



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, DECEMBER 2, 2024

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, December 2, 2024, in 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 of the United States of America.

QUORUM:

In attendance were Mayor Adams, Councilmembers Brady, Estève, Ndebumadu, Rogers, Truesdale and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez and Staff.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

Mayor Adams motioned to move Item E under Consent Agenda, Introduction of Ordinance O-1-25 Repealing in its Entirety and Re-Enacting With Amendments Chapter 26 "Zoning," Article II "Municipal Zoning Authority" to the January 6, 2025 Council meeting. Councilmember Truesdale second the motion. Motion passed 7-0.

Councilmember Brady motioned to add under New Business a discussion on directing staff to speak with the County to possibly reschedule their public hearing for Redeemed Christian Church of God, Victory Temple. Mayor Pro Tem Woolfley second the motion. Motion passed 7-0.

CITIZEN PARTICIPATION:

1. Shaw Taylor – Worked on a book on slaves from Bowie requesting a written recognition from Council supporting the book.
2. Les Kaunitz, Rambling Lane – Commented that tonight's meeting packet is quite large and hopes Council truly reviewed the documents as they contain pertinent information for the future of the City.
3. Jessie Blunt – Questioned if Mr. Jesse Buggs is the person to contact in regard to HUD questions in the City.

PRESENTATIONS:

Members of the Old Bowie Arts and Heritage Committee along with Council, presented certificates of appreciation to the many volunteers that helped on the 2024 Old Town Bowie Celebrates Festival.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-In:

1. Councilmember Rogers motioned to appoint Mr. Kevin Lopez Cruz to the Diversity Committee as a Regular Member for a 2-year term. Mayor Pro Tem Woolfley seconded the motion. Motion passed 7-0.

Mayor Adams swore in Mr. Lopez to the committee.

COUNCIL ANNOUNCEMENTS:

Councilmember Esteve thanked staff and volunteers for the work on putting together the Old Town Bowie Festival.

Councilmember Truesdale wished residents a Happy Thanksgiving.

CITY MANAGER'S REPORT:

City Manager Lott reported that solicitation for bulk trash pick-up will be going out this week and if accepted, it will come before Council in January for a budget amendment..

CONSENT AGENDA:

Mayor Pro Tem Woolfley motioned to approve Consent Agenda items: A) Approval of November 18, 2024 Council Meeting Minutes; B) Adoption of Resolution R-84-24 Accepting a Proposal for Water Tank Maintenance Services with Southern Corrosion, Inc. in the Amount of \$80,314.00; C) Adoption of Resolution R-85-24 Accepting a Proposal for Police Department Marketing Services for Recruitment of Police Personnel with First Arriving, LLC in the Amount of \$50,650; D) Adoption of Resolution R-86-24 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie to Allow the City of Bowie to Accept the Quote of MCCI, LLC, and Authorizing the City Manager to Enter Into an Agreement for Laserfiche Software. Councilmember Esteve seconded the motion. Motion passed 7-0.

OLD BUSINESS:

None.

NEW BUSINESS:

A. Detailed Site Plan DSP-20003-02, Popeye's Restaurant at Mill Branch Crossing – Planning Director, Joe Meinert summarized the staff report. The Developer, Kuulipug, LLC is requesting the City Council's approval recommendation regarding a Detailed Site Plan for a new 3,047 square foot eating and drinking establishment with drive-thru at Mill branch Crossing. The subject property includes 1.05 acres and is located on parts of Outlots 9-10 on the west side of proposed Lola Drive, adjacent to US 301, in the CGO (Commercial General Office) Zone.

Mr. Edward Gibbs with law offices Gibbs and Haller, representing the developer, stated that they agree with staff recommendations except for the two-way driveway aisle located between the restaurant building and Saint Lola Lane be converted to a one-way aisle and outdoor seating. Mr. Meinert stated that staff does withdraw the two recommendations that Mr. Gibbs mentioned as they were comments presented by Planning Board and not recommendations. The only recommendation will be a minimum of

two bike racks near the entrance to the restaurant and proposed site lighting fixtures shall be full cut-off fixtures, to avoid unnecessary light spillover and glare on adjacent roadways and properties.

Councilmember Truesdale motioned to approve DSP-20003-02 with the 2 conditions recommended by staff. Councilmember Rogers second the motion. Motion passed 5-1-1 (Woolfley-Nay, Ndebumadu-Abstain).

B. Energy Efficiency and Conservation Strategy – The City obtained the services of Loring Consulting Engineers to create an Energy Efficiency and Conservation Strategy (EECS) as part of the Energy Efficiency and Conservation Block Grant program through the Department of the Environment. The EECS requires the City to benchmark energy usage in core facilities and the City fleet provide a baseline as well as energy conservation measures (ECMs) for meeting both internal and external goals and policies such as the Maryland Building Energy Performance Standards (BEPS) for buildings over 35,000 sq. ft. Staff recommends Council accept the EECS as the blueprint for City actions and guidance.

Representatives of Loring Consulting summarized the report. A few recommendations include modifying the HVAC occupancy schedule to match building hours, implementing hot water temperature reset, replace existing fuel-fired furnaces with heat pumps.

Mayor Adams thanked them for the summary.

C. Economic Development Committee Recommendations on Attracting Restaurants - EDC Chair, Yolanda Muckle and member Billy Louis presented their recommendations to Council which include advocating for zoning changes supporting residential development that increase density at appropriate locations, assist retailers in navigating the county permitting process, request an ombudsman at DPIE to coordinate with EDC on permitting issues. (Copy of letter and recommendations attached).

D. Adoption of Resolution R-82-24 Adopting the Housing and Community Development Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2023 (HUD FY22) – Mr. George Jones, Grant Administrator, summarized the resolution. The City receives Community Development Block Grant funds from the US Department of Housing and Urban Development through an entitlement. During program year 2023 the City received \$196,485 to support the Single Family Housing Rehabilitation Program, Fair Housing Training and Workforce Development Training.

Public Hearing:

Since no one signed up to speak and no comments were received via email, Mayor Adams declared the Public Hearing to have been held.

Mayor Pro Tem Woolfley motioned to adopt Resolution R-82-24. Councilmember Brady second the motion. Motion passed 6-0 (Esteve not present).

E. Adoption of Resolution R-83-24 Adopting the Housing and Community Development Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2024 (HUD FY23) - Mr. George Jones, Grant Administrator, summarized the resolution. The City receives Community Development Block Grant funds from the US Department of Housing and Urban Development through an entitlement. During program year 2024 the City received \$188,403 to support the Single Family Housing Rehabilitation Program, Fair Housing Training and Workforce Development Training.

Public Hearing:

Since no one signed up to speak and no comments were received via email, Mayor Adams declared the Public Hearing to have been held.

Mayor Pro Tem Woolfley motioned to adopt Resolution R-83-24. Councilmember Rogers second the motion. Motion passed 7-0.

F. Council discussion on hosting a Prince George's County Municipal Association (PGCMA) meeting – The City is a member of PGCMA which holds monthly meetings within all the municipalities in Prince Georges County. Council concurred to host a meeting in the spring.

G. Discussion on directing staff to speak with the County to possibly reschedule their public hearing for Redeemed Christian Church of God, Victory Temple – Councilmember Brady requested to have staff contact the County to reschedule the public hearing from December 5th to possibly late January or February, in order for the City to have time to meet with the developer and discuss the proposed extension of Dew Drive and whether it should be annexed into the City. Council concurred with this request; staff will contact the County.

ADJOURNMENT:

Mayor Pro Tem Woolfley motioned to adjourn the regular City Council meeting. Councilmember Rogers seconded the motion. Motion passed 7-0. The meeting adjourned at 11:15 p.m.


Awilda Hernandez, MMC
City Clerk

Approved by the City Council of the City of Bowie on January 21, 2024.



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

November 26, 2024

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

Dear Council:

The City of Bowie Economic Development Committee (EDC) investigated attracting restaurants to Bowie. A dedicated working group spent several months learning about the needs of potential restaurants when they are considering a new location and what it takes to attract them to the City. These are the EDC's seven recommendations to the City Council:

1. Connect existing restaurants with resources and organizations such as Employ Prince George's to improve the workforce and quality of service.
2. Foster an environment that encourages residents to support existing restaurants and publicize thriving restaurants (i.e. Restaurant Week).
3. Create and maintain a list of second-generation restaurant spaces.
4. Advocate for zoning changes and support residential development that increase density at appropriate locations.
5. Create a dedicated role or increase support to an existing role with responsibility to assist retailers in navigating the county permitting process.
6. Collaborate or form a coalition with other municipalities and industry groups seeking to address the permitting challenges in the County to foster alignment and elevate partnership with permitting entities.
7. Request a special ombudsman at the County's Department of Permits, Inspections, and Enforcement (DPiE) to coordinate with City staff (and all interested County municipalities) on permitting issues.

FOR THE ECONOMIC DEVELOPMENT COMMITTEE:

Yolanda Muckle
Chair

Attachments:

Bowie Economic Development Committee Restaurant Working Group Report November 2024

MAYOR Timothy J. Adams

MAYOR PRO TEM Dufour Woolfley

COUNCIL Dennis Brady • Michael P. Estève • Roxy Ndebumadu • Wanda Rogers • Clinton Truesdale, Sr. CITY MANAGER Alfred D. Lott
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

**Bowie Economic Development Committee
Restaurant Working Group Report
Revised November 2024**

Members: Erica Kennedy, Kevin Kennedy, Billy Louis, Michael Oleru, Chris Rizzi

A common theme in a 2023 survey conducted by the Economic Development Committee (EDC) was a desire to attract high quality restaurants to the city of Bowie. Subsequently, at its July 2024 meeting, the EDC formed a working group to propose recommendations to address this issue.

To kick start the process, the working group referred to an October 2023 panel discussion featuring retail property owners, economic development professionals and elected officials to discuss the state of retail in the city of Bowie. Among the panelists were Larry Hentz, Executive Director of Business Development at the Prince George's County Economic Development Corporation and Zina Redfearn of Washington Prime Group (Bowie Town Center). The working group reached back out to these two professionals who are in the business of attracting new business for advice on how to attract quality restaurant groups.

In addition to engaging Mr. Hentz and Ms. Redfearn, the working group attended an International Council of Shopping Centers (ICSC) webinar titled Real Estate Trends Fueling Restaurant Franchises and interviewed a broker representing Darden, owner of brands such as Seasons 52 and Ruth's Chris Steak House as well as Olive Garden and Longhorn. Below is a summary of the key takeaways from these activities:

- **Demographics**- Since Bowie is competing with surrounding areas, demographics must be compatible with other locations that currently have the high-end restaurants being sought. The industry's preference is for high income and densely populated markets.
- **Retail Mix/Co-tenancy**- Restaurants are more likely to be successful at retail locations with the right mix of retail.
- **Existing Restaurants**- The performance of existing restaurants is indicative of the probability of success of new restaurants. Existing restaurants must be thriving to attract new restaurants. Because of the significant investment required to open a new restaurant, operators tend not to be trailblazers and are more likely to explore a market in which their cohorts are thriving.
- **Homegrown Restaurants**- There is opportunity to support local entrepreneurs by creating space for food halls and food trucks, which also creates a variety of dining options.
- **Density**- Daytime and residential population must be sufficient to support 1 table-turn at lunch and 2 table-turns at dinner. Restaurants need approximately 500 diners per week to be profitable assuming they are open 6 days a week.

- **Economic Environment**- Inflation has driven up the cost of dining, and consumers are being more discerning about where they eat. Higher priced fine dining options are likely to be impacted by a pullback in spending and less likely to open new locations.
- **Permitting**- The county's lengthy and cumbersome permitting process continues to be a barrier to entry. Feedback from developers, architects and small business owners is that the permitting challenges typically result in a 25-30 percent premium in design/consulting fees compared to other counties. The process has been described as demoralizing and time consuming, leading some architects and consultants to stop doing business in the county and those that remain elect to charge higher fees due to the process and perhaps less competition. The increase in design/consulting fees to obtain permits puts a financial strain on small businesses before they can even open for business, diverting limited resources that would otherwise be used to launch and sustain businesses.
- **Quality Improvement**- Bowie residents travel outside the city and county to visit restaurants perceived to deliver better service and quality food.

Based on these takeaways, the Working Group recommends the following actions:

1. Connect existing restaurants with resources and organizations such as Employ Prince George's to improve workforce and quality of service.
2. Foster an environment that encourages residents to support existing restaurants and publicize thriving restaurants (i.e. Restaurant Week).
3. Create and maintain a list of second-generation restaurant space.
4. Advocate for zoning changes and support residential development that increase density at appropriate locations.
5. Create a dedicated role or increase support to an existing role with the responsibility to assist retailers in navigating the county permitting process.
6. Collaborate or form a coalition with other towns and industry groups seeking to address the permitting challenges in the county to foster alignment and elevate partnership with permitting entities.
7. Request a special ombudsman at DPIE to coordinate with Bowie EDC on permitting issues.