



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

## REGULAR CITY COUNCIL MEETING MINUTES

TUESDAY, JANUARY 21 2020

### CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Tuesday, January 21, 2020 in the Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:07 p.m.

### PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag.

### QUORUM:

In attendance were Mayor Adams, Councilmembers Boafo, Esteve, Gardner, Harrison, Ndebumadu and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez, Staff, the Press and the Public.

### AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

Councilmember Woolfley requested that Item E under Consent Agenda – Approval of Resolution R-13-20 be moved to New Business for further discussion.

### CITIZEN PARTICIPATION:

1. Dustin Kuzan and Verna Teasdale, Arts & Entertainment Citizen Committee – The committee is organizing a festival for September 26, 2020 and is requesting the support of City staff in the organization of the festival.
2. Monica Roebuck, Belair Town – Spoke in support of allowing the City gym to be used for early voting.
3. Amity Pope, Chapelwood Lane – Spoke in support of allowing the City gym to be used for early voting.
4. Rebecca Wilson, Kennedy Street – Spoke in support of allowing the City gym to be used for early voting.
5. Milly Hall, Dunstable Ct - Spoke in support of allowing the City gym to be used for early voting.

### CITY BOARD AND COMMITTEES:

1. Mayor Pro Tem Boafo moved to appoint LaDonna King to the Education Committee for a 2-year term. Councilmember Woolfley seconded the motion. Motion passed unanimously.
2. Mayor Pro Tem Boafo moved to appoint James Sichelman as a member to the Community Recreation Committee for a 2-year term. Councilmember Woolfley seconded the motion. Motion passed unanimously.
3. Machia Desmond was appointed to the Education Committee as a student member on January 6.

4. Mayor Adams swore-in Ms. King, Mr. Sichelman and Ms. Desmond to their respective committees.

COUNCIL ANNOUNCEMENTS:

Councilmember Harrison announced that bus route B-29 will not be eliminated.

CITY MANAGER'S REPORT:

City Manager Lott had no report this week.

CONSENT AGENDA:

Mayor Pro Tem Boafo made a motion to amend Item G on Consent Agenda to also include sending the letter to Representative Anthony Brown. Councilmember Esteve seconded the motion. Motion carried unanimously.

Mayor Pro Tem Boafo moved the approval of Consent Agenda Items: A) Approval of Resolution R-3-20 Accepting a Bid Proposal for Bowie Golf Course Tree Removal; B) Approval of Resolution R-10-20 Accepting a Bid Proposal for the Woodhaven Lane Stormwater Management Pond; C) Approval of Resolution R-11-20 Authorizing the Issuance of a Purchase Order to A. Morton Thomas & Associates, Inc. for Task Order/RP#5-01 Change Order #1 in Accordance With the Master Contract Approved on February 20, 2019; D) Approval of Resolution R-12-20 Authorizing the Issuance of a Purchase Order to Bay Land Consultants & Designs, Inc. for Task Order/RFP#3-04 Change Order #1 in Accordance With the Master Contract Approved on October 31, 2018; F) Introduction of Ordinance O-1-20 Repealing and Re-enacting Chapter 2, "Administration", Article V, "Public Ethics", to Amend Section 2-71.F, "Financial Disclosure-Elected Officials and Candidates to be Elected Officials"; G) Approval of Letter to Representatives Hoyer and Brown re: Co-sponsors for Protecting Community Television Act. Councilmember Woolfley seconded the motion. Motion passed unanimously.

NEW BUSINESS:

A. Amber Ridge (Preliminary Plan #4-19032 and Detailed Site Plan #DSP-19040) – Mr. Joe Meinert, Planning Director, introduced Mr. Terry Rodgers, Incoming Chair of the Bowie Advisory Planning Board (BAPB). Mr. Rodgers summarized the board's report. The BAPB voted unanimously to table both items until State Highway Administration (SHA) has made a decision regarding the median break and traffic signal.

Mr. Frank Stevens, of the City Planning Department summarized the staff reports and recommendations. The Preliminary Plan proposes to create two parcels for the construction of up to 20,000 sq. ft. of retail/commercial space, and 200 residential building lots to accommodate 200 attached dwelling units. The Detailed Site Plan for the residential portion of the site, proposes the construction of 200 townhouse dwelling units on approximately 14.5 acres of the 19.03-acre property. The Amber Ridge site is located on the western side of southbound U.S. Route 301, approximately 0.3 mile south of the Mitchellville Road intersection. The property is zoned M-X-T (Mixed Use – Transportation Oriented).

Since the development proposal meets the Adequate Public Facilities test and complies with the criteria for approval of a Preliminary Subdivision Plan, it is recommended that Preliminary Plan of Subdivision #4-19032 be approved with the following conditions: 1) A trip cap of 221 AM peak hour trips and 242 PM peak hour trips for the subject application; 2) Eastbound Mitchellville Road, at the intersection of southbound Rt. 301, shall be modified to accommodate one eastbound left turn lane,

one shared through/left turn lane, and one free right turn onto southbound Rt. 301; 3) A second left turn lane along Pointer Ridge Drive to northbound Rt. 301 shall be constructed at the intersection of Rt. 301 southbound and eastbound Pointer Ridge Drive; 4) As an alternative to #3 above, a southbound U-turn lane from southbound Rt. 301 to northbound Rt. 301 shall be constructed; 5) An extension to the current Stormwater Management (SWM) Concept Plan approval, or approval of a new SWM Concept Plan shall be approved prior to certification of the Preliminary Subdivision Plan.

Staff also recommends approval of Detailed Site Plan #DSP-19040 with the following conditions: 1) Building Architecture and Materials – at least 60% of full front facades shall have brick, stone or stucco; a partial brick, stone or stucco side elevation, or a minimum of three architectural features on side elevations; meet the requirements to maintain the Prince George's County 45 dBA Ldn interior noise limit. 2) Landscaping – all of the 41 White Pine trees proposed shall be replaced with American Holly trees; landscaping in entire median leading from Rt. 301 into the community; low-growing native landscaping shall be planted along front signage feature. 3) Lighting shall be provided in all of the alleys and in the play area. 4) The up-lighting proposed for the signage feature shall be replaced with another form of illumination, such as backlighting the lettering or down-lighting.

Mr. Matthew Tedesco, with the law firm McNamee and Hosea representing the applicant CBR Amber Ridge LLC, is in agreement with the City staff recommendations for approval of the Preliminary Plan of Subdivision and Detailed Site Plan.

#### **Public Hearing:**

1. Rosario Ideo, Pointer Ridge Dr – Spoke in regards to the need of a traffic signal to enter and exit the development plus the crossway of Rt. 301.
2. Jackie Lord, Plainview Ln – Spoke about the concerns of the additional traffic on Rt. 301 that this development will bring.
3. Rosanne Snyder, Pittsfield Ln – Spoke in opposition of the development, has concerns with soil sample reports, marlboro clay on property which is not buildable.

Since there are no other speakers signed up to speak, Mayor Adams declared the public Hearing to have been held.

Mayor Pro Tem Boafu made a motion to push back the report to the Bowie Advisory Planning Board for them to review the answers from SHA in regards to the median break and traffic signal and present to Council again. Councilmember Esteve second the motion. Motion passed unanimously.

B. Prince George's County Board of Elections – Elections Administrator, Ms. Alisha Alexander asked Council to allow the use of the City gymnasium for early voting during the Primary and General elections of 2020. The gymnasium has been used during the elections in 2016 and 2018 and is one of the busiest polling locations in the County. It meets all the requirements needed to support such a large turnout.

Councilmember Woolfley stated the complaints he received from various City residents during the 2018 elections, they dealt mostly with the traffic and lack of parking that overflowed into the Senior Center causing seniors to not be able to enter the center, as well as the aggressiveness of the candidates' workers.

Mayor Pro Tem Boafu made a motion to allow the PGCBOE to use the gymnasium for the 2020 election cycle. Councilmember Gardner seconded the motion. Councilmember Woolfley asked to amend the motion to state that it will only be for the 2020 cycle, subsequent cycles be at a different

location. Councilmember Esteve also requested that the motion include verbiage on better management of the parking situation that is enforceable.

Mayor Pro Tem Boafo amended his motion to state that the Council supports the PGCBOE recommendation to keep the gymnasium open for early voting for the 2020 primary and general elections; in addition he would like for City staff, the Council and PGCBOE to immediately start looking for remedies for the 2022 cycle. Councilmember Gardner seconded the motion. Motion passed unanimously.

C. Approval of Resolution R-13-20 Approving a Third Modification to the Bowie Racquet and Fitness Club Lease – Mr. Daniel Mears, Assistant City Manager summarized the staff report. Bowie Racquet and Fitness Club (dba Sport Fit) has leased the property in Whitemarsh Park from the City since the early 1990's. The lease modification proposal redraws the area leased to them by excluding the Williams Plains house and a portion of the grounds surrounding the house. Staff recommends the approval of this resolution to reduce the leased area by Sport Fit, enable the City to entertain leasing the building to another user, and allow Sport Fit to operate its summer day camp programs in an underutilized portion of the City's park.

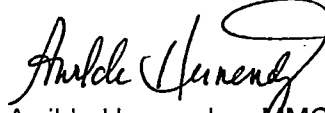
Councilmember Woolfley asked if there are any possible options for the use of the aquatics and other parts of the gym to be used by the seniors in the City at a discounted rate. Mr. Mears responded that those programs will be looked into and discussed with Mr. Ciporella.

Councilmember Woolfley made a motion to have City staff as well as the Community Recreation Committee look into alternatives for use of facility for senior programs. Mayor Pro Tem Boafo seconded the motion. Motion passed unanimously.

ADJOURNMENT AND MOVE TO CLOSE SESSION:

Mayor Pro Tem Boafo moved to adjourn the Regular City Council meeting and move to Close Session Statutory Authority to Close Session, State Government Article, §3-305(b)(7): To consult with counsel to obtain legal advice. Councilmember Woolfley seconded the motion and it carried unanimously. The meeting adjourned at 10:08 p.m.

Respectfully submitted,



Awilda Hernandez, MMC  
City Clerk

**PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING ("CLOSING STATEMENT")  
UNDER THE OPEN MEETINGS ACT (General Provisions Article § 3-305)**

This form has two sides. *Complete items 1 – 4 before closing the meeting.*

1. **Recorded vote to close the meeting:** Date: 1/21/20; Time: 10:08; Location: CH182;  
Motion to close meeting made by: Boato Seconded by Woolfley;  
Members in favor: Esteve, Woolfley, Boato, Adams, Gardo; Opposed: \_\_\_\_\_;  
Abstaining: Harrison, Ndeburido; Absent: \_\_\_\_\_.

2. **Statutory authority to close session (check all provisions that apply).**  
**This meeting will be closed under General Provisions Art. § 3-305(b) only:**

(1)\_\_\_ "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals"; (2)\_\_\_ "To protect the privacy or reputation of individuals concerning a matter not related to public business"; (3)\_\_\_ "To consider the acquisition of real property for a public purpose and matters directly related thereto"; (4)\_\_\_ "To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State"; (5)\_\_\_ "To consider the investment of public funds"; (6)\_\_\_ "To consider the marketing of public securities"; (7)  "To consult with counsel to obtain legal advice"; (8)\_\_\_ "To consult with staff, consultants, or other individuals about pending or potential litigation"; (9)\_\_\_ "To conduct collective bargaining negotiations or consider matters that relate to the negotiations"; (10)\_\_\_ "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans"; (11)\_\_\_ "To prepare, administer, or grade a scholastic, licensing, or qualifying examination"; (12)\_\_\_ "To conduct or discuss an investigative proceeding on actual or possible criminal conduct"; (13)\_\_\_ "To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter"; (14)\_\_\_ "Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process." (15)\_\_\_ "To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information . . . or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices."

Continued →

3. For each provision checked above, disclosure of the topic to be discussed and the public body's reason for discussing that topic in closed session.

Citation (insert # from above)	Topic	Reason for closed-session discussion of topic
§3-305(b) (7)	Legislative Strategy	Consult with legal counsel
§3-305(b) ( )		
§3-305(b) ( )		
§3-305(b) ( )		
§3-305(b) ( )		

4. This statement is made by Janethy A. [Signature] Presiding Officer.

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**WORKSHEET FOR OPTIONAL USE IN CLOSED SESSION: INFORMATION FOR SUMMARY TO BE DISCLOSED IN THE MINUTES OF THE NEXT OPEN MEETING. (See also template for summary.)**

➤ For a meeting closed under the statutory authority cited above:

Time of closed session: 10:17

Place: Dowie City Hall

Purpose(s): Consult with legal counsel

Members who voted to meet in closed session: Adams Gardner Harrison Estevé Woodley Beato Ndabumadu

Persons attending closed session: Adams Gardner Harrison Estevé Woodley Beato Ndabumadu Lott Levan

Authority under § 3-305 for the closed session: (4) To consult with counsel to obtain legal advice <sup>Mear's Gill</sup>

Topics actually discussed: Legislative Strategy

Actions taken: Consensus to send letter to UMD Chancellor

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

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

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

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

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