City of Bowie
Memorandum

Thursday, December 5, 2024
Alfred D. Lott, ICMA-CM, CPM,
City Manager

STATUS REPORT

1. Sewer Foam Injection for Root Control

The Public Works Department has identified a contract for sewer foam injection root control services with Western Virginia Water Authority (Contract# WVWA-FOD-25-03) through Dukes Root Control, Inc., upon which we will be able to piggyback. The foam injection program has been very successful in controlling root growth inside City sewer lines and helping to prevent sewer backups. This year we have budgeted $70,000 for this program. We will sign a Contract and issue a Purchase Order to Dukes Root Control, Inc. in the amount of $70,000.00.

As provided in Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to purchase.

2. Land Swap with M-NCPPC

This week, the City settled on the Mount Oak Road parcels owned by M-NCPPC, comprising 56 acres of land on both sides of Mount Oak Road, west of the CSX railroad tracks. The City Council agreed to an exchange of the 60 acre Cora Bowie property located off of Mill Branch Road for the Mount Oak parcels. In May, Council approved this transaction via Ordinance O-5-24. With the exchange of deeds this week, the transaction is now complete, and the City is the new owner of the Mount Oak parcels.

3. Redeemed Christian Church of God Preliminary Plan (PPS)

Today, the Prince George's County Planning Board held a public hearing on PPS #4-23041, which involves 31.5 acres of land located at the southeast corner of Church Road and Mount Oak Road in the RE (Residential, Estate) Zone. The site is located adjacent to the City limits (Woodmore Estates). The PPS proposes a total of eight lots and two parcels for eight single-family detached dwelling units and 117,355 square feet of institutional development. In addition to the City's Planning Director, a total of eight residents spoke during the public hearing. The residents were opposed to the subdivision generally, due to impacts on traffic, property values, noise, etc. The residents leveled criticism at the applicant for not meeting with the community (although such meetings are not a County requirement for this plan).

The M-NCPPC staff report included Condition 5 which, in part, states:

5. Prior to approval of the final plat of subdivision for residential development (Lots 1–8 and Parcel A), the applicant and the applicant's heirs, successors, and/or assignees shall:

(a) Provide evidence of having received approval and agreement for access and maintenance between the Bowie City Council and the Prince George's County Department of Public Works and Transportation for the extension of Dew Drive.

(f) In the event that approval and agreement for the extension of Dew Drive (including Prince George's County and the City of Bowie access and maintenance) is not received, the area of Lots 1 through 8, Dew Drive extension, and Parcel A shall be platted as Outparcel A.

The applicant indicated their willingness to work with the City and to meet with the City Council (tentatively on January 21, 2025) to discuss the access and maintenance of the road serving the subdivision. The applicant has also indicated a desire to have the eight lots annexed into the City, if the City agrees. At the conclusion of the Planning Board hearing, the Board approved the PPS, per the staff recommendation, by a vote of 3-0-1 (Bailey abstained; Dorner was absent). The motion to approve was made by Commissioner Washington and seconded by Chairman Shapiro.