



TOWN OF COUNCIL WORK SESSION | SEPTEMBER 9, 2024

September 09, 2024 at 5:30 PM

4229 Edmonston RD, Bladensburg, MD 20710

AGENDA

Public Access Virtual via live stream of the Town's Facebook and YouTube pages:

<https://www.youtube.com/channel/UCoflhVTBeID3c9oH8GYSW0g>

<https://www.facebook.com/Bladensburgmd>

1. Call to Order – 1 min
2. Approval of Agenda – 1 min
3. Approval of Minutes – 1 min

[A.](#) Town Council Work Session Minutes | July 15, 2024

4. New Business

[A.](#) Draft Legislative Priorities for Session 2025 – 25 min

[B.](#) Bostwick House Update Report | September 2024 - 10 min

[C.](#) Council Meeting Overview | Town Administrator – 15 min

A. Financial Business

Approval of a Contract with Gordian in an amount not to exceed \$185,648.40

Approval of a Contract with GOVOLUTION for credit card services

B. New Business

Ordinance 02-2025 | AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO AMEND CHAPTER 112 "VEHICLES AND TRAFFIC. " BY ADOPTING §112-13, "TRAFFIC CONTROL SIGNAL MONITORING SYSTEMS" TO AUTHORIZE USE OF TRAFFIC CONTROL SIGNAL MONITORING SYSTEMS AT INTERSECTIONS TO ENFORCE COMPLIANCE

Resolution 02-2025 | A Resolution of the Town of Bladensburg, Maryland, Supporting Legislative Initiatives that Re-establish Local Land Use Authority

Review and Approval of Draft Legislative Priorities for Session 2025

Approval of Council Meeting Date Change | November 2024

Approval and Award of the Community Grant for FY 2024 | Royalty Institute

Approval of a Contract with The Neighborhood Design Center for professional services not exceeding \$73,550 to support the successful development of the Bladensburg Town Hall Project.

Approval of a Contract with EGG Construction for Bostwick House Repairs in an amount not to exceed \$142,575

Approval for a Contract with Brudis & Associates for Town Engineering Services

5. Adjournment

**COUNCIL OF THE TOWN OF BLADENSBURG
WORK SESSION MINUTES
July 15, 2024, 5:30 PM**

CALL TO ORDER

Mayor James called the meeting to order at 5:32 PM.

APPROVAL OF AGENDA

Mayor James called for a motion to approve the agenda. This was moved by CM Brown and seconded by CM Dixon. CM Brown moved to add item 2. Approval of the agenda: CM Dixon seconded this motion. This motion was passed 5-0

PRESENTATIONS

Special Presentations

TA Michelle Bailey-Hedgepeth presented Ray Jefferies with “The Soaring Eagle” award for his hard work in the Town of Bladensburg. Mr. Jefferies has worked diligently over the last several months on various communications projects and special events.

APPROVAL OF MINUTES

Mayor James requested a motion to approve the June 10, 2024, minutes; CM Dixon moved this item, which CM McBryde seconded. The motion was passed 5-0.

FINANCIAL BUSINESS

A. ORDINANCE NO. 01-2025: FISCAL YEAR 2025 BUDGET AMENDMENT | AN EMERGENCY ORDINANCE TO AMEND THE OPERATING BUDGET OF THE TOWN OF BLADENSBURG, MARYLAND, FOR THE 2025 FISCAL YEAR (JULY 1, 2024, THROUGH JUNE 30, 2025).

Town Administrator (TA) Bailey-Hedgepeth stated that this is an emergency ordinance due to a recent vehicle accident striking the public works department building. Mayor James noted this would be discussed and approved in the regular session meeting.

B. Approval of a contract with LSWG for Town Audit Services for three (3) years with two one-year extensions.

TA Bailey-Hedgepeth and Mr. Tinelli spoke about the process they have used to send proposals to 6-7 prospective firms to render these services. The Town received three responses; one did not provide a bid because it is no longer taking audit clients with a June 30 ending date. LSWG provided the lowest data for its base services between the two responses. Mayor James stated the Council will act at the regular session meeting.

NEW BUSINESS

A. Legislative Summary Report from LA Perez Consulting – Session 2024

Mr. Tony Perez (LA PEREZ) introduced himself and briefly described their firm's role in the Town of Bladensburg. Mr. Jonathan Brown gave a detailed report of passed and pending bills in the last legislative session. The Council directed staff to return the new Legislative Agenda to the Council this fall to prepare for the new legislative session.

B. RESOLUTION NO. 01 - 2025 | Town of Bladensburg Resolution of Support for the Bladensburg Fire Department and other Volunteer Fire Departments throughout Prince George's County

Town staff drafted a resolution to support the fire department and lobby the County regarding full-time staffing for departments and increased response time to residents for emergency calls. Mayor James has been actively communicating with the County and BVFD on the issues of reduced county staffing on the various volunteer forces, which has caused reduced operations throughout the County.

C. A Memorandum of Understanding (MOU) between Aman Memorial Trust (Aman Trust) and the Town of Bladensburg (Town) regarding the Bostwick House Request for Proposal for Architectural and Engineering Services and payments to Architects.

TA Bailey Hedgepeth and Mr. Sam Parker (Aman Memorial Trust) gave a presentation on the RFP for these services and the selection of Encore Sustainable Architects. The MOU allows the Aman Memorial Trust to enter into an agreement with the Town for project management of this contract.

D. Approval of a Contract with WMG Historic Restoration, LLC for Bostwick Historic Window Restoration in an amount not to exceed \$82,913.

TA Bailey Hedgepeth and Mr. Sam Parker (Aman Memorial Trust) gave a presentation on WMG Historic Restoration, which will replace broken and damaged windows and glass at the Bostwick House. This is part of the overall project scope to stabilize the property. Staff advised that they would provide an overview at the September Work Session.

E. Approval of a Contract with Pronto Paving for Parking Lot Asphalt Replacement at 4217 Edmonston Road—Annex Lot in an amount not to exceed \$12,800.00

TA Bailey-Hedgepeth summarized the bids received and noted that Pronto Paving was the lowest bidder for this project. The proposal would replace the surface in front of the Police Annex on Edmonston Road.

F. Approval of a Contract with RedSpeed for a Red-Light Camera Program

TA Bailey Hedgepeth spoke about the process and agreement with RedSpeed. The town attorney, Suellen Ferguson, reviewed and vetted this contract. Chief Collington explained the contract process

and how this contract would benefit the town in many ways. Images of how the technology would get the tag number were also shared.

G. Approval and Award of the Community Grant for FY 2024

TA Bailey-Hedgepeth stated she would discuss this item more in-depth during the regular session, summarizing that there are three applicants for this grant. This update was curtailed due to a lack of time. The Town is recommending two of the three applicants for immediate funding.

ADJOURNMENT

Mayor James asked for a motion to adjourn. CM Dixon moved the motion, which CM McBryde seconded. The motion was passed 5-0. The meeting was adjourned at 6:53 PM.



Agenda Item Summary Report

Meeting Date: September 9, 2024	Submitted by: Jonathan Brown, LA Perez Michelle Bailey Hedgepeth, Town Administrator
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Item Title: Review and Approval of Draft Legislative Priorities for Session 2025

Review and Approval of Draft Legislative Priorities 2025

Work Session Item <input checked="" type="checkbox"/> [X] Council Meeting Item <input checked="" type="checkbox"/> [X]	Documentation Attached: Draft Legislative Priorities – 2025
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Recommended Action:

Council review and approval of the 2025 Legislative Priorities for the Town.

Please see the attached revised Legislative Priorities for 2025. The staff and LA Perez consulting team are looking for the Council’s input on areas of interest and items that need to be watched in the legislative Session 2025

LA Perez and the TA are setting up a tour for late September with our delegation to show the work that has been done recently on various projects.

Mr. Brown or Mr. Perez can answer any questions at the Council Work Session meeting. The Town Administrator will provide an overview at the Council meeting at 7 PM.

Budgeted Item: Yes <input checked="" type="checkbox"/> [X] No <input type="checkbox"/> [] Budgeted Amount: \$ NA One-Time Cost: NA Ongoing Cost: Monthly Cost	Continued Date:
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Council Priority: Yes <input type="checkbox"/> [] No <input type="checkbox"/> []	Approved Date:
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LEGISLATIVE PRIORITIES 2025

Town of Bladensburg, Maryland



Land Use for Bladensburg

The municipalities must be able to provide input into the zoning issues impacting our communities. The municipalities have very little participation in the planning and zoning decisions that affect our towns.



This is a continued request to assist in coordinating discussions with county and state representatives to discuss drafting legislation to give the Port Towns more say in planning and zoning decisions. In 2024, we passed a resolution to support legislation allowing municipalities to have more input in Land Use. This year we will have been working closely with other like-minded municipalities on this matter to develop a collation of support,

Over the past year, we have actively collaborated with MNCPPC on the Port Towns Sector Plan, a crucial component of our overall development. We value our partnership with MNCPPC and are committed to working together on projects. However, the zoning issue remains a key concern for the municipalities, and we seek your understanding and support in this matter.

STATE LEGISLATION AND FUNDING

Bostwick House funding



The Bostwick House is a historic house located in the Town of Bladensburg. Over the years, the town has been fortunate to receive grant funding to help stabilize the structural integrity of the building. The interior of the house needs restoration to allow the Town to utilize the home for tours, attract visitors, and to have the ability to host events and meetings. To fully restore this historic treasure, the Town will need to seek other

sources of capital investment to cover the total costs associated with restoring a historic structure. We are also looking at options on the site to make it more usable for all Town residents.

Current Bond Bill Fund Actions: Bond Bill funding is being implemented for some stabilization projects. These projects will address the house's structural integrity so that we

can get funding to complete all repairs and get the home to a functional state. Our team is working with Aman Trust to put together bid packages for the \$500,000 that has been allocated.

FY 2024 Actions	FY 2025 Current and Planned Actions
<ul style="list-style-type: none"> • Engagement with Aman Memorial Trust and hired Architect and Historic Property Planner. • ULI Technical Assistance Panel • Approvals from MHT and MNCPPC on Stabilization Projects • RFP and Bidding for Stabilization Projects • MNCPPC Grant funding for FY 2024 for Stabilization Project 	<ul style="list-style-type: none"> • Award on Window Replacements • Award for Architectural /Engineer Consultants • Award for Masonry and Facade Work • Award for Preservation Work to cover window

New Town Hall and Municipal Facilities

The Town of Bladensburg does not meet the community's needs and staffing of our essential functions. A new Town Hall facility is needed to encompass more space for resident use, featuring a visitor's center, emergency response and preparedness, job training center, the Town's police department, administrative staff, council, and possibly the Fire Department.

The Town has limited community space for resident functions, meetings, job training, computer lab, etc. In addition, we have very little room for growth as it relates to our administrative staff. Our facilities are dated and would benefit from more energy-efficient and sustainable construction.

We currently do not have sufficient space to house our growing public safety and public works functions. The Town's facilities are outdated and do not match the modern needs of the community.



Current Bond Bill Funding Actions: Over the last year, the Town engaged in some predevelopment work and will issue an RFQ to start the process of this fund so that we can get this project off the ground. We will utilize current Bond Bill funds this year. We will be working with our newly appointed Economic Development Consultant on integrating the site for the overall redevelopment of the Town. This Fall (2023)/Spring (2024), the Town will be engaging with the Neighborhood Design Center on a comprehensive look at the properties owned by the Town and overall space needs. We estimate that a new facility will cost in the range of \$15M, given our needs for public safety staffing.

- FY 2024 Actions**
- **Site Evaluation:** Evaluated the current site and properties for sale in the area. Developed a list of comprehensive space needs for the Town.
 - **Bostwick House Technical Assistance Panel (TAP) :** Evaluated the site and use of current site for land Trade for Town Hall.
 - **FY 2024 Earmark Funding:** Sought and obtain \$1M Earmark for a Public Safety EOC as part of Town Hall Site.

- FY 2025 Planned Actions**
- **Architectural and Site Assessment:** The Town has engaged with Neighborhood Design Center to develop a Town Hall concept with the information gathered.
 - **Purchasing Interim Parcels and locations to move Town Services:** The current Town facilities are not adequate for staff needs, we have been looking at commercial parcel for purchase or lease for office space.

Call-A-Bus

We are committed to expanding and actively partnering in funding opportunities to improve the Call-A-Bus service, enhancing the mobility of our seniors and disabled residents. The Town has been a vocal advocate for improving the Call-A-Bus service over the last several years. We currently collaborate with Colmar Manor to provide these essential services to our residents, demonstrating our shared commitment to our community's well-being.

The Call-A-Bus service is not just a mode of transportation; it is a lifeline for some of our most vulnerable residents. As transportation costs continue to rise, this service becomes increasingly important. For many of our residents, the Call-A-Bus service is their only means of getting to doctors' appointments and accessing other critical services, significantly improving their quality of life.

Wayfinding Signage



The Town needs the County's assistance in securing funding for a Wayfinding signage program in collaboration with M-NCPPC. The installation of this program will not only guide visitors to transit stops, recreational assets, and historic attractions but also significantly enhance the marketing and promotion of the Port Towns as a vibrant place to visit, live, and do business.

Bladensburg Community Center:

MNCPPC has begun evaluating the current site and building a new center, and the town has participated in this process. However, the current designs show a slightly larger building, but the community's needs are great. We are being told that there are site constraints, but we would like more opportunities for public input.



The Bladensburg Community Center is an essential recreational asset for local communities. The Center offers multiple fitness and sports programs, summer camps, after-school activities, and classes designed to improve the quality of life for residents of all ages. The Center also serves as a community gathering location for social interaction and educational opportunities.

Due to limited space, the Bladensburg Community Center cannot currently expand its programming and meet the area's growing needs. Expanding or building a new facility will improve the overall quality of life and provide essential programs and services needed in Port Towns. However, we do not want to continue to have an undersized facility.

Peace Cross Traffic Management Plan

The Town has worked with SHA and other State and Federal officials to improve pedestrian and bicycle infrastructure at the Peace Cross Intersection. This intersection is where three major roads converge, and both pedestrian and vehicle traffic are subject to potentially life-threatening situations daily.

This area is adjacent to the Bladensburg Waterfront Park, a major recreational asset of the Port Towns. A study is needed at this intersection to help identify alternatives to move pedestrians, bicyclists, and vehicles safely. I



Condominium and Homeowners Association – Repair and Rehabilitation Funding

The town supports legislation introduced during the last session by Delegate Marvin Holmes to support funding from the county or state to provide resources for this fund. The previous bill called for authorizing a county or a municipality to establish a certain fund to support infrastructure repair in a community subject to a condominium association or a homeowner’s association and requiring that certain property tax revenues be assigned to a fund created under the Act. In Bladensburg, we have this issue and need legislation to address the needs of our residents.

Homeowner Assistance

With the end of APRA funding, the town needs some assistance with identifying rehab programs for homeowners. Identifying possible incentives for first-time homeowners will increase home ownership and result in more families locating in the Port Towns. Equally important is matching affordable housing programs and services to help existing homeowners stay in their homes longer and age in place.

Tenant Rights - Failure to Repair Serious and Dangerous Defects - Tenant Remedies (Tenant Safety Act):

With several multi-family and rental units in the Town of Bladensburg, we support legislation that establishes tenant remedies. The bill last session that Senator Washington authored established that a landlord that offers a dwelling for rent is deemed to warrant the dwelling fit for human habitation, authorizing a single tenant or tenants' organization to seek remedies on behalf of a group of tenants for a landlord's failure to repair serious and dangerous defects on the leased premises; authorizing a tenant, a group of tenants, or a tenants' organization to bring a civil action for money damages if a landlord fails to repair certain defects within 90 days of the court finding the conditions complained of exist; etc.

ECONOMIC DEVELOPMENT:

Façade Improvements Program

Assist and support the Town as we seek and identify state resources to facilitate façade improvements to our aging strip malls. Over the years, we have identified and asked for resources to provide aesthetic enhancements for small businesses and our commercial centers that will attract investment and increase retail options for the Port Towns, ensuring economic sustainability for future generations.



Over the last year, we have sought DCHD funding for this program, and we are awaiting the results.

Port Towns Redevelopment

We need assistance identifying incentives to attract capital investment to encourage redevelopment of the Port Towns. Identifying and advocating for incentives to attract developers and capital investment is critical for the continued growth of the Port Towns. Our communities' economic sustainability depends upon redevelopment opportunities and new mixed-used residential projects to attract new residents, create jobs, and provide an exceptional quality of life. The Town would like to build upon the efforts being made with **Senate Bill 696 – Gateway Art Development Authority** and would like to look at the acquisition of key parcels that will support the Art and development of workforce housing that would allow “artist” and other members of the creative class to move to the Port Towns. (This may also include some county legislation/funding opportunities.)

Small Business Growth



The Town needs assistance with identifying state resources to help facilitate small business growth in this challenging environment. Strengthening the small business sector is an integral part of Port Town’s economy and will help to increase the diversity of businesses in our communities. Assisting with identifying resources to provide events, classes, and workshops will encourage new business growth in the Port Towns.

Strategic Redevelopment Acquisition Funding/ Gateway Art District

The town seeks funding to purchase parcels to support the strategic redevelopment of areas supporting the Gateway Art District. The Town borders the Publik Playhouse, and we are looking for opportunities to find locations for investment in properties and centers that can be used to support the creative community and create workforce/affordable housing units.

Bladensburg Internal Operations:

Quality of Life – Assist with identifying funding to facilitate a branding/marketing campaign to help define the Port Towns' identities and to promote the benefits of living, working, and visiting the area. Better defining the identity of the Port Towns will lead to increased awareness of the benefits of living, working, and visiting the area. A strong identity will also strengthen the ability of our partners to attract resources, resulting in better and improved services and programs for our residents.

PUBLIC SAFETY

Pedestrian Safety

Over the last year, we have had three tragic incidents within the town border and one adjacent to the Town where pedestrians have been stuck and resulted in fatalities. The Town recently adopted the Vision Zero pledge, and we need legislative support to hold people accountable and the infrastructure to keep Bladensburg and Port Town residents safe.



Organized Retail Theft Assistance

We have started to work with the County on this emerging issue, but this requires a multi-phased approach to enforcement and interventions. Major retailers are leaving urban areas due to high rates of retail shrinkage. On the ground, we have partnered with our shopping centers by adding mobile cameras to parking lots and obtaining “No Trespassing” agreements that allow for better enforcement outcomes.

We are asking state legislators for more substantial penalties for repeat offenders and mandatory rehabilitative measures to deter the behavior in the future.

Juvenile Crime – Child Interrogation Act



This issue was not resolved in the last session, and we would like to see some action. In Maryland, violent crimes have spiked and are associated with juvenile involvement, including armed carjackings, assaults, homicides, car thefts, and more. The Child Interrogation Act impedes law enforcement officers from removing violent juveniles from communities such as Prince George’s County, MD. Law Enforcement Officers would like to see violent criminals held accountable. We recognize that 98% of juveniles are law-abiding citizens working hard in schools to become productive citizens. They are our future leaders, but those committing murder, carjackings, shootings, robberies, assaults, and other heinous crimes should be held accountable.

This bill was passed in the General Assembly in 2022, which prohibits law enforcement officers from interrogating juveniles without allowing them to consult with an attorney and requires that parents be notified before questioning anyone under the age of 17. This bill restricts officers from interrogating suspects who typically cooperate with police officers during interrogations. They will freely consent to speak with officers or interrogators who

ensure their rights are read to them, and the juveniles acknowledge that they understood their Miranda Rights.

These interviews/interrogations are recorded and screened intensely by prosecutors, judges, and defense attorneys before they are admitted into court as evidence in criminal cases. These interactions also provide law enforcement with crucial information that could lead to the identification, arrest, and prosecution of suspects involved in committing dangerous, violent crimes within communities, victims and evidence, such as firearms and other dangerous and deadly weapons, stolen property, and illegal CDS Activities; and facts that could assist in the investigation of additional alleged criminal activity which ultimately could bring criminals to justice and provide closure to families.

Chief Collington serves as the President of the Police Chiefs of Prince George’s County Association and is a member of NOBLE, MD Chiefs and Sheriffs Association. He is willing to provide solutions on how we can protect young people but not inhibit law enforcement's work as we combat this rise in juvenile crime and victimization.

BLADENSBURG TOWN COUNCIL



BUDGET REQUESTS

Governor's Capital Budget Requests:

Title	Scope	Overall Amount
Town of Bladensburg Municipal Center	This funding is to design and construct a municipal center to replace our aging complex, which the Town has outgrown. We are requesting significant seed funding to meet our Town's needs. We estimate the overall funding needed for this project will exceed \$15M.	\$6,000,000.00
Training Center	The town has initial funding from the federal delegation for this project. More funding is needed to acquire a site for the facility.	\$2,000,000.00
Total 2025 Capital Request		\$8,000,000.00

Bond Bill Funding

Title	Scope	Overall Amount
Town of Bladensburg Municipal Center	This funding is to design and construct a municipal center to replace our aging complex, which the Town has outgrown. We are requesting significant seed funding to meet our Town's needs. We currently use the \$1M in Bond funding to do preliminary design work and assess the feasibility of the site. We estimate the overall funding needed for this project will exceed \$15M.	\$2,500,000.00
Bostwick House – Stabilization	Over the years, the aging site has seen some repairs, but in the Fall of 2023, a more extensive list was compiled. Current Bond Bill funding of \$800,000 will be used for planning purposes or property acquisitions to meet the current Town needs for office space.	\$1,000,000.00
Total 2025 Capital Request		\$3,500,000

Staff Contact Information:



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Town Administrator
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Email mbaileyhedgepeth@bladensburgmd.gov
 4229 Edmonston Road, Bladensburg MD 20710



Agenda Item Summary Report

Meeting Date: September 9, 2024	Submitted by: Michelle Bailey Hedgepeth, Town Administrator
Item Title: Bostwick House Update	
An update on the Bostwick House Project and Grants	
Work Session Item [X] Council Meeting Item []	Documentation Attached: PowerPoint Bostwick Grants Worksheet
Recommended Action:	
INFORMATION ONLY	
Item Summary: This item was developed to provide the Council and the Public with an overall update on the work done at Bostwick House. In July 2024, the Council requested a listing of grant funding. With the help of our Historic Preservation Consultant, the staff put together the attached worksheet, which has also been included in a PowerPoint. Town staff continues to work on stabilization projects and use the existing Bond Bill funding. The Town Administrator will be able to answer questions from the Council.	
Budgeted Item: Yes [] No [] NA Budgeted Amount: One-Time Cost: NA Ongoing Cost: NA	Continued Date:
Council Priority: Yes [] No []	Approved Date:

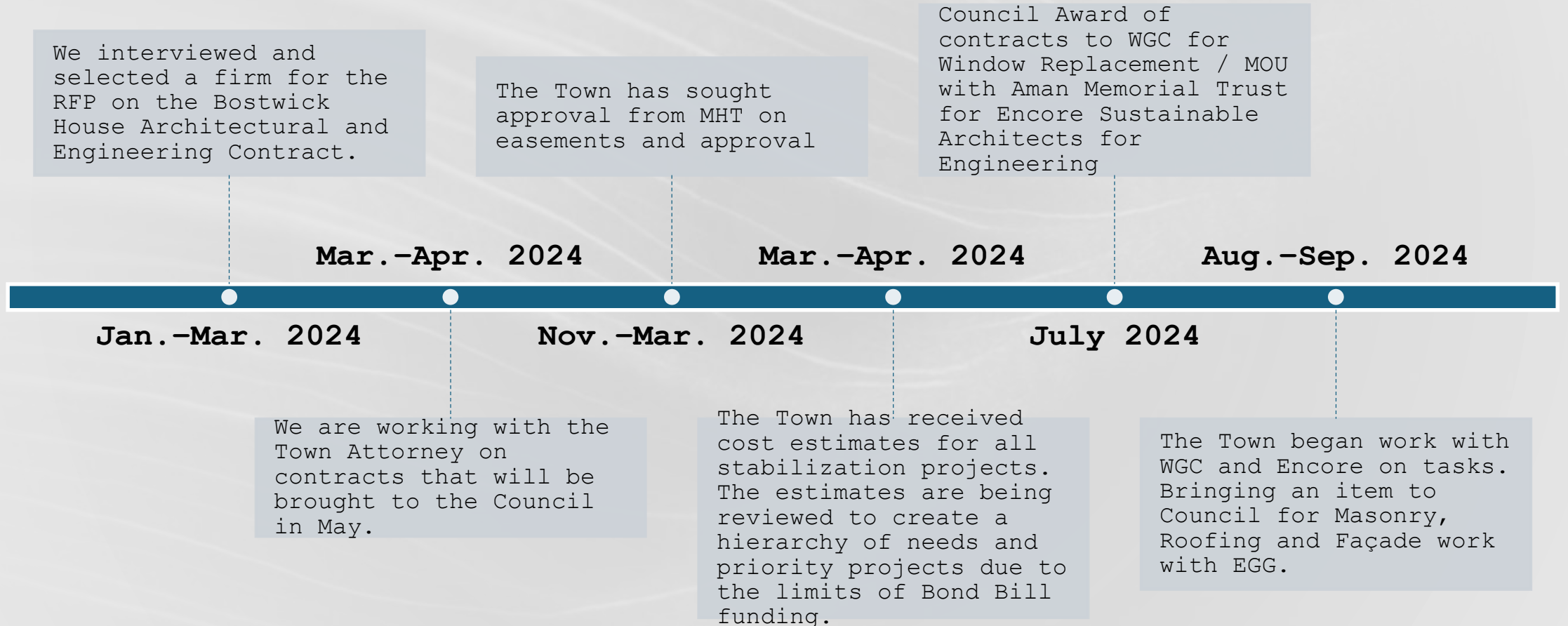
Bostwick House Update

Town of Bladensburg
Council Update

September 9, 2024



Bostwick House | Recent Actions 2024



Current Grants

Grant or Bond Bill (and Town Funds)	Recipient	Year	Amount	Purpose	Notes
MNCPPC, PG Grant Program	Town of Bladensburg	2024	\$49,050	Funds may be used for exterior masonry and fenestration repainting, window repairs, new storm windows, masonry repointing, new gutters and downspouts, drainage infrastructure, and archeological work.	In Progress
MHT Grant Funds	Town of Bladensburg	2021	\$20,000	Planning Grant use for NDC study and staff - 10K was sent to the town in 2021. The reaming funds will be sought to reimburse the Town for TAP	In Progress will close by Fall 2024
SB 291 - Bond Bill	Town of Bladensburg	2022	\$500,000	Acquisition, planning, design, construction, repair, renovation, reconstruction, site improvements, capital equipping	In Progress: Town with Aman Trust - Currently being spent with Stabilization projects and Encore Work

Previous Grants

Grant or Bond Bill (and Town Funds)	Recipient	Year	Amount	Purpose	Notes
SB 498 - Bond Bill	Town of Bladensburg	2018	\$120,000	d, r, r, r, ce - Phase I of restoation including grounds stabilization,	Town with Aman Trust - Completed
MHT Grant Funds	Town of Bladensburg	2018	\$100,000	Phase 1 Restoration - see above	Complete
CDBG Funds PY31	Town of Bladensburg	2009	\$75,000	Phase 1 Restoration - see above	Complete
MHT Grant	Town of Bladensburg	2006	\$50,000	Phase 1 Restoration - see above	Complete
Town Funds	Town of Bladensburg	2006	\$50,000	Phase 1 Restoration - see above	Complete
CDBG Funds PY32	Town of Bladensburg	2006	\$300,000	Phase 1 Restoration - see above	Complete
MNCPPC, PG Grant Program	Town of Bladensburg	2006	\$10,000	Replace roof on addition to stable	Complete- Resulted in MNCPPC Easement Nov 19, 2009
SB290	Town of Bladensburg	2005	\$350,000	a, p, d, r, r, r, r, c, and ce	Complete - Resulted in MHT Easement Sept. 10, 1998:
M-NCPPC, PG Grant	Town of Bladensburg	1997	\$47,106	Restoration and repair of buttress	Complete - Work overseen by Don Linebaugh? Resulted in MNCPPC Easement April 13, 2018: "Without the prior express written approval of the Grantee . .

Bostwick Activity Flowchart

Stabilization

- Windows
- Masonry
- Exterior Finishing
- Roofing and other Items

Site Activation

- Archeology
- Facilities
 - Composting Toilet
 - Storage
 - Programming of Community Events
- Activities

Adaptive Reuse

- Electrical and HVAC Updates
Rehabilitation for events and community
- Historical Research and Education of inhabitants that reflect the current community.

Town's Next Steps

- Continue Stabilization of Bostwick House (under Capital Grant)
- Receive the Final ULI TAP Report in early Summer 2024 (likely September 2024)
- Review and share TAP Recommendations will inform work of the architect hired under the Town and Aman Trust's RFP for the Event Center
- Develop Implementation Items based on TAP Recommendations
- Seek additional funding for site improvements
- Submit invoices for grant reimbursements



Grant or Bond Bill (and Town Funds)	Recipient	Year	Amount	Purpose	Notes
MNCPPC, PG Grant Program	Town of Bladensburg	2024	\$49,050	Funds may be used for exterior masonry and fenestration repainting, window repairs, new storm windows, masonry repointing, new gutters and downspouts, drainage infrastructure, and archeological work.	In Progress
MHT Grant Funds	Town of Bladensburg	2021	\$20,000	Planning Grant use for NDC study and staff - 10K was sent to the town in 2021. The remaining funds will be sought to reimburse the Town for TAP	In Progress will close by Fall 2024
SB 291 - Bond Bill	Town of Bladensburg	2022	\$500,000	Acquisition, planning, design, construction, repair, renovation, reconstruction, site improvements, capital equipping	In Progress: Town with Aman Trust - Currently being spent with Stabilization projects and Encore Work
SB 498 - Bond Bill	Town of Bladensburg	2018	\$120,000	d, r, r, r, ce - Phase I of restoration including grounds stabilization, structural rehab, fire protection, utility upgrades, ADA facilities and air conditioning for public use including tours, educational optys including U., MD School of Architecture), meeting, event, and conference space. Restoration is part of Town Center Project that will include mixed use development adjacent to the estate, with Bostwick providing historic educational, event venue and open space component of major redevelopment.	Town with Aman Trust - Completed
MHT Grant Funds	Town of Bladensburg	2018	\$100,000	Phase 1 Restoration - see above	Complete
CDBG Funds PY31	Town of Bladensburg	2009	\$75,000	Phase 1 Restoration - see above	Complete
MHT Grant	Town of Bladensburg	2006	\$50,000	Phase 1 Restoration - see above	Complete
Town Funds	Town of Bladensburg	2006	\$50,000	Phase 1 Restoration - see above	Complete
CDBG Funds PY32	Town of Bladensburg	2006	\$300,000	Phase 1 Restoration - see above	Complete

MNCPPC, PG Grant Program	Town of Bladensburg	2006	\$10,000	Replace roof on addition to stable	Complete- Resulted in MNCPPC Easement Nov 19, 2009
SB290	Town of Bladensburg	2005	\$350,000	a, p, d, r, r, r, c, and ce	Complete - Resulted in MHT Easment Sept. 10, 1998: "New buildings or structures necessary to promote the preservation and maintenance of the Property, create a conference center or otherwise enhance the Property's historical, cultural, scenic, or aesthetic character may be constructed with the express written consent of the Director."
M-NCPPC, PG Grant	Town of Bladensburg	1997	\$47,106	Restoration and repair of buttress	Complete - Work overseen by Don Linebaugh? Resulted in MNCPPC Easement April 13, 2018: "Without the prior express written approval of the Grantee . . .the Grantor shall not: Change the use of the Building from its present use to another use, other than a single-family residence, historic house museum, or educational "study house" for preservation/architectural scholarship. The grantee must determine that the proposed use (i) does not impact significant conservation and preservation values of the property and (ii) does not conflict with the purpose of the ease of use." Grantee shall not: "Change the floor plan of the Building."
TOTAL CAPITAL			\$1,671,156		

Town Administrator Council Item Overview

September 9, 2024 – Work Session

Michelle Bailey Hedgepeth, Town Administrator

Purpose of Overview

Purpose of the Overview:

- Provide a **simplified preview** of key agenda items.
- Enable the Council to ask **additional questions** prior to the 7 PM meeting.
- Clarify important **town updates** and initiatives in advance.

Engagement with Council:

- Opportunity for **early clarification** of complex items.
- Allows Council members to **request more information** before the meeting.

Key Items of Interest

Financial Business

- **Approval of a Contract with Gordian in an amount not to exceed \$185,648.40**
- **Approval of a Contract with GOVOLUTION for credit card services**

New Business

- **Ordinance 02-2025** | AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO AMEND CHAPTER 112 "VEHICLES AND TRAFFIC. " BY ADOPTING §112-13, "TRAFFIC CONTROL SIGNAL MONITORING SYSTEMS" TO AUTHORIZE USE OF TRAFFIC CONTROL SIGNAL MONITORING SYSTEMS AT INTERSECTIONS TO ENFORCE COMPLIANCE
- **Resolution 02-2025** | A Resolution of the Town of Bladensburg, Maryland, Supporting Legislative Initiatives that Re-establish Local Land Use Authority

Key Items of Interest

New Business (Continued)

- **Review and Approval of Draft Legislative Priorities for Session 2025 - Covered earlier in the session**
- **Approval of Council Meeting Date Change | November 2024**
- **Approval and Award of the Community Grant for FY 2024 | Royalty Institute**
- **Approval of a Contract with The Neighborhood Design Center for professional services not exceeding \$73,550 to support the successful development of the Bladensburg Town Hall Project.**
- **Approval of a Contract with EGG Construction for Bostwick House Repairs in an amount not to exceed \$142,575**
- **Approval for a Contract with Brudis & Associates for Town Engineering Services**

Approval of a Contract with Gordian in an amount not to exceed \$185,648.40 – Bridge Repairs CDBG PY 48 R Award

The Town of Bladensburg is contracting with Gordian to repair essential bridges across multiple streets.

This contract adheres to the Town's Purchasing Code (§ 19-4, Exceptions to Competitive Bidding, A(6)), which permits purchases through federal, state, county, or municipal contracts or based on best pricing established through a legal process.

The Town entered into a participation contract in May 2024.

Scope of Work:

Spring Road: \$48,358.07

Taylor Street: \$40,874.51

Varnum Street: \$87,575.42

Total Contract Amount: \$176,808.00

Consulting Fees to Gordian: \$8,840.40

These repairs are essential for maintaining safe and accessible infrastructure within the Town. The contract with Gordian ensures an efficient and competitively priced approach to completing the work. We recommend Council approval to proceed with the repairs.



Approval of a Contract with GOVOLUTION for credit card services



Govolution by Deluxe offers tailored credit card and ACH (Automated Clearing House) payment processing solutions designed to streamline operations for municipal and state agencies. Their services provide secure, efficient ways to handle transactions, meeting the specific needs of governmental entities.

This contract falls under the Town's **Purchasing Code (§ 19-4, Exceptions to Competitive Bidding, A(6))**, allowing for purchases based on federal, state, or municipal contracts established through legal or competitive processes.

Key Features:

Payment Processing Solutions:

Credit Card Services: Accepts Visa, MasterCard, and American Express.

ACH Services: Enables direct debit transactions from bank accounts, offering a cost-effective alternative.

User Experience:

Multiple Payment Channels: Supports online and in-person payments.

Lower Fees: Piggybacking on contracts with Prince George's and Howard Counties, Town users pay only 2.75% for credit card transactions and \$1.00 for ACH or electronic checks.

User-Friendly: Designed for ease of use for both administrative staff and end-users.

This contract is **cost-neutral** to the Town, as all processing fees are paid by service users.

Ordinance 02-2025 | AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO AMEND CHAPTER 112 "VEHICLES AND TRAFFIC." BY ADOPTING § 112-13, "TRAFFIC CONTROL SIGNAL MONITORING SYSTEMS" TO AUTHORIZE USE OF TRAFFIC CONTROL SIGNAL MONITORING SYSTEMS AT INTERSECTIONS TO ENFORCE COMPLIANCE

The Town of Bladensburg is introducing a proposed ordinance to implement red light cameras, which would enhance traffic safety, reduce violations, and improve compliance with traffic signals.

Ordinance Overview:

Purpose:

Traffic Safety: Reduce accidents and injuries caused by red light violations.

Compliance: Encourage adherence to traffic signals for safer roads.

Scope:

Enforcement and Penalties:

Fines: Set monetary penalties for violations detected by the cameras.

Enforcement: Detail how and when penalties will be enforced and collected.

Chief Collington or the Town Administrator is available to answer questions regarding the ordinance.



Resolution 02-2025 | A Resolution of the Town of Bladensburg, Maryland, Supporting Legislative Initiatives that Re-establish Local Land Use Authority

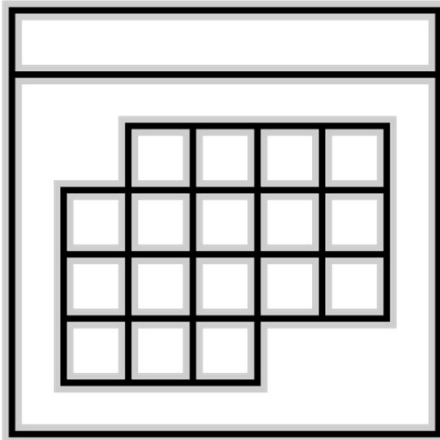
As part of the next session, the legislature will review a bill on this matter. The legislation is similar to HB 1059, introduced during the 2024 session. If enacted, it would provide the following:

- Municipalities that employ or have a certified planner under contract are deemed Qualifying Municipal Corporations and are granted powers to make land use decisions previously delegated to the Zoning Hearing Examiner, Planning Board, and District Council.
- Revise the Land Use Article concerning subdivision approval to specify that a Qualifying Municipal Corporation is authorized to approve subdivisions in addition to zoning actions.
- Exempts Qualifying Municipal Corporations from needing an agreement with the District Council before exercising land use authority.
- Exempts Qualifying Municipal Corporations from requiring an agreement with the District Council to exercise concurrent powers over zoning enforcement.
- Any Party of Record can request judicial review of any decision, including a subdivision decision.

The legislation does not grant authority to amend County Zoning Law or Adopt Municipal Zoning Law, and the municipal land use decisions would be subject to the standards and procedures established by County Zoning Law.



Approval of Council Meeting Date Change | November 2024



Change of date – November 2024: The staff requests to change the meeting date to November due to the Veteran Day holiday falling on Monday, November 11, 2024. Staff request that the Council consider Monday, November 18, 2024, instead

The Town Administrator will answer any questions on this matter.

○ Approval and Award of the Community Grant for FY 2024 | Royalty Institute

Town of Bladensburg | COMMUNITY GRANT PROGRAM | FY 2024 | Royalty Institute (Eye on the Sky Program)

Summary: The Town issues an “operating grant” to support the day-to-day costs of running a non-profit organization. A “capital grant” funds nonprofit organizations to purchase equipment and related supplies or make capital improvements (renovations, remodeling, etc.). – Maximum Award \$2,000

Award Criteria:

1. Organizations that provide services that sustain and empower youth, families, and individuals to move towards an improved quality of life and self-sufficiency.
2. Organizations that provide programs that preserve and enhance a community's character.
3. Organizations that provide programs that contribute to a vibrant economy; or
4. Programs that are integral to community revitalization, economic development, and environmental sustainability.

Name of Organization	Request	Service	Staff Recommendation
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Eye to the Sky- Royalty Institute	\$2000	Mentoring	Approval—This group offers similar services in the surrounding areas. It partners with the Bladensburg Community Center.
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Approval of a Contract with The Neighborhood Design Center for professional services not exceeding \$73,550 to support the successful development of the Bladensburg Town Hall Project

Proposal Summary: The proposal outlines the detailed process and scope of services provided by The Neighborhood Design Center. This includes a breakdown of tasks, timelines, and deliverables associated with the new Town Hall's programming, concept development, and architectural design.

Budget Justification: The proposed budget of **\$73,550** covers all aspects of the project, including:

- Professional fees for architectural and project management services.
- Costs associated with stakeholder engagement and public consultations.
- Prepare the required documentation and design materials. Prepare the RFP for Phase 2 – Design Build –Bond Bill Funding

*** Purchasing § 19-4. Exceptions to competitive bidding | A(3) Subject to approval by the Mayor and Town Council, contracts for professional services such as those of attorneys, physicians, architects, engineers, accountants, consultants, and others possessing a similar high degree of technical skill and expertise, provided that to the extent appropriate for the particular service to be provided, an attempt is made to secure competitive proposals for these services; A(6) Purchases based on federal, state, county, or municipal contracts or best pricing that are established by a legal or competitive process.) NDC has similar agreements with several local and state agencies for design services.*



Approval of a Contract with EGG Construction for Bostwick House Repairs in an amount not to exceed \$142,575



As part of the ongoing preservation efforts for Bostwick House, I have conducted an in-depth analysis of the required masonry repairs and the scope of roofing work needed for the front porch and the metal cap at the kitchen chimney. The cost breakdown for these repairs is as follows:

- Masonry Repairs: \$96,000
 - Roofing Repairs: \$5,000
 - General Conditions: \$11,708
 - Overhead: \$5,635
 - Project Management: \$11,271
- Subtotal: \$129,614

We have also included a 10% contingency for scaffolding and any unforeseen challenges:

- Contingency/Scaffolding (10%): \$12,961
- Total: \$142,575

This analysis provides a clear breakdown of expected expenses and ensures the scope of work aligns with the budget. We will continue to closely monitor the project and keep the Council updated on progress.

Approval for a Contract with Brudis & Associates for Town Engineering Services

- The Town conducted interviews with the top three lowest and most responsive bidders: CPJ & Associates, Brudis & Associates, and Mead & Hunt.
- While interviewing each bidder, we discussed the town's current and future needs and costs and reviewed each firm's experience and services.
- Staff recommends Brudis & Associates as the top bidder for the proposal.



Questions

Thank you – Michelle Bailey Hedgepeth, Town Administrator