



# City of Annapolis

160 Duke Of Gloucester  
Street  
Annapolis, MD 21401

## Special Meeting Agenda - Final City Council

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Monday, July 28, 2025

7:00 PM

Mayor John T. Chambers, Jr.  
City Council Chambers

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### Special Meeting

#### Call To Order

*Mayor Buckley*

#### Invocation

*Alderwoman O'Neill*

#### Pledge of Allegiance

*Mayor Buckley*

#### Roll Call

*City Clerk Watkins-Eldridge*

#### Approval of Agenda

#### Ceremonial Items

[ID-124-25](#)

Citation: Annapolis High School Surfrider Student Club

*Attachments:*

[Citation - Annapolis Surfrider club](#)

[ID-128-25](#)

Citation: 100th Anniversary of Cecil Memorial United Methodist Church

*Attachments:*

[Citation - Cecil Memorial 100th Anniversary](#)

### PETITIONS, REPORTS & COMMUNICATIONS

#### Update from Mayor

*Mayor Buckley*

#### Reports by Committees

#### Comments by the General Public

*A person speaking before the City Council with a petition, report, or communication shall be limited to not more than three minutes.*

**CONSENT CALENDAR**

**Informational Item(s)**

[ID-123-25](#) Task Force to Study Marine Vessels Interim Reports

Attachments: [Task Force to Study Marine Vessels - Initial Report](#)  
[Task Force to Study Marine Vessels - Second Report](#)

**Supplemental Appropriations Under \$50,000**

[SA-1-26](#) Grant - Fire - The American Trauma Society

Attachments: [SA-1-26](#)  
Legislative History  
7/16/25 Finance Committee recommend favorably

**End of Consent Calendar**

**BUSINESS & MISCELLANEOUS**

**Fund Transfers**

[FT-1-26](#) General - Central Services Department/ City Manager - Salaries & Benefits

Attachments: [FT-1-26](#)  
Legislative History  
7/16/25 Finance Committee recommend favorably

## PUBLIC HEARINGS

### Ordinances

#### [O-14-25](#)

#### **Implementation of Annapolis Ahead Comprehensive Plan, 2040**

For the purpose of implementing the adopted Comprehensive Plan; in Planned Development Chapter 21.24, revising the purpose statements and approving criteria for planned development by linking them to the Comprehensive Plan's goals and community benefits, increasing the share of a planned development that may be devoted to a mix of land uses, allowing for increases in the number of housing units in certain planned developments; revising the definition of common open space and expanding the required percentage of such space in planned developments; in Residential Districts Chapter 21.40, more strictly defining how to compute the size of a house in the R2-NC district; in Terms and Definition Chapter 21.72, updating the definitions of "Floor area" and "Half Story"; in Heights and Bulk Limits Chapter 21.56, updating what appurtenances and types of structure are allowed to project above certain maximum height limits; in Parking and Loading Regulation Chapter 21.66, clarifying the off-street parking exception in the C2 and C2A district so its applicable to all buildings sizes not just those under 20,000 square feet in size; in Certificate of Approval-Commission Decision Chapter 21.56, replacing references to the Department of Public Works with the Department of Planning and Zoning; and generally related to comprehensive plan updates in Title 21.

**Sponsors:**

Buckley, Arnett, Finlayson, Schandelmeier and Gay

**Attachments:**

[O-14-25 First Reader](#)

[O-14-25 Staffing Impact Report](#)

[O-14-25 Staff Report](#)

[O-14-25 Fiscal Impact Note](#)

[O-14-25 Planning Commission Memo and Recommendations](#)

[O-14-25 Proof of Public Notice](#)

[O-14-25 Amendment 1 - Huntley](#)

[O-14-25 Affidavit of Public Hearing Notice](#)

**Legislative History**

5/12/25	City Council	adopt on first reader
5/12/25	City Council	refer
5/12/25	City Council	refer
5/12/25	City Council	refer
5/12/25	City Council	refer to Planning Commission to the Planning Commission

O-31-25**Issuance of General Obligation Bonds and Bond Anticipation Notes**

For the purpose of authorizing and empowering the City of Annapolis (the “City”) to issue and sell, upon its full faith and credit, (i) one or more series of its general obligation bonds in the aggregate principal amount not to exceed \$73,561,499 (the “Bonds”), pursuant to Sections 19-301 through 19-309, inclusive, of the Local Government Article of the Annotated Code of Maryland, as amended, and Article VII, Section 11 of the Charter of the City of Annapolis, as amended (the “Charter”), (ii) one or more series of its general obligation bond anticipation notes in anticipation of the issuance of the Bonds in the maximum aggregate principal amount equal to the maximum aggregate principal amount of the Bonds (the “Notes”), pursuant to Sections 19-211 through 19-221, inclusive, of the Local Government Article of the Annotated Code of Maryland, as amended, and the Charter and (iii) one or more series of its general obligation bonds to refund specified bonds previously issued by the City in the aggregate principal amount not to exceed 120% of the principal amount of bonds to be refunded (the “Refunding Bonds”), pursuant to Section 19-207 and Sections 19-301 through 19-309, inclusive, of the Local Government Article of the Annotated Code of Maryland, as amended, and the Charter; providing that the Bonds, Notes and Refunding Bonds shall be issued and sold for the public purpose of financing and refinancing certain capital projects of the City as provided in this Ordinance; prescribing the form and tenor of the Bonds, Notes and Refunding Bonds; providing for the method of sale of the Bonds, Notes and Refunding Bonds and other matters relating to the issuance and sale thereof; providing for the disbursement of the proceeds of the Bonds, Notes and Refunding Bonds; covenanting to levy and collect all taxes necessary to provide for the payment of the principal of and interest on the Bonds, Notes and Refunding Bonds; and generally providing for and determining various matters relating to the issuance, sale and delivery of the Bonds, Notes and Refunding Bonds.

**Sponsors:**

Buckley

**Attachments:**[O-31-25 First Reader](#)[O-31-25 FY26 Bond Ordinance Exhibit I](#)[O-31-25 FY26 Bond Ordinance Exhibit II](#)[O-31-25 Fiscal Impact Note & Staff Report](#)[O-31-25 Staffing Impact Report](#)**Legislative History**

7/14/25	City Council	adopt on first reader
7/14/25	City Council	refer to the Finance Committee
7/14/25	City Council	refer to the Financial Advisory Commission

**LEGISLATIVE ACTION****FIRST READERS****Ordinances****[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-33-25](#)****Lease of City Property - Market House**

For the purpose of authorizing the lease of the Market House to New Market House, LLC, the Tenant for an initial term of July 1, 2033, through June 30, 2038, with additional optional renewal terms, subject to certain terms, provisions, and conditions; and matters generally relating to said lease.

**Sponsors:**

Buckley

**Attachments:**[O-33-25 First Reader](#)[O-33-25 Market House Lease - July 2025](#)[O-33-25 Attachment A](#)[O-33-25 Staffing Impact Report](#)[O-33-25 Staff Report](#)[O-33-25 Fiscal Impact Note](#)

[O-34-25](#)**FY 2026 Changes in Exempt Service Job Classifications**

For the purpose of updating the list of exempt service positions; and generally related to exempt service positions.

**Sponsors:** Buckley

**Attachments:** [O-34-25 First Reader](#)  
[O-34-25 Staff Report](#)  
[O-34-25 Staffing Impact Report](#)  
[O-34-25 Fiscal Impact Note](#)

[O-35-25](#)**Ranked-Choice Voting in Annapolis City Elections**

For the purpose of electing the Mayor, City Council members, and party committee members by ranked-choice voting during elections involving only City-wide candidates; and generally relating to municipal voting regulations.

**Sponsors:** Huntley and Savidge

**Attachments:** [O-35-25 First Reader](#)  
[O-35-24 Legislative Summary](#)  
[O-35-25 Fiscal Impact Note](#)  
[O-35-25 Staffing Impact Report](#)  
[O-35-25 Staff Report](#)

[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](#)

## SECOND READERS

### Ordinances

#### O-9-25

#### **Expanding Waterfront Uses in R4 General Residence (Zoning) Districts**

For the purpose of changing the residential table of uses to allow for limited commercial waterfront activities, such as boat rentals, charters, and charter services, in R4 General Residence Districts; and requiring a special exception use reviewed and approved by the city's Board of Appeals.

**Sponsors:**

Arnett and Savidge

**Attachments:**

[O-9-25 First Reader](#)

[O-9-25 Legislative Summary](#)

[O-9-25 Staff Report](#)

[O-9-25 Staffing Impact Report](#)

[O-9-25 Fiscal Impact Note](#)

[O-9-25 Staff Report to Planning Commission with Attachments](#)

[O-9-25 Planning Commission Findings](#)

[O-9-25 Capital Gazette Public Hearing Notice 7817086](#)

[O-9-25 Amendment 1 - Savidge](#)

[O-9-25 Amendment 2 - Arnett](#)

**Legislative History**

4/14/25	City Council	adopt on first reader
4/14/25	City Council	refer to Planning Commission to the Planning Commission
4/14/25	City Council	refer to Maritime Advisory Board
4/14/25	City Council	refer
6/9/25	City Council	declare the public hearing closed
7/11/25	Rules & City Government Committee	postpone
7/23/25	Rules & City Government Committee	Recommend Favorably-Amendment

[O-19-25](#)**Regulation of Tours in Historic Annapolis**

For the purpose of regulating walking tours operated by tour companies in the Annapolis Historic District; requiring a City business license, and insurance coverage; ensuring the protection of historic buildings and spaces; requiring free-flow of pedestrian and vehicular traffic; and generally related to business licenses of tour operators in the City.

**Sponsors:**

Huntley

**Attachments:**

[O-19-25 First Reader](#)

[O-19-25 Legislative Summary](#)

[O-19-25 Staffing Impact Report](#)

[O-19-25 Staff Report](#)

[O-19-25 Fiscal Impact Note](#)

**Legislative History**

6/16/25	City Council	rules suspended
6/16/25	City Council	adopt on first reader
6/16/25	City Council	refer to the Environmental Matters Committee
7/14/25	City Council	declare the public hearing closed
7/16/25	Economic Matters Committee	no action taken

**Resolutions**[R-30-25](#)**Five-Year Consolidated Housing and Community Development Strategic Plan**

For the purpose of adopting a Five-Year Consolidated Housing and Community Development Strategic Plan from July 1, 2025, through June 30, 2030.

**Sponsors:**

Buckley

**Attachments:**

[R-30-25 First Reader](#)

[R-30-25 Staff Report](#)

[R-30-25 Staffing Impact Report](#)

[R-30-25 Fiscal Impact Note](#)

[R-30-25 Annapolis Five Year Consolidated Plan](#)

**Legislative History**

6/16/25	City Council	adopt on first reader
6/16/25	City Council	free form
6/30/25	Housing and Human Welfare Committee	recommend favorably

**ADJOURNMENT**

*Anyone needing reasonable accommodation to be able to participate in a public meeting held by the City of Annapolis should contact Regina Watkins-Eldridge at 410.263.7942, by MD Relay (711), or by email at [cityclerk@annapolis.gov](mailto:cityclerk@annapolis.gov) at least five days prior to the meeting date to request assistance.*

*We encourage citizens to attend and participate in City Council Meetings.*

*If you are unable to attend, the meetings can be viewed live on Channel 99/100 for all Comcast subscribers and on Channel 34 for Verizon customers. The meeting can also be viewed on computer and mobile devices by going to <http://bit.ly/1gCd4pL> during the meetings.*

*All City Council Meetings, Work Sessions and Standing Committee Meetings are broadcast on City of Annapolis TV on Channel 99/100 for all Comcast subscribers and on Channel 34 for Verizon customers as well as Facebook Live and YouTube Live, including virtual meetings during the State of Emergency for COVID-19.*

*The calendar can be found here: <https://www.annapolis.gov/calendar.aspx>  
CID=23,24,14,46,42,47,40,51,44,50,27,36,31,26,33,49*

*Next, at the appointed time, go to these web links for viewing the meetings live:*

*<http://www.youtube.com/CityofAnnapolis>*

*<http://www.facebook.com/CityofAnnapolis>*

*The live stream is available about 10 minutes prior to the start of the meeting (there is a countdown clock that says the meeting is starting in...) The completed meetings are then archived on the same platforms (above) as well as on the website through the Legistar portal here:*

*[https://annapolismd.legistar.com/DepartmentDetail.aspx?  
ID=23680&GUID=8CC9DA25-D92A-491F-984C-946DCA0F51DE&Mode=MainBody](https://annapolismd.legistar.com/DepartmentDetail.aspx?ID=23680&GUID=8CC9DA25-D92A-491F-984C-946DCA0F51DE&Mode=MainBody)*