



City of Annapolis

160 Duke Of Gloucester
Street
Annapolis, MD 21401

Special Meeting Minutes City Council

Monday, September 29, 2025

7:00 PM

Mayor John T. Chambers, Jr.
City Council Chambers

Special Meeting

Call To Order

Mayor Buckley called the Special Meeting to order at 7:01 pm.

Invocation

Given by Alderwoman Finlayson.

Pledge of Allegiance

Led by Mayor Buckley.

Roll Call

Tonight's roll call began with Alderwoman Pindell Charles.

Present: 9 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

Approval of Agenda

Alderman Arnett moved to approve the agenda AS AMENDED TO REMOVE:
City Council Citations to Moms Demand Action;
Martin Luther King Jr Parade committee;
Council Member Recognition; SA-7-26 O-19-25 and R-35-25. Seconded. CARRIED on voice vote.

Ceremonial Items

[ID-137-25](#) **Citation: Downtown Annapolis Partnership**

Attachments: [Citation - Downtown Annapolis Partnership](#)

This Ceremonial Item was presented.

[ID-140-25](#) **Proclamation: Hispanic Heritage Month**

This Ceremonial Item was presented.

[ID-141-25](#)

Citation: Kerry Mueller, in recognition of her dedicated support and service to Annapolis youth

This Ceremonial Item was presented.

PETITIONS, REPORTS & COMMUNICATIONS

Update from Mayor

Good evening everyone!

I want to start tonight by congratulating the winners of the Sept 16 Primary, but I'd also like to acknowledge and thank all the candidates who put their names forward. It takes courage, commitment and a lot of hard work to run for office. We all have different priorities and approaches, but we all want to make Annapolis better so thank you to all those who stepped up for being brave and working to make a difference.

I also want to acknowledge the effort of our all-volunteer Board of Supervisors of Elections. It's a thankless job and I know they put a lot of energy into it every four years.

Unfortunately, this year, there was an error in the unofficial count on election night when the votes of the two candidates in ward six were swapped. The error was picked up during the final count and corrected - showing that checks and balances in our process work. In addition, the Board issued a formal apology and last Thursday conducted a full audit and hand count to ensure all vote totals were correct. The audit reaffirmed that the official, certified results were right. In particular, the audit result should give some closure to the candidates in Ward Four, where there was a very close result, because the audit reaffirmed the accuracy of the four-vote margin announced in the certified results.

Again, congratulations to all the candidates and we remind voters that November 4 is General Election Day with a new mayor and council sworn in on December 1.

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Starting Thursday, the Annapolis Boat Shows are in town for the next two weekends.

The powerboat show is first, then the sailboat show next weekend. For residents, especially in downtown, please give yourself extra time to get around because big crowds are anticipated.

For visitors, please pay careful attention to parking restrictions. Best bet for parking are the garages, where you can pay by the hour or the day. The free magenta shuttle will be running throughout the weekend to help you move around downtown.

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I want to thank everyone who came out last Monday for the dedication of a state highway marker to honor the Capital Gazette Five. I particularly want to thank Carl Snowden and the Caucus of African American Leaders, as well as the Maryland Transportation Commission and State Highways who partnered with us on this project.

The mass shooting at the Capital Gazette was one of the major events of my first year as Mayor. I am proud that in my final year we have found another way to remember those we lost that day - Gerald Fischman, Rob Hiaasen, Rebecca Smith, Wendi Winters and John McNamara. As you drive down either side of Rowe Blvd, approaching Grauls Market, you can see the highway markers that will hopefully serve as a reminder of all they gave to our community as well as a

meaningful reflection on the power and purpose of a free press.

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As members of our Jewish community observe Yom Kippur later this week, we honor this day of reflection, atonement, and renewal. May it be a time of peace, forgiveness and spiritual strength for all who observe.

Now let's get on with our meeting!

Reports by Committees

Standing Committee Meeting Dates:

10/1/25 Finance Committee 10:30 am.

10/3/25 Environmental Matters Committee and Rules and City Government Joint Meeting 1:00 pm.

10/3/25 Rules and City Government Committee 3:00 pm.

10/9/25 Environmental Matters Committee 3:00 pm.

Comments by the General Public

Comments:

John Taylor, 144 Spa Drive, Annapolis, Maryland 21403.

Dan Clements, 17 Southgate Avenue, Annapolis, Maryland 21403.

Julie Gibson, 610 Sweet Brush Ct, Severna Park, Maryland 21146

Narril Rome, 121 Charles Street, Annapolis, Maryland 21401.

James Derderian, 182 Prince George Street. Annapolis, Maryland 21401.

Bill Kardash, 17 South Street, Annapolis, Maryland 21401.

Lori Sullivan, 25 Wagner Street, Annapolis, Maryland 21401.

John Hammond, 141 Monticello Avenue, Annapolis, Maryland 21401.

Mayor Buckley declared comments from the general public closed.

CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Alderman Arnett to approve the Consent Calendar. The motion carried:unanimously

Appointments

[AP-58-25](#)

Appointment – Ms. Samantha Watts – Education Commission

Attachments: [AP-58-25](#)

Alderman Arnett moved to approve Ap-8-25. Seconded. A roll call vote was taken. The motion CARRIED

End of Consent Calendar

PUBLIC HEARING

Charter Amendments

CA-2-25

City Council Pay and Benefits Deadline

For the purpose of allowing the City Council until the general election to finalize pay and benefits for the upcoming term.

Sponsors: Buckley

Attachments: [CA-2-25 First Reader](#)

[CA-2-25 Fiscal Impact Note](#)

[CA-2-25 Staffing Impact Report](#)

[CA-2-25 Staff Report](#)

[CA-1-25 & CA-2-25 - Advertisement Proof](#)

[CA-2-25 Signed Copy \(color\)](#)

[CA-2-25 Signed Copy \(b&w\)](#)

[CA-1-25 & C-2-25 Public Notice Affidavit](#)

Mayor Buckley declared the public hearing on CA-2-25 closed.

Alderman Gay - Cosponsor added

Ordinances

[O-15-25](#)**Accessory Dwelling Unit Requirements**

For the purpose of removing the residency requirement for property owners who have an Accessory Dwelling Unit (ADU) on their residential property; defining "ownership" in Title 21; limiting short-term rentals to one of the two dwelling units on an ADU property; and generally related to Accessory Dwelling Unit requirements of Titles 21 and 17.

Sponsors: Schandelman

Attachments: [O-15-25 First Reader](#)

[O-15-25 Legislative Summary](#)

[O-15-25 Staff Report](#)

[O-15-25 Staffing Impact Report](#)

[O-15-25 Fiscal Impact Note](#)

[O-15-25 Staff Report to the Planning Commission](#)

[O-15-25 Planning Commission Findings](#)

[O-15-25 Public Hearing Notice in the Capital Gazette](#)

[O-15-25 NEW MEETING DATE Capital Gazette Notice](#)

[O-15-25 & O-28-25 Public Notice Affidavit](#)

[O-15-25 Amendment 1 - Schandelman](#)

[O-15-25 Amendment 2 - Schandelman](#)

[O-15-25 Amendment 3 - Savidge](#)

Speakers:

Max Gross, 215 Tyler Avenue, Annapolis, Maryland 21401.

Katie McDermont, 50 Franklin Street, Annapolis, Maryland 21401.

Trudy McFall, 205 Scott Drive, Annapolis, Maryland 21401.

Lori Sullivan, 25 Wagner Street, Annapolis, Maryland 21401.

Ben Sales 204 S. Cherry Grove Avenue, Annapolis, Maryland 21401.

Hunter Lewis, 214 Linden Avenue, Annapolis, Maryland 21401.

John Hammond, 141 Monticello Avenue, Annapolis, Maryland 21401.

Mayor Buckley ACCEPT INTO THE RECORD the Findings and Recommendations on O-15-25 Accessory Dwelling Unit Requirements Findings and Recommendations from the Planning Commission dated August 20, 2025.

Mayor Buckley declared the public hearing on O-15-25 closed.

[O-18-25](#)**Re-Allowing Historic Duplexes in R2 Zoning Districts**

For the purpose of allowing duplexes to be built in R2 zoning districts, provided they resemble the existing single-family homes in the neighborhood; and generally related to R2 Single-Family Residence district requirements.

Sponsors: Huntley

Attachments: [O-18-25 First Reader](#)

[O-18-25 Legislative Summary](#)

[O-18-25 Staffing Impact Report](#)

[O-18-25 Staff Report](#)

[O-18-25 Fiscal Impact Note](#)

[O-18-25 Staff Report to Planning Commission](#)

[O-18-25 Planning Commission Findings](#)

[O-18-25 Public Hearing Notice in the Capital Gazette](#)

[O-18-25 NEW MEETING DATE Capital Gazette Notice](#)

[O-15-25 & O-28-25 Public Notice Affidavit](#)

Speakers:

Selma Edwards, 116 Grandville Avenue, Annapolis, Maryland 21401.

Antonia Barry, 2100 S. Cherry Gove Avenue, Annapolis, Maryland 21401.

Katie McDermont, (address)

Winship Wheatley, 159 Monticello Avenue, Annapolis, Maryland 21401.

Max Gross, 215 Taylor Avenue, Annapolis, Maryland 21401.

Susan Wheatley, 159 Monticello Avenue, Annapolis, Maryland 21401.

Tom Kreick, 14 Murray Avenue, Annapolis, Maryland 21401.

Cynthia Demesi, 144 Spa Drive, Annapolis, Maryland 21401.

Jeremy Alston, 66 Southgate Avenue, Annapolis, Maryland 21401.

Ben Branson, 2 Maryland Avenue, Annapolis, Maryland 21401.

Lori Sullivan, 25 Wagner Street, Annapolis, Maryland 21401.

John Taylor, 144 Spa Drive, Annapolis, Maryland 21401.

Ben Sales, 204 S. Cherry Grove Avenue, Annapolis, Maryland 21401.

Marty Ensley, 135 Spa Drive, Annapolis, Maryland 21401.

John Hammond, 141 Monticello Avenue, Annapolis, Maryland 21401.

George Gallagher, 1212 Barburd Lane, Annapolis, Maryland 21401.

Robert O'Shea, 129 Grandville Avenue, Annapolis, Maryland 21401.

Mayor Buckley declared the public hearing on O-18-25 closed.

O-37-25**City Capital Facilities Charges Payment Plan**

For the purpose of changing when capital facilities charges for sewer and water installation are collected from developers constructing six or fewer dwelling units; and generally related to the Plumbing Code.

Sponsors: Schandelman

Attachments: [O-37-25 First Reader](#)

[O-37-25 Legislative Summary](#)

[O-37-25 Fiscal Impact Note](#)

[O-37-25 Staff Report](#)

[O-37-25 Staffing Impact Report](#)

[O-37-25 Signed Copy \(b&w\)](#)

[O-37-25 Signed Copy \(color\)](#)

Speakers:

John Hammond, 141 Monticello Avenue, Annapolis, Maryland 21401.

Mayor Buckley declared the public hearing on O-37-25 closed.

O-38-25**Exception to the City's Prohibition on Doors or Gates Opening Over Sidewalks**

For the purpose of allowing the Director of Public Works to allow exceptions to § 14.20.090 of the City Code dealing with doors or gates opening over sidewalks.

Sponsors: Buckley

Attachments: [O-38-25 First Reader](#)

[O-38-25 Legislative Summary](#)

[O-38-25 Staffing Impact Report](#)

[O-38-25 Staff Report](#)

[O-38-25 Fiscal Impact Note](#)

[O-38-25 Signed Copy \(b&w\)](#)

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Mayor Buckley declared the public hearing on O-38-25 closed.

LEGISLATIVE ACTION**FIRST READERS**

[R-42-25](#)

Compensation of Acting City Manager Victoria Buckland
For the purpose of expressly consenting to compensate an acting city
manager when the position remains vacant for six months, and setting an
effective date.

Attachments: [R-42-25 First Reader](#)

[R-42-25 Fiscal Impact Note](#)

[R-42-25 Staff Report](#)

[R-42-25 Staffing Impact Report](#)

[R-42-25 Signature Copy \(color\)](#)

[R-42-25 Signature Copy \(b&w\)](#)

Alderman Arnett moved to adopt R-42-25 on first reader. Seconded. CARRIED on voice vote.

SECOND READERS

Ordinances

[O-24-25](#)

Election Report Deadlines

For the purpose of adding two election reporting deadlines for candidates for City elections; eliminating the campaign report deadline on the fourth Tuesday preceding any general election; copyediting and reformatting the section; and generally related to required election reports.

Sponsors: Huntley

Attachments: [O-24-25 First Reader](#)

[O-24-25 Legislative Summary](#)

[O-24-25 Staffing Impact Report](#)

[O-24-25 Staff Report](#)

[O-24-25 Fiscal Impact Note](#)

[O-24-25 Board of Supervisors of Elections Referral to City Council](#)

[8.12.2025](#)

[O-24-25 Amendment 1 - Huntley](#)

[O-24-25 Signed \(b&w\)](#)

[O-24-25 Signed \(color\)](#)

Alderman Arnett moved to postpone O-24-25 until Monday, October 13, 2025. Seconded. CARRIED on voice vote.

[O-32-25](#)**Lease of City Property - 2031-2036 Fall Boat Shows**

For the purpose of authorizing a lease of municipal property located in the City Dock area, including docking spaces, boat slips, boat moorings, adjacent City waters, and certain portions of nearby boardwalks, sidewalks, parking lots, and City roadways, , as well as an additional area on Edgewood Road to United States Yacht Shows, Inc. from January 1, 2031 through December 31, 2036 for the purpose of carrying on its business of annual fall boat shows.

Sponsors: Buckley

Attachments: [O-32-25 First Reader](#)

[O-32-25 Boat Shows Lease - Fall 2031-2036](#)

[O-32-25 Staffing Impact Report](#)

[O-32-25 Staff Report](#)

[O-32-25 Fiscal Impact Note](#)

[O-32-25 Maritime Advisory Board Recommendation](#)

[O-32-25 Signed Copy \(color\)](#)

[O-32-25 Signed Copy \(b&w\)](#)

Alderman Arnett moved to adopt O-32-25 on second reader. Seconded. CARRIED on voice vote.

Alderman Arnett moved to adopt O-32-25 on third reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

Aye: 9 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

[O-36-25](#)**Lease of City Property - 2031-2036 Spring Boat Shows**

For the purpose of authorizing a lease of municipal property located in the City Dock area, including docking spaces, boat slips, boat moorings, adjacent City waters, and certain portions of nearby boardwalks, sidewalks, parking lots, and City roadways, to United States Yacht Shows, Inc. from January 1, 2031 through December 31, 2036 for the purpose of carrying on its business of annual spring boat shows.

Sponsors: Buckley

Attachments: [O-36-25 First Reader](#)

[O-36-25 Boat Shows Lease - Spring 2031-2036](#)

[O-36-25 Fiscal Impact Note](#)

[O-36-25 Staff Report](#)

[O-36-25 Staffing Impact Report](#)

[O-36-25 Maritime Advisory Board Recommendation](#)

[O-36-25 Signed Copy \(color\)](#)

[O-36-25 Signed Copy \(b&w\)](#)

[O-36-25 Signed \(b&w\)](#)

[O-36-25 Signed \(color\)](#)

Alderman Arnett moved to adopt O-36-25 on second reader. Seconded. CARRIED on voice vote.

Alderman Arnett moved to adopt O-36-25 on third reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

Aye: 9 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schadelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

Resolutions

[R-36-25](#)

**Fees for Clearing Snow and Ice from City Sidewalks
For the purpose of setting fees for O-6-25, Clearing Snow and Ice from
City Sidewalks.**

Sponsors: Huntley and Savidge

Attachments: [R-36-25 First Reader](#)

[R-36-25 Fiscal Impact Note](#)

[R-36-25 Staffing Impact Report](#)

[R-36-25 Staff Report](#)

[O-6-25 Signed \(b&w\)](#)

[R-36-25 Amendment 1 - Huntley](#)

[R-36-25 Signed Copy \(color\)](#)

[R-36-25 Signed Copy \(b&w\)](#)

Alderman Arnett moved to adopt R-36-25 on second reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

Aye: 9 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

[R-38-25](#)

**Re-assigning Fiscal Year 2025 and Fiscal Year 2026 Community Grants
For the purpose of reassigning the Fiscal Year 2025 and Fiscal Year 2026 Community Grants allocated by the City Council to GVO Sound, LLC, and reallocating the funds to Superior Future, Inc., a not-for-profit organization.**

Sponsors: Buckley

Attachments: [R-38-25 First Reader](#)

[R-38-25 Fiscal Impact Note](#)

[R-38-25 Staff Report](#)

[R-38-25 Staffing Impact Report](#)

[R-38-25 Signed Copy \(color\)](#)

[R-38-25 Signed Copy \(b&w\)](#)

Alderman Arnett moved to adopt R-38-25 on second reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

Aye: 9 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

[R-39-25](#)

Itinerant Merchant Sales in the Historic District for a Flea Market
For the purpose of authorizing hawker, peddler, and itinerant merchant sales in the Historic District in conjunction with certain special events for a flea market on an October 19, 2025.

Sponsors: Buckley

Attachments: [R-39-25 First Reader](#)

[R-39-25 Staff Report](#)

[R-39-25 Staffing Impact Report](#)

[R-39-25 Fiscal Impact Note](#)

[R-39-25 Amendment 1 - Huntley \(on behalf of the Finance Committee\)](#)

[R-39-25 Signed Copy \(color\)](#)

[R-39-25 Signed Copy \(b&w\)](#)

Alderman Schadelmeier moved to adopt R-39-25 on second reader. Seconded.

Alderman Huntley moved to amend R-39-25 as follows:

Amendment #2:

On page 2, in line 13, strike after the word "on" strike "October 19" and insert " one of November 9 or November 23". Seconded. CARRIED on voice vote.

Alderman Savidge moved to adopt R-39-25 as amended on second reader. Seconded.
A roll call vote was taken. The motion CARRIED by the following vote:

Aye: 9 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schadelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

ADJOURNMENT

Upon motion duly made, seconded and adopted, the Special Meeting was adjourned at 10:01 pm.

Regina C. Watkins-Eldridge, MMC
City Clerk