



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, NOVEMBER 21, 2022

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, November 21, 2022, in the Council Chambers at City Hall. Mayor Pro Tem Boafu called the meeting to order at 8:02 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

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

QUORUM:

In attendance were Mayor Adams, Councilmembers Esteve, Gardner, Harrison, Ndebumadu (arrived 8:07 p.m.) and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez, and Staff.

AGENDAS ADDITIONS/DELETIONS/AMENDMENTS:

Councilmember Harrison motioned to move Item A under Old Business Adoption of Ordinance O-6-22 Amending the Code of the City of Bowie, Maryland, Chapter 2, "Administration," Article V, "Public Ethics," to Incorporate Changes Required by State Law to Local Ethics Ordinances Regarding Conflicts of Interest (City Code, Sec. 2-70) and Financial Disclosures (City Code, Sec. 2-68 and 2-71) to the December 5 meeting. Councilmember Esteve second the motion. Motion passed 5-0.

CITIZEN PARTICIPATION:

One comment was received via email and it is attached as part of the record for this meeting.

1. Rick Henderson, United Bank – Spoke in regard to the opening of their branch in Highbridge and the services they provide.
2. County Councilmember Todd M. Turner – Thanked Council and staff for the years of service working alongside each other.

PRESENTATIONS:

Councilmember Harrison presented a proclamation to Zonta International commending them on the service they provide to the community.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-In:

1. Councilmember Harrison motioned to appoint Ethan Leach to the Green Team Executive Committee for a 2-year term. Councilmember Ndebumadu second the motion. Motion passed 6-0.
2. Councilmember Woolfley motioned to appoint Preston Thomas III to the Community Outreach Committee for a 2-year term. Mayor Adams second the motion. Motion passed 6-0.
3. Mayor Pro Tem Bofo swore in the appointees to their respective committees.

COUNCIL ANNOUNCEMENTS:

Mayor Pro Tem Bofo and Councilmember Harrison thanked staff, and their constituents for their support while serving on Council for the City of Bowie. They enjoyed every aspect of it and look forward to continuing serving the residents in their new positions with the State and County.

Mayor Pro Tem Bofo reminded residents to attend the Tree Lighting Ceremony on December 4th at 7:00 p.m. at the Senior Center.

CITY MANAGER'S REPORT:

City Manager Lott congratulated Councilmember Harrison and Mayor Pro Tem Bofo on their elections to County Council and State Delegation.

CONSENT AGENDA:

Councilmember Harrison made a motion to approve Consent Agenda items: A) Approval of November 7, 2022 Meeting Minutes; B) Adoption of Resolution R-66-22 Authorizing the Issuance of a Purchase Order to Gant Brunneth Architects, Inc. for Task Order/RFP#7-10 in Accordance With the Master Contract Approved on January 7, 2019; C) Adoption of Resolution R-67-22 Authorizing the Issuance of a Purchase Order to EBA Engineering, Inc. for Task Order/RFP#5-03 in Accordance With the Master Contract Approved on January 22. Councilmember Ndebumadu seconded the motion. Motion passed 6-0.

NEW BUSINESS:

A. South Lake Update – Mr. Arthur Horne with the law firm Shipley & Horne, briefed Council on the status of the development. In the residential portion they had the opening of the model homes on November 5th and had over 700 people tour the models. Construction has started on 60 homes. On the commercial part they have commitments from Giant, Sheetz, Tropical Smoothie, PJ's Coffee and Homes2Suites. Construction on that side should be starting in Spring of 2023.

Councilmember Ndebumadu asked if the Giant store will be designed under their new model concept versus the design of older Giant stores. Mr. Horne responded that it will be one of their upgraded models.

Mayor Pro Tem Bofo asked how many townhouses and single-family dwellings will be constructed on the property. Mr. Horne responded that there will be 563 townhomes and 344 SFD.

Mayor Pro Tem Bofo thanked Mr. Horne for his presentation.

B. Judah Village Letter of Support – Mayor Pro Tem Bofo mentioned that at a previous meeting they had a presentation in regard to the development Judah Village has planned on their land and they

had requested a letter of support from Council for their development. Should Council proceed with doing the letter of support at this time.

Councilmember Ndebumadu asked what exactly are they supporting. She likes their concept but as far as everything else she is not quite ready to support without additional information from them.

Councilmember Woolfley also stated that he would need more specifics before supporting.

Council concurred to wait until further in the development stage before providing the letter.

C. Discussion on possible creation of a Natural Exploration Area for Children and Families in the City of Bowie – Mr. Nick Spurgeon, Assistant Director Community Services Department summarized the report. Since there was no clear specifics of what was envisioned for the area, staff summarized/estimated some of the costs based on a 10,000 sq. ft. natural exploration area. Approximately \$80,000 per site for design services, project management, site clearing and development, times two locations for a total of \$160,000. Ongoing maintenance will be about 1 FTE equal to about \$60,000 annually. Water connections was not included in these estimates.

City Manager Lott requested more time to continue exploring other options and plug actual costs into the proposed budget in April.

Council concurred to have City staff get actual figures of the cost involved for this project and have City Manager Lott include it in the FY 2024 Budget cycle for review and consideration.

ADJOURNMENT AND MOVE TO CLOSE SESSION:

Councilmember Harrison motioned to adjourn the Regular City Council meeting and move to Closed Session under the statutory authority of the Md. Annotated Code, General Provisions Article §3-305(b)(3): "To consider the acquisition of real property for a public purpose and matters directly related thereto" and §3-305(b)(7): "To consult with counsel to obtain legal advice." Councilmember Ndebumadu second the motion. Motion passed 6-0. The meeting adjourned at 9:18 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Awilda Hernandez", with a stylized flourish at the end.

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: 11-21-22; Time: 9:18; Location: City Hall;
Motion to close meeting made by: Harrison Seconded by Ndeburadu;
Members in favor: TA IH ME DW AB RN; Opposed: _____;
Abstaining: _____; Absent: Gardner.

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) ☒	Acquisition of Real Property	Trade of County owned Property
§3-305(b) ☒	Consult with Counsel	
§3-305(b) ☐		
§3-305(b) ☐		
§3-305(b) ☐		

4. This statement is made by Samuel J. Adams, 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: 9:30 pm

Place: City Hall

Purpose(s): (3) Acquisition of property (7) Consult with Counsel

Members who voted to meet in closed session: TA, JH, ME, DW, AB, RN

Persons attending closed session: Adams, Harrison, Estevs, Wolfley, Barte, Ndlovu, Levan, McInt, Lott, Mears

Authority under § 3-305 for the closed session: (3) (7)

Topics actually discussed: Acquisition of County Property

Actions taken: _____

Each recorded vote: _____

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

Place: _____

Persons present: _____

Subjects discussed: _____