City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, MARCH 6, 2023

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, March 6, 2023, in the Council Chambers at City Hall. Mayor Pro Tem Ndebumadu called the meeting to order at 8:01 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

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

QUORUM:

In attendance were Mayor Adams (logged on at 8:22 p.m.), Councilmembers Esteve, Gardner (arrived 8:05 p.m.), Hawkins, Ndebumadu, Truesdale and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez, and Staff.

CITIZEN PARTICIPATION:

1. William Green, 7th Street – Spoke in regard to the deteriorating bridge in Old Bowie and the overgrown grass.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-In:

1. Councilmember Hawkins motioned to appoint Nicole Warner to the Education Committee for a 2-year term. Councilmember Gardner second the motion. Motion passed 6-0. Mayor Pro Tem Ndebumadu swore in the appointee to her respective committee.

CITY MANAGER'S REPORT:

City Manager Lott reported that all department budget requests have been reviewed and the Finance Department is preparing the budget documents for introduction to Council on April 10th.

CONSENT AGENDA:

Councilmember Gardner made a motion to approve Consent Agenda items: A) Adoption of Resolution R-14-23 Approving an Agreement with South Lake Commercial, LLC for the installation and Maintenance of Trailhead Amenities and Establishment of a Public Access Easement at South Lake and Authorizing the City Manager to Execute the Agreement; B) Adoption of Resolution R-15-23 Accepting Bid Proposal for Consulting Services for the Five Year HUD CDBG Consolidated Plan FY 2024-2028 (HUD FY 2023-2027); C) Adoption of Resolution R-16-23 Adopting the Office of Emergency

Management's Integrated Preparedness Plan. Councilmember Hawkins seconded the motion. Motion passed 6-0.

NEW BUSINESS:

A. Detailed Site Plan DSP-20003-01, Dash In Mill Branch Crossing – Planning Director, Mr. Joe Meinert summarized the staff report. The developer, Dash In Food Stores, Inc. is requesting the City's approval recommendation for a Detailed Site Plan proposing a 4,500 sq. ft. Dash In Convenience store, gas station with eight fuel dispensers and a car wash. The property is located on the east side of US 301, approximately 1,500 feet north of Mill Branch Road and is zoned Commercial General Office (CGO). Mr. Daniel Lynch with the law firm McNamee and Hosea representing the developer, stated that the developer will accept the City's condition of providing an electric vehicle charging station at this property.

Public Hearing:

1. Rhonda Billingslea, Durham Dr. – Spoke against the construction of the gas station.

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

Councilmember Hawkins asked how the entrance will and exit of the gas station be designed. Mr. Lynch responded that there will a traffic circle for easy in and out to Rt. 301.

Councilmember Gardner motioned to approve DSP-20003-01. Councilmember Hawkins seconded the motion. Motion passed 6-1 (Woolfley).

B. Special Exception SE-22006 Dash In Car Wash at Mill Branch Crossing – Planning Director, Mr. Joe Meinert summarized the staff report. This item is part of the Detailed Site Plan for the Dash In, it entails only the car wash portion of it.

Councilmember Gardner motioned to approve Special Exception SE-22006. Councilmember Truesdale seconded the motion. Motion passed 6-1 (Woolfley).

C. Economic Development Activity Impact Brief – Mr. John Henry King, Economic Development Director briefed Council on the impacts of the fund. Although the City has paid out $500,000 of the incentive fund to Inovalon, the tax return to the City has outweighed the incentive. The fund was established in 2011 to aid in the retention and growth of private employers and the commercial tax base in the City. The fund may be used for loans, conditional loans or grants. In 2018 the incentive fund was used to retain the corporate headquarters of Inovalon Inc. at 4321 Collington Road, Bowie, MD.

D. South Bowie Revitalization Committee – Mayor Pro Tem Ndebumadu wanted to discuss establishing an advisory committee comprised of South Bowie residents and business owners to come up with clear metrics and goals for revitalizing South Bowie. Mr. King, Economic Development Director, stated that the Economic Development Committee can work on this task if directed by Council.

Council concurred to have the City's Economic Development Committee work on this objective to identify desired revitalization areas in District 4 with input from residents and business owners.

E. Economic Development Roundtable/Working Group - Mayor Pro Tem Ndebumadu would like the City to host an Economic Development Roundtable discussion with existing developers pursuing projects located in Bowie and identified business owners that are based within the City. The goal is to repair the lines of communication and strengthen the partnership between developers, business owners, and city

officials to establish accountability and synergy on the desired direction of Bowie's Economic Development.

Councilmember Esteve commented that he would like to have the County included in this roundtable discussion in order to better understand the small business needs and perspective.

Council concurred to have the City's Economic Development Committee workout a plan that would include input from existing developers, current business owners, County officials and City officials on repairing the lines of communication and strengthen the partnership between all. Once plan is laid out, it would be presented to Council for further input and implementation at a future Council meeting.

F. Women's History Month Celebration Reception – Mayor Pro Tem Ndebumadu proposed hosting a short reception on March 20th at 7:00 p.m. to acknowledge identified women who will be recognized by City Council for their impacts in Bowie. The theme of this reception will be inspired by the Honorable Sheila Tillerson Adams, Honoring Women Trailblazers. This person can be a business owner in the city, a constituent, or a member of city staff. Proclamations will be presented to the women recognized.

City staff recommends holding the reception in May in order to have enough time to properly organize the event.

After Council discussion, Councilmember Gardner moved to have staff organize a reception in the month of May recognizing women whose contributions/efforts have made an impact in the City of Bowie nominated by Council. Councilmember Hawkins seconded the motion. Councilmember Esteve amended the motion to have the Diversity Committee set the prerequisites of who should be recognized and present to Council for final selections. Councilmember Woolfley seconded the amended motion. Motion failed 2-4 (Gardner, Hawkins, Ndebumadu, Truesdale). Councilmember Esteve then motioned with another amendment that the recognized woman has to be a resident, business owner or employee of the City. Councilmember Woolfley seconded the amended motion. Councilmember Gardner did not accept this motion. Councilmember Esteve motioned with another amendment that the women selected should not have made any campaign contributions to the current sitting Council in the last election or in the future. Councilmember Woolfley seconded the motion. Councilmember Gardner accepted the amendment and amendment passed 6-0-1 (Adams abstained). Original motion presented by Councilmember Gardner and seconded by Councilmember Hawkins with the last amendment by Councilmember Esteve passed 5-1-1 (Woolfley – nay, Adams – abstained).

ADJOURNMENT:

Councilmember Gardner motioned to adjourn the Regular City Council meeting. Councilmember Woolfley seconded the motion. Motion passed 7-0. The meeting adjourned at 10:52 p.m.

Respectfully submitted,

Awilda Hernandez, MMC
City Clerk