



City of Annapolis

160 Duke Of Gloucester
Street
Annapolis, MD 21401

Special Meeting Minutes City Council

Monday, June 16, 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 7:00 pm.

Invocation

Given by Alderwoman Finlayson.

Pledge of Allegiance

Led by Mayor Buckley.

Roll Call

In the absence of Alderman Gay, tonight's roll call began with Alderman Savidge.

Present: 8 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelman, Alderman Savidge and Alderman Arnett

Absent: 1 - Alderman Gay

Approval of Agenda

Alderman Huntley moved to approve the AGENDA as AMENDED TO ADD: O-29-25 Tyler Avenue Complete Community Overlay District, O-30-25 Business Revitalization District Regulation Change, O-15-25, O-17-25, O-18-25, O-19-25, O-20-25, O-21-25, O-24-25, R-27-25 and R-30-25 all on first reader and; to add A General Discussion about Remaining Legislation, and to REMOVE FROM TONIGHT'S AGENDA: AP-46-25 the re-appointment of Tom Shock to the Transportation Board. Seconded. CARRIED on voice vote.

Citation

[ID-113-25](#)

World Mission Society Young Adult Volunteers leading the "Us Now, Imagine the Youth: Anti Bullying Forum"

This Ceremonial Item was presented.

A General Discussion about remaining Legislation

Informational Only - No action taken.

PETITIONS, REPORTS & COMMUNICATIONS

Update from Mayor

Tonight as we come together to do the public's business as elected leaders, I want to say a few words about the tragic and senseless violence that took the life of Minnesota House Speaker Melissa Hortman and her husband and injured two others. The suspect was apprehended on Sunday.

These politically motivated attacks strike at the very core of our democracy and the value we as Americans place on public service. All of us up here have sought out this role because we want to help our communities. As elected leaders, we understand that criticism and disagreement come with the job. But we do not expect our political differences to be met with deadly violence.

In moments like this, we must come together as a nation to condemn hatred and protect the institutions—and the people—that make our democracy, and democratic institutions, strong.

Let's take a moment to honor the memory of those lost and to wish a full recovery to those injured as we pray for peace in our communities.

[moment of silence]

Thank you.

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The tragic events of the weekend remind us of the tragedies we have known right here in Annapolis. Next Saturday, June 28, marks seven years since the senseless mass shooting at the Capital Gazette that took the lives of five: Rebecca Smith, John McNamara, Wendi Winters, Rob Hiaasen, and Gerald Fischman. On Friday, five wreaths will be placed at the site - one for each victim.

Last week, on June 11, we also recognized the two year anniversary of the second mass casualty incident in Annapolis, with three lives lost - Mario Mireles Ruiz, Christian Segovia and Nicolas Mireles, along with three others who were injured but survived. The pain of this incident continues to echo through our community. Tragedies like these, alongside shooting incidents in Annapolis, Anne Arundel County, and throughout Maryland, must never be forgotten. It is why we are lighting City Hall orange throughout June for the cause of gun violence awareness. No matter how many years pass, we will continue to hold victims and their families in our hearts and remain committed to building a community where every resident feels safe.

Let's take a moment to remember all who have been victims of gun violence.

[moment of silence]

Thank you

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This Thursday, we celebrate Juneteenth—a profoundly important day in our history that marks the effective end of slavery in the United States. This Thursday to celebrate, Annapolis Rec & Parks is hosting the second Carr's Beach Reunion at Elktonia/Carrs on Bembe Beach Road. There will be two stages for music, plus food trucks and fun for everyone.

Parking at the site is limited to handicap-accessible only. Please park at Pip Moyer Rec Center, Pal Park or Hillsmere Elementary and take the free shuttle. Bring a chair or blanket (no umbrellas please) and enjoy an afternoon of great music. This event is rain or shine, so let's hope Mother Nature cooperates.

Then on Saturday, join us for the 5th annual Juneteenth parade, which will step off from the corner of St. Johns Street & Bladen Street at 11 a.m. Following the parade, a two-day festival will take place at the Anne Arundel County fairgrounds.

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And lastly, this past Friday we got to celebrate a great employee: Maria Brown, who marked 50 years with the City. Maria began working at the City back when Gerald Ford was President and everything was done with pen and paper. Over the

years, she has seen it all, from staff turnover, ten different mayors, to the introduction of computers and a nearly all-digital workflow.
We were able to celebrate this milestone with Maria, her family, and colleagues - old and new and thank her for her dedicated service. Congratulations Maria! Five decades is a good long time to put up with us.
[applause]
Now let's get on with our meeting!

Reports by Committees

Standing Committee Meeting Dates:

Public Safety Committee Regular Meeting
Monday, July 07, 2025 - 06:30 PM
Finance Committee Meeting
Wednesday, July 09, 2025 - 10:30 AM
Transportation Committee Regular Meeting
Wednesday, July 09, 2025 - 04:00 PM
Environmental Matters Committee Regular Meeting
Thursday, July 10, 2025 - 03:00 PM
Rules and City Government Committee Meeting
Friday, July 11, 2025 - 01:00 PM

Comments by the General Public

Speakers:

Craig Oldershaw, 309 Whirlaway Drive, Prince Frederick Maryland 20678.
Karen Mansbridge, 1016 Carrs Road, Annapolis, Maryland 21403.
Ray Hendle, 1039 Blackwell Road, Annapolis, Maryland 21401.
Christine Costello, 1011 Carrs Road, Annapolis, Maryland 21403.
Chris Mikeiell, 1018 Carrs Road, Annapolis Maryland 21403.
Amanda Fegely, 238 Prince George Street, Annapolis, Maryland 21401.
Leslie Finkel, 1189 Tyler Avenue, Annapolis, Maryland 21401.
Sandee Brown, 1193 Tyler Avenue, Annapolis, Maryland 21403.
Gail Goble, 1017 Carrs Road, Annapolis, Maryland 21403.
Karen Nemes, 1010 Carrs Road, Annapolis, Maryland 21403.
Richard Nemes, 1010 Carrs Road, Annapolis, Maryland 21403.
Susan Margulies, 113 Conduit Street, Annapolis, Maryland 21401.
Bill Kardash, 17 South Street, Annapolis, Maryland 21401.
Tara Stout, 1174 Bay Highlands Drive, Annapolis, Maryland 21401.
George Gallagher, 1212 Barbud Lane, Annapolis, Maryland 21403.
Dave Bontempo, 1023 Carrs Road, Annapolis, Maryland 21401.
Stashia Bontempo, 1021 Carrs Road, 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-47-25](#) **Re-Appointment - Mr. David DiQuinzio - Transportation Board**

Attachments: [AP-47-25](#)

Alderman Arnett moved to approve AP-47-25. Seconded. A roll call vote was taken. The motion CARRIED

[AP-48-25](#) **Re-Appointment - Mr. Kurt Riegel - Transportation Board**

Attachments: [AP-48-25](#)

Alderman Arnett moved to approve AP-48-25. Seconded. A roll call vote was taken. The motion CARRIED

[AP-49-25](#) **Re-Appointment - Ms. Elizabeth Dolezal - Transportation Board**

Attachments: [AP-49-25](#)

Alderman Arnett moved to approve AP-49-25. Seconded. A roll call vote was taken. The motion CARRIED

[AP-50-25](#) **Re-Appointment - Mr. Taylor Waters - Transportation Board**

Attachments: [AP-50-25](#)

Alderman Arnett moved to approve AP-50-25. Seconded. A roll call vote was taken. The motion CARRIED

[AP-51-25](#) **Re-Appointment - Mr. Thomas Lippert - Annapolis Conservancy Board**

Attachments: [AP-51-25](#)

Alderman Arnett moved to approve AP-51-25. Seconded. A roll call vote was taken. The motion CARRIED

[AP-52-25](#) **Re-Appointment - Ms. Linda Mathieu - Environmental Commission**

Attachments: [AP-52-25](#)

Alderman Arnett moved to approve AP-52-25. Seconded. A roll call vote was taken. The motion CARRIED

[AP-53-25](#) **Re-Appointment - Ms. Mary Ann Marbury - Environmental Commission**

Attachments: [AP-53-25](#)

Alderman Arnett moved to approve AP-53-25. Seconded. A roll call vote was taken. The motion CARRIED

[AP-54-25](#)**Re-Appointment - Mr. Harold Seigel - Port Wardens**

Attachments: [AP-54-25](#)

Alderman Arnett moved to approve AP-54-25. Seconded. A roll call vote was taken. The motion CARRIED

End of Consent Calendar**BUSINESS & MISCELLANEOUS****Fund Transfers**[FT-12-25](#)**General - Department of Recreation & Parks - Administration**

Attachments: [FT-12-25](#)

Alderman Schandelmeier moved to approve FT-12-25. Seconded. CARRIED on voice vote.

[FT-13-25](#)**General Fund & Transportation Fund - Various Departments**

Attachments: [FT-13-25](#)

[FT-13-25\(1\)](#)

Alderman O'Neill moved to approve FT-13-25. Seconded. CARRIED on voice vote.

[FT-14-25](#)**General - Police Department - Salaries and Benefits**

Attachments: [FT-14-25](#)

Alderman Pindell Charles moved to approve FT-14-25. Seconded. CARRIED on voice vote.

[FT-15-25](#)**General - Finance/Department of Public Works - Contingency/Supplies and Other**

Attachments: [FT-15-25](#)

Alderman Pindell Charles moved to approve FT-15-25. Seconded. CARRIED on voice vote.

Annexation Petition - Distribution of petition to council pursuant to City Code Section: 2.52.040

[ID-112-25](#)**Preliminary Review of Carr's Manor Annexation Petition**

Distribution of petition to council pursuant to § 2.52.040 of the City Code, "Petition-Preliminary review."

Alan Hyatt, 200 Westgate Circle, Ste 500, Annapolis, Maryland 21401 attorney representing the petitioners gave a brief presentation on the Carrs Manor Petition and answered questions from the council.

Robert Bontempo, Jr., 62 Housley Road, Annapolis, Maryland 21401 and Jeff Solberg, 7500 Turner Road, Annapolis, Maryland 21403 were also present and answered questions from the council.

Alderman Savidge moved to APPROVE the referral of this petition to the Department of Public Works and the Department of Planning and Zoning, and the council directs the petitioners to work with those departments to specifically, but not limited to, their requirements pertaining to subsection E. in 2.52.030, by June 2026. Seconded. CARRIED on voice vote.

LEGISLATIVE ACTIONS

SECOND READERS

Resolutions

[R-17-25](#)**2025 Transit Development Plan for the City of Annapolis**

For the purpose of approving the City of Annapolis Transit Development Plan that is updated every five years.

Sponsors: Buckley

Attachments: [R-17-25 First Reader](#)

[R-17-25 Staff Report](#)

[R-17-25 Staffing Impact Report](#)

[R-17-25 Fiscal Impact Note](#)

[R-17-25 Annapolis Transit Development - Draft Plan - March 2025](#)

[Annapolis TDP - Transportation Committee Meeting 5.7.25 Presentation](#)

[R-17-25 Signed \(color\)](#)

[R-17-25 Signed \(b&w\)](#)

Alderman Schandelmeier moved to adopt R-17-25 on second reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

Aye: 7 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier and Alderman Savidge

Nay: 1 - Alderman Arnett

Absent: 1 - Alderman Gay

[R-22-25](#)**City Supported Special Events in Fiscal Year 2026**

For the purpose of identifying City Supported Special Events in Fiscal Year 2026 and waiving certain related City fees for those events.

Attachments: [R-22-25 First Reader](#)

[R-22-25 Staffing Impact Report](#)

[R-22-25 Staff Report](#)

[R-22-25 Fiscal Impact Note](#)

[Amendment 1 - Huntley \(on behalf of Finance Committee\)](#)

[R-22-25 Signed \(color\)](#)

[R-22-25 Signed \(b&w\)](#)

Alderwoman O'Neill moved to adopt R-22-25 on second reader. Seconded.

Alderman Schandelmeier moved to amend R-22-25 as follows:

Amendment #1:

On page 2, in line 1, insert the following new "resolved" paragraph:

"AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL that if the actual city service fees exceed the estimated amount in the staff Fiscal Impact Note by 10% or more, the fee waiver for that event shall be revoked, and the request must be presented to the Council for approval." Seconded. CARRIED on voice vote.

Alderman Schandelmeier moved to adopt R-22-25 as amended on second reader. Seconded.
A roll call vote was taken. The motion CARRIED by the following vote:

Aye: 8 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier, Alderman Savidge and Alderman Arnett

Absent: 1 - Alderman Gay

FIRST READERS - ADDED at the Approval of the Agenda

Ordinance(s)

O-29-25**Tyler Avenue Complete Community Overlay District**

For the purpose of establishing the Tyler Avenue Complete Community overlay district as a new zoning district, which will supersede the existing zoning districts within the boundary of the new district.

Sponsors: Gay

Attachments: [O-29-25 First Reader](#)

[O-29-25 Legislative Summary](#)

[O-29-25 Staff Report](#)

[O-29-25 Staffing Impact Report](#)

[O-29-25 Fiscal Impact Note](#)

[O-29-25 Staff Report to Planning Commission](#)

Alderman Schandelmeier moved to adopt O-29-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-29-25 to the Planning Commission.

Mayor Buckley referred O-29-25 to the Rules & City Government Committee.

Mayor Buckley referred O-29-25 to the Housing and Human Welfare Committee.

O-30-25**Business Revitalization District Regulation Change**

For the purpose of correcting a key bulk standard for the Business Revitalization (BR) zoning district by increasing the allowable floor area compared to the size of the lot from a 2.0 to 2.5 floor area ratio; require conformance with the general architectural design of the buildings around the property; and generally related to Business Revitalization District requirements.

Sponsors: O'Neill

Attachments: [O-30-25 First Reader](#)

[O-30-25 Legislative Summary](#)

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

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

[O-30-25 Fiscal Impact Report](#)

[O-30-25 Staff Report to Planning Commission](#)

Alderman Schandelmeier moved to adopt O-30-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-30-25 to the Planning Commission.

Mayor Buckley referred O-30-25 to the Rules & City Government Committee

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: Schandelmeier

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](#)

Alderman Schandelmeier moved to adopt O-15-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-15-25 to the Planning Commission.

Mayor Buckley referred O-15-25 to the Rules & City Government Committee.

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](#)

Alderman Schandelmeier moved to adopt O-18-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-18-25 to the Planning Commission.

Mayor Buckley referred O-18-25 to the Rules & City Government Committee.

O-20-25 **Sale of City-Owned Property at 932 Spa Road and 935 Spa Road, Lot 1**
For the purpose of approving the sale of City-owned property at 932 Spa Road and 935 Spa Road, Lot 1 to the Resilience Authority of Annapolis and Anne Arundel County, Inc.; for expressly authorizing said sale to be made a private sale and not at public auction; and all matters related to said sale.

Sponsors: Buckley

Attachments: [O-20-25 First Reader](#)

[O-20-25 Legislative Summary](#)

[O-20-25 Staff Report](#)

[O-20-25 Staffing Impact Report](#)

[O-20-25 Fiscal Impact Note](#)

[O-20-25 Attachment 1 - Annapolis Heritage Commission Presentation](#)

[O-20-25 Attachment 2 - Phase II Environmental Study Assessment](#)

[O-20-25 Exhibit 1 - Property Map](#)

[O-20-25 Exhibit 2 - Subdivision Plat for Parcel 859 \(935 Spa Rd\)](#)

[O-20-25 Amendment 1 - Finlayson \(on behalf of Rules Cmte.\)](#)

Alderman Schandelmeier moved to adopt O-20-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-20-25 to the Environmental Matters Committee.

Mayor Buckley referred O-20-25 to the Economic Matters Committee.

O-21-25 **Annapolis Harbor Lines at 423 Chester Avenue on Back Creek**
For the purpose of changing the Annapolis harbor line on Back Creek at 423 Chester Avenue in the vicinity of the Safe Harbor Annapolis piers; and matters generally related to harbor lines.

Sponsors: Arnett

Attachments: [O-21-25 First Reader](#)

[O-21-25 Exhibit A - Safe Harbor Drawing-Lateral Line Plan](#)

[O-21-25 Legislative Summary](#)

[O-21-25 Staffing Impact Report](#)

[O-21-25 Staff Report](#)

[O-21-25 Fiscal Impact Note](#)

Alderman Arnett moved to adopt O-21-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-21-25 to the Board of Port Wardens.

Mayor Buckley referred O-21-25 to the Maritime Advisory Board.

Mayor Buckley referred O-21-25 to the Environmental Matters Committee.

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](#)

Alderman Huntley moved to adopt O-24-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-24-25 to the Board of Supervisors of Elections.

Mayor Buckley referred O-24-25 to the Rules & City Government Committee.

Resolution(s)

R-27-25

Renaming of the Noah Hillman Parking Garage

For the purpose of renaming the Noah Hillman Parking Garage located in downtown Annapolis as the “Mills Hillman Garage” in recognition of the contributions made by the Mills family to the City of Annapolis.

Sponsors: Buckley

Attachments: [R-27-25 First Reader](#)

[R-27-25 Staffing Impact Report](#)

[R-27-25 Staff Report](#)

[R-27-25 Fiscal Impact Note](#)

Alderman Arnett moved to adopt R-27-25 on first reader. Seconded. CARRIED on voice vote.

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](#)

Alderman Arnett moved to adopt R-30-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred R-30-25 to the Housing and Human Welfare Committee.

Ordinance(s)**O-17-25****Limiting Short-term Rentals per Blockface**

For the purpose of limiting the number of short-term rentals in the City to 10% of the residences in a blockface; defining blockface; and generally dealing with short-term rentals in the City of Annapolis.

Sponsors: Huntley

Attachments: [O-17-25 First Reader](#)
[O-17-25 Legislative Summary](#)
[O-17-25 Staff Report](#)
[O-17-25 Staffing Impact Report](#)
[O-17-25 Fiscal Impact Note](#)
[O-17-25 Amendment 1 - Savidge](#)
[O-17-25 Amendment 2 - Savidge](#)

Alderman Schandelmeier moved to suspend the rules pursuant to City Code Section 2.16.090 E. (1) and (2) to dispense with the Fiscal Impact Note and Staffing Impact Report. Seconded. CARRIED on voice vote.

Alderman Schandelmeier moved to adopt O-17-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-17-25 to the Rules & City Government Committee.

Mayor Buckley referred O-17 to the Economic Matters Committee.

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](#)

Alderman Schandelmeier moved to suspend the rules pursuant to City Code Section 2.16.090 E. (1) and (2) to dispense with the Fiscal Impact Note and Staffing Impact Report. Seconded. CARRIED on voice vote.

Alderman Arnett moved to adopt O-19-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-19-25 to the Environmental Matters Committee.

ADJOURNMENT

Upon motion duly made, seconded and adopted, the Special Meeting was adjourned at 9:07 pm.

**Regina C. Watkins-Eldridge, MMC
City Clerk**