



# City of Bowie

15901 Fred Robinson Way  
Bowie, Maryland 20716

## REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, OCTOBER 23, 2023

### CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, October 23, 2023, in Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:01 p.m.

### PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag.

### QUORUM:

In attendance were Mayor Adams, Mayor Pro Tem Ndebumadu, Councilmembers Estève, Gardner (arrived at 8:16 p.m.), Hawkins, Truesdale, and Woolfley (virtual), City Manager Lott, Assistant City Manager Mears, City Attorney Ruff, City Clerk Hernandez, and Staff.

### AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

Mayor Pro Tem Ndebumadu moved Old Business Item B-City's Traffic Calming Policy Discussion to the November 27<sup>th</sup> Council meeting and New Business Item G-ICSC Recap to become Item A on tonight's agenda. Councilmember Truesdale seconded the motion. Motion passed 4-2 (Esteve, Woolfley).

Councilmember Hawkins motioned to remove New Business Item H-Discussion of the size of the Public Safety Committee from the agenda Mayor Pro Tem Ndebumadu seconded the motion. Motion passed 4-2 (Esteve, Woolfley).

### CITIZEN PARTICIPATION:

1. Terry Nuriddin, Johnston Ln – Encouraged Council to oppose CB-70-23.
2. Patrice Murray, Jeremiah Ln – Encouraged Council to oppose SB691.
3. Dennis Brady, Paisley Ln – Thanked staff for pursuing the paving of Mitchellville Road and encouraged Mayor Admas to send a letter of thanks to the County for the work done.

### PRESENTATIONS:

- A. Swearing-in of Bowie Police Officers – Mayor Adams swore-in Police Officer Jude Kilo Bunyu, Police Officer Danyelle Parks, and Police Officer Ashley Jones.
- B. Adoption of Proclamation P-15-23 Proclaiming October 2023 as National Code Compliance Month in the City of Bowie – Council presented the proclamation to the City's Code Enforcement officers.

COUNCIL ANNOUNCEMENTS:

Mayor Pro Tem Ndebumadu commented that citations have been issued to the owners of Pointer Ridge shopping center to address the deteriorating property..

Mayor Adams requested a moment of silence for Ukraine, Palastine and Israel.

CITY MANAGER'S REPORT:

City Manager Lott commented on staff's implementation of FY 2024 budget objectives.

CONSENT AGENDA:

Councilmember Esteve motioned to approve Consent Agenda items: A) Adoption of Proclamation P-14-23 October is Energy Action Month; B) Adoption of Resolution R-54-23 By Two-Thirds Vote Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the City Charter to Allow the City Manager to Issue a Purchase Order to Infrastructure Solutions Group, Inc. and Authorize the Purchase of Two (2) Xtreme Vac LCT600 Units for Leaf Removal Services; C) Adoption of Resolution R-58-23 Accepting Bid Proposal for Street Repair From VMP Construction, Co., Inc. in the Amount of \$650,000; D) Adoption of Resolution R-59-23 Approving the Award of the City's Community Outreach Committee FY24 Grants; E) Adoption of Resolution R-60-23 Approving the Award of the City's Education Committee FY24 Grants; F) Adoption of Resolution R-61-23 Approving the Award of the City's Arts Committee FY24 Grants; G) Adoption of Resolution R-62-23 Accepting a Proposal and Authorizing a Contract Award not to Exceed \$34,823.00 to Resource Recycling Systems Inc. for Consulting Services for a City-wide Food Waste Feasibility Study; H) Adoption of Resolution R-64-23 Accepting Bid Proposals for On-Call Tree Trimming, Removal, and Maintenance Services; I) Adoption of Resolution R-65-23 Waiving the Competitive Bidding Requirements of the City Charter to Allow the City to Enter Into Contracts With Various Snowplow Contractors That May Exceed \$25,000 in Aggregate Value; J) Approval of Letter to M-NCPPC re: FY 2025 Proposed Budget. Councilmember Gardner seconded the motion. Motion passed 7-0.

OLD BUSINESS:

A. Mentoring Through Athletics Grant Program (Ordinance O-12-23 and Resolution R-51-23) – Assistant City Manager Mears summarized the ordinance and resolution. Ordinance O-12-23 will amend the FY 2023 Budget to ensure funding is available for the grant program and Resolution R-51-23 will authorize the Grant Agreement with Mentoring Through Athletics.

Mayor Pro Tem Ndebumadu requested to change the scope of the program from funding for one school year to 2 school quarters at half the cost, at \$10,250, and help the group to apply for other funding through the County.

**Public Hearing:**

Since there was no one signed up to speak, Mayor Adams declared the public hearing to have been held.

Mayor Pro Tem Ndebumadu motioned to amend Ordinance O-12-23 to change the funding to be \$10,250 instead of \$25,000 and be for two quarters of the school year beginning next school quarter. Councilmember Gardner seconded the motion. Councilmember Esteve questioned the motion by stating if the amount should be \$12,500 and not \$10,250 since \$12,500 is half of the \$25,000 amount. Mayor

Pro Tem Ndebumadu corrected her motion to state \$12,500 and not \$10,250. Motion passed 5-2 (Esteve, Woolfley).

Mayor Pro Tem Ndebumadu motioned to adopt the amended Ordinance O-12-23. Councilmember Gardner seconded the motion. Motion passed 5-2 (Esteve, Woolfley).

Mayor Adams motioned to amend Resolution R-51-23 to change the grant agreement to coincide with the funding of \$12,500 and the two quarters of the school year. Mayor Pro Tem Ndebumadu seconded the motion. Motion passed 5-1 (Woolfley)(Esteve not present to vote).

Mayor Admas motioned to adopt the amended Resolution R-51-23. Mayor Pro Tem seconded the motion. Motion passed 5-1 (Woolfley)(Esteve not present to vote).

#### NEW BUSINESS:

A. ICSC Recap – Mayor Pro Tem Ndebumadu and Councilmember Gardner summarized their experience attending the International Council of Shopping Centers show earlier this year. They met with several retailers and pitched them on the demographics and the unique opportunity that lies within the City of Bowie, emphasizing the level of community support and desire to see new businesses recruited to the community. The next steps will be to get a clear vision in place for Economic Development across the City; engage with mid-size restaurateurs with establishments in DC, Maryland, and VA to pitch them on specialty concepts for Bowie to drive community support that will attract the rest; create a better marketing strategy and proactive engagement model to attract more; continue constituent engagement to attract the businesses that you want to see; create closer alignment with PG EDC; look at attracting experiential, educational, and corporate entities; and increase budget funding for Economic Development initiatives.

B. Bowie Golf Course Driving Range Renovation and Expansion – Mr. Nick Spurgeon, Acting Director of Community Services introduced Mr. Matt Reno, Project Manager, and Gant Brunnett Architects, who will present an update on the renovation project. With over four decades without any significant improvements, considerable investment is necessary to meet safety and stormwater requirements and realize the evolving expectations of our community. The Capital Improvements Project encompasses essential upgrades, safety improvements, the introduction of lighting for expanded recreational usage, and enhanced accessibility. These enhancements are not only designed to fulfill the needs of our community but also significantly boost the revenue generated by our golf course. The estimated timeframe for construction phase will be March – September 2024.

Council thanked staff for their presentation.

C. Mill Branch Development – Mr. Edward Gibbs, representing the developer, Mr. Chesley, is before Council requesting a letter of support from City Council for a TIFF from Prince George's County Council for the development. The amount of the TIFF is \$15,300,000. The note will be held by the developer and not the County. It will repaid based on the tax base increase in the assessment of the property after development.

Councilmember Woolfley commented that this is a poor use of TIFF funding which should be used for blighted, underdeveloped areas, which this development does not fall under.

Mayor Pro Tem Ndebumadu asked how much is being spent on road improvements. Mr. Gibbs responded about \$7.2 million.

Councilmember Hawkins motioned to direct staff to draw up a letter of support for the TIFF and be sent to the County. Councilmember Truesdale seconded the motion. Motion passed 5-2 (Esteve, Woolfley).

D. MD 214 Pedestrian Overpass Bridge Presentation – Mr. Ridwan Coker, Transportation Specialist, introduced Mr. Kline who summarized the presentation of the proposed bridge. The group considered three locations for the bridge, Old Central Avenue, Pennsbury Drive and just east of Hall Road. Several factors would need to be addressed in each of the proposed sites having to do with roadway conditions, utility issues, and safety issues. The recommendation is that Option C be done, which is the one located east of Hall Road. This option provides the best trail experience with the fewest impacts to the roadway, utilities, and adjacent land use, exclusive of cost and based on the comparative evaluation.

Mayor Pro Tem Ndebumadu commented that she was approached by residents with concerns of the bridge bringing crime to the area. Has any analysis been done to address this concern. Mr. Joe Meinert responded that they have not but it can be looked into.

Mayor Adams thanked Mr. Kline for his presentation.

E. South Bowie Revitalization - EDC Chair Yolanda Muckle and EDC members Billy D. Louis and Arthur Rogers led the task of working to identify desired revitalization areas in South Bowie – defined as City Council District 4 – with input from residents and business owners. The EDC held meetings and community outreach sessions in April and May 2023. In June and July, they met and discussed the information gathered and methods to address identified concerns. In August they met to review the draft recommendations and in September 2023 the recommendations to Council were finalized. (Attached is their recommendation).

Councilmember Esteve asked if it is still accurate that housing development is needed to sustain new businesses. Ms. Muckle responded yes, that is accurate.

Mayor Pro Tem Ndebumadu thanked them for the great presentation and stepping up for the challenge.

F. Automated Speed Enforcement – Residential Speed Cameras – Acting Chief of Police Preston summarized the proposed locations of placement of speed cameras throughout the City. Maryland Transportation Article 21-809 has expanded the usage of speed cameras usage from school zones to residential zones where the posted speed limit is 35mph or lower. A comprehensive list of locations gathered from City Council members, community complaints, Public Works, and Police Department personnel was compiled. Twenty-five (25) locations were submitted to the speed camera vendor, Conduent, for site evaluation. Out of the locations submitted, 21 were found to be suitable for speed cameras (list attached).

Mayor Pro Tem Ndebumadu asked about the streets that did not make this initial list, how will they be addressed. Chief Preston responded that these are the initial locations, and the list can increase if Council approves new locations.

Councilmember Gardner commented that residents keep stating that the cameras are a money /revenue maker for the City, it is not, it is a safety issue to help calm the speeding in the neighborhoods.

Councilmember Esteve motioned to approve the initial 21 locations for installation of the speed cameras. Councilmember Woolfley seconded the motion. Motion passed 7-0.

G. Police Department Update – Acting Chief Preston briefed Council on the status of various items in the department. Currently the department has 57 officers, which is 10 short of what is authorized. Like many other locations it has become very difficult to fill these vacancies. There are four officers entering the academy on November 27<sup>th</sup>, and it will take them about one year before they become fulltime officers. The department is also losing Lt. Rose who accepted a position in Austin, TX. Acting Deputy Chief Jefferson stated that the department has met the CALEA yearly assessment on September 22, 2023, making it three years in a row accomplishing e recognition.

Mayor Adams thanked Chief Preston for his presentation.

ADJOURNMENT AND MOVE TO CLOSE SESSION:

Mayor Pro Tem Ndebumadu motioned to adjourn to closed session under the statutory authority of the Md. Annotated Code, General Provisions Article §3-305(b)(7): "To consult with counsel to obtain legal advice". Councilmember Truesdale second the motion. Motion passed 7-0. The meeting adjourned at 12:00 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Awilda Hernandez", written in a cursive style.

Awilda Hernandez, MMC  
City Clerk



# City of Bowie

15901 Fred Robinson Way  
Bowie, Maryland 20716

September 15, 2023

City Council  
City of Bowie  
15901 Fred Robinson Way  
Bowie, MD 20716

Dear Council:

At your request, the City of Bowie Economic Development Committee (EDC) looked into revitalization issues pertaining to South Bowie which was defined for us as City Council District 4. The EDC conducted 2-site-surveys in May 2023, and held a Townhall meeting in the City Council Chambers on June 22, 2023. Through SurveyMonkey, the EDC also received feedback from stakeholders and about 200 residents of The City of Bowie. Taking all of this into consideration, below are specific areas for revitalization identified by our study and observation, plus EDC recommendations to the City Council, in priority order:

1. **Retail Stores & Restaurants:** A common desire among the respondents is for the attraction of fine dining and increased superior shopping options. This was a recurring theme expressed by the South Bowie residents regarding the community's desire to significantly improve the dining and shopping experience in South Bowie by attracting high scale restaurants and retail stores. The demographics of South Bowie include many high-income professionals who reside within the community, and this population has an overwhelming desire to improve the quality of the dining and shopping experience within this designated geographical area.
  - The EDC recommends City staff take the lead now in utilizing opportunities outlined by the *Maryland Sustainable Communities Act of 2020* as a strategy to attract, incorporate and retain national brands stores for high end shopping and restaurants.
  - Provide additional investment resources to the Economic Development office to market, attract and promote the City of Bowie as a desirable retail location in collaboration with organizations such as the National Retail Federation, and events they sponsor such as NRF 2024.
  - Create a City of Bowie professional position that will act as a liaison between city businesses and the County to promote predictability, and efficiency in the permitting process.

MAYOR Timothy J. Adams

MAYOR PRO TEM Roxy Ndebumadu

COUNCIL Michael P. Estève • Henri Gardner • Jarryd Hawkins • Clinton Truesdale, Sr. • Dufour Woolfley CITY MANAGER Alfred D. Lott  
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB [www.cityofbowie.org](http://www.cityofbowie.org)

2. Pointer Ridge School Closure: Residents are passionate about preserving neighborhood schools. The City of Bowie should take appropriate measures to prevent the future closure of Pointer Ridge Elementary School by the Prince George's County Public School System.
3. Road Improvements: Prioritize transportation improvements and empower the City of Bowie, Department of Planning and Sustainability and the Public Works Department to proactively communicate and collaborate with the Maryland Department of Transportation for an expedited improvement and maintenance plan.

A viable option is the adoption of sustainable transportation (mobility) policies and initiatives. These mobility requirements would include, but not limited, to the following: 1) City mobility circulation network, 2) increased frequency of weekend commuter options, 3) the inclusion of substantiable mobility actions in the City of Bowie Master Plan, such as the following: A) land use space designated for walking and biking trails, B) the integration of land-use planning with sustainable practices, C) development of infrastructure projects for achieving interactions between city neighborhoods, D) develop a business case for use by City of Bowie officials and leaders for interacting with key State of Maryland and regional governmental stakeholder, such as the Washington Council of Governments.

4. Performing Arts & Entertainment: The closure of the Regal Movie Theatre eliminates one of the few entertainment options available for South Bowie, Maryland residents.
  - Explore options to create more performing arts and entertainment opportunities in South Bowie.
  - Develop automobile parking management and enforcement strategies for all proposed performing arts and entertainment.
5. Security/Public Safety: Over 70 percent of survey respondents identified South Bowie as a safe community; however, there are concerns about petty crime.
  - The EDC recommends the City of Bowie Police Department continue to be visible in patrolling areas of the city to prevent loitering and petty crime.
  - The EDC advocates for a transparent search process for the next City Police Chief and recommends the involvement of business and community leaders in the search committee.
  - The EDC recommends that City staff take the lead in requesting appropriate community investment resources from the Maryland Department of Housing and Community Development (Sustainable Communities Act of 2020) and other sources for enhancing, developing and expanding healthy recreational activities, facilities (parks & playgrounds) and locations.

6. City of Bowie Sustainability Plan Development: Acknowledging the complexity for sustainability development, it is recommended that the City of Bowie take an active role by allocating funds for securing a professional consultant who possess the necessary professional expertise in this subject area. Additionally, subject area professional resources are available from the A. James Clark School of Engineering, including professor Mirosław J. Skibniewski (Sustainable Buildings and Sustainable Construction), and professional resources available from Office of Sustainability at the University of Maryland.

\*The EDC recognizes that expenditures for personnel or materials contained in this document are subject to the approval and funding by the City of Bowie through the budget process.

FOR THE ECONOMIC DEVELOPMENT COMMITTEE:



Yolanda Muckle  
Chair

Attachments:

1. South Bowie, Maryland --- The Development of a Future Community Based on Sustainable Principles and Best Practices --- Including the Maryland Sustainable Communities Act of 2020
2. Survey Responses
  - Three Words Describing South Bowie
  - Three Businesses We Want in South Bowie
3. Written Public Comments Received By EDC

## PROPOSED RESIDENTIAL SPEED CAMERA LOCATIONS

| LOCATION DESCRIPTION       | SURVEY NOTES                                                                                                                                                                                                |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3000 Blk Belair Drive      | PCU located approx. 170' north of Bowie High School entrance                                                                                                                                                |
| 2400 Blk Mitchellville Rd  |                                                                                                                                                                                                             |
| 3500 Blk Mitchellville Rd  |                                                                                                                                                                                                             |
| 15500 Blk Peach Walker Dr  | Existing PCU is located 47' north of Elizabeth Rieg Elementary School                                                                                                                                       |
| 15725 Blk Pointer Ridge Dr | PCU Located approx. 75' south of Paramount Ln. No parking at anytime sign to be installed just south of the PCU.                                                                                            |
| 8100 blk Chestnut Ave      | PCU located approx. 75' south of 8101 driveway                                                                                                                                                              |
| 12907 Blk 9th St           | PCU located approx. 145' west of Maple Ave                                                                                                                                                                  |
| 12415 Kembridge Dr         | PCU located approx. 70' east of Kemp Way                                                                                                                                                                    |
| 14100 Dunwood Valley Dr    | PCU located approx. 195' east Dunwood Ridge Terrace                                                                                                                                                         |
| 2817 Stonybrook Drive      | PCU located approx. 80' south of Starlight Ln / south of the no parking at anytime sign.                                                                                                                    |
| 14704 Blk Dolphin Way      | PCU located 90' west of 14704 Dolphin Way driveway                                                                                                                                                          |
| 12121 Tulip Grove Dr       | PCU located 100' west of Tapered Ln. A note parking at anytime sign will be required just east of the PCU that covers to the 12114 Tulip Grove Dr driveway                                                  |
| 15900 Penn Manor Ln        | PCU located across the street from 15904 Penn Manor Ln driveway                                                                                                                                             |
| 13300 11th St              | PCU located approx. 240' east of Elm Ave                                                                                                                                                                    |
| 14400 Old Stage Rd         | PCU located approx. 375' east of Pleasant View Dr                                                                                                                                                           |
| 16020 Alderwood Ln         | PCU located approx. 140' west of Althea Ln. A no parking sign will be required that prohibits parking from the PCU to Althea Ln. The only spot for the PCU identified was at the 16020 Blk of Alderwood Ln. |
| 12700 Brunswick Ln         | PCU located approx. 53' west of 12700 Brunswick Ln driveway just west of no parking sign.                                                                                                                   |
| 12911 Kendale Ln           | PCU located approx. 20' west of 12911 Kendale Ln driveway just west of no parking sign.                                                                                                                     |
| 15021 Nashua Ln            | PCU located approx. 90' west of Northcote Ln. A no parking sign will be required that prohibits parking from the PCU to the 15018 Nashua Ln driveway                                                        |
| 14911 Blk Dahlia Dr        | PCU located 10' west of 14911 Dahlia Dr driveway, east of storm drain                                                                                                                                       |
| 12500 Millstream Dr        | PCU located 57' west of 12501 Millstream Dr driveway, east of bus stop                                                                                                                                      |

**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: 10-13-23; Time: 12:00; Location: City Hall;  
Motion to close meeting made by: Ndeburadu Seconded by Truesdale;  
Members in favor: All; Opposed: —;  
Abstaining: —; Absent: —.

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<br>(insert #<br>from above)          | Topic                      | Reason for closed-session discussion of topic |
|-----------------------------------------------|----------------------------|-----------------------------------------------|
| §3-305(b) <input checked="" type="checkbox"/> | Consult with legal counsel | Litigation Matters                            |
| §3-305(b) <input type="checkbox"/>            |                            |                                               |
| §3-305(b) <input type="checkbox"/>            |                            |                                               |
| §3-305(b) <input type="checkbox"/>            |                            |                                               |
| §3-305(b) <input type="checkbox"/>            |                            |                                               |

4. This statement is made by Jonathan J. Adams, Presiding Officer.

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**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: 12:07

Place: City Hall

Purpose(s): (7) Consult with Counsel

Members who voted to meet in closed session: TA JH HG ME DW CT RN

Persons attending closed session: TA JH HG ME DW CT RN Levan McCarron Lott Mears

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

Topics actually discussed: Litigation Matters

Actions taken: Consensus to proceed with Settlement

Each recorded vote: \_\_\_\_\_

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

Place: \_\_\_\_\_

Persons present: \_\_\_\_\_

Subjects discussed: \_\_\_\_\_