



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, MARCH 3, 2025

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, March 3, 2025, in Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:00 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, Assistant City Manager Mears, City Attorney Board, City Clerk Hernandez and Staff.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

None.

CITIZEN PARTICIPATION:

None.

PRESENTATIONS:

None.

CITY BOARDS AND COMMITTEES:

None.

COUNCIL ANNOUNCEMENTS:

Councilmember Rogers welcomed Longcreek Construction to the City, she attended their ribbon cutting ceremony over the weekend.

Councilmembers Ndebumadu and Truesdale recognized Women's History Month and thanked all the women out there in the world who are doing amazing things gratefully.

CITY MANAGER'S REPORT:

Assistant City Manager Mears introduced Ms. Lynn Board, with the law firm LevanRuff, LLC, sitting in for Ms. Levan this evening.

CONSENT AGENDA:

Mayor Pro Tem Woolfley motioned to approve Consent Agenda items: A) Adoption of Resolution R-16-25 Waiving by Two-Thirds Vote the Bidding Requirements of Section 61, "Purchasing and Contracting" of the City Charter, to Allow the City to Enter Into a Contract With Emergency Services Consulting International, Inc. (ESCI) for Police Department Testing Services. Councilmember Truesdale second the motion. Motion passed 6-0 (Ndebumadu did not vote).

OLD BUSINESS:

A. Adoption of Ordinance O-3-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025, As Embodied in Ordinance O-4-24, Amended by Ordinance O-7-24, and O-2-25 to Appropriate Funds for the Following Projects: \$214,500 for Water Main Replacement and \$40,100 to Fund the Replacement of a Public Works Vehicle – Assistant City Manager Mears summarized the ordinance. We have had some expenses that were not anticipated last year, such as cost running over and vehicles getting damaged. This amendment is just to bring our books in order to account for the funds and allocate appropriately through our budget.

Public Hearing:

With no one signed up to speak and no comments received via email, Mayor Adams declared the public hearing to have been held.

Mayor Pro Tem Woolfley motioned to adopt Ordinance O-3-25. Councilmember Esteve second the motion. Motion passed 6-0 (Ndebumadu did not vote).

NEW BUSINESS:

A. Detailed Site Plan DSP-20003-04, Inline Retail at Mill Branch Crossing – Mr. Ridwan Coker, City Transportation Specialist summarized the staff report. The site plan is for an inline retail building approximately 10,237 square feet on a parcel that's approximately one acre. The applicant met with the Bowie Advisory Planning Board on February 11th and both BAPB and staff recommend approval of the Detailed Site Plan DSP-20003-04 with the following conditions: 1) Revise the parking schedule to reflect a calculation utilizing the rate for the normal parking generation group; 2) Clarify the shopping center PM trip rate (6.21) utilized for the trip generation table.

Mr. Edward Gibbs, with the law firm Gibbs and Haller, representing the applicant, Green Branch, LLC clarified the PM trip rate (6.21) that was used for the entire preliminary subdivision plan which was used to be more truthful with trips generated. Traffic in the PM would be greater than in the AM.

Councilmember Truesdale motioned to approve DSP-20003-04 with the recommended conditions from staff. Councilmember Rogers second the motion. Motion passed 5-1 (Woolfley) (Ndebumadu did not vote).

B. City of Bowie Wayfinding Plan – Ms. Erica Deutsch with Guide Studio, Inc., presented an assessment and schematic designs for a user-friendly wayfinding system to help guide users along the City's trails and to local nearby destinations. The goal of the project would connect residents and inform

visitors of City amenities and assets as well as ensuring users will have a sense of community when using the Byway and Trails.

Mayor Pro Tem Woolfley asked if staff considered doing the signs in-house. Mr. Hall, Planning Director responded that they have been in discussion with Public Works and there is a possibility.

Councilmember Rogers stated that the concepts are great, especially pointing out places of interest, whether by walking, biking, etc.

Councilmember Ndebumadu asked if there is a possibility of incorporating technology like QR codes for more information. Ms. Deutsch responded that it is possible, but it will only work if staff maintains them updated.

Staff will continue to work on a few more concepts and provide more details at a future Council meeting.

Mayor Adams thanked Ms. Deutsch for her presentation.

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)(7): "To consult with counsel to obtain legal advice" and §3-305(b)(14): "To discuss, before a contract is awarded or bids are opened, 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". Councilmember Brady second the motion. Motion passed unanimously. The meeting adjourned at 9:07 p.m.


Awilda Hernandez, MMC
City Clerk

Approved by the City Council of the City of Bowie on May 5, 2025.

**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: 3-3-25; Time: 9:09; Location: City Hall;
Motion to close meeting made by: Woolfley Seconded by Brady;
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) ☒ 7	Consult with Counsel	
§3-305(b) ☒ 14	Negotiate a Contract	Agreement Strategy
§3-305(b) ☐		
§3-305(b) ☐		
§3-305(b) ☐		

4. This statement is made by Jonathan J. AL, Presiding Officer.

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: 9:14

Place: City Hall

Purpose(s): (7) Consult with counsel (14) Negotiate a contract

Members who voted to meet in closed session: Adams Brady Rogers Estere Wootley Truesdale Ntebumadu

Persons attending closed session: Adams Brady Rogers Estere Wootley Truesdale Ntebumadu David Cooper Mears

Authority under § 3-305 for the closed session: (7) (14)

Topics actually discussed: Negotiation Strategy for agreement

Actions taken: _____

Each recorded vote: _____

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

Place: _____

Persons present: _____

Subjects discussed: _____