



City of Bowie

Regular City Council Meeting

Monday, August 4, 2025
Council Chambers - 8 p.m.

AGENDA

- I. CALL MEETING TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. QUORUM**
- IV. AGENDA ADDITIONS/DELETIONS/AMENDMENTS**
- V. CITIZEN PARTICIPATION**
- VI. PRESENTATIONS**
- VII. CITY BOARDS AND COMMITTEES**
 - A.** Appointments/Reappointments/Swearing-in
- VIII. COUNCIL ANNOUNCEMENTS**
- IX. CITY MANAGER'S REPORT**
- X. CONSENT AGENDA**
 - A.** Approval of June 16, 2025 Council Meeting Minutes
 - B.** Adoption of Resolution R-50-25 Authorizing the Issuance of a Purchase Order to Mead & Hunt, Inc. for Task Order/RFP #4-13 in the Amount of \$29,459.53 in Accordance with the Master Contract Approved on December 3, 2018
 - C.** Adoption of Resolution R-51-25 Awarding a Contract to Riviera Enterprises for Large Trunk and Right-of-Way (ROW) Sewer Main Inspections and Cleaning in an Amount Not to Exceed \$750,000
 - D.** Adoption of Resolution R-52-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie to Allow the Purchase of Fourteen (14) Police Vehicles and Authorizing the City Manager to Issue a Purchase Order Through a State of Maryland Procurement Contract
 - E.** Adoption of Resolution R-53-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie to Allow the Renovation of the Synthetic Turf Field at Whitemarsh Park, and Authorizing the City Manager to Enter Into an Agreement with FieldTurf USA, Inc and Issue a Purchase Order in the Amount of \$711,415.00
 - F.** Adoption of Resolution R-54-25 Authorizing the Issuance of a Purchase Order to KCI Technologies, Inc. (KCI) for Task Order/RFP #11-03 in the Amount of \$94,956.87 in Accordance with the Master Contract Approved on January 7, 2019

- G. Adoption of Resolution R-55-25 Authorizing the Water Service Connection for Benjamin Tasker Middle School Located at 4901 Collington Road
- H. Adoption of Resolution R-56-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie to Allow the Purchase of Police Vehicle Upfitting Services and Authorizing the City Manager to Issue a Purchase Order Through a Howard County, Maryland Procurement Contract
- I. Adoption of Resolution R-57-25 Authorizing the Water Service Connection for One Salon Studios Located at 3327 Superior Lane
- J. Introduction of Charter Amendment Resolution CAR-2-25 Amending Sec. 61, "Purchasing and Contracting", and Sec. 62, "Cooperative Bidding", of the City Charter to Authorize the City Council to Set Purchasing Requirements and Procedures by Ordinance
- K. Introduction of Ordinance O-8-25 Amending City Code, Chapter 19A, "Procurement, Procedures," Article I, "Procurements Generally", to Increase the Competitive Bidding Threshold and to Prescribe Additional Regulations Relating to City Procurements, Including the Adoption of Alternative Procedures in Appropriate Circumstances

XI. OLD BUSINESS

- A. Adoption of Charter Amendment Resolution CAR-1-25 Amending Sec. 20, "Fixing Penalties for Violations of Ordinances", of the City Charter to Increase From \$1,000 to \$5,000 the Maximum Fine That Can be Assessed for a Violation of the City Code - **Public Hearing/Eligible for Action**
- B. Adoption of Ordinance O-7-25 Amending the Code of the City of Bowie, Chapter 5 "Building and Property Maintenance", Article II "Housing and Property Maintenance Code," § 5-6 "Definitions" to Add a Definition of Invasive Bamboo, and § 5-7 "Standards," to Prohibit Planting of Invasive Bamboo and to Require Those Who Currently Maintain Bamboo on Their Property to Contain It to Their Property - **Public Hearing/Eligible for Action**
- C. Strategic Planning Update - Representatives of staff strategic planning team will present the work they have completed on the City's Strategic Plan.

XII. NEW BUSINESS

- A. Baltimore Gas and Electric (BGE) Presentation - BGE representatives will brief the City Council on the current state of the utility within the city.
- B. Preliminary Plan of Subdivision PPS-4-24006, 2501 & 2405 Crain Highway - Robert Antonetti, the attorney for Rowhit Bowie, LLC., and his team will present to Council the Preliminary Plan of Subdivision PPS-4-24006, 2501 & 2405 Crain Highway for evaluation and approval. - **Public Hearing/Eligible for Action**

XIII. ADJOURNMENT

Note: The Ethics Commission has advised that under certain circumstances, members of the public may qualify as lobbyists when they testify before the City Council. If so, the Bowie Ethics Ordinance requires that certain information be filed with the Ethics Commission. Please review

the information about lobbying that is provided with the City Clerk. If you have any questions about lobbying, please contact the Ethics Commission or the Assistant City Manager.

This meeting will be televised live on Verizon Channel 10 and Comcast Channel 71 and 996, repeated on 8/6/2025 and 8/9/2025 at 7:00 p.m., and [web-streamed live](#).

For a closed-captioned version of the meeting video, please go to <https://www.youtube.com/user/cityofbowiemd/playlists> and select the 2025 Council Meetings list. Once the meeting video opens, be sure to click on “CC” button to turn on closed captioning.

NEXT REGULAR MEETING OF THE BOWIE CITY COUNCIL - TUESDAY, SEPTEMBER 2, 2025 - COUNCIL CHAMBERS - 8:00 P.M.



Memorandum

TO: City Council

FROM: Awilda Hernandez, City Clerk

SUBJECT: Committee Appointments/Reappointments/Swearing-in

DATE: 07/31/2025

Committee Appointments:

1. Ms. Henrietta (Awo) Osei-Anto was interviewed on July 7, 2025, for appointment to the Community Outreach Committee and the Diversity Committee. Council appointed her to both committees as a Regular Member for a 2-year term at the July 14, 2025, Regular Council Meeting. Please swear-in Ms. Osei-Anto.

ATTACHMENTS: None

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, JUNE 16, 2025

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, June 16, 2025, in Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:05 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 (virtual), Rogers, Truesdale and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez and Staff.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

Mayor Pro Tem Woolfley motioned to amend the agenda to add under Closed Session § 3-305(b)(7): "To consult with counsel to obtain legal advice"; and § 3-305(b)(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". Councilmember Esteve second the motion. Motion passed 6-0 (Ndebumadu did not vote).

CITIZEN PARTICIPATION:

1. Charlene Bearsto – Spoke on diminishing tree canopy in the city.
2. George Tudle, Excalibur Ct. - Spoke on safety issues because of overgrown vegetation on Rt. 301 and 197.

PRESENTATIONS:

- A. Mr. Kevin Lopez Cruz with the Diversity Committee spoke on Caribbean-American Heritage Month.

CITY BOARDS AND COMMITTEES:

None.

COUNCIL ANNOUNCEMENTS:

Councilmember Rogers spoke on the remembrance of the Juneteenth celebration.

Councilmember Truesdale spoke on the ribbon cutting that was held on June 14th for the Maryland Women's Business Center that opened in the Bowie Town Center.

CITY MANAGER'S REPORT:

None.

CONSENT AGENDA:

Mayor Pro Tem Woolfley motioned to approve Consent Agenda items: A) Approval of May 5, 2025 Council Meeting Minutes; B) Approval of May 12, 2025 Council Meeting Minutes; C) Adoption of Proclamation P-17-25 Proclaiming June 16-22, 2025, as Pollinator Week in the City of Bowie; D) Adoption of Resolution R-36-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie and Awarding a Contract to Carter Machinery Co., Inc. in the Amount of \$141,458.01 for the Purchase of One Backhoe, by Piggybacking a Sourcewell Contract; E) Adoption of Resolution R-37-25 Awarding a Contract to Kaslo Enterprises LLC for Sewer Lateral Replacements in an Amount Not to Exceed \$200,000; F) Adoption of Resolution R-38-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie and Awarding a Contract to Jesco, Inc. in the Amount of \$78,000 for the Purchase of One Mini Excavator, by Piggybacking a Sourcewell Contract; G) Adoption of Resolution R-39-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie and Awarding a Contract to D.W. Ogg Equipment Company in the Amount of \$35,861.60 for the Purchase of One Ventrac Tractor, by Piggybacking a Sourcewell Contract; H) Adoption of Resolution R-41-25 Accepting a Proposal for Police Department Marketing Services for Recruitment of Police Personnel with First Arriving, LLC in the Amount of \$31,650; I) Adoption of Resolution R-42-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie to Allow the City to Enter Into a Contract with Commercial Carpets of America, Inc., and Authorizing the City Manager to Enter Into an Agreement for Flooring Replacement; J) Adoption of Resolution R-43-25 Awarding a Contract to Lighting Maintenance, Inc. for Street Light Maintenance in an Amount Not to Exceed \$550,000; K) Adoption of Resolution R-44-25 Awarding a Contract to USALCO, LLC for the Supply and Delivery of Liquid Aluminum Sulfate to the Wastewater Treatment Plant in an Amount Not to Exceed \$41,700; L) Adoption of Resolution R-45-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie to Allow the Purchase and Installation of New Amphitheater Canopy, and Authorizing the City Manager to Enter Into an Agreement With Sparks at Play, LLC; M) Adoption of Resolution R-46-25 Authorizing the Issuance of a Purchase Order to KCI Technologies, Inc. for Task Order/RFP#3-21 in the Amount of \$99,069.50 in Accordance With the Master Contract Approved on October 31, 2018. Councilmember Brady second the motion. Motion passed 6-0 (Ndebumadu did not vote).

OLD BUSINESS:

A. Adoption of Emergency Ordinance O-5-25 Authorizing the Acquisition of Certain Real Property Located at 15200 Major Lansdale Blvd., Bowie, Maryland 20716, Comprising Approximately 11.97± Acres, Being the Property Identified as Tax Map 55, Grid B1, Lot 1, Tax ID No. 07-3131711 - Mr. John Henry King, City's Economic Development Director summarized the staff report. The City would purchase the former Regal Cinema property consisting of approximately 11.97± acres with a 55,280 sq. ft. movie theater constructed on it for \$11,970,000 and non-refundable deposit in the amount of \$1,197,000 has been made.

Public Hearing:

City Clerk Hernandez stated for the record that eight comments were received via email and forwarded to Council. Copies attached.

1. Michael Bridges, Dunwood Crossing Dr. – Spoke against the purchase of the property.
2. Milly Hall, Dunstable Ct. – Spoke against the purchase of the property.
3. Priscilla Verdun, Delcastle Ct. – Spoke against the purchase of the property.

With no one else signed up to speak, Mayor Adams declared the public hearing to have been held.

Councilmember Esteve commented that they need to continue the dialogue with the sellers to encourage advertising to businesses that will expand the City's Economic Development.

Councilmember Brady is in support of creating an Economic Development Corporation for the City.

Councilmember Truesdale stated that it was a great concept, just not the right time for it.

Mayor Pro Tem Woolfley motioned to reject Ordinance O-5-25. Councilmember Estève second the motion. Motion passed 6-0 (Ndebumadu did not vote).

B. Adoption of Emergency Ordinance O-6-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025, as Embodied in Ordinance O-4-24, and Amended by Ordinances O-7-24, O-2-25 and O-3-25 to Appropriate Funds for the Acquisition of Certain Real Property as Described in Emergency Ordinance O-5-25, Known as the Regal Theater Property.

Since Emergency Ordinance O-5-25 did not pass, this ordinance did not move forward.

NEW BUSINESS:

None.

ADJOURNMENT AND MOVE TO CLOSED SESSION:

Mayor Pro Tem Woolfley 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)(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"; § 3-305(b)(7): "To consult with counsel to obtain legal advice"; and § 3-305(b)(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". Councilmember Estève second the motion. Motion passed 6-0 (Ndebumadu did not vote). The meeting adjourned at 8:53 p.m.

Awilda Hernandez, MMC
City Clerk

From: [David Iannucci](#)
To: [Timothy Adams](#)
Cc: [Awilda Hernandez](#)
Subject: [EXTERNAL] Theater site
Date: Friday, June 13, 2025 8:32:05 AM

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Your Honor:

I have read about discussions concerning the City's possible acquisition of the theater site and write to strongly endorse that idea. The site has outstanding transportation access and is critically located near some of Bowie's most important commercial properties. It could be an excellent candidate for quality mixed use development, while offering tax revenue growth opportunities that alternative proposals lack. Giving Bowie control of the economic destiny of this site I believe to be in the best interest of our community.

I am happy to be supportive of this initiative in any way I can.

Thank you.

David Iannucci

Awilda Hernandez

From: lisa babin <lisababin56@gmail.com>
Sent: Sunday, June 15, 2025 8:30 PM
To: Timothy Adams; Dufour Woolfley; Clinton Truesdale; Wanda Rogers; Dennis Brady; Michael Esteve; Bowie City Councilwoman Roxy Ndebumadu; Awilda Hernandez; Alfred Lott; Daniel Mears
Subject: [EXTERNAL] Opposition to Purchasing the Regal Movie Theater
Attachments: Letter regarding Regal Theater.docx

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To the Honorable Mayor Tim Adams,
Members of the Bowie City Council, and
City Staff Members
Bowie City Hall
15901 Fred Robinson Way
Bowie, MD 20716

Greetings,

Please review the attachment regarding the acquisition of Regal Movie Theater.

Best Regards,

**Lisa S. Babin
16402 Eider Street
Bowie, MD 20716**

June 15, 2025

The Honorable Mayor Tim Adams
City Council Members
City of Bowie Staff Members

The Regal Theater closed in 2020 due to the national economic downturn and a change in the entertainment industry. Four Point Partners purchased the property for \$4 million. For five years, the City of Bowie had shown no interest in buying this property for the benefit of Bowie residents. However, Passion Java Ministries, a mega church, bought it from Four Points Partners and secured a mortgage from Greenspring Realty for approximately \$10 million. Furthermore, it is believed that the church has defaulted on the loan.

After participating in various Zoom meetings with Mayor Adams, Council Members Ndebamadu, Truesdale, Rogers, Woolfley, and Esteve, I am expressing my grave concern about the purchase of the Regal Theater. First, the purchase of the Regal Theater was completed for \$11.9 million, accompanied by a \$1.9 million good faith deposit. Meanwhile, Mayor Adams and Council Member Ndebamadu were unavailable and unable to voice their opinions on behalf of their constituents. Secondly, the city must maintain a twenty-five percent (25%) reserve budget, and this purchase would bring the reserve fund below its threshold, thereby compromising the \$525,000 it earns by investing it. Fourth, the city has already agreed to spend \$20 million on an ice rink. Fifth, twenty percent (20%) of Bowie's population are federal workers and are likely to be adversely impacted by the federal government's firings/layoffs. Sixth, the tax-assessed value of the Regal Theater is \$9 million, and the City of Bowie has purchased it above the valuation without a plan for what would be put in its place to generate "foot traffic" through retail entertainment, commercial, or residential entities.

I believe this purchase is a reactionary decision rather than a well-thought-out plan. Therefore, I can not support it. The city council members need to collaborate on how to retrieve the deposit and plan the best course of action, including Bowie residents.

Best Regards,

Lisa Babin
Covington Unite
Pin Oak Village Townhouse Associate

Awilda Hernandez

From: Tonda Shine <tns110@yahoo.com>
Sent: Monday, June 16, 2025 7:45 AM
Subject: [EXTERNAL] Opposition to Regal Theater Property Purchase

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Dear Members of the Bowie City Council:

As a concerned resident of Bowie, I am writing to express my opposition to the purchase of the former Regal Theater property.

The decision to move forward with a nearly \$12 million purchase—without a clear redevelopment plan, public input, or financial contingency protections—is deeply troubling. At a time when Bowie is facing economic uncertainty and pressing infrastructure needs, using reserve funds to buy a foreclosed property at a price above its assessed value appears fiscally irresponsible.

Moreover, the lack of transparency surrounding this transaction, including the absence of a vetted development strategy or partnership plan, undermines public trust. There are viable alternatives—such as public-private partnerships—that could have minimized risk while supporting strategic growth.

I urge the Council to reconsider this purchase and prioritize sustainable, community-informed investment decisions that protect Bowie's long-term financial health.

Sincerely,
Tonda N. Shine
Townes of Covington
16308 Eastham Court
Bowie, MD 20716
Sent from my iPhone

Awilda Hernandez

From: A Smith <angelasmith678@hotmail.com>
Sent: Monday, June 16, 2025 10:00 AM
To: Timothy Adams; Dufour Woolfley; Clinton Truesdale; Wanda Rogers; Dennis Brady; Michael Esteve; Rosann Ndebumadu; Awilda Hernandez; Alfred Lott; Daniel Mears; lisa babin
Subject: [EXTERNAL] Regal Theater Land Purchase Plan - Oppose Plan

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June 16, 2025

Honorable Councilmembers of Bowie, MD,

In regards to the decision to purchase the Regal Theater's land without full support of all of the council members I would like to state that I am not in support of the decision to purchase the property at a price of nearly \$12 million without any design plan in place. There should be statutory language in place to ensure a thorough analysis of the size and scope of a planned expenditure from the Reserve Fund to prevent acquisitions to occur without authorization of the full council body. There should be no decision made unilaterally or without thorough consideration beforehand that impacts the fiduciary standing of the Bowie Reserve Fund. The current issue does not seem to have been properly vetted before being made. It is irresponsible of council-members to say intuition should direct funding choices as opposed to well thought out planning. There should be statutory guidance enacted to ensure the council makes future decisions based on documented planning and demonstrated evidence of the impact to the overall Reserve Fund balance for a minimum of 5-years based on planned income and expected expenses. As a result, I oppose the decision to purchase the Regal Theater's land for nearly \$12 million as currently planned.

Respectfully,

Angela Smith
3535 Ellerton Road
Bowie, MD 20716
angelasmith678@hotmail.com

Sent from [Outlook](#)

Awilda Hernandez

From: Bettye J Demps <bjdemps49@aol.com>
Sent: Monday, June 16, 2025 11:23 AM
To: Awilda Hernandez
Subject: [EXTERNAL] Letter for Mayor, Council and City Staff members for 6/16/2025 meeting
Attachments: Mayor's Letter.docx

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GM Ms. Hernandez,

Attached is my letter for Major Adams, all City Council and City Staff members. Please advise if it's necessary to email all members individually and receipt of my letter.

*Regards,
Bettye J. Demps*

3704 Excalibur Court

Condo 303

Bowie, Maryland 20716

June 16, 2025

The Honorable Timothy J. Adams, Mayor of Bowie, MD

City Council Members

City of Bowie Staff Members

Dear Mayor Adams,

*I oppose the City's potential acquisition of the former Regal Movie Theate at 15200 Major
Lansdale Blvd.*

Five City Council staff organized a \$11.97 million purchase, including a \$1.197 million non-refundable deposit, during the absence of the Mayor and another member.

I've joined Q&A Zoom meetings with all City Council members except Councilman Dennis Brady and Chairwoman Wanda Rogers. There are notable issues regarding the economic statements, redevelopment plans, title ownership, and proof of bankruptcy in the negotiations with Four Points Capital, Java Ministries, and Greenspring.

I respectfully request that Council members reconsider the acquisition of the theater, ensuring further public input is gathered before proceeding.

Regards,

Bettye J. Demps

Covington Unite

Covington Condominiums Association, HOA President

Awilda Hernandez

From: Stella Diggs <sdiggs62@gmail.com>
Sent: Monday, June 16, 2025 3:05 PM
To: Timothy Adams; Dufour Woolfley; Clinton Truesdale; Wanda Rogers; Dennis Brady; Michael Esteve; Rosann Ndebumadu
Cc: Awilda Hernandez; Alfred Lott; Daniel Mears
Subject: [EXTERNAL] Regal Property purchase

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I've been a homeowner in Bowie for about 24 years

I vote NO to purchasing the old Regal theatre.

The purchase price of \$12 M is too high especially since the seller had previously sold it for \$10M and that buyer defaulted on their payment. The property assessed tax value is \$9M. There was no plan of how the property/location would be developed. It is irresponsible to commit \$12M of the citizens money without having a plan nor even having open discussion with public.

I think it is a good decision for the Major to attempt to recover the \$1.9M deposit that was made to Four Point Realty.

In this economic hardship time and with citizens losing their jobs, we cannot afford to have our property taxes increased to pay for a property that we did not budget for.

Plus, I was not aware that our (Maryland and Prince George's County) credit rating has been downgraded!

Stella Diggs
3785 Eightpenny Ln
Bowie, MD 20716

Awilda Hernandez

From: Michael Bridges <mike.m.bridges@gmail.com>
Sent: Monday, June 16, 2025 5:00 PM
To: Awilda Hernandez
Subject: [EXTERNAL] 6-16-2025 Comments on acquisition to aquisition of the Regal Theatre Property

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My name is Michael Bridges and I am a city resident at

3320 Dunwood Crossing Dr.

Bowie, MD 20721

I would like to express my opposition to purchase the real theatre property.

In my opinion the \$12M contract price is too high and the cost benefit analysis has not been conducted sufficiently to justify that price.

Trade offs as to tax increases or which projects should be deferred have not been conducted to stay above the 25% limit.

Awilda Hernandez

From: Milly Hall <hallmilly@aol.com>
Sent: Monday, June 16, 2025 5:22 PM
To: Timothy Adams; Dufour Woolfley; Wanda Rogers; Clinton Truesdale; roxy@roxyforbowie.com; Michael Esteve; Dennis Brady
Cc: Awilda Hernandez; Alfred Lott; Daniel Mears; Milly Hall
Subject: [EXTERNAL] City Council Regal Property Purchase = Bad move

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Dear Mayor Adams, City Council members and City staff,

I am writing in regards to your potential acquisition of certain Real Property located at 15200 Major Lansdale Blv. Bowie, the Regal Movie Theatre. This is of great concern, and we expect the Council to make better decisions on behalf of all Bowie citizens. I don't feel this is a good one, considering the financial challenges the City could be facing with what's coming out of the Federal Government. I am suggesting that you rethink this action, as it could clearly hurt us in the coming future.

The former Regal Cinema closed due to national economic trends in entertainment and commercial real estate. It was foreclosed and purchased by a DC-based private equity firm (Four Points Capital Partners) for **\$4 million**. They sold it to a church, Passion Java Ministries, financed by Greenspring Realty Partners in Maryland for approximately **\$10 million**. The church defaulted on the loan, and the property is now back under the control of Four Points Capital, which holds the note, in coordination with Greenspring. They are now asking the City of Bowie to purchase it for **\$11.97 million**.

Five members of Council directed staff, without public input, to enter a no-contingency contract, placing a **\$1,197,000.00 million non-refundable deposit** for a property with **no defined plan** for use, purpose, or public return.

The city council should not be moving forward with an intent to purchase land without appropriate public input or feasible redevelopment plan for income generation 10 years from now.

Milly Hall
14404 Dunstable Court
Bowie MD 20721



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: RFP/Task Order #4-13 Pennsbury Drive Traffic Study - Resolution R-50-25

DATE: 07/31/2025

On December 3, 2018, the City entered into an Architect/Engineering Open End Agreement with Mead & Hunt, Inc. (M&H) of Columbia, MD and A. Morton Thomas & Associates, Inc. (AMT) for Category 4-Traffic Engineering (Design). Professional Services delivered through these Agreements are negotiated and procured on a Task Order basis as the City's needs arise.

On July 2, 2025, the Public Works Department advertised a Notice of Intent to Negotiate for RFP/Task Order 4-13 Pennsbury Drive Traffic Study under the Architect/Engineering Open End Agreement. Proposals were accepted from M&H and AMT which have Open End Professional Services Agreements with the City for Traffic Engineering (Design). For this task, the Proposal from M&H was selected based on cost, capacity to perform in a timely manner and understanding of the project.

In accordance with City Charter Section 61(b)(4), a total fee of \$29,459.53 for the required services was negotiated. This is within the amount budgeted in the FY26 Public Works Administration Professional Services Budget.

The Public Works Department recommends that Council authorize the issuance of a Purchase Order to M&H for Task Order/RFP #4-13 pursuant to the Master Contract approved on December 3, 2018.

I concur with the recommendation of the Public Works Department and request your approval of Resolution R-50-25.

ATTACHMENTS: 1. 20250804 - Resolution R-50-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO MEAD & HUNT,
INC. FOR TASK ORDER/RFP #4-13 IN THE AMOUNT OF \$29,459.53 IN
ACCORDANCE WITH THE MASTER CONTRACT APPROVED ON
DECEMBER 3, 2018

WHEREAS, on July 2, 2025, the Public Works Department advertised a Notice of Intent to Negotiate for RFP/Task Order #4-13 for the Pennsbury Drive Traffic Study; and

WHEREAS, an RFP was issued to two (2) firms which have open end professional services agreements with the City. These firms include Mead & Hunt, Inc. (M&H) of Columbia, MD and A. Morton Thomas & Associates, Inc. (AMT); and

WHEREAS, proposals were accepted from M&H and AMT which have Open End Professional Services Agreements with the City for Traffic Engineering (Design). For this task, the Proposal from M&H was selected based on cost, capacity to perform in a timely manner and understanding of the project; and

WHEREAS, in accordance with City Charter 61(b)(4) a total fee of \$29,459.53 for the required services was negotiated. This is within the amount budgeted in the FY26 Public Works Administration Professional Services Budget.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, by the Council of the City of Bowie, Maryland that the Council authorizes the issuance of a Purchase Order to M&H for Task Order/RFP #4-13 pursuant to the Master Contract approved on December 3, 2018.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on August 4, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

 Awilda Hernandez, MMC
 City Clerk

 Timothy J. Adams
 Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Large Trunk and Right-of-Way (ROW) Sewer Main Inspections and Cleaning
Resolution R-51-25

DATE: 07/31/2025

A legal notice advertising an Invitation for Bids (IFB) for large trunk and right-of-way (ROW) sewer main inspections and cleaning in various areas located in the City was placed on eMaryland Marketplace Advantage and Bid Locker. At the close of bidding at 11:00 a.m., Wednesday, July 9, 2025, four (4) bids were received from Riviera Enterprises of Forestville, Maryland; Premier Service Group of Easton, Maryland; Humphrey and Son, Inc. of Laurel, Maryland; and Mobile Dredging and Video Pipe, Inc. of Beltsville, Maryland.

This multi-year CIP project was created to clean and inspect, via closed circuit television, 121,000 linear feet of large trunk and right-of-way sewer mains. The purpose of this work is to clean these sewer mains and verify the condition of the pipe.

After careful review of the bids received, it was determined that Riviera Enterprises had submitted a responsive and responsible bid. Based on the unit prices bid, it is anticipated that approximately 6,000 linear feet of sewer mains can be cleaned and inspected within the FY26 budget of \$750,000.

The term of this contract is for one year (FY26), except the City shall have the option to renew the contract for four (4) additional one-year terms (FY27-FY30). Unit prices quoted are firm for the first year of the contract. The contractor may request a price adjustment thereafter based on the annual percentage change of the Consumer Price Index (CPI) for the twelve-month period immediately prior to the date of the request.

The Public Works Department recommends that the bid from Riviera Enterprises of Forestville, Maryland be accepted.

I concur with the above recommendation to award to Riviera Enterprises and request your approval of Resolution R-51-25.

ATTACHMENTS: 1. 20250804 - Resolution R-51-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AWARDING A CONTRACT TO REVIERA ENTERPRISES FOR LARGE TRUNK
AND RIGHT-OF-WAY (ROW) SEWER MAIN INSPECTIONS AND CLEANING IN
AN AMOUNT NOT TO EXCEED \$750,000

WHEREAS, a legal notice advertising an Invitation for Bids (IFB) for large trunk and right-of-way (ROW) sewer main inspections and cleaning was placed on eMaryland Marketplace Advantage and Bid Locker; and

WHEREAS, the term of this contract is for one year (FY26) with four one-year options to renew (FY27-FY30) at the City's sole discretion; and

WHEREAS, at the close of bidding at 11:00 a.m., Wednesday, July 9, 2025, four (4) bids had been received; and

WHEREAS, after careful review of the bids submitted, it was determined that Riviera Enterprises of Forestville, Maryland had submitted a responsive and responsible bid; and

WHEREAS, based on the unit prices bid, it is anticipated that approximately 6,000 linear feet of sewer mains can be cleaned and inspected within the FY26 budget of \$750,000.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, that the Council hereby accepts the bid of Riviera Enterprises for large trunk and right-of-way (ROW) sewer main inspections and cleaning and hereby directs the City Manager to enter into a contract with Riviera Enterprises.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on August 4, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

 Awilda Hernandez, MMC
 City Clerk

 Timothy J. Adams
 Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Purchase of Eleven (11) Replacement Vehicles and Three (3) New Vehicles for the Police Department - Resolution R-52-25

DATE: 07/31/2025

The FY26 budget allows for the purchase of eleven (11) replacement vehicles and three (3) additional vehicles for use by the Police Department. The staff of the Police Department has determined that State of Maryland Contract #001B5600291, awarded to Hertrich Fleet Services, Inc. for Dodge SUV Vehicles, meets the needs of the Department. Because the State of Maryland used competitive bidding procedures substantially similar to those of the City, seeking additional bids is not expected to yield better results.

The following unmarked vehicles are being replaced: #625 and #632.

The following marked vehicles are being replaced: #560, #569, #583, #587, #601, #611, #618, #620 and #623.

The three (3) additional vehicles being purchased will be marked, for use by new officers.

In accordance with City Charter Section 61, staff recommends that Council authorize the issuance of a purchase order to Hertrich Fleet Services, Inc. in the amount of \$588,838.00.

I concur with the above recommendation and request your approval of Resolution R-52-25.

ATTACHMENTS: 1. 20250804 - Resolution R-52-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
WAIVING THE COMPETITIVE BIDDING REQUIREMENTS OF SECTION 61
“PURCHASING AND CONTRACTING” OF THE CHARTER OF THE CITY OF
BOWIE TO ALLOW THE PURCHASE OF FOURTEEN (14) POLICE VEHICLES
AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER
THROUGH A STATE OF MARYLAND PROCUREMENT CONTRACT

WHEREAS, the Charter of the City of Bowie, Maryland (hereinafter, “the City”) requires, in section 61, that all expenditures for inter alia, materials, construction of public improvements or contractual services involving more than twenty-five thousand dollars be made by written contract upon sealed bids to the lowest responsible bidder, except where the City Council by two-thirds (2/3) vote of its members waives the bidding requirement for good cause shown; and

WHEREAS, the FY26 budget allows for the purchase of eleven (11) replacement vehicles and three (3) new vehicles for use by the Police Department; and

WHEREAS, the Police Department received and analyzed the State of Maryland Contract #001B3600291 for fourteen (14) Dodge SUV Vehicles, awarded to Hertrich Fleet Services, Inc.; and

WHEREAS, the proposed contract price for the services to be procured will exceed twenty-five thousand dollars and the City Council deems the aforesaid economic efficiencies to constitute good cause to waive the bidding requirements otherwise required by the Charter.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, by at least a two-thirds (2/3) vote of its members, that:

Section 1. The competitive bidding requirements of Section 61 of the Bowie City Charter for good cause shown, are hereby waived.

Section 2. The City Manager is hereby authorized to issue a purchase order to Hertrich Fleet Services, Inc. in the amount of \$588,838.00 for the above-mentioned vehicles.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on August 4, 2025 by a vote of at least two-thirds (2/3) of the members of the Council.

ATTEST:

THE CITY OF BOWIE, MARYLAND

 Awilda Hernandez, MMC
 City Clerk

 Timothy J. Adams
 Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Renovation of the Synthetic Turf Field at Whitemarsh Park to FieldTurf USA, Inc.
Resolution R-53-25

DATE: 07/31/2025

The FY26 Department of Community Services Capital Improvements Program budget includes funding to renovate the synthetic turf field at Whitemarsh Park. This renovation will maintain field quality and ensure a safe, playable surface for sports such as football, soccer and lacrosse. The Department of Community Services has identified a cooperative contract through the Keystone Purchasing Network ("KPN") that is approved for piggybacking.

The FY2026 Budget Appropriation for this project is \$775,000.00. FieldTurf USA, Inc. has provided a quote in the amount of \$711,415.00 to provide this Service.

The Department of Community Services believes that the above establishes good cause for waiving the bidding requirements of the City Charter and recommends a waiver from Section 61 of the City of Bowie Charter for the renovation of the synthetic turf field at Whitemarsh Park.

I concur with the recommendation of the Department of Community Services and request your approval of Resolution R-53-25.

ATTACHMENTS: 1. 20250804 - Resolution R-53-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
WAIVING THE COMPETITIVE BIDDING REQUIREMENTS OF SECTION 61
“PURCHASING AND CONTRACTING” OF THE CHARTER OF THE CITY OF
BOWIE TO ALLOW THE RENOVATION OF THE SYNTHETIC TURF FIELD AT
WHITEMARSH PARK, AND AUTHORIZING THE CITY MANAGER TO ENTER
INTO AN AGREEMENT WITH FIELDTURF USA, INC AND ISSUE A PURCHASE
ORDER IN THE AMOUNT OF \$711,415.00

WHEREAS, the Charter of the City of Bowie, Maryland (hereinafter, “the City”) requires, in section 61, that all expenditures for inter alia, materials, construction of public improvements or contractual services involving more than twenty-five thousand dollars be made by written contract upon sealed bids to the lowest responsible bidder, except where the City Council by two-thirds (2/3) vote of its members waives the bidding requirement for good cause shown; and

WHEREAS, renovations are required at the synthetic turf field at Whitemarsh Park to maintain field quality and a safe, playable surface; and

WHEREAS, the Keystone Purchasing Network (KPN) has a contract for such services with FieldTurf USA, Inc., that is approved for the City of Bowie to use; and

WHEREAS, FieldTurf USA, Inc. has agreed to provide these services to the City of Bowie at the price established in the Keystone Purchasing Network contract; and

WHEREAS, the proposed contract price for the services to be procured will exceed twenty-five thousand dollars and the City Council deems the aforesated economic efficiencies to constitute good cause to waive the bidding requirements otherwise required by the Charter.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, by at least a two-thirds (2/3) vote of its members, that:

Section 1. The competitive bidding requirements of Section 61 of the Bowie City Charter for good cause shown, are hereby waived.

Section 2. The City Manager is hereby authorized to enter into an agreement with the said company for the above mentioned services.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on August 4, 2025 by a vote of at least two-thirds (2/3) of the members of the Council.

ATTEST:

THE CITY OF BOWIE, MARYLAND

 Awilda Hernandez, MMC
 City Clerk

 Timothy J. Adams
 Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Architect/Engineering Open End Contract Category 11-Planning and Administrative for A/E Services RFP/Task Order #11-03 Bowie Racetrack Environmental Due Diligence Resolution R-54-25

DATE: 07/31/2025

On January 7, 2019, the City entered into an Architect/Engineering Open End Agreement with KCI Technologies, Inc. (KCI) of Sparks, MD and Rummel, Klepper & Kahl, LLP (RK&K) of Baltimore, MD for Category 11-Planning and Administrative for A/E Services. Professional Services delivered through these Agreements are negotiated and procured on a Task Order basis as the City's needs arise.

On July 24, 2025, the Public Works Department advertised a Notice of Intent to Negotiate for RFP/Task Order #11-03 Bowie Racetrack Environmental Due Diligence under the Architect/Engineering Open End Agreement. Proposals were accepted from RK&K and KCI which have Open End Professional Services Agreements with the City for Planning and Administrative for A/E Services. For this task, the Proposal from KCI was selected based on cost, capacity to perform in a timely manner and understanding of the project.

In accordance with City Charter Section 61(b)(4), a total fee of \$35,950.00 for the required services was negotiated. This will be funded through the FY26 Racetrack Road Property CIP Account.

The Public Works Department recommends that Council authorize the issuance of a Purchase Order to RK&K for Task Order/RFP #11-03 pursuant to the Master Contract approved on January 7, 2019.

I concur with the recommendation of the Public Works Department and request your approval of Resolution R-54-25.

ATTACHMENTS: 1. 20250804 - Resolution R-54-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO
KCI TECHNOLOGIES, INC. (KCI) FOR TASK ORDER/RFP #11-03
IN THE AMOUNT OF \$94,956.87 IN ACCORDANCE WITH THE MASTER
CONTRACT APPROVED ON JANUARY 7, 2019

WHEREAS, on July 24, 2025, the Public Works Department advertised a Notice of Intent to Negotiate for RFP/Task Order #11-03 Bowie Racetrack Environmental Due Diligence; and

WHEREAS, an RFP was issued to two (2) firms which have Open End Professional Services Agreements with the City. These firms include KCI Technologies, Inc. (KCI) of Sparks, MD and Rummel, Klepper & Kahl, LLP (RK&K) of Baltimore, MD; and

WHEREAS, Proposals were accepted from RK&K and KCI which have Open End Professional Services Agreements with the City for Planning and Administrative for A/E Services. For this task, the Proposal from KCI was selected based on cost, capacity to perform in a timely manner and understanding of the project; and

WHEREAS, in accordance with City Charter 61(b)(4) a total fee of \$94,956.87 for the required services was negotiated. This will be funded through the FY26 Racetrack Road Property CIP Account.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, that the Council authorizes the issuance of a Purchase Order to KCI for Task Order/RFP #11-03 pursuant to the Master Contract approved on January 7, 2019.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on August 4, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

 Awilda Hernandez, MMC
 City Clerk

 Timothy J. Adams
 Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Water Connection Approval for Benjamin Tasker Middle School - Resolution R-55-25

DATE: 07/31/2025

Prince George's County Public School has submitted application number 001-25, dated May 13, 2025, to request a new water service connection to the existing City water system for Benjamin Tasker Middle School, located at 4901 Collington Road, Bowie, Maryland. This property currently has a Water Service Area Category 1 designation (area adequate service without improvements).

The Department of Public Works has reviewed the application and recommends approval of the water service connection pending successful completion of all conditions set forth in design and construction. Upon approval of the water service connection, the City will reserve the required water capacity for a period of two years. During that time, the applicant will be responsible for all costs associated with design, permitting, construction and inspection of the proposed City water service connection.

The Department of Planning and Community Development has verified that the proposed water service connection is consistent with the Prince George's County Water/Sewer Plan.

I concur with the above recommendation and request your approval of Resolution R-55-25.

ATTACHMENTS: 1. 20250804 - Resolution R-55-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AUTHORIZING THE WATER SERVICE CONNECTION FOR BENJAMIN TASKER
MIDDLE SCHOOL LOCATED AT 4901 COLLINGTON ROAD

WHEREAS, Prince George's County Public School has submitted application number 001-25, dated May 13, 2025, to request a new water service connection for Benjamin Tasker Middle School, located at 4901 Collington Road, Tax Map 47 (A-5); and

WHEREAS, it has been determined that 3,565 gallons per day(gpd) of water will be required in connection with the provision of water service to this school; and

WHEREAS, pursuant to Section 25-9 (b) of the Bowie City Code, the City's Public Works Department has reviewed the application to assure its compatibility with the City's Water System and has determined that it is compatible; and

WHEREAS, pursuant to City Code Section 25-7A, this property does not require improvement to the existing water system in order to be adequately served; and

WHEREAS, all code requirements for water service connection have been met for this property.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland as follows:

Section 1. It is hereby found and determined that the aforementioned estimated gallonage of water for this property is compatible with the City water system.

Section 2. It is determined that the proposed water service connection is compatible with the adopted and approved master plans.

Section 3. Water service connection for Benjamin Tasker Middle School at 4901 Collington Road is hereby approved.

Section 4. The allocation of water capacity hereby granted shall be reserved for a period of two years from the date of this Resolution. If the allocated capacity is not used by the end of the second year, it shall be forfeited unless extended by resolution.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on August 4, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez, MMC
City Clerk

Timothy J. Adams
Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Purchase of Upfitting Services for Eleven (11) Replacement and Three (3) New Vehicles for the Police Department - Resolution R-56-25

DATE: 07/31/2025

The FY26 budget allows for the purchase of upfitting services for eleven (11) replacement vehicles and three (3) new vehicles for use by the Police Department. The staff of the Police Department determined that Howard County, MD Contract #4400005214 awarded to Front Line Mobile Tech for upfitting services meets the needs of the Department. Because Howard County used competitive bidding procedures substantially similar to those of the City, seeking additional bids is not expected to yield better results.

The following unmarked vehicles are being replaced/upfitted: #625 and #632.

The following marked vehicles are being replaced/upfitted: #560, #569, #583, #587, #601, #611, #618, #620 and #623.

The three (3) new vehicles being purchased/upfitted will be marked, for use by new officers.

In accordance with City Charter Section 61, staff recommends that Council authorize the insurance of a purchase order to Front Line Mobile Tech in the amount of \$299,339.93.

ATTACHMENTS: 1. 20250804 - Resolution R-56-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
WAIVING THE COMPETITIVE BIDDING REQUIREMENTS OF SECTION 61
“PURCHASING AND CONTRACTING” OF THE CHARTER OF THE CITY OF
BOWIE TO ALLOW THE PURCHASE OF POLICE VEHICLE UPFITTING
SERVICES AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE
ORDER THROUGH A HOWARD COUNTY, MARYLAND
PROCUREMENT CONTRACT

WHEREAS, the Charter of the City of Bowie, Maryland (hereinafter, “the City”) requires, in section 61, that all expenditures for inter alia, materials, construction of public improvements or contractual services involving more than twenty-five thousand dollars be made by written contract upon sealed bids to the lowest responsible bidder, except where the City Council by two-thirds (2/3) vote of its members waives the bidding requirement for good cause shown; and

WHEREAS, the FY26 budget allows for the upfitting of eleven (11) replacement vehicles and three (3) new vehicles for use by the Police Department; and

WHEREAS, the Police Department received and analyzed the Howard County Contract #4400005214 for upfitting services awarded to Front Line Mobile Tech; and

WHEREAS, the proposed contract price for the services to be procured will exceed twenty-five thousand dollars and the City Council deems the aforesaid economic efficiencies to constitute good cause to waive the bidding requirements otherwise required by the Charter.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland, by at least a two-thirds (2/3) vote of its members, that:

Section 1. The competitive bidding requirements of Section 61 of the Bowie City Charter for good cause shown, are hereby waived.

Section 2. The City Manager is hereby authorized to issue a purchase order to Front Line Mobile Services in the amount of \$299,339.93 for the above-mentioned upfitting services.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on August 4, 2025 by a vote of at least two-thirds (2/3) of the members of the Council.

ATTEST:

THE CITY OF BOWIE, MARYLAND

 Awilda Hernandez, MMC
 City Clerk

 Timothy J. Adams
 Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Water Connection Approval for One Salon Studios - Resolution R-57-25

DATE: 07/31/2025

The owner of the property, One Salon Studios, located at 3327 Superior Lane, Bowie, Maryland, submitted application number 002-25, dated May 15, 2025, for a new water service connection to the existing City water system. This property currently has a Water Service Area Category 1 designation (area adequate service without improvements).

The Department of Public Works has reviewed the application and recommends approval of the water service connection pending successful completion of all conditions set forth in design and construction. Upon approval of the water service connection, the City will reserve the required water capacity for a period of two years. During that time, the applicant will be responsible for all costs associated with design, permitting, construction and inspection of the proposed City water service connection.

The Department of Planning and Community Development has verified that the proposed water service connection is consistent with the Prince George's County Water/Sewer Plan.

I concur with the above recommendation and request your approval of Resolution R-57-25.

ATTACHMENTS: 1. 20250804 - Resolution R-57-25

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AUTHORIZING THE WATER SERVICE CONNECTION FOR ONE SALON
STUDIOS LOCATED 3327 SUPERIOR LANE

WHEREAS, One Salon Studios has submitted application 002-25, dated May 15, 2025, to request a new water service connection for 3327 Superior Lane, Tax Map 38 (B-4); and

WHEREAS, it has been determined that 4,565 gallons per day(gpd) of water will be required in connection with the provision of water service to this property; and

WHEREAS, pursuant to Section 25-9 (b) of the Bowie City Code, the City's Public Works Department has reviewed the application to assure its compatibility with the City's Water System and has determined that it is compatible; and

WHEREAS, pursuant to City Code Section 25-7A, this property does not require improvement to existing Water System in order to be adequately served; and

WHEREAS, all code requirements for water service connection have been met for this property.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bowie, Maryland as follows:

Section 1. It is hereby found and determined that the aforementioned estimated gallonage of water for this property is compatible with the City water system.

Section 2. It is determined that the proposed water service connection is compatible with the adopted and approved master plans.

Section 3. Water service connection for One Salon Studios at 3327 Superior Lane is hereby approved.

Section 4. The allocation of water capacity hereby granted shall be reserved for a period of two years from the date of the resolution, If the allocated capacity is not used by the end of the second year, it shall be forfeited unless extended by resolution.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a meeting on August 4, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

 Awilda Hernandez, MMC
 City Clerk

 Timothy J. Adams
 Mayor



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Amending City Charter Sec. 61 "Purchasing and Contracting", and Sec. 62 "Cooperative Bidding" - Charter Amendment Resolution CAR-2-25

DATE: 07/31/2025

Purpose

The purpose of this memorandum is to provide an overview of the Charter Amendment Resolution CAR-2-25 and Ordinance O-8-25. These measures are part of a coordinated initiative to modernize the City's procurement framework, eliminate outdated Charter provisions, and improve the efficiency and consistency of purchasing procedures.

Background and Need for Action

The City Charter currently includes detailed procurement procedures and fixed dollar thresholds in Sections 61 and 62, which govern competitive bidding and cooperative purchasing. These provisions duplicate and in some cases conflict with more detailed and adaptable regulations codified in Chapter 19A of the City Code. Over time, having parallel purchasing rules in both the Charter and the Code has created confusion and unnecessary administrative burdens.

State law authorizes the City to amend its Charter to remove operational details and instead set purchasing procedures by ordinance. Doing so allows the Council greater flexibility to revise thresholds and practices as needed, without requiring a Charter amendment process.

Summary of Proposed Changes

Charter Amendment Resolution CAR-2-25

- Repeals detailed procurement procedures from Charter Sections 61 and 62, including specific dollar thresholds and language related to sealed bidding, professional services, and emergency purchases.
- Replaces these sections with simplified enabling language authorizing the City Council to adopt procurement procedures, requirements, and thresholds by ordinance.
- Retains the concept of cooperative purchasing in Section 62 but removes prescriptive language, allowing such activity to be governed by the City Code.

Ordinance O-8-25

- Purchasing Procedures implements the new authority granted by the Charter Amendment.

- Raises the competitive bidding threshold from \$25,000 to \$50,000, consistent with surrounding jurisdictions.
- Clarifies and expands exceptions to competitive bidding, including professional services and cooperative purchasing through public or nonprofit entities.
- Updates the emergency procurement threshold to \$350,000 and modernizes the criteria under which emergency purchases may be authorized.
- Eliminates references to repealed Charter provisions and incorporates revised procedures for Council notification and waivers.

Benefits of the Reform

- Greater flexibility: Council can adjust procurement rules as needed by ordinance, without Charter amendments.
- Improved consistency: Eliminates duplication and conflict between Charter and Code.
- Streamlined operations: Aligns thresholds with modern practices and regional benchmarks.
- Enhanced transparency and oversight: Clarifies Council's role in waiver decisions and emergency procurements.

Next Steps

Following Council adoption of CAR-2-25, the Charter Amendment will be posted and published for 40 days as required by State law. The Charter Amendment will become effective 50 days after adoption, unless petitioned to referendum.

Ordinance O-8-25 is contingent upon the effective date of the Charter Amendment and may be adopted concurrently but cannot take effect until the Charter Amendment becomes law.

ATTACHMENTS: 1. 20250804 - Charter Amendment Resolution CAR-2-25

CHARTER AMENDMENT RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AMENDING SEC. 61, "PURCHASING AND CONTRACTING", AND
SEC. 62, "COOPERATIVE BIDDING", OF THE CITY CHARTER TO
AUTHORIZE THE CITY COUNCIL TO SET PURCHASING
REQUIREMENTS AND PROCEDURES BY ORDINANCE

WHEREAS, pursuant to Md. Code Ann., Local Gov't Art., Subtitle 3, "Amendment or Repeal of Charter", the City Council of the City of Bowie ("the City") has the authority to amend the City's Charter, in accordance with the procedures set forth therein; and

WHEREAS, Sections 61 and 62 of the City Charter currently contain specific purchasing procedures and dollar thresholds that duplicate and conflict with provisions of the City Code, particularly Chapter 19A; and

WHEREAS, the City Council desires to simplify the Charter's provisions relating to procurement and to enhance the City's flexibility with respect to purchasing procedures and requirements by providing that the Council may set procurement requirements and procedures by ordinance; and

WHEREAS, the City Council desires to remove from the Charter any specific dollar thresholds for procurement and to authorize the Council to adopt such requirements in the City Code as appropriate as part of a coordinated effort to modernize the City's procurement framework and eliminate conflicting provisions.

Section 1: NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bowie, Maryland that § 61, "Purchasing and contracting", of the Charter of the City of Bowie is amended as follows:

Sec. 61. Purchasing and contracting.

(a) All purchases and contracts for the City government shall be made by the City Manager, **IN ACCORDANCE WITH SUCH PROCEDURES AND REQUIREMENTS AS MAY BE ADOPTED BY THE THE** council [may provide] by ordinance. [for rules and regulations regarding the use of competitive bidding, purchase orders and contracts for all City purchases.

(b) Competitive bidding requirements.

(1) All expenditures for supplies, materials, equipment, construction of public improvements or contractual services involving more than twenty-five thousand dollars (\$25,000) shall be made by written contract or purchase order, where appropriate. The City Manager shall advertise for sealed bids, in the manner prescribed by ordinance, for all such expenditures, except for emergency procurements.

(2) The City at any time in its discretion may employ its own employees for

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: Indicate new language that is being added to the City Charter.
 : Indicate text that is deleted from the City Charter.

the construction or reconstruction of public improvements without advertising for (or re-advertising for) or receiving bids.

(3) The Council by a two-thirds vote may waive bidding requirements of this subsection (b) for good cause shown.

(4) All procurements involving professional services, including but not limited to accounting, architecture, auditing, engineering, law, planning, and surveying need not be on a bid basis but may be negotiated by the City Manager and/or the Council or both. The City Manager shall advertise the intention to negotiate for such professional services prior to making any contract in excess of twenty-five thousand dollars (\$25,000).

(5) The City Manager may authorize the emergency procurement of supplies, materials, equipment, services, or construction without competition where there exists a threat to public health, welfare or safety; during a state of emergency declared by the Mayor; where delay would significantly injure the City, financially or otherwise; to prevent a break-down in machinery and/or threatened termination of essential services (including maintenance and repair of essential office equipment); or in any other circumstance in which goods, materials, equipment, supplies, services, or construction are needed immediately. The City Council shall promptly be notified of all emergency procurements.]

Section 2: **BE IT FURTHER RESOLVED** that § 62, “Cooperative bidding”, of the Charter of the City of Bowie is hereby repealed in its entirety, except that the heading and subsection (a) are retained and amended to read as follows:

Sec. 62. Cooperative bidding.

[In the event a state, county, municipality or other governmental entity, quasi-governmental entity, bi-county agency or any consortium or purchasing alliance composed of any such entities, provided that such governmental entity or association has adopted procurement regulations that are comparable to those enacted by the City, has conducted a bid and awarded a contract authorizing local governments to purchase a bid item at the bid price, the City Manager may, without soliciting bids, purchase the item in question at the bid price from the successful bidder, if the City Manager determines that the bid price is competitive. The City Manager shall, at least seven days prior to purchasing a service or goods pursuant to this section, inform the Council of the intention to make such a purchase. No such single purchase shall exceed \$100,000 without a waiver by the Council of the bidding process for good cause shown.] **THE CITY MAY AWARD CONTRACTS BASED ON COMPETITIVE BIDS RECEIVED BY OTHER GOVERNMENTAL AND QUASI-GOVERNMENTAL ENTITIES AND MAY PARTICIPATE IN PUBLIC OR FOR PROFIT PURCHASING COOPERATIVES, IN ACCORDANCE WITH PROCEDURES AND LIMITATIONS ADOPTED BY THE COUNCIL BY ORDINANCE.**

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: Indicate new language that is being added to the City Charter.
: Indicate text that is deleted from the City Charter.

Section 3: **BE IT FURTHER RESOLVED** that if any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Resolution, it being the intent of the Council that this Resolution shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase, or portion hereof.

Section 4: **BE IT FURTHER RESOLVED** that to the extent that any section of the Charter is in conflict with the provisions of Sections 1 and 2 of this Resolution, such section or sections be and hereby are repealed to the extent of such conflict.

Section 5: **BE IT FURTHER RESOLVED** that, following a public hearing regarding CAR-2-25 conducted in accordance with the requirements of State law, this Charter Amendment Resolution is adopted this _____ day of _____, 2025, and that the amendment to the Charter of the City of Bowie proposed by this enactment shall be and become effective fifty (50) days after its passage by the City unless petitioned to referendum in accordance with Md. Code Ann., Local Gov't Art., § 4-304 within 40 days following its passage. A complete and exact copy of this Resolution shall be posted in the City Hall building for forty (40) days following its passage by the City, and a fair summary of the Charter Amendment shall be published in a newspaper having general circulation in the City not less than four (4) times at weekly intervals, also within the forty (40) days following its passage by City.

Section 6: **BE IT FURTHER RESOLVED** that as soon as the Charter Amendment Resolution hereby enacted becomes effective, either as herein provided or following referendum, the City Manager shall send to the Department of Legislative Services, the following information concerning the Charter Amendment Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Council of the City of Bowie or in a referendum; and (iv) the effective date of the Charter Amendment.

Section 7: **BE IT FURTHER RESOLVED** that the City Manager be, and hereby is specifically enjoined and instructed to carry out the provisions of Sections 5 and 6 hereof as evidence of compliance herewith; and said City Manager shall cause to be affixed to the minutes of this meeting an appropriate Certificate of Publication of the newspaper in which the fair summary of the Charter Amendment shall have been published, and shall further cause to be completed and executed the Certificate of Effect.

INTRODUCED by the Council of the City of Bowie at a meeting on the ____ day of _____, 2025.

ADOPTED by the Council of the City of Bowie at a meeting on the ____ day of _____, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez, MMC
City Clerk

Timothy J. Adams
Mayor

**APPROVED AS TO FORM AND
SUFFICIENCY:**

Elissa D. Levan
City Attorney

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: Indicate new language that is being added to the City Charter.
: Indicate text that is deleted from the City Charter.



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Amending City Code Chapter 19A, "Procurement Procedures", Article I, "Procurements Generally" - Ordinance O-8-25

DATE: 07/31/2025

Purpose

The purpose of this memorandum is to provide an overview of the Charter Amendment Resolution CAR-2-25 and Ordinance O-8-25. These measures are part of a coordinated initiative to modernize the City's procurement framework, eliminate outdated Charter provisions, and improve the efficiency and consistency of purchasing procedures.

Background and Need for Action

The City Charter currently includes detailed procurement procedures and fixed dollar thresholds in Sections 61 and 62, which govern competitive bidding and cooperative purchasing. These provisions duplicate and in some cases conflict with more detailed and adaptable regulations codified in Chapter 19A of the City Code. Over time, having parallel purchasing rules in both the Charter and the Code has created confusion and unnecessary administrative burdens.

State law authorizes the City to amend its Charter to remove operational details and instead set purchasing procedures by ordinance. Doing so allows the Council greater flexibility to revise thresholds and practices as needed, without requiring a Charter amendment process.

Summary of Proposed Changes

Charter Amendment Resolution CAR-2-25

- Repeals detailed procurement procedures from Charter Sections 61 and 62, including specific dollar thresholds and language related to sealed bidding, professional services, and emergency purchases.
- Replaces these sections with simplified enabling language authorizing the City Council to adopt procurement procedures, requirements, and thresholds by ordinance.
- Retains the concept of cooperative purchasing in Section 62 but removes prescriptive language, allowing such activity to be governed by the City Code.

Ordinance O-8-25

- Purchasing Procedures implements the new authority granted by the Charter Amendment.

- Raises the competitive bidding threshold from \$25,000 to \$50,000, consistent with surrounding jurisdictions.
- Clarifies and expands exceptions to competitive bidding, including professional services and cooperative purchasing through public or nonprofit entities.
- Updates the emergency procurement threshold to \$350,000 and modernizes the criteria under which emergency purchases may be authorized.
- Eliminates references to repealed Charter provisions and incorporates revised procedures for Council notification and waivers.

Benefits of the Reform

- Greater flexibility: Council can adjust procurement rules as needed by ordinance, without Charter amendments.
- Improved consistency: Eliminates duplication and conflict between Charter and Code.
- Streamlined operations: Aligns thresholds with modern practices and regional benchmarks.
- Enhanced transparency and oversight: Clarifies Council's role in waiver decisions and emergency procurements.

Next Steps

Following Council adoption of CAR-2-25, the Charter Amendment will be posted and published for 40 days as required by State law. The Charter Amendment will become effective 50 days after adoption, unless petitioned to referendum.

Ordinance O-8-25 is contingent upon the effective date of the Charter Amendment and may be adopted concurrently but cannot take effect until the Charter Amendment becomes law.

ATTACHMENTS: 1. 20250804 - Ordinance O-8-25

ORDINANCE
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AMENDING THE CITY CODE, CHAPTER 19A, "PROCUREMENT,
PROCEDURES," ARTICLE I, "PROCUREMENTS GENERALLY", TO INCREASE
THE COMPETITIVE BIDDING THRESHOLD AND TO PRESCRIBE ADDITIONAL
REGULATIONS RELATING TO CITY PROCUREMENTS INCLUDING THE
ADOPTION OF ALTERNATIVE PROCEDURES IN APPROPRIATE
CIRCUMSTANCES

WHEREAS, the City Council has amended the City Charter to eliminate specific purchasing thresholds and authorize the establishment of such thresholds by ordinance; and

WHEREAS, the City Council desires to update Chapter 19A of the City Code to reflect current procurement practices and to increase the formal bidding threshold to \$90,000; and

WHEREAS, it is necessary to conform the City Code to the amended Charter and to simplify and modernize procurement requirements.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Council of the City of Bowie, Maryland that,

Section 1. Bowie City Code, Chapter 19A, "Procurement; Procedures", Article I, "Procurements generally", § 19A-4, "Competitive bidding", be and is hereby amended to read as follows:

§ 19A-4. Competitive bidding.

A. Any purchase of materials, supplies, equipment, services or construction, when the estimated or known cost thereof exceeds \$25,000 **Fifty THOUSAND DOLLARS (\$50,000)**, shall be authorized by the City Council, and such purchases shall be made after a competitive bidding process, unless a competitive bidding process is not required by the City Charter.

* * *

G. In determining the best bid, the City Manager and the City Council shall give consideration to those ~~items set forth in City Charter Sec. 61(b)(1)~~ and those items included in the bid documents.

Section 2. Bowie City Code, Chapter 19A, "Procurement; Procedures", Article I, "Procurements generally", § 19A-5 "Exceptions to bidding requirements," is hereby amended to read as follows:

§ 19A-5. Exceptions to bidding requirements.

BOLD SMALL CAPS : Indicate matter added to existing law.
Strikethrough : Indicate matter deleted from existing law.
Asterisks*** : Indicate matter retained in existing law but omitted herein.

Subject to the approval of the purchase by the City Council, the requirements for the taking of competitive bids shall not be required if:

A. IN GENERAL.

The City Council, by resolution, ~~in accordance with City Charter Sec. 61,~~ waives the requirement for the taking of competitive bids and authorizes a negotiated purchase or contract upon its determination that it is in the best interests of the City or that an emergency exists.

B. PROFESSIONAL SERVICES.

~~A competitive bid procedure is not required by the City Charter because the purchase is for professional services.~~ **ALL PROCUREMENTS INVOLVING PROFESSIONAL SERVICES, INCLUDING BUT NOT LIMITED TO ACCOUNTING, ARCHITECTURE, AUDITING, ENGINEERING, LAW, PLANNING, AND SURVEYING NEED NOT BE ON A BID BASIS BUT MAY BE NEGOTIATED BY THE CITY MANAGER. THE CITY MANAGER SHALL ADVERTISE THE INTENTION TO NEGOTIATE FOR SUCH PROFESSIONAL SERVICES PRIOR TO MAKING ANY CONTRACT THE VALUE OF WHICH IS REASONABLY EXPECTED TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000).**

~~C. The purchase is to be made as provided for in City Charter Sec. 62, Cooperative bidding.~~ **COOPERATIVE PURCHASING.**

1. **IF A STATE, COUNTY, MUNICIPALITY, QUASI-GOVERNMENTAL ENTITY, OR ANY CONSORTIUM OR PURCHASING ALLIANCE COMPOSED OF ANY SUCH ENTITIES HAS CONDUCTED A COMPETITIVE PROCUREMENT PURSUANT TO PROCUREMENT REGULATIONS THAT ARE COMPARABLE TO THOSE OF THE CITY AND AWARDED A CONTRACT PURSUANT THERETO, THE CITY MANAGER MAY, WITHOUT SOLICITING BIDS, PURCHASE THE ITEM IN QUESTION AT THE BID PRICE FROM THE SUCCESSFUL BIDDER.**

2. **THE CITY MANAGER MAY AUTHORIZE A PROCUREMENT USING A CONTRACT LET BY A PRIVATE ENTITY THAT CHARGES A FEE TO OFFERORS NO GREATER THAN THE FEE CHARGED BY THE STATE OF MARYLAND TO VENDORS PARTICIPATING IN EMARYLAND MARKETPLACE PROCUREMENTS, UPON A DETERMINATION THAT:**

(A) **NO PROCUREMENT OPPORTUNITY BY A STATE, COUNTY, MUNICIPALITY, OR OTHER GOVERNMENTAL ENTITY, QUASI-GOVERNMENTAL ENTITY, OR CONSORTIUM OR PURCHASING ALLIANCE COMPOSED OF ANY SUCH ENTITIES IS REASONABLY AVAILABLE AND THE PRICE OFFERED FOR THE ITEM OR SERVICE IS LIKELY LESS THAN THE PRICE THE CITY WOULD PAY WERE IT TO CONDUCT A COMPETITIVE PROCUREMENT PROCESS; OR**

(B) **THE PRICE OFFERED FOR THE ITEM OR SERVICE IN QUESTION IS LESS THAN THE PRICE AVAILABLE THROUGH A PROCUREMENT OPPORTUNITY BY A STATE, COUNTY, MUNICIPALITY, OR OTHER GOVERNMENTAL ENTITY, QUASI-GOVERNMENTAL ENTITY, OR CONSORTIUM OR PURCHASING ALLIANCE COMPOSED OF ANY SUCH ENTITIES AND THE PRICE**

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OFFERED FOR THE ITEM OR SERVICE IS LIKELY LESS THAN THE PRICE THE CITY WOULD PAY WERE IT TO CONDUCT A COMPETITIVE PROCUREMENT PROCESS.

3. THE CITY MANAGER SHALL, AT LEAST SEVEN DAYS PRIOR TO PURCHASING A SERVICE OR GOODS PURSUANT TO THIS SUBSECTION, INFORM THE COUNCIL OF THE INTENTION TO MAKE SUCH A PURCHASE. NO SUCH SINGLE PURCHASE SHALL EXCEED THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000) WITHOUT A WAIVER BY THE COUNCIL OF THE BIDDING PROCESS FOR GOOD CAUSE.

D. THE CITY AT ANY TIME IN ITS DISCRETION MAY USE ITS OWN EMPLOYEES FOR THE PROVISION OF SERVICES, CONSTRUCTION OR RECONSTRUCTION OF PUBLIC IMPROVEMENTS, OR OTHER WORK WITHOUT ENGAGING IN A COMPETITIVE PROCUREMENT PROCESS.

Section 3. Bowie City Code, Chapter 19A, "Procurement; Procedures", Article I, "Procurements generally", § 19A-8 "Emergency Procurements," is hereby amended to read as follows:

§ 19A-8. Emergency Procurements.

A. NOTWITHSTANDING ANYTHING IN THIS ARTICLE TO THE CONTRARY, The THE City Manager may authorize emergency procurements of supplies, materials, equipment, services, insurance, or construction in an amount not to exceed THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000), \$100,000 in accordance with the provisions of City Charter Sec. 61(b)(5) WHERE THERE EXISTS A THREAT TO PUBLIC HEALTH, WELFARE OR SAFETY; DURING A STATE OF EMERGENCY DECLARED BY THE CITY, COUNTY, STATE, OR NATION; WHERE DELAY WOULD SIGNIFICANTLY INJURE THE CITY, FINANCIALLY OR OTHERWISE; TO PREVENT A BREAK-DOWN IN MACHINERY AND/OR THREATENED TERMINATION OF ESSENTIAL SERVICES (INCLUDING MAINTENANCE AND REPAIR OF ESSENTIAL OFFICE EQUIPMENT); OR IN ANY OTHER CIRCUMSTANCE IN WHICH GOODS, MATERIALS, EQUIPMENT, SUPPLIES, SERVICES, OR CONSTRUCTION ARE NEEDED IMMEDIATELY. THE CITY COUNCIL SHALL PROMPTLY BE NOTIFIED OF ALL EMERGENCY PROCUREMENTS.

AND, BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF BOWIE that, this Ordinance shall become effective upon the effective date of Charter Amendment Resolution CAR-2-25, provided that a fair summary of this Ordinance is published at least once prior to the passage and at least once within ten (10) days after the date of passage in a newspaper having general circulation in the City.

INTRODUCED by the Council of the City of Bowie, Maryland at a meeting on _____, 20__.

PASSED by the Council of the City of Bowie, Maryland at a meeting on _____, 20__.

BOLD SMALL CAPS : Indicate matter added to existing law.
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Asterisks*** : Indicate matter retained in existing law but omitted herein.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez, MMC
City Clerk

Timothy J. Adams
Mayor

**APPROVED AS TO FORM AND
SUFFICIENCY:**

Elissa D. Levan
City Attorney

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Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Amending City Charter Sec. 20 "Fixing Penalty for Violations of Ordinances"
Charter Amendment Resolution CAR-1-25

DATE: 07/31/2025

During the 2025 legislative session of the Maryland General Assembly, Senate Bill 820, An Act Concerning Municipalities - Enforcement of Ordinances and Resolutions, was enacted, which was approved by Governor Moore on May 13, 2025 and becomes effective October 1, 2025. Senate Bill 820 increases the amount of the fine authorized in Md. Code Ann., Local Gov't Art., § 6-101 and § 6-102, from \$1,000 to \$5,000.

The change in state law necessitates an amendment to § 20 "Fixing penalty for violations of ordinances" of the Charter of the City of Bowie to increase the amount of a fine that can be assessed for the violation of a municipal ordinance from \$1,000 to \$5,000.

Adoption of Charter Amendment Resolution CAR-1-25 is requested.

ATTACHMENTS: 1. 20250804 - Charter Amendment Resolution CAR-1-25

CHARTER AMENDMENT RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AMENDING SEC. 20, “FIXING PENALTIES FOR VIOLATIONS OF
ORDINANCES”, OF THE CITY CHARTER TO INCREASE FROM
\$1,000 TO \$5,000 THE MAXIMUM FINE THAT CAN BE ASSESSED
FOR A VIOLATION OF THE CITY CODE

WHEREAS, pursuant to Md. Code Ann., Local Gov’t Art., Subtitle 3, Amendment or Repeal of Charter, the City Council of the City of Bowie (“the City”) has the authority to amend the City’s Charter, in accordance with the procedures set forth therein; and

WHEREAS, Md. Code Ann., Local Gov’t Art., § 6-101 “Violations Punishable as Misdemeanors” authorizes the City Council of the City of Bowie to provide that violations of City ordinances and resolutions that are authorized by Md Code Ann., Local Gov’t, Division II, Municipalities, are punishable as misdemeanors, and that the penalty for a violation of such ordinance or resolution may not exceed imprisonment for six (6) months or a fine of \$1,000 or both; and

WHEREAS, Md. Code Ann., Local Gov’t Art., § 6-102 “Municipal Infractions” authorizes the City Council of the City of Bowie, to provide, by law, that a violation of a municipal ordinance is a municipal infraction (unless State law classifies the violation as a criminal offense), which is a civil offense, and that the penalty for a violation of such municipal ordinance is a fine not exceeding \$1,000; and

WHEREAS, pursuant to this authority, the City Council of the City of Bowie enacted § 20 “Fixing penalty for violations of ordinances” of the Charter of the City of Bowie authorizing up to a \$1,000 fine for the violation of certain ordinances and resolutions; and

BOLD NUMBERS AND

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Boldfaced brackets : Indicate text that is deleted from the City Code.

WHEREAS, during the 2025 legislative session of the Maryland General Assembly, Senate Bill 820, An Act Concerning Municipalities – Enforcement of Ordinances and Resolutions, was enacted, which was approved by the Governor on May 13, 2025 and becomes effective October 1, 2025; and

WHEREAS, Senate Bill 820 increases the amount of the fine authorized in Md. Code Ann., Local Gov't Art., § 6-101 and § 6-102, referenced above, from \$1,000 to \$5,000; and

WHEREAS, the change in state law necessitates an amendment to § 20 “Fixing penalty for violations of ordinances” of the Charter of the City of Bowie to increase the amount of a fine that can be assessed for the violation of a municipal ordinance from \$1,000 to \$5,000.

Section 1: NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bowie that § 20 “Fixing penalty for violations of ordinances” of the Charter of the City of Bowie is amended as follows:

Sec. 20. Fixing penalty for violations of ordinances.

To ensure compliance with the ordinances of the City, the Council shall have the power to provide that a violation shall be a misdemeanor or a municipal infraction, unless the violation is declared to be a felony or misdemeanor by State law. The Council shall have the power to affix penalties of a fine for the violation of an ordinance. The penalty for a misdemeanor shall not exceed a fine of [one] **FIVE** thousand dollars **[(\$1,000)] (\$5,000.00)** per [infraction] **VIOLATION OF AN ORDINANCE OR RESOLUTION THAT IS DECLARED TO BE A MISDEMEANOR** and/or imprisonment for six (6) months. A penalty for a municipal

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infraction shall not exceed **[one] FIVE** thousand dollars **[((\$1,000)) (\$5,000.00)]** per infraction. The council may provide that a judgment or conviction for an offense shall not bar a subsequent enforcement procedure for a continuation of the same offense subsequent to the first or any succeeding conviction.

Section 2. BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF BOWIE, MARYLAND that if any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Resolution, it being the intent of the Council that this Resolution shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase, or portion hereof.

Section 3. BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF BOWIE, MARYLAND that to the extent that any section of the Charter is in conflict with the provisions of Sections 1 and 2 of this Resolution, such section or sections be and hereby are repealed to the extent of such conflict.

Section 4: BE IT FURTHER RESOLVED that, following a public hearing regarding CAR-1- 25 conducted in accordance with the requirements of State law, this Charter Amendment Resolution is adopted this _____ day of _____, 2025, and that the amendment to the Charter of the City of Bowie, hereby proposed by this enactment, shall be and become effective fifty (50) days after its passage by the City unless petitioned to referendum in accordance with Md. Code Ann., Local Gov't Art., §

BOLD NUMBERS AND

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4-304 within 40 days following its passage. A complete and exact copy of this Resolution shall be posted in the City Hall building for forty (40) days following its passage by the City, and a fair summary of the Charter Amendment shall be published in a newspaper having general circulation in the City not less than four (4) times at weekly intervals, also within the forty (40) days following its passage by City.

Section 5: **BE IT FURTHER RESOLVED** that as soon as the Charter Amendment Resolution hereby enacted becomes effective, either as herein provided or following referendum, the City Manager shall send to the Department of Legislative Services, the following information concerning the Charter Amendment Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Council of the City of Bowie or in a referendum; and (iv) the effective date of the Charter Amendment.

Section 6: **BE IT FURTHER RESOLVED** that the City Manager be, and hereby is specifically enjoined and instructed to carry out the provisions of Sections 4 and 5 hereof as evidence of compliance herewith; and said City Manager shall cause to be affixed to the minutes of this meeting an appropriate Certificate of Publication of the newspaper in which the fair summary of the Charter Amendment shall have been published, and shall further cause to be completed and executed the Certificate of Effect.

INTRODUCED by the Council of the City of Bowie at a Regular Meeting on the ____ day of _____, 2025.

BOLD NUMBERS AND

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Boldfaced brackets : Indicate text that is deleted from the City Code.

ADOPTED by the Council of the City of Bowie at a Regular Meeting on the ____
day of _____, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez, MMC
City Clerk

Timothy J. Adams
Mayor

APPROVED AS TO FORM AND SUFFICIENCY:

Elissa D. Levan
City Attorney

BOLD NUMBERS AND
BOLD SMALL CAPITALS : Indicate new language that is being added to the City Code.
Boldfaced brackets : Indicate text that is deleted from the City Code.



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Amending Chapter 5, Building and Property Maintenance - Ordinance O-7-25

DATE: 07/31/2025

Ordinance O-7-25 has been prepared by the City Attorney and Code Compliance staff to amend Chapter 5 of the Bowie City Code. This amendment reflects recent changes to Maryland law and responds to community concerns about the spread of invasive bamboo in Bowie.

In the 2023 Legislative Session, the Maryland General Assembly gave municipalities the authority to regulate invasive bamboo. The law, <https://bit.ly/1-1318>, allows the City to prohibit planting of invasive bamboo or letting it grow uncontrolled without proper maintenance and containment measures.

This ordinance amendment adds those prohibitions to the City's Housing and Property Maintenance Code and requires property owners with existing bamboo to prevent it from spreading onto neighboring properties or the public right-of-way.

Council adoption of this ordinance is requested.

ATTACHMENTS: 1. 20250804 - Ordinance O-7-25

ORDINANCE
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AMENDING THE CODE OF THE CITY OF BOWIE, CHAPTER 5 “BUILDING
AND PROPERTY MAINTENANCE”, ARTICLE II “HOUSING AND PROPERTY
MAINTENANCE CODE,” § 5-6 “DEFINITIONS” TO ADD A DEFINITION OF
INVASIVE BAMBOO, AND § 5-7 “STANDARDS,” TO PROHIBIT PLANTING OF
INVASIVE BAMBOO AND TO REQUIRE THOSE WHO CURRENTLY MAINTAIN
BAMBOO ON THEIR PROPERTY TO CONTAIN IT TO THEIR PROPERTY

WHEREAS, the State of Maryland has classified bamboo as a Tier 1 invasive plant;
and

WHEREAS, MD Code, Local Gov’t, § 1-1318 “Regulation of invasive bamboo” authorizes the Bowie City Council, by ordinance, to regulate invasive bamboo, including prohibiting a person from selling it, planting it and allowing it to grow on property of the person without proper upkeep and appropriate containment measures;
and

WHEREAS, the Bowie City Council may provide for the enforcement of an ordinance regulating invasive bamboo by requiring any damage caused by the invasive bamboo to be mitigated and establishing a civil fine; and

WHEREAS, the Bowie City Council desires to prohibit residents and property owners from planting bamboo in the City of Bowie after the adoption of this ordinance and to require those who maintain bamboo on their property to maintain the bamboo utilizing appropriate containment measures so that the bamboo does not spread onto adjoining property.

Section 1. **NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the City Council, that Bowie City Code, Article II. Housing and Property Maintenance Code, Sec. 5-6 Definitions is hereby amended to read as follows:

Sec. 5-6. Definitions.

For purposes of this Article the following words and phrases shall have the meaning respectively ascribed to them by this section.

*

*

*

INFESTATION

The presence within or contiguous to a Dwelling, Dwelling Unit or Rooming Unit, Commercial Building, or Commercial Unit of insects, rodents, vermin or other pests.

INVASIVE BAMBOO

BAMBOO THAT IS CHARACTERIZED BY AGGRESSIVE SPREADING BEHAVIOR, INCLUDING BAMBOO SPECIES IN THE GENUS PHYLLOSTACHYS.

* * *

Section 2. **BE IT FURTHER ORDAINED AND ENACTED**, by the City Council, that Bowie City Code, Article II. "Housing and Property Maintenance Code," Sec. 5-7 "Standards" is hereby amended to read as follows:

Sec. 5-7. Standards.

* * *

B. EXTERIOR PROPERTY AREAS. The exterior property areas of any residential or commercial structure, whether occupied or unoccupied, shall comply with the following requirements:

(1) Landscaping of premises.

(a) The landscaping of premises shall be maintained in an orderly state with lawns and, bushes, trees, shrubs and other such vegetation trimmed and free from unlawful overgrowth, dead trees or shrubs, and other conditions that would constitute a nuisance or a blighting effect on nearby property.

(b) Dead trees must be removed. Property owners may not leave in place tree trunks or stumps that are higher than 18".

(c) **AS OF THE EFFECTIVE DATE OF ORDINANCE NO. O-7-25, THE PLANTING OF INVASIVE BAMBOO IS PROHIBITED IN THE CITY OF BOWIE. ANY INVASIVE BAMBOO EXISTING IN THE CITY OF BOWIE AS OF THE EFFECTIVE DATE OF ORDINANCE NO. O-7-25 SHALL BE PROPERLY MAINTAINED AND APPROPRIATE CONTAINMENT MEASURES UTILIZED, INCLUDING BARRIERS AND TRENCHES, TO ENSURE THAT THE BAMBOO DOES NOT SPREAD TO ADJOINING PROPERTY, INCLUDING A PUBLIC RIGHT-OF-WAY.**

~~(c)~~(D) Overgrowth shall be unlawful if any one or more of the following applies:

BOLD SMALL CAPS: Indicate language to be added to the Bowie City Code.

*** Asterisks: Indicate language contained in the Bowie City Code that is not set forth in the Ordinance and which remains unchanged.

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- [1] The overgrowth has caused the primary improvements on the property to be wholly or substantially screened from view from pedestrians standing at ground level upon any right-of-way abutting any property line, except that this subsection is not intended to apply to trees and properly pruned hedges;
 - [2] The overgrowth obstructs the view of address numerals;
 - [3] The overgrowth obstructs access to escape and rescue opening points or path of travel from any street to the primary entrance of the main structure;
 - [4] The overgrowth is growing into or on the primary structure, storage sheds and buildings or is detrimental or has caused damage to primary or accessory structures; or
 - [5] The overgrowth constitutes a public health, safety, welfare, or fire hazard.; OR
 - [6] **THE OVERGROWTH OF INVASIVE BAMBOO SPREADS FROM THE PROPERTY ON WHICH IT IS LOCATED (I.E. ORIGINATES) TO AN ADJOINING PROPERTY OF ANOTHER PERSON OR A PUBLIC RIGHT-OF-WAY. A CITATION FOR A VIOLATION OF THIS SECTION SHALL REQUIRE AN AFFIDAVIT FROM THE OWNER OR OCCUPANT OF A PROPERTY ATTESTING TO THE FACT THAT THE BAMBOO SPREAD FROM THE ADJOINING PROPERTY ONTO THEIR PROPERTY.**
- (d)(E) The requirements of ~~Subsection (A)~~ **SECTION (B)1** above shall have no application in the following areas of the City:

* * *

- [5] Any **CITY OWNED PROPERTY** OR other area required to be vegetated by reason of the application of the ~~City~~**PRINCE GEORGE'S COUNTY** Zoning Ordinance, **LANDSCAPE MANUAL**, Subdivision Ordinance, ~~Site Plan Ordinance~~, OR Stormwater Management Ordinance, **ANY DEVELOPMENT APPROVAL, ANY PROVISION OF THE CITY CODE, DEPARTMENT OF NATURAL RESOURCES PROGRAM OPEN SPACE REQUIREMENTS** or any other ordinance or provision of law.

* * *

Section 3. **BE IT FURTHER ORDAINED** that, this Ordinance shall become effective thirty (30) days after its enactment by the Council of the City of Bowie, Maryland, provided that a fair summary of this Ordinance is published at least once prior to the

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date of passage and at least once within ten (10) days after the date of passage in the newspaper having general circulation in the City.

INTRODUCED by the Council of the City of Bowie, Maryland, at a meeting on _____, 2025.

PASSED by the Council of the City of Bowie, Maryland, at a meeting on _____, 2025.

ATTEST:

THE CITY OF BOWIE, MARYLAND

Awilda Hernandez, MMC
City Clerk

Timothy J. Adams
Mayor

**APPROVED AS TO FORM AND
SUFFICIENCY:**

Elissa D. Levan
City Attorney

BOLD SMALL CAPS: Indicate language to be added to the Bowie City Code.
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Strikethrough: Indicates language deleted from the Bowie City Code.



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Bowie Brighter Strategic Plan Update

DATE: 07/31/2025

Purpose of the Presentation

On August 4, 2025, members of the City's cross-departmental SPARK Team will present the current status of the Bowie Brighter Strategic Plan to the City Council during the public meeting. This presentation reflects the ongoing progress of a collaborative effort initiated by the City Council, informed by community input, staff engagement at all levels, and ongoing Council direction.

The purpose of this presentation is to:

- Share the strategic framework, including the **Mission, Vision, Core Values, Strategic Goals, Objectives, Priority Initiatives, and Performance Measures**
- Communicate the next steps toward the implementation of *Bowie Brighter*

Background

The *Bowie Brighter* Strategic Plan builds upon foundational work that began in Spring 2024, including:

- Council's initial development of the Mission and Vision Statements
- Community and staff surveys conducted in Summer 2024
- Development of Goals and Core Values by senior staff in Fall 2024
- Finalization of the strategic framework by Council in January 2025
- Creation of Objectives, Initiatives, and Outcome Measures by the SPARK Team in Spring 2025

The Council's feedback, support, and leadership have shaped the structure and direction of the plan throughout. The SPARK Team—formed by City staff—has translated the strategic goals into actionable detail through specific initiatives aligned with City values and community priorities.

Next Steps

Following the August 4 presentation, senior staff will convene in September to begin integrating strategic initiatives into departmental work plans and the budget process for Council review. Implementation teams will be formed to carry out the initiatives, and regular progress updates will be provided to the City Council after the formal launch of the plan.

We look forward to presenting this staff-led milestone and outlining the next phase of *Bowie Brighter*—guiding the City forward by making Smart Choices for a Stronger Community.

ATTACHMENTS: 1. 20250804 - Bowie Brighter Presentation



BOWIE BRIGHTER

Smart Choices, Stronger Community

STRATEGIC PLAN EVOLUTION

- **April 2024:** Mission and Vision Statements drafted by Council
- **Summer 2024:** Bowie mid-level managers and the community completed surveys
- **September 2024:** Bowie senior staff developed goals based on community feedback
- **December 2024:** Values and values statements from senior staff finalized
- **January 2025:** Mission, Vision, Values, and Goals reviewed and finalized by City Council
- **April 2025:** Objectives, initiatives, and outcome measures developed by staff SPARK Team
- **September 2025:** Bowie senior staff will integrate initiatives into work plans and budget



MISSION STATEMENT

To provide high standard, cost-efficient services that enhance the quality of life in Bowie.

VISION STATEMENT

A thriving and inclusive community with great services where people aspire to live, work, and play.

CORE VALUES

Respect

- We value everyone's concerns and contributions

Improvement

- We evaluate, innovate, make changes, and implement new methods to deliver high quality services

Accountability

- We are responsive and responsible for our decisions, actions, and outcomes

Collaboration

- We listen, compromise, share, and establish lines of communication with stakeholders

Integrity

- We are equitable and transparent in our interactions and the services we provide

GOAL 1: SAFE COMMUNITY

Improve safety in the community through education, engagement, and resource commitment

Objectives:

- Improve the process to better route emergency and non-emergency reporting
- Increase cross-departmental conversations about safety
- Update safety infrastructure on City property

GOAL 1: SAFE COMMUNITY

Improve safety in the community through education, engagement, and resource commitment

As measured by:

- The number of current users vs number of new users on Alert Bowie and new social media
- Reduce crimes against persons or property by 10%

Priority Initiative:

- Update the resident reporting systems to better respond to emergencies

GOAL 2: CONNECTED AND INFORMED COMMUNITY

Foster opportunities for community members to engage with their government

Objectives:

- Promote information sharing at events
- Increase community participation and public engagement
- Conduct outreach prior to “special events”



GOAL 2: CONNECTED AND INFORMED COMMUNITY

Foster opportunities for community members to engage with their government

As measured by:

- Number of community events
- Participation at events and Council meetings and on social media
- Survey response rates

Priority Initiative:

- Have more cross-departmental participation at regional events to promote their services



GOAL 3: SUSTAINABLE PRACTICES

Incorporate and prioritize environmentally friendly and long-lasting actions

Objectives:

- Reduce solid waste disposal tonnage
- Operate as a Smart City
- Reduce fuel usage/increase alternative fuel usage



GOAL 3: SUSTAINABLE PRACTICES

Incorporate and prioritize environmentally friendly and long-lasting actions

As measured by:

- Completion of the Environmental Action Plan (EAP)
- Per capita tonnage of solid waste
- Reduce City of Bowie carbon footprint

Priority Initiatives:

- Expand curbside Food Waste Services
- Implement Smart City Framework
- Develop programs for energy efficiency, alternative fuels, and renewables on City facilities and through resident programs (solar farm, EV charging stations, etc.)



GOAL 4: RESPONSIVE SERVICE DELIVERY

Adapt current services to address emerging community priorities

Objectives:

- Offer more accessible information (people with disabilities, non-English speakers)
- Identify barriers to community members using City services
- Identify emerging community priorities

GOAL 4: RESPONSIVE SERVICE DELIVERY

Adapt current services to address emerging community priorities

As measured by:

- Community customer satisfaction and number of respondents on surveys
- Resident participant and engagement at events and on social media

Priority Initiative:

- Make all materials and website accessible by 2026 (Federal Requirement)

GOAL 5: STAFF DEVELOPMENT

Recruit, train, and retain the best people for today and the future

Objectives:

- Create individual training paths
- Expand positional satisfaction
- Develop methods to measure employees
- Provide leadership development training

GOAL 5: STAFF DEVELOPMENT

Recruit, train, and retain the best people for today and the future

As measured by:

- Employee Surveys
- Time to fill open positions

Priority Initiative:

- Develop employee surveys

NEXT STEPS: BRINGING BRIGHTER BOWIE TO LIFE

Department Integration (Fall 2025)

- Priority initiatives assigned to lead departments to begin internal planning
- Senior Staff will align department work plans and budget proposals with strategic initiatives

City Council Review

- City Council reviews along with annual budget

Implementation Teams Formed

- Cross-functional teams activated for each initiative
- Goal Champions coordinate initiative work, reporting, and support

NEXT STEPS: CONTINUED

Launch

- All-staff introduction to Bowie Brighter goals, values, and department roles
- Strategic Plan published on City website and communicated to community

Ongoing Coordination

- Regular progress updates to City Council
- Annual strategy check-ins and refinement with Council, SPARK Team, and Senior Staff



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: BGE Update on their Emergency Management Processes and the State of their Power Infrastructure

DATE: 07/31/2025

In response to a request made by the City of Bowie, representatives from BGE will be attending the City Council meeting on Monday, August 4, 2025. The purpose of this meeting is to have BGE representatives give an update on their emergency management processes, the status of their power infrastructure, and any future project within the City.

Below is a list of some of the items to be discussed during the meeting:

- Emergency Preparedness: internal and external preparedness, and event management
- State of infrastructure: response to query by City regarding BGE infrastructure and its capacity to meet the needs and demands of the City
- Current/future projects: projects within the City that will modernize or enhance infrastructure and improve service
- Council Q&A and requests: Opportunity for City Council to ask questions and/or make requests of BGE

ATTACHMENTS: 1. 20250804 - BGE Emergency Management Overview Presentation
2. 20250804 - BGE in Bowie Presentation

July 2025

Emergency Preparedness Business Overview for Municipal Leaders

Thomas Rosera, Sr Emergency Preparedness Specialist

Introduction: BGE Emergency Preparedness (EP)

Vision

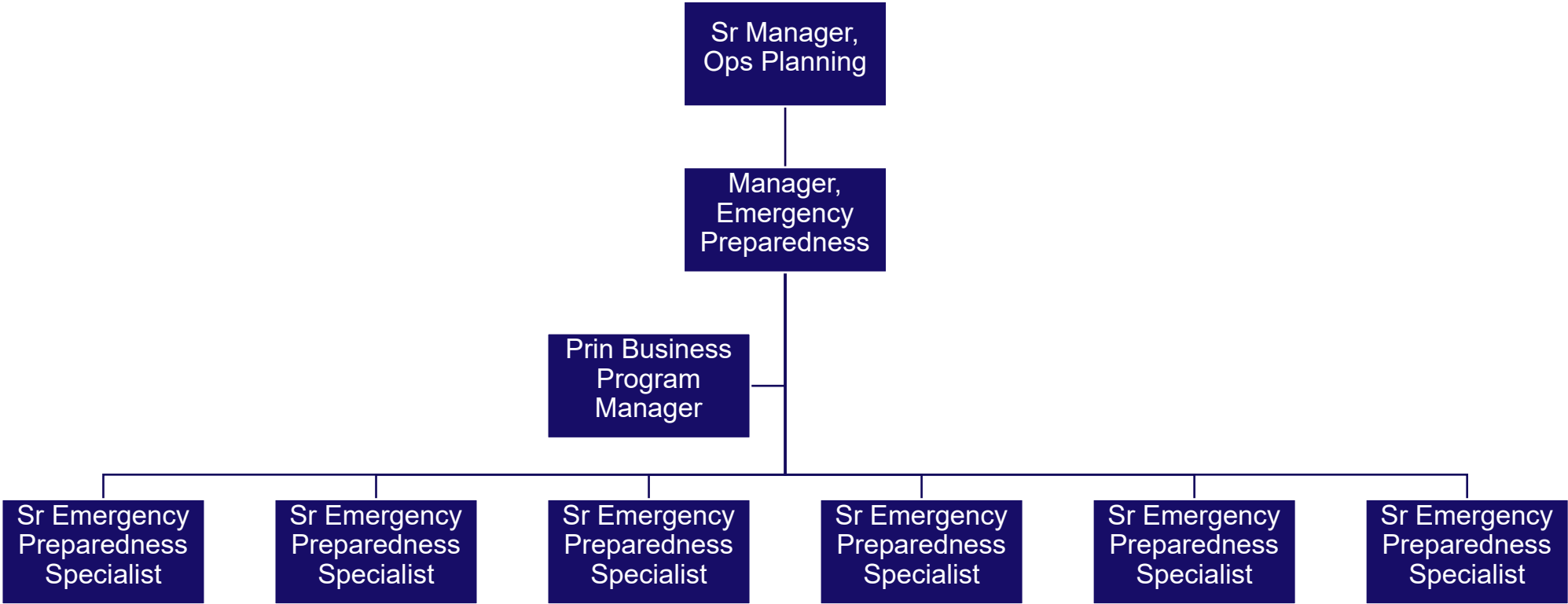
Respond effectively to system emergencies using innovative strategies and organizational processes which emphasize safety, efficiency, and effective stakeholder communications.

Objectives

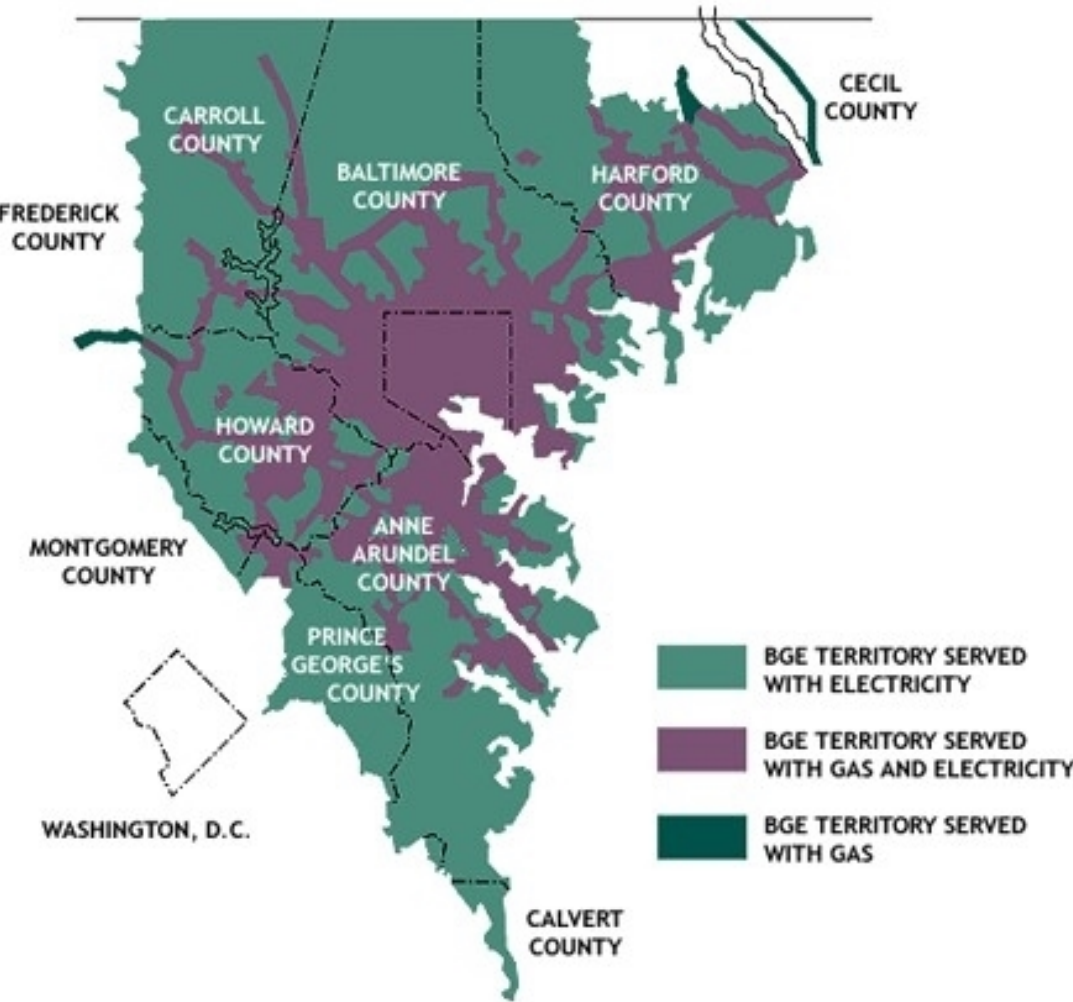
- **Minimize Customer Interruptions** during storms by using proper safety techniques, efficient resource management, and best practice restoration strategies
- Increase customer satisfaction through effective communication of outage and **Estimated Time of Restoration (ETR)** information
- Support informed decision making by collecting and analyzing relevant **standard metrics**
- Utilize continuous improvement processes, including **industry benchmarking**, to identify lessons learned, best practices, and appropriate corrective actions



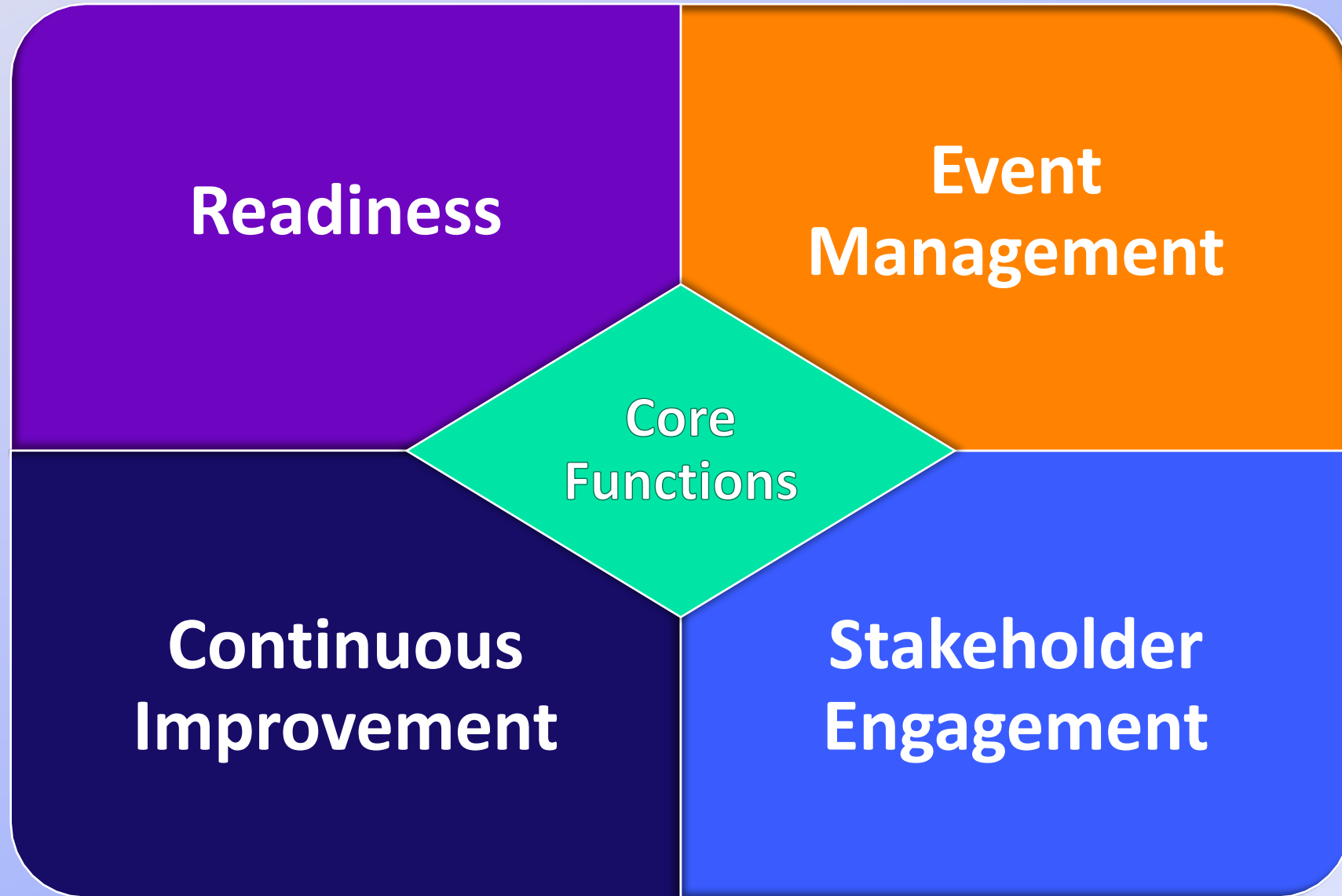
EP Team Structure

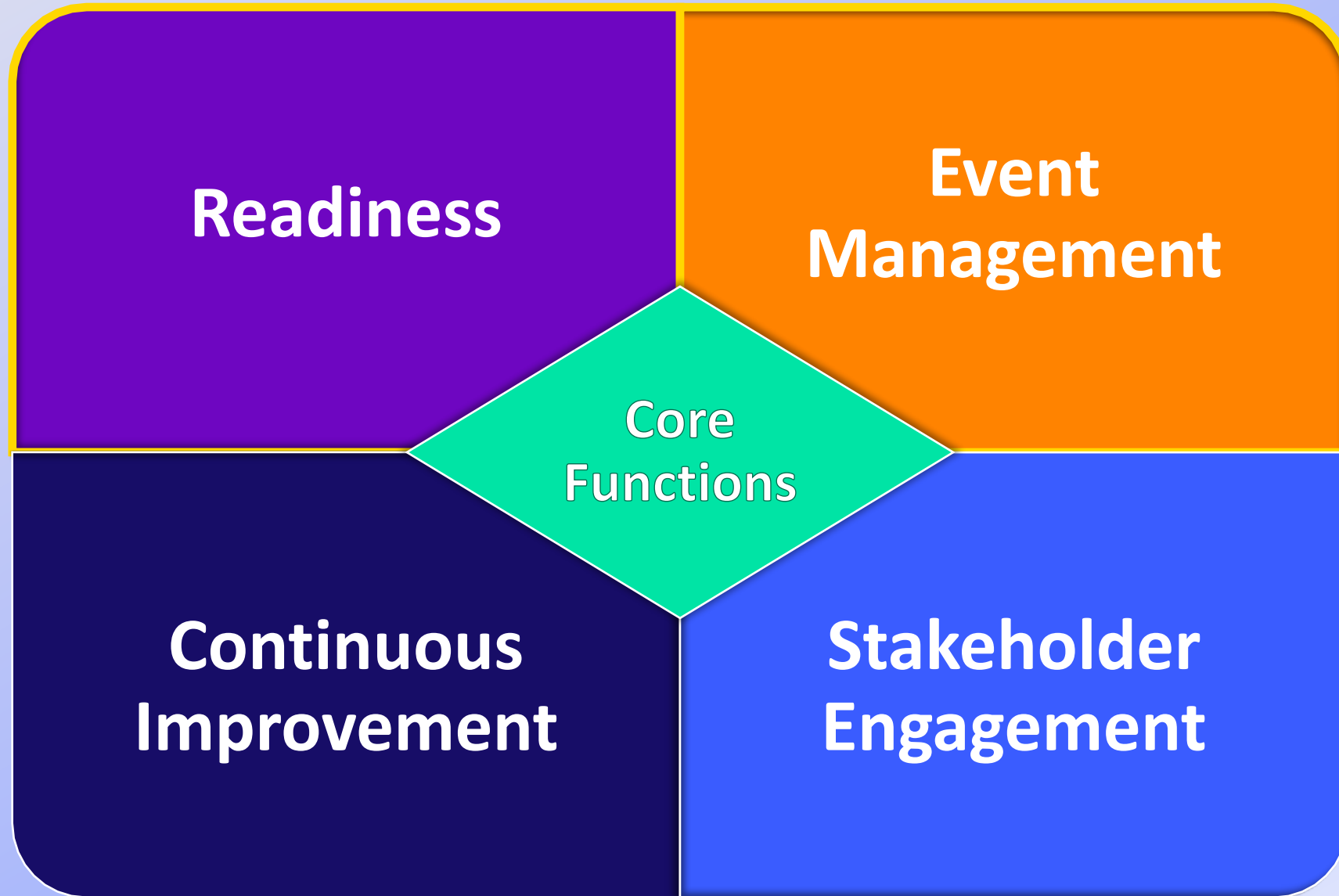


Service Area Overview



County Name	Customers Served
Anne Arundel	260,878
Baltimore	373,449
Baltimore City	280,945
Calvert	8,146
Carroll	59,973
Cecil	606 (Gas)
Harford	108,923
Howard	136,268
Montgomery	14,224
Prince George's	88,655



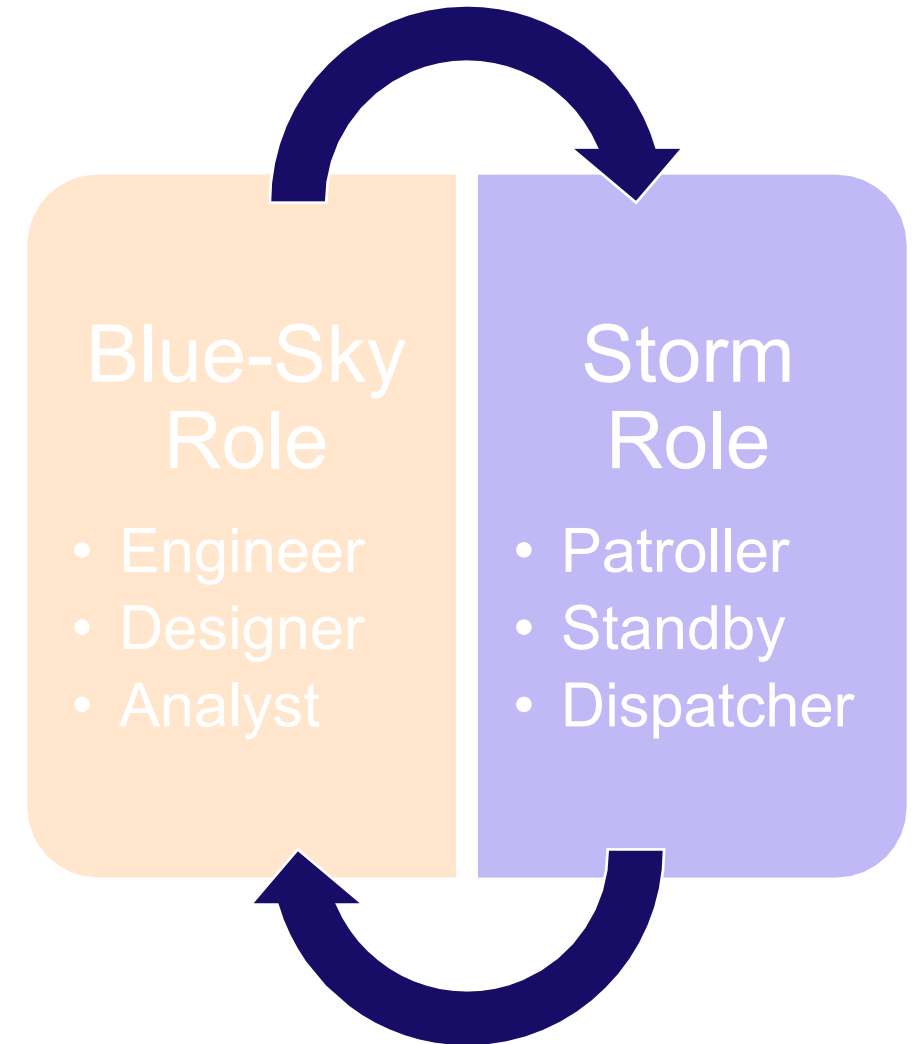




Organizational Readiness

Readiness

- Emergency response roster
 - Complement and coverage
 - Equipment
 - Accountability



Readiness

- Emergency response roster
 - Complement and coverage
 - Equipment
 - Accountability
- Planning
 - Process improvements
 - Documentation updates
 - Gathering and implementing feedback



Readiness

- Emergency response roster
 - Complement and coverage
 - Equipment
 - Accountability
- Planning
 - Process improvements
 - Documentation updates
 - Gathering and implementing feedback
- Training and exercises
 - Internal and external



Readiness

- Emergency response roster
 - Complement and coverage
 - Equipment
 - Accountability
- Planning
 - Process improvements
 - Documentation updates
 - Gathering and implementing feedback
- Training and exercises
 - Internal and external
- Seasonal readiness



Readiness

- Emergency response roster
 - Complement and coverage
 - Equipment
 - Accountability
- Planning
 - Process improvements
 - Documentation updates
 - Gathering and implementing feedback
- Training and exercises
 - Internal and external
- Seasonal readiness
- Situational awareness and updates



Weather Alert Level Matrix

Figure 23: May - October Weather Alert Level Matrix

Weather Event	Alert Color Codes			
	Yellow	Orange	Red	Black
Sustained Winds	20 - 25 mph	26 - 30 mph	31 - 35 mph	≥36 mph
Wind Gusts	35 - 46 mph	47 - 54 mph	55 - 65 mph	≥ 65 mph
Thunderstorms	General	Slight Risk	Moderate Risk	High Risk
Lightning Strikes	Scattered	Occasional	Frequent	Widespread/Frequent
Rainfall	1"-1.5"	1.5 - 2"	2.1"-3"	>3"
Tropical Cyclone	Review Severe Impact Storm Guidelines			

Figure 24: November - April Weather Alert Level Matrix

Weather Event	Alert Color Codes			
	Yellow	Orange	Red	Black
Sustained Winds	26 - 30 mph	31 - 35 mph	36 - 40 mph	>40 mph
Wind Gusts	40 - 49 mph	50 - 54 mph	55 - 64 mph	> 65 mph
Thunderstorms	General	Slight Risk	Moderate Risk	High Risk
Lightning Strikes	Scattered	Occasional	Frequent	Widespread/Frequent
Rainfall	1"-1.5"	1.5 - 2"	2.1"-3"	>3"
Wet Snow	3"-6"	6"-9"	9"-12"	>12"
Dry Snow	6"-12"	12"-18"	18"-24"	>24"
Ice	<.20"	.20"-.35"	.35"-.6"	>.6"

Daily Weather Monitoring

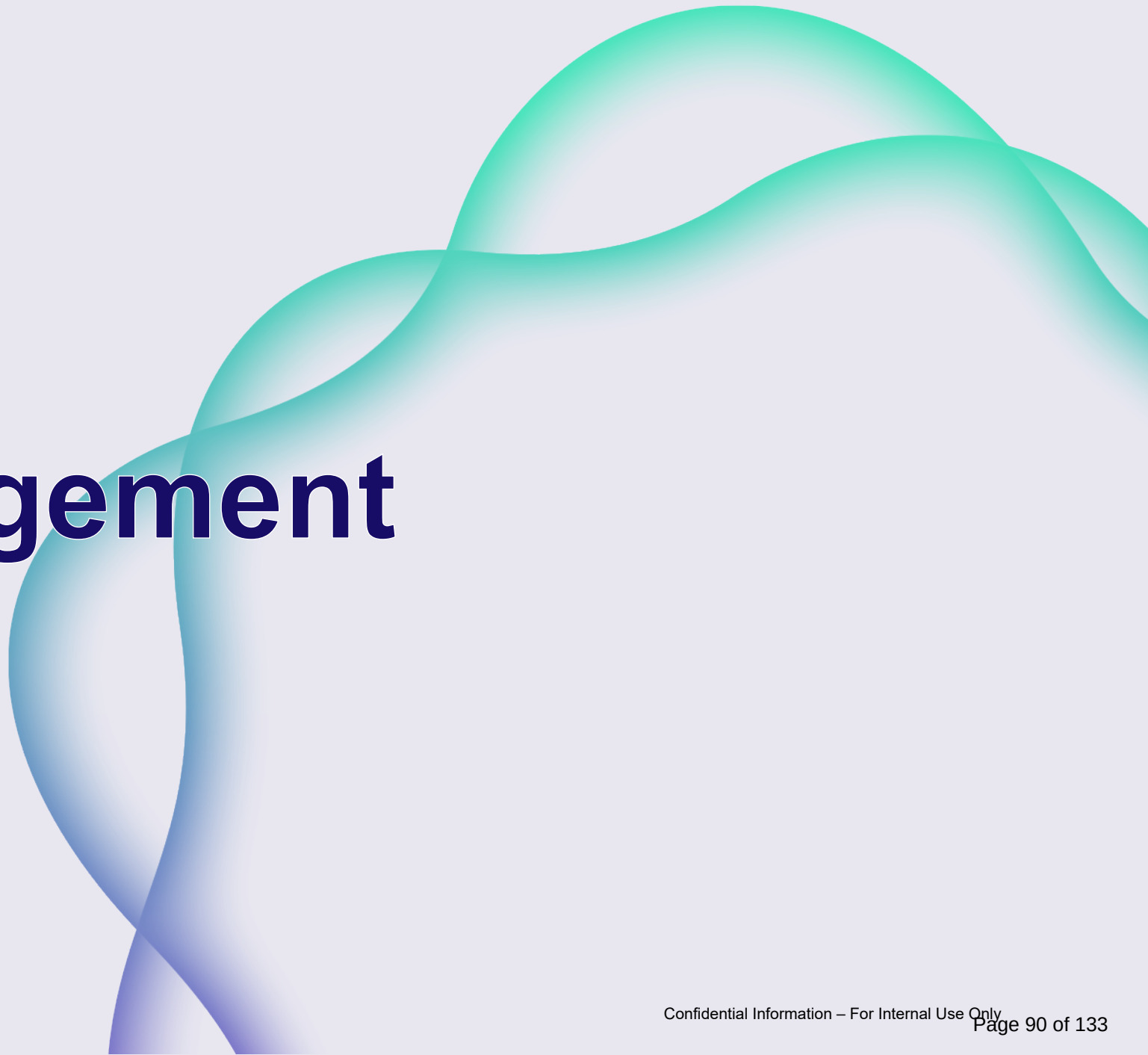
Example from StormGeo

MONDAY 08-07-2023 HIGHEST RISK CODE: O8/R2

	Weather Code		Threat Timing							Temperature				Wind				Precipitation					Thunderstorm		
	Code	Reason	00-03	03-06	06-09	09-12	12-15	15-18	18-21	21-00	Low	High	Wind Chill	Heat Index	Dir	Sustained	Gusts	Isolated Gusts	Probability	Rain	Snow	Ice	Type	TSI	T-storm Prob
Bel Air	O8/R2	TSI +1									72	85	72	95	S	15	19	26	94	1.34	0.00	0.00	Rain	7.0	25
Cockeysville	O8/R2	TSI +1									72	87	72	97	S	14	17	24	94	0.98	0.00	0.00	Rain	7.0	25
Front Street	O8/R2	TSI +1									75	87	75	95	S	13	16	22	92	1.42	0.00	0.00	Rain	7.0	27
Howard	O8/R2	TSI +1									71	87	71	97	S	15	19	25	90	1.06	0.00	0.00	Rain	7.0	26
Piney Orchard	O8/R2	TSI +1									72	88	72	99	S	14	18	23	86	1.15	0.00	0.00	Rain	7.0	27
Westminster	O8/R2	TSI +1									70	87	70	95	S	14	18	26	90	1.09	0.00	0.00	Rain	7.0	28
Waysons Corner	O8/R2	TSI +1									72	89	72	100	S	13	17	23	83	1.15	0.00	0.00	Rain	7.0	26

Day 1 Forecast Discussion:

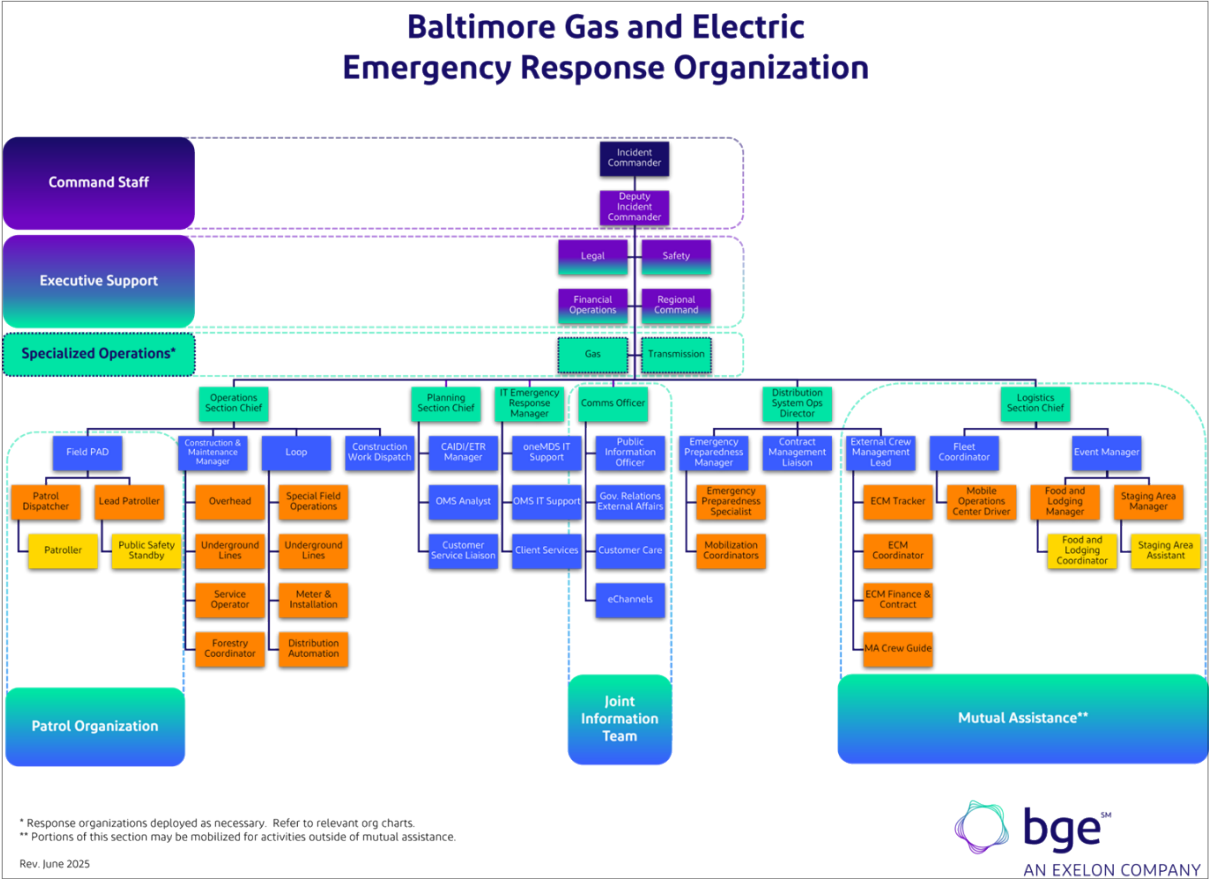
Warm and humid conditions will prevail today with showers and thunderstorms expected this afternoon and evening. There is potential for very unstable conditions and strong to severe storms, especially during the mid afternoon through mid evening hours. If fog/clouds are slow to clear out today it could help limit the instability a bit. However, an approaching disturbance coupled with warm and humid air in place across the region will bring a good chance of thunderstorms. Conditions are expected to be very favorable for severe thunderstorms capable of damaging straight-line wind gusts and frequent cloud-to-ground lightning strikes. An isolated tornado and a risk of flash flooding will be secondary threats. Thunderstorm coverage is forecast to be around 50-60%. Some showers and thunderstorms could linger to about midnight, especially for eastern portions of the area. However, the main severe threat will end by around 8pm.

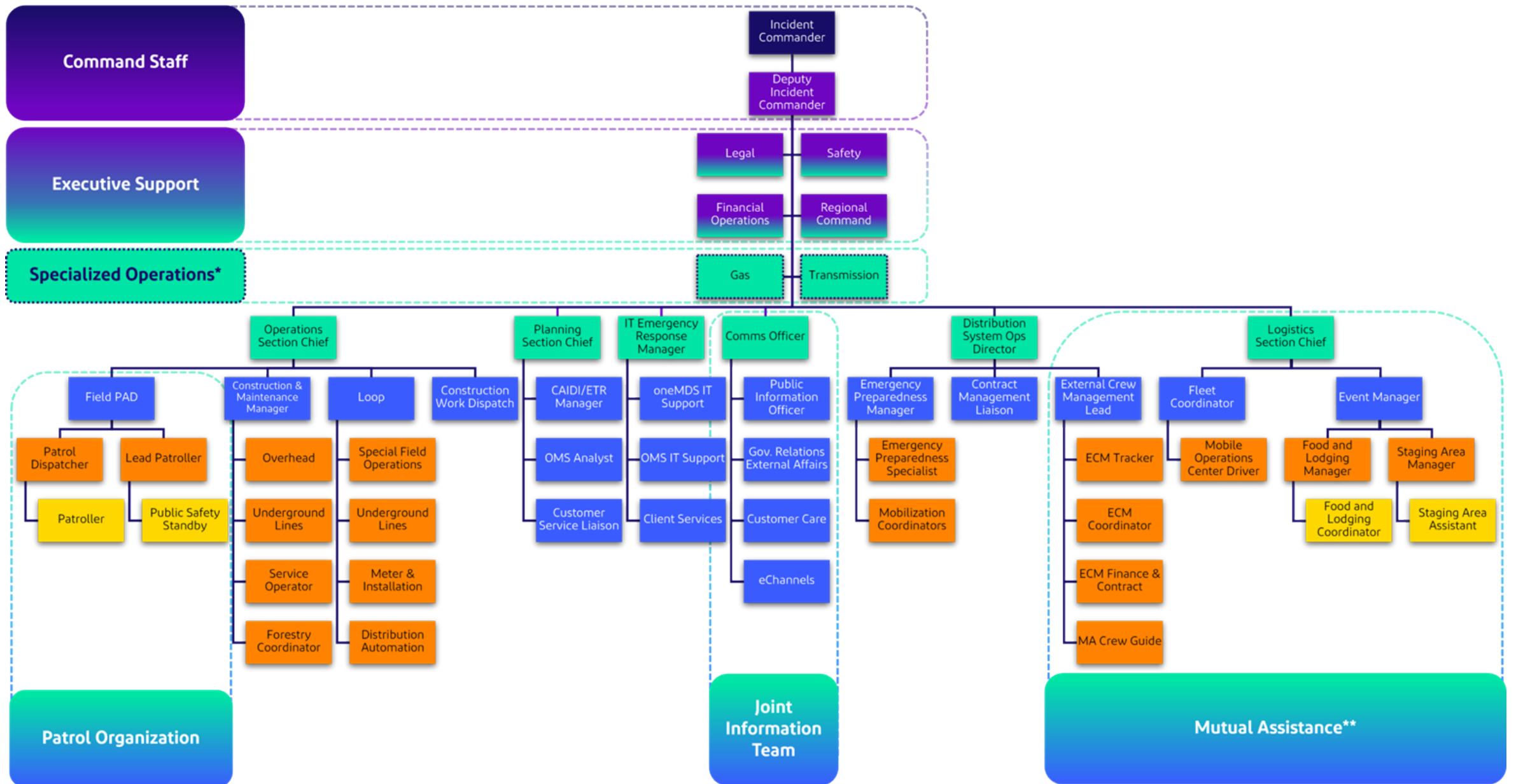


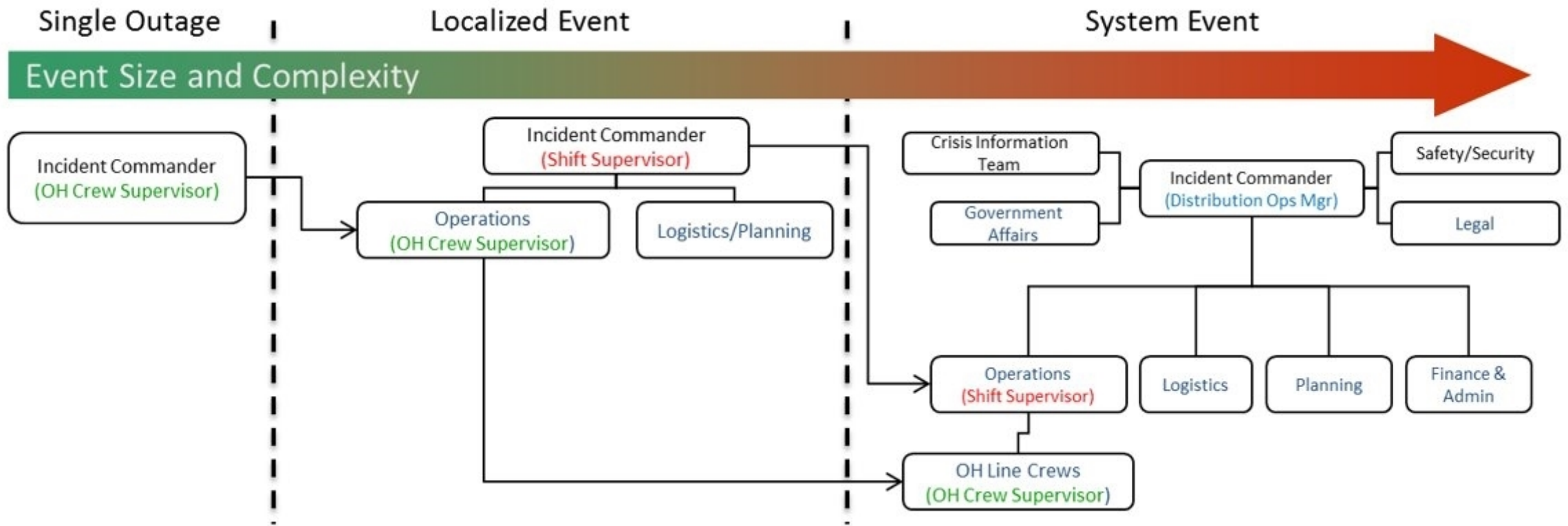
Event Management

Event Management

- Emergency Operations Center mobilization
 - Modified ICS model

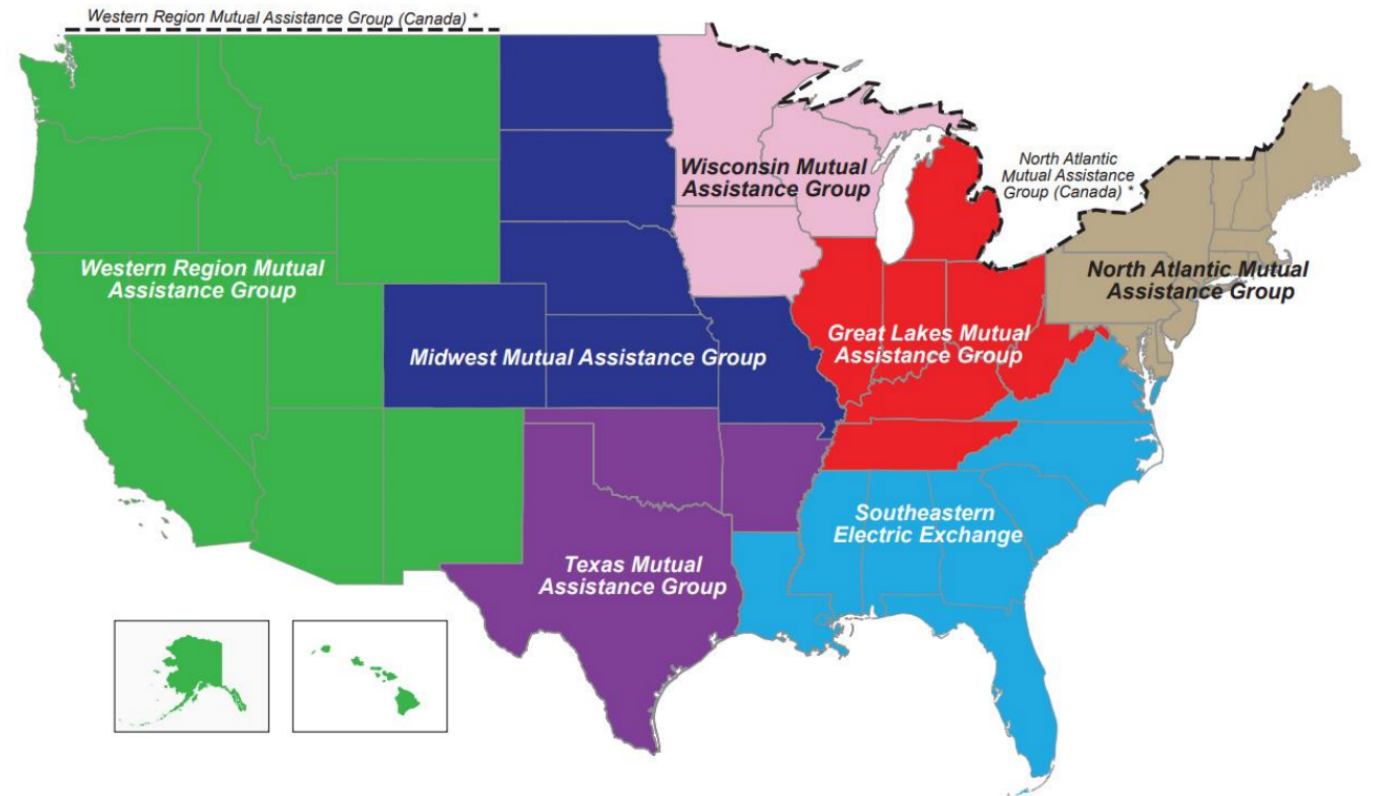






Event Management

- Mutual Assistance
 - North Atlantic Mutual Assistance Group (NAMAG)
 - Southeastern Electric Exchange (SEE) Mutual Assistance Committee
 - Edison Electric Institute (EEI)
 - Exelon (PECO, ComEd, and PHI)



Event Management

- Mutual Assistance
 - North Atlantic Mutual Assistance Group (NAMAG)
 - Southeastern Electric Exchange (SEE) Mutual Assistance Committee
 - Edison Electric Institute (EEI)
 - Exelon (PECO, ComEd, and PHI)
- Operational coordination
 - Event status calls
 - Restoration timeline update calls
 - Major event calls



Event Management

- Incident Command
- Operations
 - Staffing and field operations
 - Determination of Estimated Time of Restoration (ETRs)
 - Damage assessment
 - Public safety
- Planning
 - Progress tracking
 - Workload analysis and prioritization

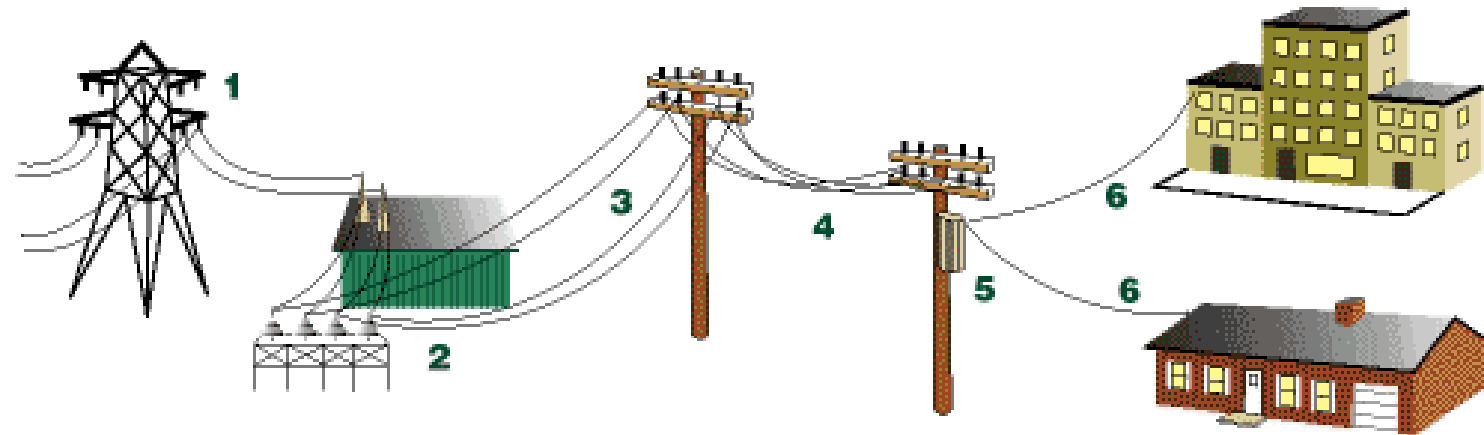


Event Management

- Joint Information Team
 - Internal and external communication
 - Stakeholder engagement
 - Media
- Logistics
 - Crew food and lodging
 - Staging areas
 - Equipment and supply allocation and transport



System Overview



1. Transmission Lines

Brings bulk power from power plants

Connects to several substations

Outages at this level affected the greatest number of customers

2. Substations

Distribute power to several circuits

3. Distribution Lines

Form power networks connecting communities and industries

4. Overhead Lines

Serve smaller customer groups or neighborhoods

5. Transformers

Reduce level to usable voltage for your home or business

6. Line to Your Home or Business

Estimated Time of Restoration (ETR)



- We strive to provide customers with timely and accurate ETRs
- High ETR accuracy during routine operations, minor storms and typical major storms.
- For exceptionally large and complex events, normal processes based on job-level restoration projections do not work
- In line with industry best practices, BGE does not issue ETRs during large ongoing storm events
- In these cases, ETRs are published after the extent of system damage is known

ETR Levels

- Updated within 24 hours of storm passing and ability to safely begin damage assessment
- Forecast of day when vast majority of customers restored

GLOBAL



- Updated as work plan is developed
- Daily ETRs are based on work assigned to crews

FEEDER



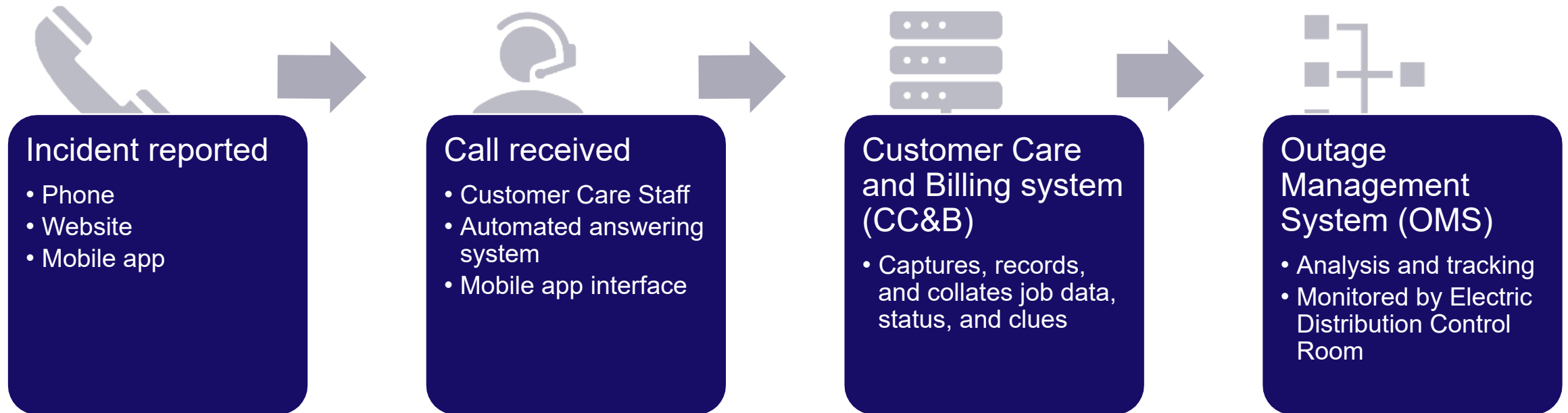
- Job-specific estimates for smaller jobs and areas with less system damage
- Generally issued as work progresses on feeders

INDIVIDUAL

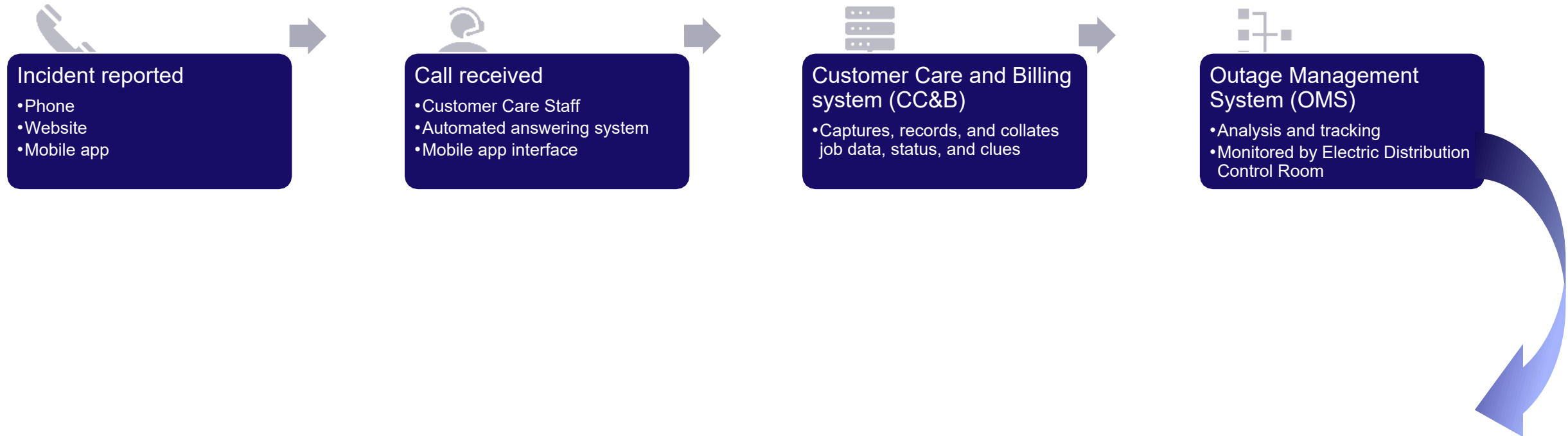


When resources allow, customers are proactively notified when an individual ETR changes.

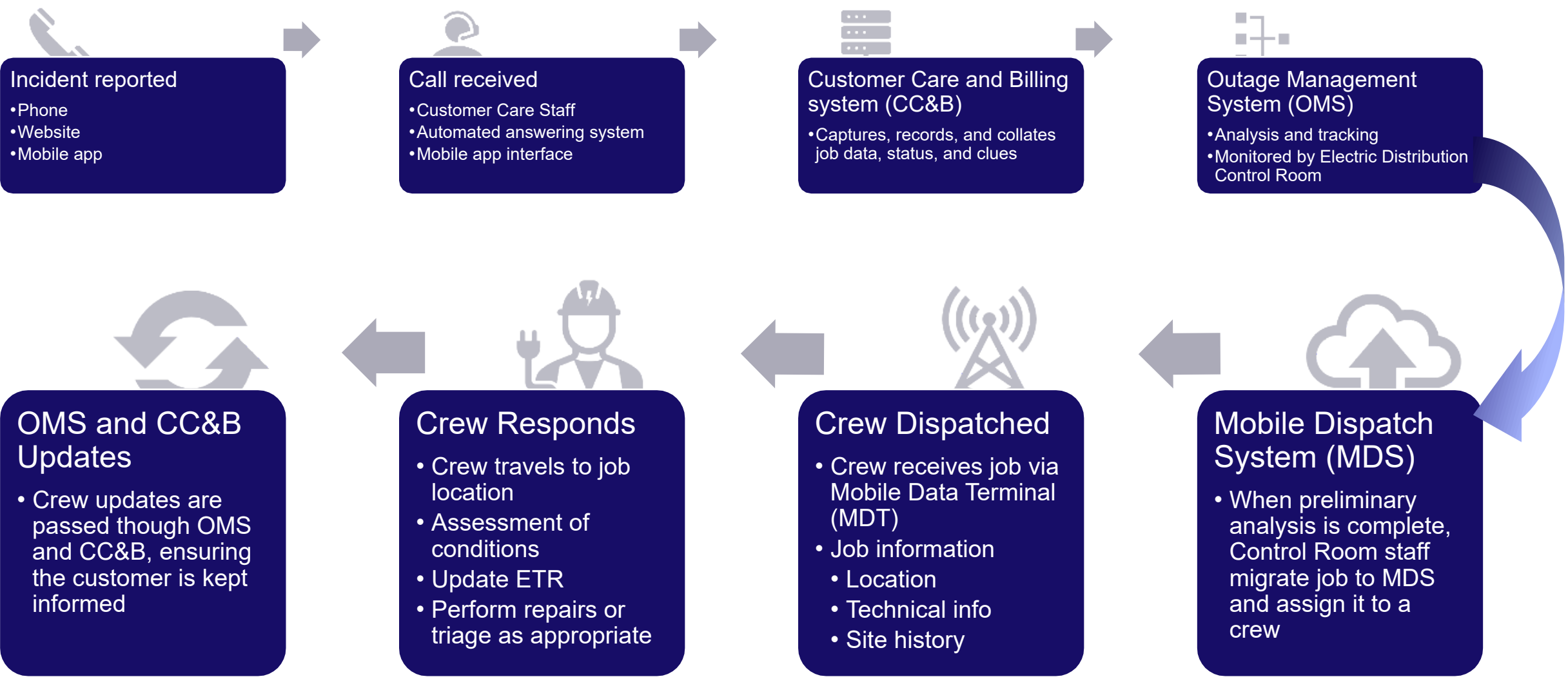
Customer Service Restoration Management: Life Cycle of an Electric Trouble Call



Customer Service Restoration Management: Life Cycle of an Electric Trouble Call



Customer Service Restoration Management: Life Cycle of an Electric Trouble Call



Questions?

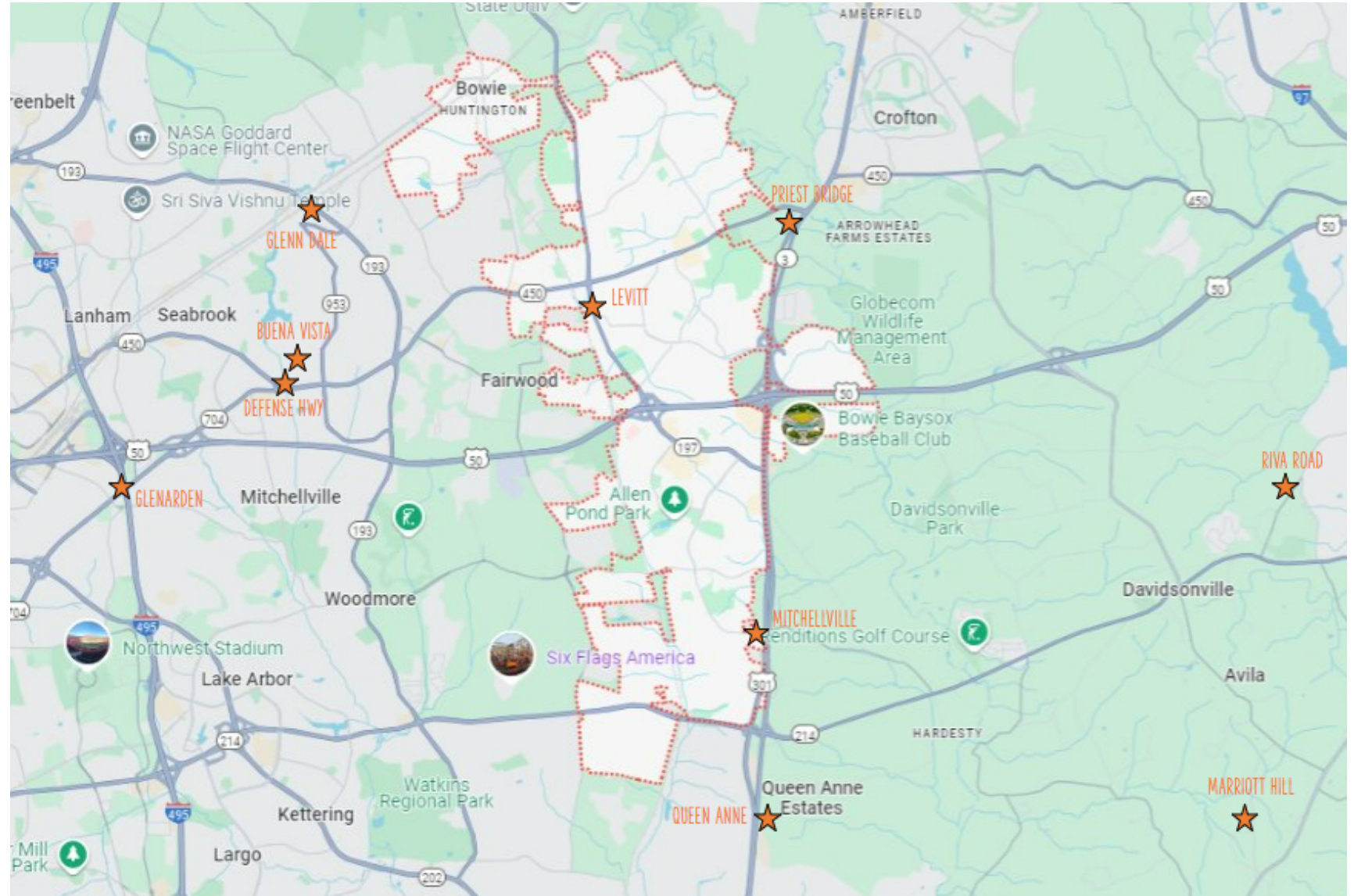
Thank you

August 4, 2025

The City of Bowie Load Growth & BGE Projects

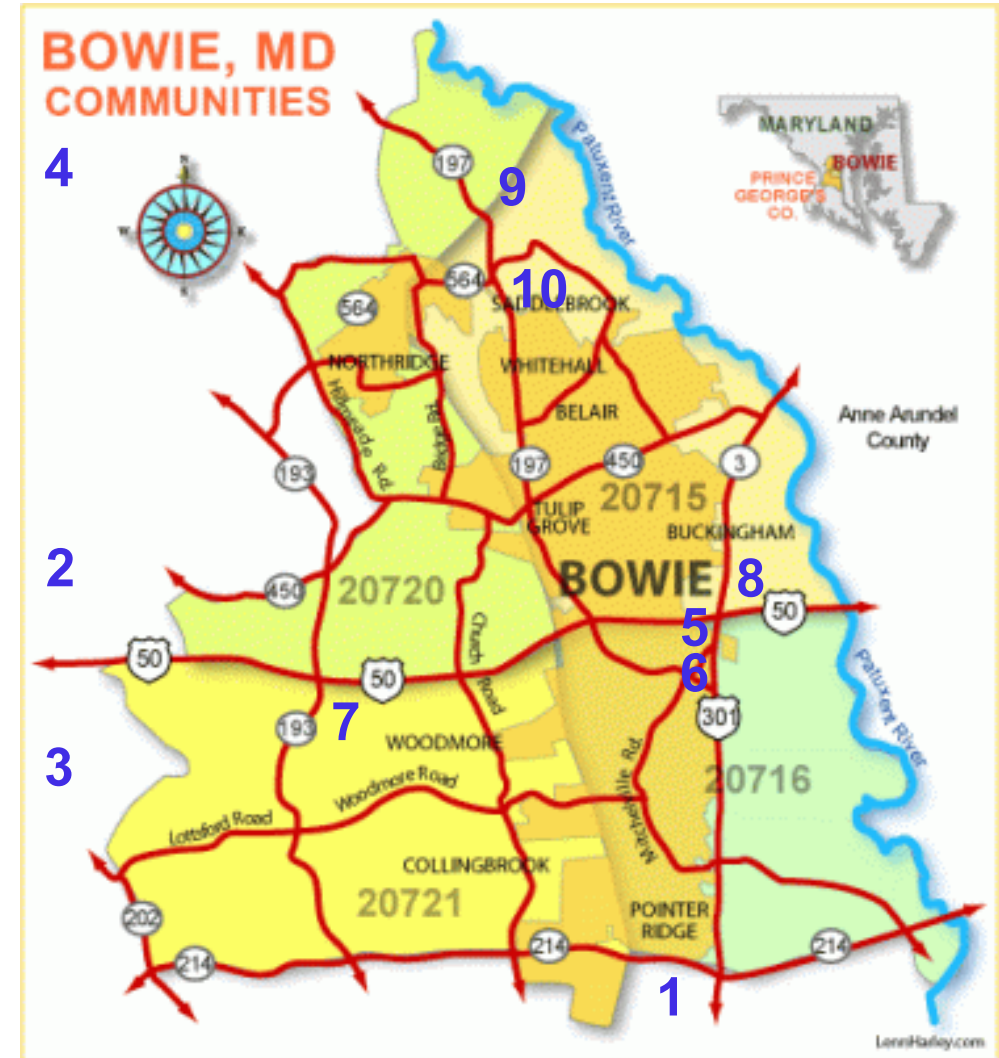
BGE Substations Near Bowie

- 34 kV Master Substations
 - Priest Bridge
 - Riva Road
 - Buena Vista
 - Marriott Hill
- 13 kV Substations
 - Mitchellville
 - Queen Anne
 - Glenn Dale
 - Glenarden
 - Defense Hwy
 - Levitt

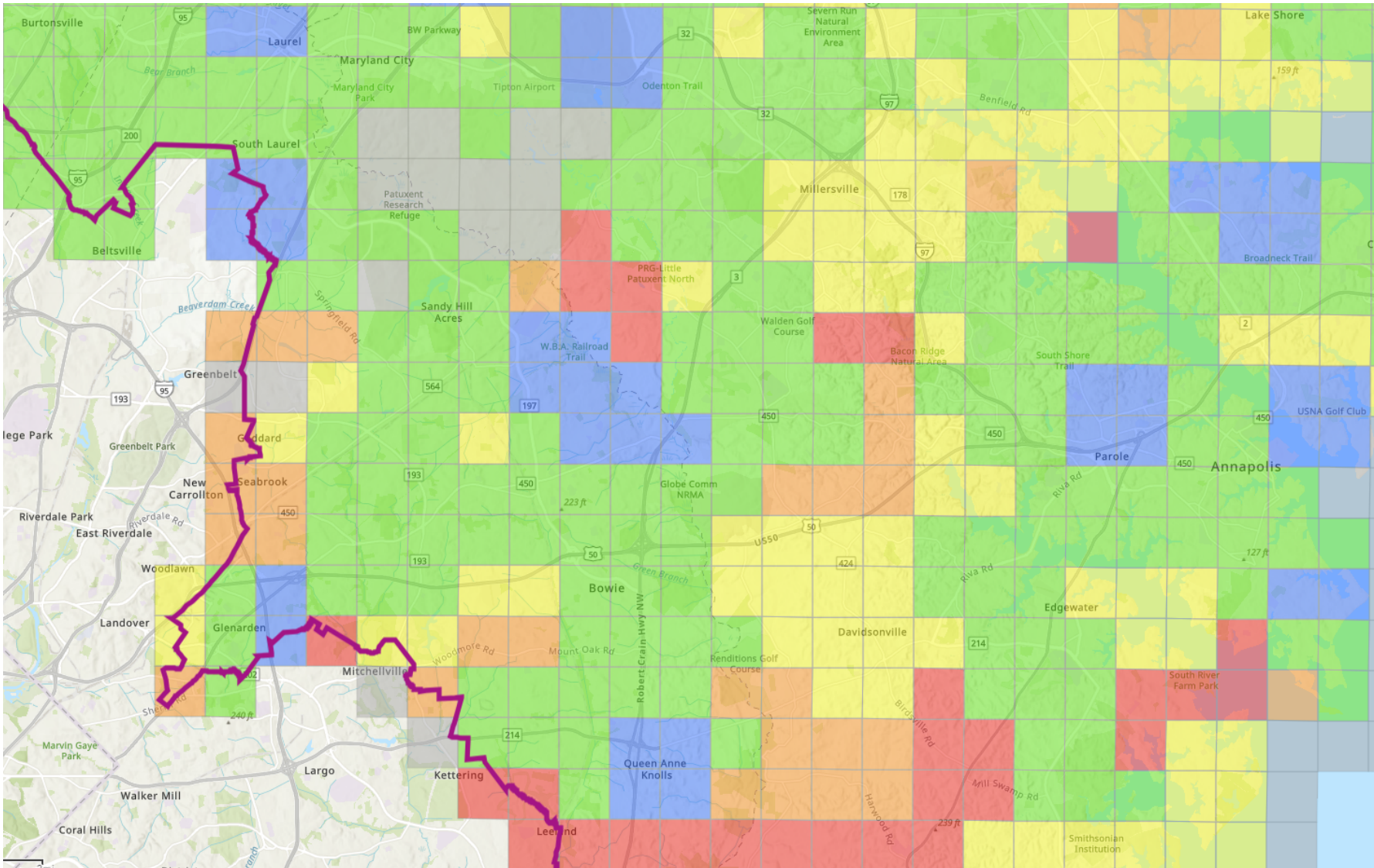
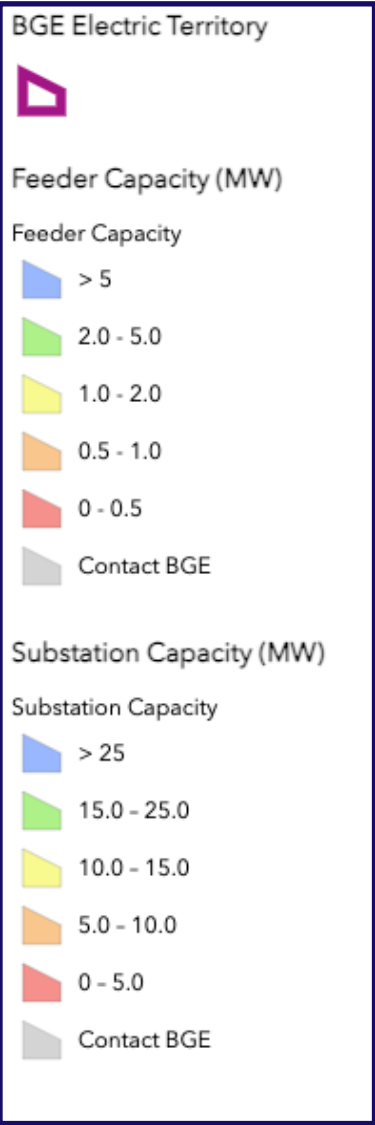


Bowie Area Load Growth

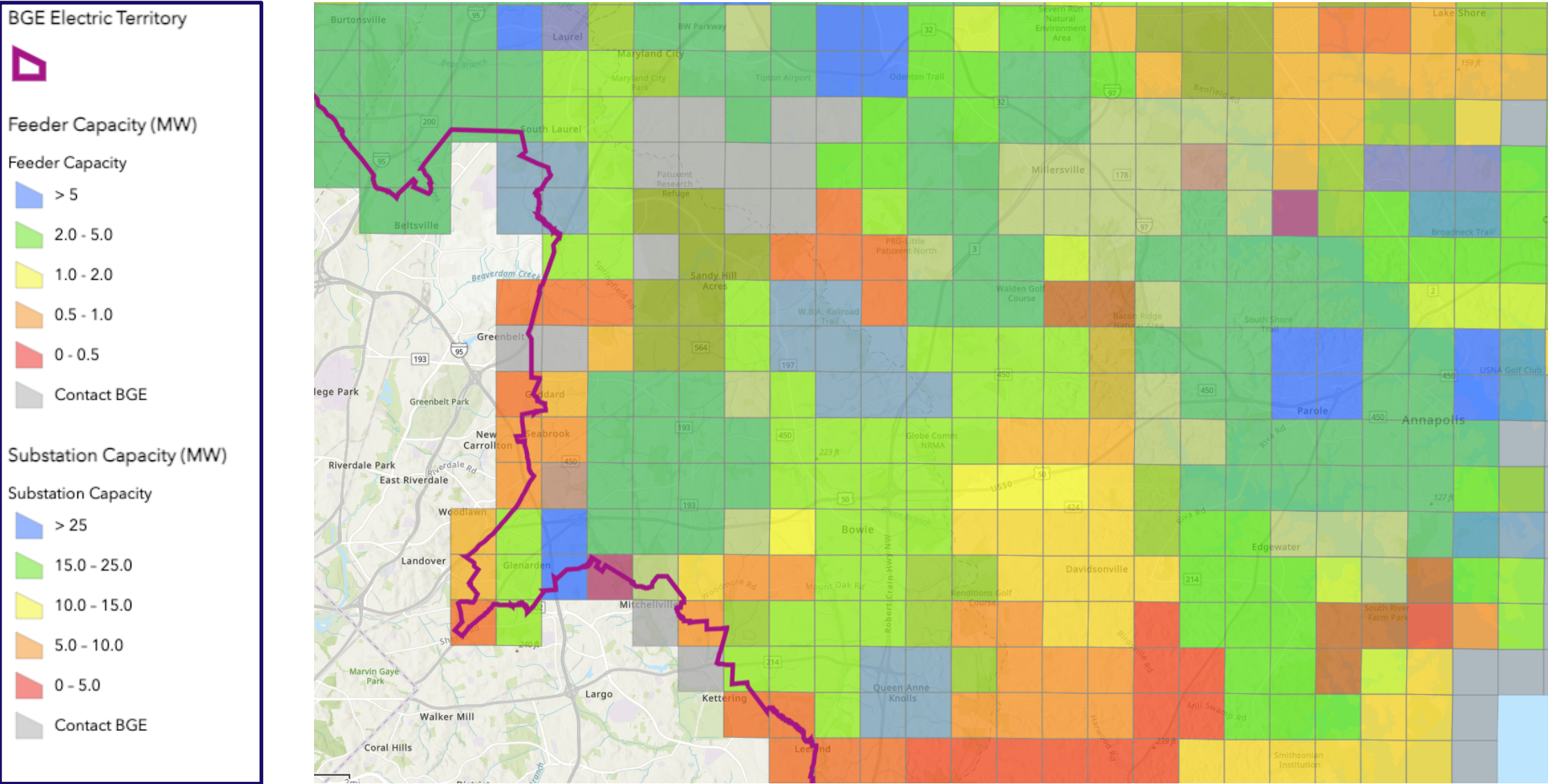
- Residential
 1. South Lake Development & Market Place Shopping Center – 12,000 kW
 2. Goodman Heights – 28 Single Family Homes - Crandall Rd – 392 kW
 3. Glenarden Development – 74 Townhomes – Roland Kenner Loop – 592 kW
 4. Anderson's Corner - 7302 Contee Rd – 63 Townhomes – 394 kW
- EV Fleet Charging
 5. Tesla - 4600 Mitchellville Bowie MD – 2,322 kW
 6. Dash-In - 4100 Crain highway Bowie MD – 640 kW
- Solar
 7. Community Solar - 3501 Enterprise Rd, Mitchellville – 1,350 kW
- Commercial
 8. Melford Retail Village & Apartments – 2,000 kW
 9. Bowie State University Housing - 777 kW
 10. Bowie Ice Rink – 599 kW
- Other
 - Six Flags Closure and Redevelopment
 - Surrounding Data Centers



BGE Capacity Map for Bowie Area (Feeders)



BGE Capacity Map for Bowie Area (Substations)



New Projects

- **New 13 kV Feeder 8855 – Queen Anne Substation – 2026**
 - **Supplies areas south of South Lake Development**
- **New 34 kV Feeder from Buena Vista Substation - 2026**
 - **New Supply for Levitt Substation, which will relieve Priest Bridge Substation**



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Preliminary Plan of Subdivision PPS-4-24006, 2501 & 2405 Crain Highway

DATE: 07/31/2025

I. Background and Proposal

This proposed Preliminary Plan of Subdivision (PPS-4-24006) consists of approximately 3.51± acres of land located in the median of Crain Highway (US 301), approximately half a mile north of its intersection with Mitchellville Road. The street addresses are 2501 and 2405 NW Robert Crain Highway, Bowie, Prince George's County, MD 20716 (see Attachment). Although the property is currently located in the CS (Commercial Service) Zone, Rowhit Bowie LLC., the Applicant, is requesting the subject application be reviewed using the C-M (Commercial, Miscellaneous) Zone provisions of the Zoning Ordinance that existed prior to April 1, 2022. This Preliminary Plan of Subdivision proposes the development of two new automotive dealerships (including sales and service offices) that will replace the two dilapidated automotive buildings that currently exist on the Property using the provisions of the prior Zoning Ordinance (see Attachment).

A Statement of Justification was submitted for this application that provides valuable background, details, and justification for approval of the proposal (see Attachment).

II. Analysis of Preliminary Plan of Subdivision PPS-4-24006

Pursuant to Subtitle 24 (Subdivision), a Preliminary Subdivision Plan may be approved if the Planning Board finds:

- (i) the adequate public facilities exist are programmed for the area within which the subdivision is located; and,
- (ii) the subdivision is designed in accordance with the provisions for woodland conservation and tree preservation.

The Subdivision Regulations also state that the submission of a stormwater management concept plan may be required prior to approval of the preliminary plan.

The Subdivision and Development Review Committee raised several comments with which City staff agree. Firstly, the Maryland-National Capital Park and Planning Commission (M-NCPPC) sent letters to interested external agencies to report on any potential reservation of the right-of-way in the median

of US 301, south of Mount Oak Road. City staff reviewed the request and currently has no intent or ability to reserve this right-of-way. The Transportation Section of the Maryland-National Capital Park and Planning Commission (M-NCPPC) recommends the site plan should incorporate sidewalks and specify how they will connect to shared-use paths. In addition, the applicant should provide a narrative explaining how the site plan will accommodate access to the properties if the corridor is upgraded. Collaboration with the Transportation Planning Section and SHA is necessary to assess how the plans for Master Plan of Right -of-Way roadways A-61 and F-10 (US-301) could influence the requirements for shared-use paths. Also, indicate pedestrian walkways and a crosswalk connecting the subject properties on the site plan. Both elements should be designed to ensure efficient pedestrian circulation and promote a safer crossing and connection between the two properties. Staff recommends the following conditions for PPS-4-24006:

1. The applicant should provide an explanation of how the subject property conforms to Policy TM 27 of the 2024 Bowie-Mitchellville and Vicinity plan (increase opportunities for safe-walking and bicycling along the US 301 corridor).

III. Outstanding Issues

- N/A

IV. Recommendation

Staff recommends **APPROVAL** of Preliminary Plan of Subdivision PPS-4-24006, with the following conditions, which are intended to improve the site design and address conformance with the County Zoning Ordinance and City Development Review Guidelines:

1. The applicant should provide an explanation of how the subject property conforms to Policy TM 27 of the 2024 Bowie-Mitchellville and Vicinity plan (increase opportunities for safe-walking and bicycling along the US 301 corridor).

ATTACHMENTS: 1. 20250804 - PPS-4-24006 Documents

LAND USE PETITION IN THE BOWIE PLANNING AREA

Maryland - National Capital Park and Planning Commission ID: Preliminary Plan of Subdivision #PPS-4-24006

Ourisman Mitsubishi at Bowie

Bowie Advisory Planning Board #25-05

Date: July 29, 2025

INTRODUCTORY NOTE: The proposed application is a request for approval:

- ☐ (a) of a zoning type case involving the specific use of land;
☐ (b) of a conceptual site plan;
☐ (c) to subdivide property into building lots and obtain adequate public facilities approval;
☒ (d) of a site plan for building and parking design, landscaping, architecture, etc. under the development regulations of Prince George's County. The application has been referred to the City for our review and recommendation. The position of the Bowie Advisory Planning Board in this matter is advisory to the City Council. The City Council will also conduct a public hearing on this application and their vote will become the final City recommendation. Persons wishing to participate in these hearings must submit written testimony or sign up to speak at each public hearing. Each person wishing to speak at the City's hearings will be given up to five minutes. To participate in the County's hearings, you must make a separate, written request to become a person of record.

GENERAL DATA:

1. Nature of Petition: Detailed Site Plan
2. Petitioner: Ourisman Mitsubishi at Bowie
3. Represented by: Mr. Robert Antonetti, Jr, Shipley & Horn, P.A, MD
4. Location of Petitioned Property: Crain Highway and Mitchellville Road
5. Proposed Use of Petitioned Property: replace the two outdated automotive dealerships that currently exist on the property with new, modern automotive sales and service dealership.
6. Size/Zone of Petitioned Property: 3.51 acres/Zoned: C-S (Commercial, Service)
7. Date of Hearing before BAPB: Tuesday, July 29, 2025 at 7:00 P.M.
8. Date of Hearing before City Council: Monday, August 4, 2025 at 8:00 P.M.
9. Date of Hearing before M-NCPPC: Thursday, September 4, 2025 at 10:00 A.M.
10. Date of Hearing before Hearing Examiner: N/A
11. Date of Hearing before District Council: N/A

NOTICES/LEGALS

	Date	Number of Mailing/Signs
Notice sent to Adj. Properties:	7/15/25	25
Notice sent to Parties of Record:	N/A	
Date Signs Posted:	7/14/25	3
Date Legal Sent:	N/A	
Date Legal Appeared:	N/A	

RECOMMENDATIONS:

12. Department of Planning and Sustainability Recommendation:
The Department of Planning and Sustainability staff recommends APPROVAL with conditions.
13. Bowie Advisory Planning Board Recommendation:
The Bowie Advisory Planning Board (BAPB) recommends APPROVAL with conditions.



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: Bowie Advisory Planning Board

SUBJECT: 2501 & 2405 Crain Highway
Preliminary Plan of Subdivision PPS-4-24006

DATE: July 30, 2025

The Bowie Advisory Planning Board (BAPB) met on Tuesday, July 29th, 2025, to review the Preliminary Plan of Subdivision PPS-4-24006 of two new automotive dealerships (including sales and service offices) that will replace the two dilapidated automotive buildings that currently exist on the Property using the provisions of the prior Zoning Ordinance. The development proposal includes a 26,302 square-foot vehicle sales and service dealership located in the median of Crain Highway (US 301). The owner is Rowhit Bowie LLC.

Presentations

Mr. Robert Antonetti, an attorney representing Rowhit Bowie LLC., presented this Preliminary Plan of Subdivision. This project is for the approval of a Preliminary Plan of Subdivision for the 26,302 square feet automotive and service dealership. This project is an individual Preliminary Plan of Subdivision but will be developed on two parcels located in the median, which are being referred to as the northern parcel and southern parcel. On the southern parcel, a Genesis dealership will replace the existing automotive dealership that exists on that property currently. At the last Bowie Advisory Planning Board meeting, Mr. Antonetti spoke on the uncertainty in the transportation market due to tariffs and EV mandates and dealership options for dealerships. Since that time, they have gathered strong interest in having Genesis brand on this location. On the northern parcel will be a service building.

This subject property is just south of the crossover road that connects northbound and southbound US 301. There are also access points on US 301 used to enter the existing building on that property (see attachment #1). Those access points will be eliminated with this new development and the crossover road will be the new ingress and egress point for this new development. The applicant is pursuing with SHA to install a signal at the crossover road on the southbound route of US 301. If the applicant is successful in installing a signal at the location, they will consolidate access points on the western side where the Jeep dealership is currently and the future dealership near Mt. Oak Road, which will be lined up with the crossover road to have a controlled enter and exit point. There will also be a crosswalk to go along with the signal if approved by SHA which will improve bicycle and pedestrian access on US 301.

PPS-4-24006
2501 & 2405 Crain Highway

City staff recommended approval of the Preliminary Plan of Subdivision PPS-4-24006 with specific conditions. These conditions included:

- The applicant should provide an explanation of how the subject property conforms to Policy TM 27 of the 2022 Bowie-Mitchellville and Vicinity Master Plan (increase opportunities for safe-walking and bicycling along the US 301 corridor).

Questions by BAPB Members

- Mr. Carl J. Schuettler: Wanted to confirm City Staff recommendations.
Answer: The applicant's team and City Staff discussed the conditions for support and agreed to the deletion of the 2nd condition which was to "Indicate and provide on the plan the 10-foot-wide shared use path along the western boundary of the property as it is not demonstrated on the site plans provided", due to the fact that the condition is reliant on a roadway that does not exist and the State has no funding or plan behind it.
- Mr. Eric Ketterling: Wanted to know if the unloading of new vehicles for the dealership was going to be on the parcel itself or on US 301. **Answer: Mr. Rob Antonetti and the applicant's team responded by saying the unloading of new vehicles will be on the parcel itself and has been specifically designed to accommodate a car-carrier.**
- Ms. Lisa Frison: Wanted to know if the applicant does get approval to install a signal at the crossover road, what would be the timeline in getting that signal installed.
Answer: Mr. Rob Antonetti and the applicant's team responded that the full installation would take approximately 12-15 months.
- Mr. Terry Rodgers: Wanted to know how the potential signal at the crossover road affects traffic and timing with the signals on Mitchellville Road and Pointer Ridge would.
Answer: Mr. Rob Antonetti and the applicant's team voiced that the potential signal should be timed with the others signals near-by to allow the maximum volume of traffic through so vehicles aren't starting and stopping frequently.

BAPB Motion

Mr. Carl J. Schuettler moved to recommend **APPROVAL** of Preliminary Plan of Subdivision PPS-4-24006 for the 2501 & 2405 Crain Highway dealerships building in accordance with City staff recommendation. The motion was seconded by Mr. Terry Rodgers and passed unanimously.

LAND USE PETITION IN THE BOWIE PLANNING AREA

Maryland - National Capital Park and Planning Commission ID: Preliminary Plan of Subdivision #PPS-4-24006

Ourisman Mitsubishi at Bowie

Bowie Advisory Planning Board #25-05

Date: July 15, 2025

INTRODUCTORY NOTE: The proposed application is a request for approval:

- ☐ (a) of a zoning type case involving the specific use of land;
- ☐ (b) of a conceptual site plan;
- ☐ (c) to subdivide property into building lots and obtain adequate public facilities approval;
- ☒ (d) of a site plan for building and parking design, landscaping, architecture, etc. under the development regulations of Prince George's County. The application has been referred to the City for our review and recommendation. The position of the Bowie Advisory Planning Board in this matter is advisory to the City Council. The City Council will also conduct a public hearing on this application and their vote will become the final City recommendation. Persons wishing to participate in these hearings must submit written testimony or sign up to speak at each public hearing. Each person wishing to speak at the City's hearings will be given up to five minutes. To participate in the County's hearings, you must make a separate, written request to become a person of record.

GENERAL DATA:

1. Nature of Petition: Detailed Site Plan
2. Petitioner: Ourisman Mitsubishi at Bowie
3. Represented by: Mr. Robert Antonetti, Jr, Shipley & Horn, P.A, MD
4. Location of Petitioned Property: Crain Highway and Mitchellville Road
5. Proposed Use of Petitioned Property: replace the two outdated automotive dealerships that currently exist on the property with new, modern automotive sales and service dealership.
6. Size/Zone of Petitioned Property: 3.51 acres/Zoned: C-S (Commercial, Service)
7. Date of Hearing before BAPB: Tuesday, July 29, 2025 at 7:00 P.M.
8. Date of Hearing before City Council: Monday, August 4, 2025 at 8:00 P.M.
9. Date of Hearing before M-NCPPC: Thursday, September 4, 2025 at 10:00 A.M.
10. Date of Hearing before Hearing Examiner: N/A
11. Date of Hearing before District Council: N/A

NOTICES/LEGALS	Date	Number of Mailing/Signs
Notice sent to Adj. Properties:	7/15/25	25
Notice sent to Parties of Record:	N/A	
Date Signs Posted:	7/14/25	3
Date Legal Sent:	N/A	
Date Legal Appeared:	N/A	

RECOMMENDATIONS:

12. Department of Planning and Sustainability Recommendation:
The Department of Planning and Sustainability staff recommends **APPROVAL** with conditions.
13. Bowie Advisory Planning Board Recommendation:



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

TO: Bowie Advisory Planning Board

FROM: Ridwan Coker
Transportation Specialist

SUBJECT: Staff Report – Preliminary Plan of Subdivision PPS-4-24006
Ourisman Mitsubishi at Bowie

DATE: July 25, 2025

I. Background and Proposal

This proposed Preliminary Plan of Subdivision (PPS-4-24006) consists of approximately 3.51± acres of land located in the median of Crain Highway (US 301), approximately half a mile north of its intersection with Mitchellville Road. The street addresses are 2501 and 2405 NW Robert Crain Highway, Bowie, Prince George's County, MD 20716 (see Attachment #1). Although the property is currently located in the CS (Commercial Service) Zone, Rowhit Bowie LLC., the Applicant, is requesting the subject application be reviewed using the C-M (Commercial, Miscellaneous) Zone provisions of the Zoning Ordinance that existed prior to April 1, 2022. This Preliminary Plan of Subdivision proposes the development of two new automotive dealerships (including sales and service offices) that will replace the two dilapidated automotive buildings that currently exist on the Property using the provisions of the prior Zoning Ordinance. (see Attachment #1)

A Statement of Justification was submitted for this application that provides valuable background, details, and justification for approval of the proposal. (see Attachment #1)

II. Analysis of Preliminary Plan of Subdivision PPS-4-24006

Pursuant to Subtitle 24 (Subdivision), a Preliminary Subdivision Plan may be approved if the Planning Board finds:

- (i) the adequate public facilities exist are programmed for the area within which the subdivision is located; and,
- (ii) the subdivision is designed in accordance with the provisions for woodland conservation and tree preservation.

The Subdivision Regulations also state that the submission of a stormwater management concept plan may be required prior to approval of the preliminary plan.

The Subdivision and Development Review Committee raised several comments with which City staff agree. Firstly, the Maryland-National Capital Park and Planning Commission (M-NCPPC) sent letters to interested external agencies to report on any potential reservation of the right-of-way in the median of US 301, south of Mount Oak Road. City staff reviewed the request and

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

PPS-4-24006

Ourisman Mitsubishi at Bowie

currently has no intent or ability to reserve this right-of-way. The Transportation Section of The Maryland-National Capital Park and Planning Commission (M-NCPPC) recommends the site plan should incorporate sidewalks and specify how they will connect to shared-use paths. In addition, the applicant should provide a narrative explaining how the site plan will accommodate access to the properties if the corridor is upgraded. Collaboration with the Transportation Planning Section and SHA is necessary to assess how the plans for Master Plan of Right -of-Way roadways A-61 and F-10 (US-301) could influence the requirements for shared-use paths. Also, indicate pedestrian walkways and a crosswalk connecting the subject properties on the site plan. Both elements should be designed to ensure efficient pedestrian circulation and promote a safer crossing and connection between the two properties. Staff recommends the following conditions for PPS-4-24006:

1. The applicant should provide an explanation of how the subject property conforms to Policy TM 27 of the 2024 Bowie-Mitchellville and Vicinity plan (increase opportunities for safe-walking and bicycling along the US 301 corridor).
2. Indicate and provide on the plan the 10-foot-wide shared use path along the western boundary of the property as it is not demonstrated on the site plans provided.

III. Outstanding Issues

- N/A

IV. Recommendation

Staff recommends **APPROVAL** of Preliminary Plan of Subdivision PPS-4-24006, with the following conditions, which are intended to improve the site design and address conformance with the County Zoning Ordinance and City Development Review Guidelines:

1. The applicant should provide an explanation of how the subject property conforms to Policy TM 27 of the 2024 Bowie-Mitchellville and Vicinity plan (increase opportunities for safe-walking and bicycling along the US 301 corridor).
2. Indicate and provide on the plan the 10-foot-wide shared use path along the western boundary of the property as is not demonstrated on the site plans provided.

LAW OFFICES
SHIPLEY & HORNE, P.A.

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

February 15, 2025

VIA ELECTRONIC DELIVERY

Ms. Mridula Gupta
Acting Supervisor, Subdivision Section
Development Review Division
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

**RE: OURISMAN US 301 MEDIAN DEALERSHIPS - PRELIMINARY
PLAN OF SUBDIVISION (4-24006) & CERTIFICATE OF
ADEQUACY
(ADQ-2024-006)
STATEMENT OF JUSTIFICATION
(Conformance with Master Plan Environmental Policies)**

Dear Ms. Gupta:

On behalf of our client, ROWHIT BOWIE, LLC (the "Applicant"), Shipley & Horne, P.A., hereby submits this Statement of Justification in support of a Preliminary Plan of Subdivision 4-24006 (the "PPS") and companion Certificate of Adequacy ADQ-2024-006 (the "ADQ"), for the commercial project known as "Ourisman US 301 Median Dealerships". The addresses of the parcels impacted by the PPS are 2501 and 2405 NW Robert Crain Highway, Bowie, Prince George's County, MD 20716 (the "Property"). The subject Property consists of two parcels located in the median of Robert Crain Highway (US 301) and totaling approximately 3.51 acres. The nature of the PPS application is to develop the Property with two (2) new automotive dealerships (including sales and service offices). The Applicant will also raze the two dilapidated automotive buildings that currently exist on the Property.

The parcel numbers subject to this PPS are Parcels 33 & 116, both of which are located in the CS Zone. The prior zoning designation for both parcels is C-M. Although both parcels currently have direct access points to both US 301 and to the median crossover access, the new PPS application proposes to eliminate the direct access points to US 301 for safety purposes. All vehicular access points will be from the median crossover roadway only.

The Property is also located within the recently adopted 2022 Approved Bowie-Mitchellville and Vicinity Master Plan with a designated future land use of "Commercial." Specifically, this statement of justification addresses how the PPS conforms with the

environmental policies of the 2022 Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment.

I. ELECTION TO UTILIZE THE PRIOR SUBDIVISION REGULATIONS (SECTION 24-1900)

On April 1, 2022, the approved Countywide Sectional Map Amendment (“CMA”) and the updated Prince George’s County Zoning Ordinance (“New Zoning Ordinance”) and Subdivision Regulations (“New Subdivision Regulations”) became effective and rezoned the Property to the newly created CS Zone. Notwithstanding, the Applicant elects to utilize the provisions of the prior Subdivision Regulations pursuant to Section 24-1903 and Section 24-1904, which states in pertinent part:

Section 24-1903. Applicability –

(a) Development proposals or permit applications may utilize the prior Zoning Ordinance (with the exception of the LCD, LMXC, and LMUTC Zones) or Subdivision Regulations for development of the subject property.

RESPONSE: The Applicant notes that the subject Property is not within the LCD, LMXC, or LMUTC zones. Therefore, the Applicant elects to develop the Property in accordance with the prior Subdivision Regulations as permitted.

(b) Once approved, development applications that utilize the prior Subdivision Regulations shall be considered “grandfathered” and subject to the provisions set forth in Section 24-1704 of this Subtitle.

RESPONSE: The Applicant acknowledges this statement and anticipates applying for grading and building permits for two (2) new vehicle dealerships (after approval of the PPS) as required by the prior Zoning Ordinance.

Section 24-1904. Procedures –

(b) The Applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a specific property pursuant to the provisions of the Subdivision Regulations.

RESPONSE: The Applicant has elected not to develop the Property in accordance with the New Subdivision Regulations given the time investment of preparing development plans in accordance with the prior Subdivision Regulations and Zoning Ordinance. Moreover, the Applicant believes that development of the desired commercial uses can be most efficiently pursued by utilizing the provisions of the prior Subdivision Regulations and Zoning Ordinance applicable to the C-M Zone.

February 15, 2025

4-24006 & ADQ-2024-006, Ourisman US 301 Median Dealerships

Statement of Justification (Conformance with Master Plan Environmental Policies)

Page 3

II. 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (the “Master Plan”)

On March 8, 2022, the Prince George’s County District Council adopted the Resolution of Approval for the 2022 Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment (the “Master Plan”), which replaced the previous 2006 Master Plan. The subject Property, is within the boundaries of the City of Bowie and is identified as being located within Planning Area 71B, classified as “City of Bowie.” This statement of justification will analyze the goals and policies of the Natural Environment Section of the Master Plan.

Natural Environment

Within the Master Plan, the Natural Environment section contains goals, policies, and strategies. Relevant master plan goals, policies, and strategies are provided below, *highlighted in italic bold*. The Property is exempt from Policies 8 through 10 as it is not located within the BSU Marc Campus Center.

AREAWIDE

Green Infrastructure

Policy NE 1: Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.

Strategies:

NE 1.1 Use the green infrastructure network as a guide to decision-making, and as an amenity in the site design and development review process.

NE 1.2 Continue to complete Prince George’s County DoE’s Programmatic Practices, which includes stormwater-specific programs, tree planting and landscape revitalization programs, public education programs, and mass transit and alternative transportation programs.

RESPONSE: The PPS and associated TCP reflects limited impacts to regulated environmental features on the site. This application requests approval of 3 impacts to the Primary Management Area (PMA). The total of PMA impact proposed is 2,606 SF (0.06 acres) and includes 262 SF (0.01 acres) of floodplain impacts and 468 SF (0.01 acres) of unforested PMA.

The TCP1 proposes 0.15 acres to be protected within preservation easements and 0.44 acres of off-site woodland conservation. The proposed PMA impacts are necessary to allow for the orderly development of the subject property and are justified accordingly as a separate component of this PPS application package. These impacts cannot be avoided because they are required by other provisions of the county and state codes. The PPS plan shows the preservation, restoration, and enhancement, of the remaining areas of PMA.

Policy NE 2: Preserve, in perpetuity, Nontidal Wetlands of Special State Concern (NTWSSC) within Bowie-Mitchellville and Vicinity (see Map 42. Nontidal Wetlands of Special State Concern [NTWSSC] – 2017).

Strategies:

- NE 2.1 Continue to protect the NTWSSC and associated hydrologic drainage area located within the following areas:***
- ***The Belt Wood Special Conservation Area***
 - ***Near the Huntington Crest subdivision south of MD 197, within the Horsepen Branch Watershed.***
 - ***In the northern portion of Bowie-Mitchellville and Vicinity adjacent to the Patuxent Research Refuge and along the Patuxent River north of Lemon Bridge Road.***

RESPONSE: The Applicant acknowledges this policy and notes that no Nontidal Wetlands of Special State Concern (NTWSSC) exist within the subject Property.

Stormwater Management

Policy NE 3: Proactively address stormwater management in areas where current facilities are inadequate.

Strategies:

- NE 3.1 Identify strategic opportunities to acquire flood-prone and flood-susceptible properties to protect life and property, preserve the subwatersheds, and buffer existing public and private development.***
- NE 3.2 Evaluate Bowie-Mitchellville and Vicinity's stormwater management facilities for additional volume capacity to support and encourage redevelopment.***
- NE 3.3 Complete the Prince George's Department of the Environment's current stormwater management studies within the master plan area (see the Department of the Environment's Clean Water Map² for a comprehensive map of current and future projects). Create a catalog of additional sites where stormwater mitigation or intervention is warranted for further evaluation and recommendation.***
- NE 3.4 Identify opportunities to retrofit portions of properties to enhance***

stormwater management infiltration.

RESPONSE: The Applicant acknowledges this policy and notes that an approved Stormwater Management (the “SWM”) Concept Plan (#02-1124-204NE14) is included within this PPS submission and has been approved by the City of Bowie. The Applicant notes that the on-site stormwater management facilities will include ESD practices (e.g., removal of impervious area, underground storage and control structures, and micro-bioretenement areas) which will treat the quantity and quality of stormwater onsite to maximum extent practicable.

Forest Cover / Tree Canopy Coverage

Policy NE 4: Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.

Strategies:

NE 4.1 Use funding from the Prince George’s County Woodland Conservation Fund to reverse the decrease in tree canopy coverage in Folly Branch, Horsepen Branch, and Upper Patuxent River watersheds through reforestation programs.

NE 4.2 Plant street trees to the maximum extent permitted along all roads and trail rights-of-way (see Transportation and Mobility).

RESPONSE: The Applicant acknowledges this policy and notes that sufficient street trees will be provided in accordance with the City of Bowie’s Public Works and Transportation (DPW&T) standards, and landscape materials will be required in accordance with the Landscape Manual at the time of permit. The tree canopy coverage requirements of Subtitle 25, Division 3, will also be evaluated at the time of permit. At this time the Applicant will be required to provide 15 percent of the net tract area in tree canopy coverage.

Impervious Surface

Policy NE 5: Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces.

Strategies:

NE 5.1 Retrofit all surface parking lots using ESD and best stormwater management practices when redevelopment occurs. Plant trees wherever possible to increase tree canopy coverage to shade impervious surfaces, to

reduce urban heat island effect, limit thermal heat impacts on receiving streams, and slow stormwater runoff (see TM 11.1).

NE 5.2 *Retrofit streets pursuant to 2017 DPW&T Urban Streets Design Standards as recommended in the Transportation and Mobility Element, which include increased tree canopy cover for active transportation comfort and modern stormwater management practices.*

RESPONSE: The Applicant acknowledges this policy and has designed the development in the PPS in a manner to utilize environmental site design (ESD) and best stormwater practices. The Applicant will also be providing landscape buffers and a significant number of street trees which will provide green space and shade. The proposed stormwater facilities and the associated required landscape plantings will function in tandem to reduce the urban heat island effect and to slow stormwater runoff.

Climate Change

Policy NE 6: Support local actions that mitigate the impact of climate change.

Strategies:

NE 6.1 *Support implementation of the City of Bowie Climate Action Plan 2020-2025 and the Metropolitan Washington 2030 Climate and Energy Action Plan.*

NE 6.2 *Continue to support and promote the Prince George's Climate Action Commission as per Council Resolution CR-7-2020 to develop a Climate Action Plan for Prince George's County to prepare for and build resilience to regional climate change impacts, and to set and achieve climate stabilization goals.*

RESPONSE: The Applicant acknowledges this policy and has proposed context sensitive infill development, with development that will utilize green site development and building techniques where appropriate.

Policy NE 7: Continue to expand active transportation opportunities to reduce automobile dependency and carbon emissions.

Strategies:

NE 7.1 *Develop at least one electric vehicle charging station for every eight fuel pumps at existing and new gas stations. Provide at least one electric vehicle charging station for every 100 parking spaces in commercial surface parking lots and one charging station for every 250 parking*

February 15, 2025

4-24006 & ADQ-2024-006, Ourisman US 301 Median Dealerships

Statement of Justification (Conformance with Master Plan Environmental Policies)

Page 7

spaces in parking structures.

RESPONSE: The Applicant acknowledges this policy. Given State required EV vehicle sales mandates, indoor and outdoor electric vehicle charging stations will be included in the development proposed with this PPS application. The charging stations will be used to maintain the batteries of the EV vehicles for sale and will also be used for EV vehicles being serviced for maintenance. Final determination on the EV charging capabilities of each dwelling unit will be discussed at time of permit.

III. 2017 Green Infrastructure Plan (Functional Master Plan)

Parcel 116 contains regulated (dark green below) and evaluation (medium green below) areas of the 2017 Green Infrastructure Plan. This area is comprised of a stream system with floodplain.



The on-site stream system, as well as its floodplain, present an opportunity to meet the environmental policies and strategies of the area master plan, and the Green Infrastructure Plan, by establishing a contiguous ecological connection, limiting unnecessary disturbance, establishing woodlands, preserving and enhancing existing habitat, and possibly restoring parts of the steam valley naturally. Most of the PMA previously cleared onsite will be afforested and placed in a protective conservation easement.

February 15, 2025

4-24006 & ADQ-2024-006, Ourisman US 301 Median Dealerships

Statement of Justification (Conformance with Master Plan Environmental Policies)

Page 8

III. CONCLUSION

The Applicant respectfully submits that the applicable environmental policies of the Master Plan have been met by the proposed development in the PPS. Therefore, based upon the foregoing statement of justification and the accompanying application plans and documents, the Applicant respectfully requests approval of PPS 4-24006 & ADQ-2024-006.

Thank you in advance for your consideration of this application. If you have any questions or comments, please do not hesitate to contact me.

Respectfully submitted,

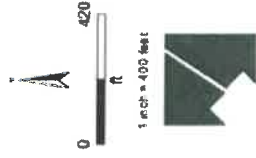


Robert J. Antonetti, Jr.

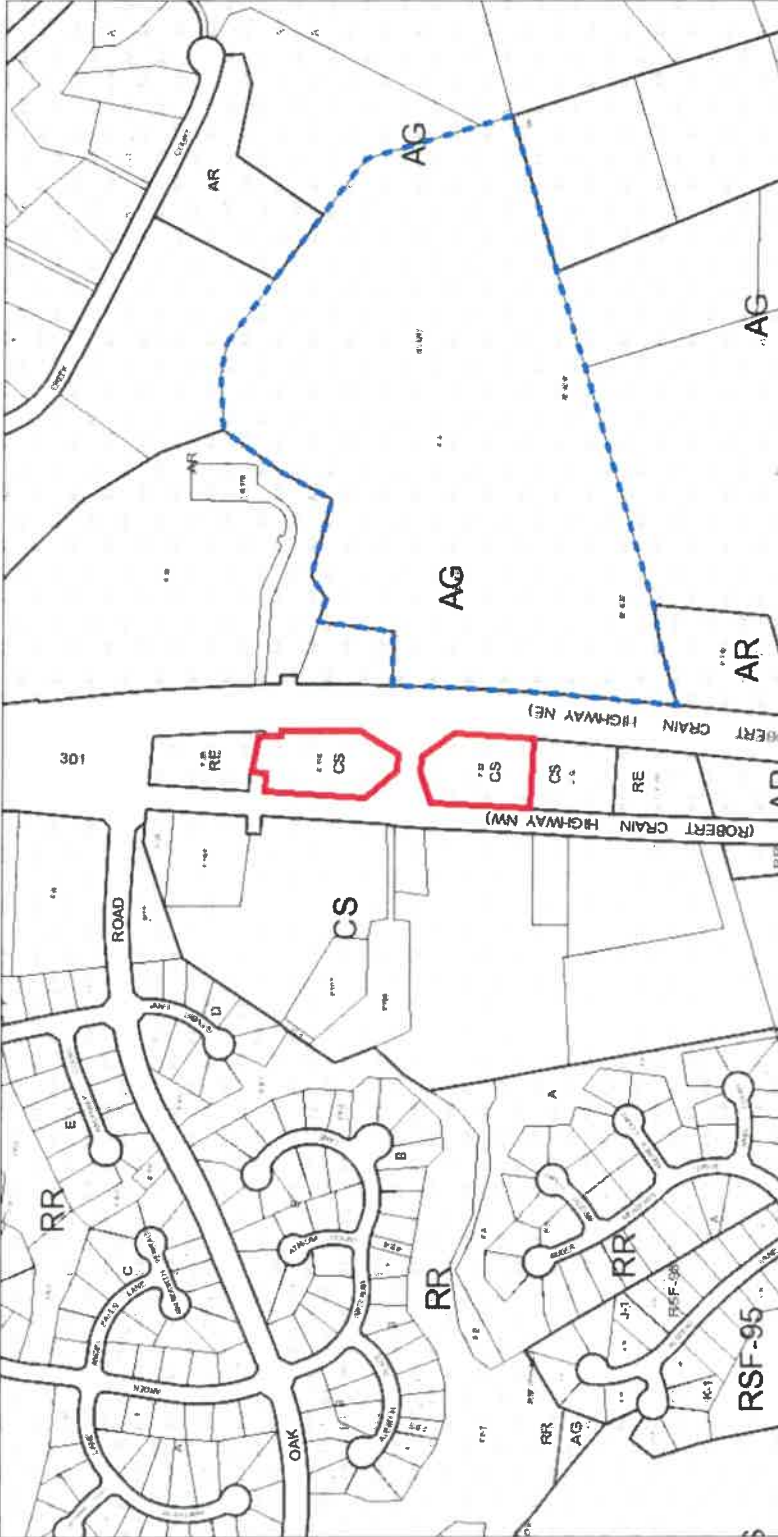
cc: ROWHIT BOWIE, LLC
Christopher Rizzi, PLA

ZONING SKETCH MAP

APP NO: 4-24006
 EXISTING ZONE:
 PLANNING AREA: 71B
 WSSC GRID: 204NE14
 TAX MAP: 63
 TAX GRID: E2
 COUNCIL DISTRICT: 4



This City's land use plan is based on the City's Comprehensive Zoning Ordinance. The City's Comprehensive Zoning Ordinance is the legal authority for the City's land use plan. The City's Comprehensive Zoning Ordinance is the legal authority for the City's land use plan.
 Created 11/12/2024



CONTACT: CHRISTOPHER RIZZI, PLA

1979-1980, 1981-1982, 1983-1984, 1985-1986, 1987-1988, 1989-1990, 1991-1992, 1993-1994, 1995-1996, 1997-1998, 1999-2000, 2001-2002, 2003-2004, 2005-2006, 2007-2008, 2009-2010, 2011-2012, 2013-2014, 2015-2016, 2017-2018, 2019-2020, 2021-2022, 2023-2024, 2025-2026, 2027-2028, 2029-2030, 2031-2032, 2033-2034, 2035-2036, 2037-2038, 2039-2040, 2041-2042, 2043-2044, 2045-2046, 2047-2048, 2049-2050, 2051-2052, 2053-2054, 2055-2056, 2057-2058, 2059-2060, 2061-2062, 2063-2064, 2065-2066, 2067-2068, 2069-2070, 2071-2072, 2073-2074, 2075-2076, 2077-2078, 2079-2080, 2081-2082, 2083-2084, 2085-2086, 2087-2088, 2089-2090, 2091-2092, 2093-2094, 2095-2096, 2097-2098, 2099-2100, 2101-2102, 2103-2104, 2105-2106, 2107-2108, 2109-2110, 2111-2112, 2113-2114, 2115-2116, 2117-2118, 2119-2120, 2121-2122, 2123-2124, 2125-2126, 2127-2128, 2129-2130, 2131-2132, 2133-2134, 2135-2136, 2137-2138, 2139-2140, 2141-2142, 2143-2144, 2145-2146, 2147-2148, 2149-2150, 2151-2152, 2153-2154, 2155-2156, 2157-2158, 2159-2160, 2161-2162, 2163-2164, 2165-2166, 2167-2168, 2169-2170, 2171-2172, 2173-2174, 2175-2176, 2177-2178, 2179-2180, 2181-2182, 2183-2184, 2185-2186, 2187-2188, 2189-2190, 2191-2192, 2193-2194, 2195-2196, 2197-2198, 2199-2200, 2201-2202, 2203-2204, 2205-2206, 2207-2208, 2209-2210, 2211-2212, 2213-2214, 2215-2216, 2217-2218, 2219-2220, 2221-2222, 2223-2224, 2225-2226, 2227-2228, 2229-2230, 2231-2232, 2233-2234, 2235-2236, 2237-2238, 2239-2240, 2241-2242, 2243-2244, 2245-2246, 2247-2248, 2249-2250, 2251-2252, 2253-2254, 2255-2256, 2257-2258, 2259-2260, 2261-2262, 2263-2264, 2265-2266, 2267-2268, 2269-2270, 2271-2272, 2273-2274, 2275-2276, 2277-2278, 2279-2280, 2281-2282, 2283-2284, 2285-2286, 2287-2288, 2289-2290, 2291-2292, 2293-2294, 2295-2296, 2297-2298, 2299-2300, 2301-2302, 2303-2304, 2305-2306, 2307-2308, 2309-2310, 2311-2312, 2313-2314, 2315-2316, 2317-2318, 2319-2320, 2321-2322, 2323-2324, 2325-2326, 2327-2328, 2329-2330, 2331-2332, 2333-2334, 2335-2336, 2337-2338, 2339-2340, 2341-2342, 2343-2344, 2345-2346, 2347-2348, 2349-2350, 2351-2352, 2353-2354, 2355-2356, 2357-2358, 2359-2360, 2361-2362, 2363-2364, 2365-2366, 2367-2368, 2369-2370, 2371-2372, 2373-2374, 2375-2376, 2377-2378, 2379-2380, 2381-2382, 2383-2384, 2385-2386, 2387-2388, 2389-2390, 2391-2392, 2393-2394, 2395-2396, 2397-2398, 2399-2400, 2401-2402, 2403-2404, 2405-2406, 2407-2408, 2409-2410, 2411-2412, 2413-2414, 2415-2416, 2417-2418, 2419-2420, 2421-2422, 2423-2424, 2425-2426, 2427-2428, 2429-2430, 2431-2432, 2433-2434, 2435-2436, 2437-2438, 2439-2440, 2441-2442, 2443-2444, 2445-2446, 2447-2448, 2449-2450, 2451-2452, 2453-2454, 2455-2456, 2457-2458, 2459-2460, 2461-2462, 2463-2464, 2465-2466, 2467-2468, 2469-2470, 2471-2472, 2473-2474, 2475-2476, 2477-2478, 2479-2480, 2481-2482, 2483-2484, 2485-2486, 2487-2488, 2489-2490, 2491-2492, 2493-2494, 2495-2496, 2497-2498, 2499-2500, 2501-2502, 2503-2504, 2505-2506, 2507-2508, 2509-2510, 2511-2512, 2513-2514, 2515-2516, 2517-2518, 2519-2520, 2521-2522, 2523-2524, 2525-2526, 2527-2528, 2529-2530, 2531-2532, 2533-2534, 2535-2536, 2537-2538, 2539-2540, 2541-2542, 2543-2544, 2545-2546, 2547-2548, 2549-2550, 2551-2552, 2553-2554, 2555-2556, 2557-2558, 2559-2560, 2561-2562, 2563-2564, 2565-2566, 2567-2568, 2569-2570, 2571-2572, 2573-2574, 2575-2576, 2577-2578, 2579-2580, 2581-2582, 2583-2584, 2585-2586, 2587-2588, 2589-2590, 2591-2592, 2593-2594, 2595-2596, 2597-2598, 2599-2600, 2601-2602, 2603-2604, 2605-2606, 2607-2608, 2609-2610, 2611-2612, 2613-2614, 2615-2616, 2617-2618, 2619-2620, 2621-2622, 2623-2624, 2625-2626, 2627-2628, 2629-2630, 2631-2632, 2633-2634, 2635-2636, 2637-2638, 2639-2640, 2641-2642, 2643-2644, 2645-2646, 2647-2648, 2649-2650, 2651-2652, 2653-2654, 2655-2656, 2657-2658, 2659-2660, 2661-2662, 2663-2664, 2665-2666, 2667-2668, 2669-2670, 2671-2672, 2673-2674, 2675-2676, 2677-2678, 2679-2680, 2681-2682, 2683-2684, 2685-2686, 2687-2688, 2689-2690, 2691-2692, 2693-2694, 2695-2696, 2697-2698, 2699-2700, 2701-2702, 2703-2704, 2705-2706, 2707-2708, 2709-2710, 2711-2712, 2713-2714, 2715-2716, 2717-2718, 2719-2720, 2721-2722, 27

SOIL TYPES		
SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL GROUP
AAC	ANIMAPOLITE SANDY CLAY, 5 TO 15 PERCENT SLOPES	C
ACD	ANIMAPOLITE SANDY CLAY, 15 TO 18 PERCENT SLOPES	C
ACB	ANIMAPOLITE SANDY CLAY, 18 TO 20 PERCENT SLOPES	C

REVISION 3 - 3H7725

