



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

## REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, FEBRUARY 1, 2021

### CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, February 1, 2021, virtually. Mayor Adams called the meeting to order at 8:01 p.m.

### PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag.

### QUORUM:

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

### CITY BOARDS AND COMMITTEES:

Mayor Adams swore-in Ms. Alexandra Harry to the Environmental Advisory Committee for a two-year term.

### COUNCIL ANNOUNCEMENTS:

Mayor Adams mentioned that seniors can now dial 311 and get connected to the County and be able to register for the COVID vaccine.

### CITY MANAGERS REPORT:

City Manager Lott reported that staff has been working diligently on clearing our roads of the snow and ice from the weekend storm.

### CONSENT AGENDA:

Councilmember Woolfley made a motion to approve items A) Approval of November 2 Regular Meeting Minutes; B) Approval of November 16 Regular Meeting Minutes; C) Approval of December 7 Regular Meeting Minutes; D) Adoption of Proclamation P-1-21 Proclaiming February 2021 as Black History Month in the City of Bowie; E) Adoption of Resolution R-5-21 Authorizing an Increase in the Contract Amount and Authorizing an Issuance of a Purchase Order to Bay Land Consultants & Designs, Inc. for Task Order/RFP#3-04 Change Order #2 in Accordance with the Master Contract Approved on October 31, 2018. Mayor Pro Tem Bofo seconded the motion. Motion passed unanimously.

OLD BUSINESS:

A. Discussion with Bowie Golf Management - Assistant City Manager Mears stated Council had requested that Bowie Golf Management attend a Council meeting to discuss their experiences and perhaps answer some questions from Council. Mr. Mears introduced Mr. Adrian Merton and Mr. Robert Brown members of the Bowie Golf Management.

Councilmember Esteve asked for clarification if Mr. Darryll Carrington represents them. Mr. Brown replied that he does not, Mr. Carrington represents Mr. Joh Hubert, current general manager and PGA Head Professional at the golf club who is planning to buy the management business and assets from Mr. Berton and Mr. Brown. Councilmember Esteve also asked what their recommendation would be moving forward with the golf club; is golf still a viable sport, will the City be in good hands if Mr. Hubert ran the course. Mr. Berton responded that he knows the City would like to keep it but the green fees will have to be kept low in order to make it work. If they did not think Mr. Hubert could do it, they would not be willing to sell it to him.

Councilmember Harrison asked how long they managed the golf course and why were the facilities not repaired or maintained properly. Mr. Brown responded that they managed it for over 40 years, and it was not their job to perform the repairs on the facilities, they do not own the building. They met the requirements on the lease agreement over the years but with the depletion of funding they could not support to do any other repairs.

Councilmember Woolfley asked what is the most essential or needed capital improvement that needs to get done in order to have the golf course viable. Mr. Brown and Mr. Berton responded that they do not know, it needs a lot of work and no one is going to do the work on a building they do not own if they are only managing it.

Mayor Adams thanked Mr. Brown and Mr. Merton for joining the meeting and answering their questions.

B. City Development Review Policies – Mr. Joe Meinert, Planning Director for the City, summarized the staff report. Staff conducted three public review sessions with Council and a draft copy was posted on the City website for public comment. Some of the revisions requested by Council are downzone all of the Jesuit property and put it into the Rural Area, preserve neighborhood shopping centers, establish building height limits, update Employment Areas section of the Land Use policies, work with SHA to slow traffic, improve pedestrian and bike crossings.

**Public Hearing:**

1. Valerie Ormond, Bowie Resident – Comment attached.
2. John Cabala, Running Park Ct – Comment attached.
3. JoAnn Marshall-Hobbs, Member of City IT Committee – Comment attached.
4. John Eidsness, Bowie Resident – Comment attached.
5. Ken McCaughey, Chapel Forge Resident – Comment attached.
6. Albert and Barbro Baumann, Brunswick Ln – Comment attached.

There being no more comments received, Mayor Adams declared the public hearing to have been held.

Council provided additional recommendations to the policy dealing with smart technologies on new development, trails and mixed-use development. Mr. Meinert will finalize the draft policies to

February 1, 2021

include all recommendations from Council and residents and bring back to Council for final approval before adopting the policies.

NEW BUSINESS:

A. Urban Centrixity, Inc. - Presenter had technical difficulties joining meeting. This item is rescheduled for the February 16 Council meeting.

ADJOURNMENT AND MOVE TO CLOSE SESSION:

Mayor Pro Tem Boafo motioned to adjourn the Regular City Council meeting and move to closed session under the Statutory authority of the Md. Annotated Code, State Government Article, §3-305(b)(7): "To consult with counsel to obtain legal advice." Councilmember Woolfley seconded the motion. Motion passed unanimously. The meeting adjourned at 10:05 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Awilda Hernandez".

Awilda Hernandez, MMC  
City Clerk

## Awilda Hernandez

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**From:** Valerie Ormond <valerieormond@aol.com>  
**Sent:** Saturday, January 16, 2021 2:29 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}: Stop Overdeveloping Bowie!

Dear Bowie City Council Members,

Thank you for listening to Bowie residents and those who voted for you due to your anti-development stance in a refreshing change from the former pro-development politicians. As a longtime Bowie resident and one who has seen the changes from a nice town to the growing metropolis it is today, the growth needs to stop if we wish to preserve Bowie as a place people want to live.

I am strongly in favor of the following results from the four listening sessions in 2020:

- Requesting the county downzone the Jesuit Property to the lowest possible development tier (Rural)
- Maximizing green space in any future uses of the Bowie Racetrack property with an emphasis on parks, recreation, and open space (and **particularly for some type of equine activities**)
- Improving bike and pedestrian safety and reducing speeds on major roads (Yes! Complete the Master Trails Plan and make Bowie a safe place for residents to be outside and exercise and travel to local places safely)
- Adjusting the city's development map to reduce possible areas of higher density development (Yes! The roads are already overcrowded. Try travelling Rt. 301 at almost any time of the day, and it will take twice as long as it should because there has been too much development without adequate road infrastructure.)

Thank you for your consideration of these views.

Valerie Ormond  
Veteran Writing Services, LLC  
Bowie Resident  
(443)994-5651

## Awilda Hernandez

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**From:** John Cabala <jrockjrock@comcast.net>  
**Sent:** Sunday, January 24, 2021 5:47 PM  
**To:** cityclerk; Alfred Lott  
**Cc:** 'Jrockjrock'; Geraldine.Valentino@house.state.md.us; Michael Esteve; dwoolfley@gmail.com  
**Subject:** {EXTERNAL}: Comments on Bowie Development Review Policies

First, I'd like to say, Thank You very much for listening to us residents to preserve Bowie and protect it from the outrageous growth that was soon to make me relocate. I and most people moved to Bowie because it was the last community left in the DC metro area that still had some green space and charm.

Michel Esteve, thank you very much for sharing!

My comments:

Under the "Land Use" Section, if the city is serious about protecting these properties as they should, I strongly suggest changing "should" to "shall" in each case. In particular, please change should to "shall" for protection of the Bowie racetrack property. This is consistent with recent discussions and agreements I've been involved in with the city and BSU.

Transportation:

Safety is paramount. Under the "Bikes, Trails and Pedestrians" section, please identify a safe bike lane width for on road lanes. The width I've heard for MD roads is ridiculously narrow and presents safety hazards to bikers as well as drivers. I am an avid biker, but I am against on-road bike lanes unless they are protected. There are already too many distractions while driving as it is, so please identify a safer way to protect us if we are going to have bike lanes on the roads. I strongly prefer dedicated off-road trails. I strongly agree with the bike trail upgrades, in particular, this one should be highest priority: expediting the construction of the pedestrian/bike bridge across the Patuxent River to connect the trails, as expressed below:

The development of an uninterrupted linear trail network (including a bridge to Anne Arundel County in the vicinity of the WB & A Trail) for pedestrians, bicyclists and equestrians along the Patuxent River corridor should be a priority.

Under Natural Environment, thank you Very Much for your stewardship of the environment and recognizing the value of protecting our natural resources.

Belt Woods, for example is one of the very last remaining stands of "old growth" forest --these trees are original trees, never once cut down. They provide critical habitat for rare and beautiful migratory song birds (Scarlet Tanagers, Baltimore Orioles, etc) who've return to that same patch of woods for thousands of years from Central and South America.

John Cabala  
15019 Running Park Ct  
Bowie, MD 20715

**Awilda Hernandez**

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**From:** JoAnn Marshall-Hobbs <jhobbs@exclusys.com>  
**Sent:** Sunday, January 31, 2021 10:55 PM  
**To:** cityclerk  
**Cc:** j.l.eidsness@gmail.com; Jim Coliton; Ken Wenzel; Michael Paines; Rich Bleach; Rosann Ndebumadu; stephen.wehrenberg@gmail.com; Todd Peterson  
**Subject:** {EXTERNAL}: Proposed additions to the City Development Plan for Citizen's Participation section of the City Council Meeting

Hello City Clerk and Councilmembers,

The IT Committee would like to propose an update to the City Development Plan to include a section on smart technologies. As you are aware, this is an initiative that the IT Committee is currently pursuing. Although not final, the following summary of the IT Committee's work would be a welcome addition to the city development plans. The Economic Prosperity section of the plan may be the most appropriate location to include the smart technology content.

Councilwoman Ndebumadu is the council liaison to the IT Committee and she supports the Committee's recommendation on the City Development Plan.

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**Smart Technology Solutions and Services Integration**

Appropriate and effective steps shall be adopted to assure that all city development (residential and commercial) and city residents, non-profits, schools, businesses, and public services developed within the city commit to smart technology solutions and services practices for the City.

Development of smart solutions and services shall cross all Development Guidelines Areas/Categories and shall promote:

- Sustainability
- Low-cost, stable and secure infrastructures construction
- Accessibility to inclusive technology by design for all residents and tenants in developed properties
- Access to broadband telecommunication from competitive sources at competitive rates for all residents and tenants in developed properties
- Elimination of the digital divide.

Respectfully,  
JoAnn Marshall-Hobbs  
Secretary, IT Committee

JoAnn Marshall-Hobbs  
eXclusive Systems, LLC  
P.O. Box 518 | Bowie, MD 20718  
**O:** 800.303.2779 | **C:** 301.538.5677 | **F:** 301.218.6337  
**E:** [jhobbs@exclusys.com](mailto:jhobbs@exclusys.com)  
**W:** [exclusys.com](http://exclusys.com)

## Awilda Hernandez

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**From:** J L Eidsness <j.l.eidsness@gmail.com>  
**Sent:** Monday, February 1, 2021 12:11 PM  
**To:** Awilda Hernandez  
**Cc:** JoAnn Marshall-Hobbs; Dufour Woolfley; Rosann Ndebumadu; Joe Meinert  
**Subject:** {EXTERNAL}: Fwd: Bowie Development Plan - Comments

Good Morning Ms. Hernandez,

I am copying you on a discussion about comments from members of the IT Committee about the City of Bowie Development Plan I sent to Councilman Dufour. I understand that comments on the plan are due to you today.

Thank you for your attention.

Very Cordially,  
John Eidsness

301.518.0313

----- Forwarded message -----

**From:** J L Eidsness <j.l.eidsness@gmail.com>  
**Date:** Fri, Jan 29, 2021 at 1:24 PM  
**Subject:** Bowie Development Plan - Comments  
**To:** Dufour Woolfley <dwoolfley@cityofbowie.org>  
**Cc:** Rosann Ndebumadu <rndebumadu@cityofbowie.org>, JoAnn Marshall-Hobbs <jhobbs@exclusys.com>

Good Morning Councilman Woolfley,

I strongly endorse the comments/recommendations JoAnn Marshal-Hobbes sent you about IT Committee recommendations for the Economic Prosperity section in the City Development Plan. i would like to share some comments I made earlier in an email with Councilwoman Ndebumadu about the intent of our Smart Technologies proposal currently under discussion

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There are two areas for IT improvement we hope to address with this resolution. First as a guide to how the city operates itself as an institution. The second is as a guide to evaluation of recommendations intended to improve the access to IT infrastructure that would benefit all citizens.

- The resolution is a policy statement that the Director of Planning could point to while reviewing any development plan for the city. For example, "How does your plan for the old Sears building conform with the City's policy of ease of access to competitive, cost effective broadband infrastructure? Will your building be remodeled in a way that makes it easy for future new technologies/competitors to access the tenants?" Dig once should apply to private lots for multi-tenant users both for ground level and vertical risers in multi-tenant structures.\*
- The resolution is a policy statement that the council could use to evaluate major purchases. "How will the next fleet of vehicles use IT to reduce vehicle maintenance and improve service as in our policy?"

- The resolution is a policy statement that could be used when lobbying the State or County on their infrastructure improvements, "The City of Bowie wants online access to traffic data collected at intersections to plan our own street improvement." "The City of Bowie has a dig once policy for all new communications infrastructure, when Route 197 is widened how will the state provide dig once conduit to connect Bowie East and West of 197."

The policy is not intended to require specific technologies, after all they change every 18 months. It is intended to drive IT integration into Bowie's land use plans for private development, its capital budget, and its lobbying with other governmental agencies and authorities.

Very Cordially,

John Eidsness

\* Private landlords of high rise properties, in some cases, severely restrict access to vertical distribution in their buildings and refuse access to some cable TV and internet providers. In some cases they received commissions from providers for exclusive access to apartments and business tenants. Bowie should discourage this.

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J L Eidsness  
301.518.0313



## Awilda Hernandez

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**From:** Ken McCaughey <twk6809@gmail.com>  
**Sent:** Monday, February 1, 2021 4:39 PM  
**To:** cityclerk  
**Cc:** Joe Meinert; Michael Esteve  
**Subject:** {EXTERNAL}; Development Review Policies Comments

Good Evening Mayor and City Council,

Here are my comments to the draft revision of the Development Review Policies.

I think the proposed changes will overall be good for the community. This is especially true with regards to addressing the MD450 Bowie Main Street area. The proposed policy changes are in the right direction. I think that is a crucial component that needs to be strongly advocated for. "Main Street" should be a destination that will help maintain desirable and viable commercial businesses (and increase tax revenue), instead of a means to pass through quickly and go somewhere else such Crofton.

Likewise I am pleased to see updated Transportation and Mobility policies incorporating elements of the Bowie Trails Master Plan. If these revised policies are carried out, they will go a long way to improve connectivity and quality of life within the city.

I would ask the Mayor and council to approve this revision and support these policies.

Best regards,

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Ken McCaughey  
Bowie Resident  
Chapel Forge Section

## Awilda Hernandez

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**From:** Albert Baumann <stringtrio@aol.com>  
**Sent:** Saturday, January 30, 2021 5:30 PM  
**To:** cityclerk  
**Subject:** {EXTERNAL}: Development Guidelines Update

We strongly support the recommended development policies. Limiting density and development has to be a priority. Our schools are already overcrowded and the roads will be strained to handle all the development that has already been approved but not completed.

I thank the Mayor and City Council for proposing these policies and I hope the policies will not be ignored by the County Council.

Albert and Barbro Baumann  
12811 Brunswick Lane  
Bowie, MD 20715

**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: 2-7-21; Time: 10:00; Location: City Hall;  
Motion to close meeting made by: Boafo Seconded by Woodley;  
Members in favor: All Aye; Opposed: \_\_\_\_\_;  
Abstaining: \_\_\_\_\_; Absent: \_\_\_\_\_.

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

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

Continued →

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

Citation (insert # from above)	Topic	Reason for closed-session discussion of topic
§3-305(b) <input checked="" type="checkbox"/> 7	Consult with legal counsel	Discuss street lighting contract
§3-305(b) <input type="checkbox"/>		
§3-305(b) <input type="checkbox"/>		
§3-305(b) <input type="checkbox"/>		
§3-305(b) <input type="checkbox"/>		

*Samuel J. Adams*

4. This statement is made by \_\_\_\_\_, 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: 10:08 pm

Place: City Hall

Purpose(s): (7) Consult with legal contract

Members who voted to meet in closed session: Adams Esteve Gardner Harrison Bofo Ndeburadu

Persons attending closed session: Adams Esteve Harrison Bofo Ndeburadu Stephanos Loran Lott Mears Gardner

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

Topics actually discussed: Street lighting contract

Actions taken: \_\_\_\_\_

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

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

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

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

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