



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

TUESDAY, SEPTEMBER 2, 2025

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Tuesday, September 2, 2025, in Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:03 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag of the United States of America.

QUORUM:

In attendance were Mayor Adams, Councilmembers Brady, Estève, Ndebumadu (virtual), Rogers, Truesdale and Woolfley, City Manager Lott (virtual), Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez and Staff.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

Mayor Adams motioned to amend the agenda removing Consent Agenda Item S – Adoption of Resolution R-74-25 Waiving the Competitive Bidding Requirements for the Purchase of Message Boards With License Plate Readers. Mayor Pro Tem Woolfley second the motion. Motion passed 6-0 (Ndebumadu did not vote).

CITIZEN PARTICIPATION:

None.

PRESENTATIONS:

None.

CITY BOARDS AND COMMITTEES:

None.

COUNCIL ANNOUNCEMENTS:

Mayor Adams spoke on the remembrance of Hurricane Katrina.

Councilmember Truesdale mentioned that schools are back in session and thanked our City's Police Department for their service on Labor Day.

CITY MANAGER'S REPORT:

None.

CONSENT AGENDA:

Mayor Pro Tem Woolfley motioned to approve Consent Agenda items: A) Approval of July 7, 2025 Council Meeting Minutes; B) Approval of July 14, 2025 Council Meeting Minutes; C) Adoption of Resolution R-58-25 Allowing for the Release of the Construction Securities for Work Completed in the Right-of-Way at 13119 5th Street (Previously Known as 8818 Myrtle Avenue) Under Permit ROW-0009-24; D) Adoption of Resolution R-59-25 Accepting the Right-of-Way Improvements Constructed Under the Permit ROW-0003-22 at 13905 Lake Meadows Drive and Release of Construction Securities; E) Adoption of Resolution R-60-25 Allowing for the Release of the Construction Securities for Work Completed Under the Permit ROW-0002-24 for Bowie Marketplace Self-Storage at 3250 and 3230 Superior Lane; F) Adoption of Resolution R-61-25 Allowing for the Release of the Securities for the Sediment Control of Construction of a Bowie Marketplace Self-Storage at 3250 and 3230 Superior Lane for Permit Number SC-0001-24; G) Adoption of Resolution R-62-25 Allowing for the Release of the Securities for the Sediment and Control of Newly Constructed Single-Family Home Improvement at 13905 Lake Meadows Drive, Under Permit SC-0006-22; H) Adoption of Resolution R-63-25 Accepting the Construction of the Private Stormwater Management Facility Constructed Under the Permit Number SWM-0001-24 at Bowie Marketplace Self-Storage Located at 3230 and 3250 Superior Lane and Releasing Securities Associated; I) Adoption of Resolution R-64-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie to Allow the City to Enter Into a Contract With Lewis Tree Service for Street Tree Trimming in City Right-of-Ways, and Authorizing the City Manager to Enter Into an Agreement with Lewis Tree Service and Issue a Purchase Order in the Amount of \$121,300; J) Adoption of Resolution R-65-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie, For Good Cause Shown, to Allow the City Manager to Enter Into a Contract With Ashton Manor Environmental LLC for Fall Street Tree Planting in City Right-of-Ways, and Issue a Purchase Order in the Amount of \$86,812.50; K) Adoption of Resolution R-66-25 Awarding a Contract to Humphrey and Son, Inc. to Repair a Sewer Main Point Located at 12510 Millstream Drive in the Amount of \$31,715; L) Adoption of Resolution R-67-25 Accepting the Construction of the Utility Permit Number UTIL-0037-23-W at 13501 Youngwood Turn and Releasing Securities Associated; M) Adoption of Resolution R-68-25 Release Bond and Refund Permit Fees for Construction of a Driveway Under Permit DW-0001-24 at 8906 Chestnut Avenue; N) Adoption of Resolution R-69-25 Request for a 50% Bond Reduction for Permit SDP-0001-23 at South Lake Residential Phase 4A; O) Adoption of Resolution R-70-25 Accepting the Construction of Stormwater Management Facility Constructed Under the Permit Number SWM-0007-20-R1 at US Route 301 and MD Route 214 (Central Avenue) / 978B (Old Central Avenue) and Releasing Securities Associated; P) Adoption of Resolution R-71-25 Allowing for the Release of the Securities for the Sediment and Control of St. Pius Church Addition 2023, Improvement at 14720 Annapolis Road for Permit SC-0007-24; Q) Adoption of Resolution R-72-25 Request for a 50% Bond Reduction for Permit ROW-0007-23 at South Lake Residential Phase 4A; R) Adoption of Resolution R-73-25 Awarding a Contract to Environmental Quality Resources LLC in the Amount of \$74,880; T) Adoption of Resolution R-75-25 Authorizing the Issuance of a Purchase Order to BayLand Consultants & Designers, Inc. for Task Order/RFP#3-22 in the Amount of \$93,917.97 in Accordance With the Master Contract Approved on October 31, 2018; U) Introduction of Ordinance O-9-25 An Ordinance of the Council (the "Council") of the City of Bowie, Maryland to Authorize and Empower the City of Bowie (the "City") to Sell and Issue From Time to Time, Upon Its Full Faith and Credit, One or More Series of (1)(A) General Obligation Bonds and (B) General Obligation Bond Anticipation Notes, Each in an Original Aggregate Principal

Amount Not to Exceed Thirty-Three Million Dollars (\$33,000,000), and (2) General Obligation Refunding Bonds, Subject to the Limitations Provided for Herein, the Proceeds of the Sale Thereof to Be Used and Applied for the Public Purpose of Financing, Reimbursing or Refinancing Costs of the Public Purpose Projects and Purposes Identified Herein as Bowie Ice Arena, Water Distribution System Recapitalization, Water Plant, Sewer Main Rehabilitation, Wastewater Treatment Plant, and Costs of Issuance; Specifying the Maximum Original Aggregate Principal Amount of the Bonds or Bond Anticipation Notes Provided for Herein to Be Allocated to Each Such Project, Subject to Reallocation by the Council in Accordance With Applicable Budgetary Procedures or Law; Providing for Further Reallocation of Proceeds of the Bonds or Bond Anticipation Notes as Described Herein; Providing That the Council by Resolution Shall Determine, Approve or Provide for Various Matters Relating to the Authorization, Sale, Security, Issuance, Delivery, Payment and Prepayment or Redemption of and for Each Series of the Bonds, the Bond Anticipation Notes and the Refunding Bonds (Each a "Series of the Obligations" or the "Obligations"); Providing for the Imposition of Ad Valorem Taxes Sufficient for, and Pledging the Full Faith and Credit and Unlimited Taxing Power of the City to, the Payment of Debt Service on Each Series of the Obligations; Providing That Debt Service on Each Series of the Obligations Also May be Paid From Any Other Sources of Revenue Lawfully Available to the City for Such Purpose; Providing That Debt Service on Each Series of the Obligations Also May be Paid From Any Other Sources of Revenue Lawfully Available to the City for Such Purpose; Providing That Certain Actions May be Taken or Provided for by Resolution in Connection With the Reissuance or Modification of Any of the Obligations; Providing That Any of the Obligations May Be Consolidated With Other Obligations of the City and Issued as a Single Series of Bonds, Bond Anticipation Notes and/or Refunding Bonds; Authorizing, Directing and Empowering Officials and Employees of the City to Take Certain Actions in Connection With the Obligations; Authorizing Modifications of the Obligations to be Made by Resolution Unless Another Action is Required; Providing That This Title Shall Be Deemed a Fair Summary of This Ordinance for All Purposes and Allowing Fair Summaries to Be in Another Form as Provided Herein; Providing That the Provisions of this Ordinance Shall Be Liberally Construed; and Otherwise Generally Relating to the Sale, Issuance and Delivery and Payment of and for the Obligations; V) Approval of Engagement Letter from Funk & Bolton, P.A. re: Engagement Letter to Serve as Bond Counsel to The City of Bowie for Various Purposes; W) Approval of Engagement Letter from Davenport & Company LLC confirming Financial Advisory Relationship. Councilmember Estève second the motion. Motion passed 6-0 (Ndebumadu did not vote).

OLD BUSINESS:

A. Adoption of Charter Amendment Resolution CAR-2-25 Amending Sec. 61, "Purchasing and Contracting", and Sec. 62, "Cooperative Bidding", of the City Charter to Authorize the City Council to Set Purchasing Requirements and Procedures by Ordinance – Assistant City Manager Mears summarized the resolution. The amendments are a part of a coordinated initiative to modernize the City's procurement framework. It eliminates outdated Charter provisions by removing operational details and instead setting purchasing procedures by ordinance.

Public Hearing:

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

Mayor Pro Tem Woolfley motioned to adopt Charter Amendment Resolution CAR-2-25. Councilmember Truesdale second the motion. Motion passed 6-0 (Ndebumadu did not vote).

B. Adoption of Ordinance O-8-25 Amending the Code of the City of Bowie, Chapter 19A, "Procurement Procedures", Article I, "Procurements Generally", to Increase the Competitive Bidding Threshold and to Prescribe Additional Regulations Relating to City Procurements, Including the Adoption of Alternative Procedures in Appropriate Circumstances – Assistant City Manager Mears summarized

the ordinance. This ordinance is the companion of the Charter Amendment Resolution CAR-2-25 which sets the procurement procedures in the City Code and updating dollar thresholds for bidding requirements that have not been updated in several years. It raises the competitive bidding threshold from \$25,000 to \$50,000, consistent with surrounding jurisdictions. Updates the emergency procurement threshold to \$350,000 and modernizes the criteria under which emergency purchases may be authorized.

Public Hearing:

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

Mayor Pro Tem Woolfley motioned to adopt Ordinance O-8-25. Councilmember Estève second the motion. Motion passed 7-0.

C. Water and Sewer System Rehabilitation Program - Public Works Director, Dr. Ahn, briefed Council on the status of the water and sewer rehabilitation program. To date 41,106 LF, 7.6 miles of water mains have been accomplished at a cost of \$10M, and for sewer, 11,760 LF, 2.2 miles at a cost of \$1.5M. Planned upgrades through FY 2030 for water will consist of 4,216 LF, 12.16 miles at a cost of about \$23M and for sewer 55,062 LF, 10.4 miles at a cost of about \$10M.

Mayor Pro Tem Woolfley asked how we are dealing with complaints about water and/or sewer issues. Dr. Ahn responded that since he assumed his position in the City, not that many have been received. Mayor Pro Tem also asked if paving is being done at the same time as repairs are completed. Dr. Ahn responded yes.

Councilmember Brady asked what the lifespan of the new system is. Dr. Ahn responded about 100 years.

Councilmember Brady also stated that they should start rethinking the funding for future years' repairs, possibly private grants.

Mayor Adams thanked Dr. Ahn for the briefing.

NEW BUSINESS:

A. City's Transportation Priority List – Planning Director, Richard Hall, summarized the priorities on transportation in the City to receive input from Council and be able to draft letters with the priorities to be sent to the County and State. The City's priorities continues to be MD 197, MD 450 and Church Road.

Mayor Pro Tem Woolfley stated that he would like to see improvement on Church Road in the northern end of it.

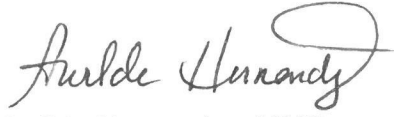
Councilmember Ndebumadu asked to include US 301 as a priority as well. The City needs to keep that road on the radar with the State.

Council concurred to send the City's Transportation Priority List to the State and County with additional comments referencing the completion of Church Road and the expansion of US 301.

ADJOURNMENT AND MOVETO 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)(10): "To discuss public security, if the public body determines that public discussion would

constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans". Councilmember Rogers second the motion. Motion passed 6-0 (Ndebumadu did not vote). The meeting adjourned at 9:30 p.m.

A handwritten signature in black ink, appearing to read "Awilda Hernandez", with a large, stylized loop at the end.

Awilda Hernandez, MMC
City Clerk

Approved by the City Council of the City of Bowie, Maryland on September 15, 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: 9-2-25; Time: 9:29; Location: City Hall;
Motion to close meeting made by: Woolfley Seconded by: Rogers;
Members in favor: All; 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) ☒ 10	Public Security	
§3-305(b) ☐		
§3-305(b) ☐		
§3-305(b) ☐		
§3-305(b) ☐		

4. This statement is made by Samuel J. AK, 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: 9:34

Place: Bowie City Hall

Purpose(s): (10) Public Security

Members who voted to meet in closed session: Adams Brady Rogers Esteva Wolfley Truesdale Ndehumbi

Persons attending closed session: Adams Brady Rogers Esteva Wolfley Truesdale Ndehumbi Kevin Lott Cornwell Pickett Means

Authority under § 3-305 for the closed session: (10)

Topics actually discussed: Public Security

Actions taken: _____

Each recorded vote: _____

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

Place: _____

Persons present: _____

Subjects discussed: _____