considered so they can be sure to have a strong voice on the committee.
- Advisors will conduct the interviews and suggest to City Council who should be appointed. The Council Liaison will also participate in the interviews. The City Clerk and/or staff liaison will be present for the interviews.
- The Youth Advisory Committee application will be amended to add additional questions. Questions may include those about balancing commitments, conflict resolution, engaging their peers, and what the applicants hope to gain from their experience as a member or what contributions they will bring to the group.
- When conducting an interview for advisor vacancies, the current advisor will participate in and help conduct the interview along with staff and the Council Liaison.
- Advisors will serve one-year terms to be in keeping with the member terms, as opposed to the current two-year terms being served.
- The Youth Advisory Committee will have a chairperson, vice chairperson and secretary. There will no longer be the positions of parliamentarian and social media representative. The advisors/staff liaison will set the agenda for each month, with the chairperson to provide input or suggestions.
- At the monthly meetings, new and old business will be discussed but the meetings will mainly be structured as workshops or working sessions in order to accomplish the goals for the year.

The schedule (for what goals will be worked on at what meeting) will be set up at the beginning of each term.

- Meetings will be held from September to May. An optional fun activity or gathering will be held in June. There will be no meetings held in June or July. The orientation will be held in August with the first meeting being in September.
- We will look into PGCPs service-learning hours and what activities are justified in order to hopefully provide all members with service-learning hours.
- Members will recruit other youth to assist them with their Youth Advisory Committee activities or other community activities that they may be assisting with.
- The requirement to have one member attend each City Council meeting will be reintroduced so members can stay up to date on what is going on with the City and how it functions. Since the meetings are late and the members are students, they can watch the recorded meeting at their convenience and report back to the other members any items that may be pertinent to the Youth Advisory Committee.
- Reporting to City Council will occur as needed and can be presented by any member of the committee so they each have the experience of doing so.
- Members of the Youth Advisory Committee will not be liaisons to the other committees but can volunteer to assist them if they are holding an activity or event that interests them.
- If the group starts convening later than planned, the adult advisors/staff liaison can assist with drafting the budget based on what was approved this year and the budget proposal can be submitted in December on behalf of the committee so they can still have a budget for 2023-2024.

A possible schedule for meetings is below based on the approved budget. The schedule can be adjusted accordingly based on actual 2022/2023 group appointment date. Surveying youth in the community could be a recurring theme throughout the year and could tie into each meeting or activity. If held, the Youth Town Hall should be formatted differently than last year and follow the given advice of (most) BYC members and advisor Davina Hurt.

October: Orientation

November: Budget Discussion and Vote

December: Workshop (tentative)

January: Leadership Training

February: Planning for - Community Literacy Engagement or Youth Town Hall

March: Planning for - Youth Town Hall or Community Literacy Engagement

April: Youth Town Hall or Community Literacy Engagement – Use April meeting to finalize details and hold event towards the middle or end of April

May: Upkeep of Local Parks

June: Team Building Activity with Bowie Police Department and Explorers

Timeline:

Start accepting applications – September 20th (or the week of)

Application period closes – September 30th (only extend if not enough applications are received)

Conduct interviews – Early October

Appoint members – October 17th City Council Meeting

Orientation Meeting – Held in October following the appointments

ATTACHMENTS: 1. 20220919 - Resolution R-48-22

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
RESTRUCTURING THE BOWIE YOUTH COUNCIL

WHEREAS, on September 8, 2020, the Council of the City of Bowie adopted R-69-20 creating a Bowie Youth Council; and

WHEREAS, the Bowie Youth Council executed their duties from August 2021 through June 2022 and presented their final report to the City Council on May 16, 2022; and

WHEREAS, the City Council conferred certificates on the Bowie Youth Council members and advisors on June 6, 2022 and thanked them for their service; and

WHEREAS, members of the Bowie Youth Council, advisors, Staff Liaisons and the Council Liaison agreed, after analysis of the inaugural year, that updates to the structure of the Youth Council should be made.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, that the Bowie Youth Council be and hereby is replaced with the Bowie Youth Advisory Committee, which is established as follows:

1. Purpose - The Youth Advisory Committee provides an opportunity for local students to learn about local government and have a voice in city affairs. The Youth Advisory Committee will consist of 9 City of Bowie students who will have the opportunity to provide positive leadership and service and engage the community. Each of the four Bowie districts will be represented.
2. Membership – Members of the Youth Advisory Committee will be appointed by the City Council with each district having a minimum of one representative. The Youth Advisory Committee will select its Chairperson, Vice Chairperson and Secretary.
 - a. All members will be in grades 6 through 12;
 - b. The term of each member will be one year. Members are eligible to reapply annually if they meet member eligibility requirements.
 - c. Members must meet the following qualifications:
 - i. Remain residents of the City and district they represent;
 - ii. Attend meetings on a regular basis;
 - iii. Maintain at least a 2.5 grade point average for the current school year;
 - iv. Fulfill the responsibilities of the office held.
3. Responsibilities – The Youth Advisory Committee will have the following responsibilities:

- a. The Youth Advisory Committee will meet at least once a month starting in September, following the August orientation, through May. An optional gathering may be held in June, with no meetings in July.
 - b. The Youth Advisory Committee Advisors and Staff Liaisons will set the agenda each month with the Chairperson's input or suggestions.
 - c. The meetings will be structured as workshops or working sessions to accomplish the goals for the year. The schedule (for the monthly goals) will be set up at the beginning of each term.
 - d. A member of the Youth Advisory Committee will be required to attend each City Council meeting to encourage members to stay apprised of City Council decisions and events and how it functions. The member will provide a report to the Youth Advisory Committee members. Members have the option to watch the recorded meetings in lieu of attending in person.
4. Advisors – There will be two Youth Advisory Committee advisors. They will be adult volunteers appointed by the City Council from applicants. At least one Advisor will attend all meeting of the Youth Advisory Committee and help guide the committee members. Advisors will serve one-year terms.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on _____, 20__.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez
City Clerk

Timothy J. Adams
Mayor