



City of Annapolis

160 Duke Of Gloucester
Street
Annapolis, MD 21401

Special Meeting Minutes - Draft City Council

Monday, February 28, 2022

7:00 PM

Mayor John T. Chambers, Jr.
City Council Chambers

Virtual Meeting

A virtual meeting is when people, regardless of their location, use video and audio to link up online. Virtual Meetings allow people to share information and data in real-time without being physically located together.

Call to Order

Mayor Buckley called the Virtual Special Meeting to order at 7:05 pm.

Invocation

Given by Alderwoman Finlayson.

Pledge of Allegiance

Led by Mayor Buckley.

Roll Call

Tonight's roll call began with Alderman Schandelmeier.

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

Absent: 1 - Alderman Gay

Approval of Agenda

Alderman Schandelmeier moved to approve the agenda. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

Absent: 1 - Alderman Gay

Ceremonial Items

Historic Annapolis

AUDIO-ONLY LIVE TESTIMONY:

1. Robert Clark, 18 Pinkney Street, Annapolis, MD 21401.

[ID-41-22](#)**Proclamation - Pearl Christine Jeannette Pindell Swann**

Mayor Buckley invited Alderwoman Pindell Charles to present the proclamation to Ms. Pearl Christine Jeannette Pindell Swann.

[ID-33-22](#)**City Council Citation - Jan F. Lee**

Mayor Buckley presented the City Council Citation to Ms. Lee.

[ID-34-22](#)**City Council Citation - Joann Vaughn**

Mayor Buckley took no action on ID-34-22.

[ID-35-22](#)**City Council Citation - Lawrence L Harris, Jr.**

Mayor Buckley scheduled ID-35-22 for the Monday, March 14, 2022 Virtual Regular Meeting of the City Council.

Petitions, Reports and Communications**A. Update from the Mayor**

Mayor Gavin Buckley, City Council Remarks 28 February 2022 - 7 p.m.
Virtual Meeting

Good evening, I want to start out tonight with a little bit of sad news, many of you know Berenice Schneider, our amazing administrative assistant in the Mayor's office. Berenice traveled to Mexico last week to be with her mother who was undergoing surgery. Rosa Noriega Del Valle made it through the procedure but unexpectedly passed away yesterday.

I would like to pass along to Berenice and her family, including her two sons Sam and Alex, as well as Sean, heartfelt condolences. We love you Berenice and I know personally how painful it is to lose your mum. We are here for you.

[moment of silence]

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I also would like for us to take a few moments to think about the people of Ukraine who are being unimaginably courageous in the face of a threat that few of us could fathom: an invading Russian army; armored vehicles rolling down city streets; artillery fire and missile strikes in residential neighborhoods. The invasion is audacious but the fight the Ukrainians are waging is heroic.

The international community, including the United States, have rallied in an unprecedented way to sanction Russia.

The Ukrainian people are fighting bravely to preserve their independence. We have lit City Hall in solidarity with the people of Ukraine and I want to thank Alderman Brooks Schandelman for making that request last week. Let's take a moment for Ukraine.

[moment of silence]

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Tonight we will be voting on the resolution for the concession agreement for Hillman

Garage. None of this would be possible without some people who have spent a lot of time working and negotiating and combing through the finer points and details of this arrangement.

First, I'd like to thank Robert Clark for assembling the ULI TAP which got the ball rolling.

Next, I need to acknowledge the City's consultant who has been shepherding this through with dozens of public meetings, hundreds and hundreds of hours of work on the external and internal mechanisms that got this deal to this point: Eileen Fogarty.

Eileen brings a lot of knowledge to the table, but also a fierce passion for getting this so close to the finish line through the fine art of compromise. She has been masterful at explaining, adjusting, and moving forward and then adjusting and explaining all over again. Thank you Eileen.

I need to thank David Jarrell, who came on as City Manager just after the RFP went out for this project. David brings so much expertise and discipline to how he conducts this work. I expect this comes from his Navy training, his work in San Diego and his more than a dozen years in Annapolis as our director of public works. Thank you David. You are a tireless champion for City taxpayers and the capital improvements and infrastructure upgrades that enhance the everyday lives of our neighbors, businesses and visitors.

I want to thank Mike Lyles and Ashley Leonard in the law office for vetting the legal specifics and working with our outside council at Squire Patton Boggs to ensure the City is protected.

Of course, the finance component is being handled by our award-winning Finance Director Jodee Dickinson, who is simultaneously wrapping up the City's budget which will be introduced in six weeks. Jodee and David have been working with Davenport and Company on the financial front protecting the City.

I thank Jodee for her diligence and perseverance on this project, but also because Jodee has been instrumental in getting the City to a good place in a financial sense. We've not only seen our bond ratings go up, but Director Dickinson also works hard to execute on the day-to-day operations. She has worked to improve the City's financial standing through transparency and her work with this Council. She ensures that our income and obligations are handled in a way that continually seeks to find balance. Thank you Director Dickinson.

Finally, I'd like to give a shout-out to our consultant CBRE for real estate and construction.

This is a big deal for our City and while we can't expect to have zero disruptions while Hillman is rebuilt, we have a plan to minimize the pain that such vital transportation projects typically bring to a community.

Please check out the new website AMRP's team created at www.AccessAnnapolis.com to inform the public about where to park, how to get around and the small business toolkit with correspondence and social media posts for customers and employees. Again: www.AccessAnnapolis.com.

At the end of all this, the new garage is going to be an amazing asset that we will all be proud of: elevators that work; better lighting and security; more parking spaces; stormwater controls; EV charging stations and solar. These are the components that will

serve the next generation of residents and visitors here in our wonderful City.

I want you all to know that P3s as a financing mechanism have been shown to work well in other places. We are trying something that is a little new to us. But this public private partnership arrangement is not new to the world of municipal financing. These kinds of programs and partnerships have been working for city governments in other locations for the better part of two decades.

Let's help our businesses and residents get prepared for the change this will bring to our downtown. I urge a yes vote on the resolution.

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Lastly, we are welcoming back the St. Patrick's Parade to Annapolis. This was the last event in March of 2020 before the pandemic shutdown and we haven't had a St. Patrick's parade since. This Sunday, starting at 1 p.m. at the intersection of Amos Garrett and West Street, we'll see more than 100 entrants parade down West Street to City Dock, expect a lot of green on Annapolis City Streets. At the conclusion of the parade, Shamrock the Dock will include live music at City Dock until 7 p.m. .

Have a good time. Drink responsibly. Taxi, App or phone a friend if you need to!

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Let's get on with the meeting.

B. Reports by Committee

Standing Committee Dates:

Finance Committee Meeting

March 2, 2022, 10:30 AM - 12:30 PM

Public Safety Committee Meeting

March 7, 2022, 6:00 PM - 8:00 PM

Transportation Committee Meeting

March 9, 2022, 4:00 PM - 5:30 PM

Environmental Matters Committee Meeting

March 10, 2022, 3:00 PM - 5:00 PM

C. Comments by the General Public

AUDIO-ONLY LIVE TESTIMONY Submittal by 3 pm Deadline: NO SPEAKERS

City Council Public Comment Web Forms Submitted in Writing through the Online Form are AUTOMATICALLY SENT to the MEMBERS OF THE CITY COUNCIL and can be viewed on the CITY'S WEBSITE on the Public Testimony page located at:
<https://www.annapolis.gov/1680/Public-Testimony>

Mayor Buckley declared comments from the general public closed.

Comments by the General Public

Mayor Buckley noted Alderman Gay has arrived.

Appointments

[AP-41-21](#)**The Appointment of Reid C. Bowman to the Heritage Commission**

Alderman Arnett moved to confirm AP-41-21. Seconded. CARRIED on voice vote.

[AP-2-22](#)**The Appointment of Michael Tomasini to the Maritime Advisory Board**

Alderman Finlayson moved to confirm AP-22-22. Seconded. CARRIED on voice vote.

[AP-3-22](#)**The Appointment of Emily Tomasini to the Recreation Advisory Board**

Alderman Schandelmeier moved to confirm AP-3-22, AP-4-22, AP-5-22, AP-19-22 and AP-20-22 as a group. Seconded. CARRIED on voice vote.

[AP-4-22](#)**The Appointment of Alan Miller to the Maritime Advisory Board**

Alderman Schandelmeier moved to confirm AP-3-22, AP-4-22, AP-5-22, AP-19-22 and AP-20-22 as a group. Seconded. CARRIED on voice vote.

[AP-5-22](#)**The Re-Appointment of Peter Trogdon to the Maritime Advisory Board**

Alderman Schandelmeier moved to confirm AP-3-22, AP-4-22, AP-5-22, AP-19-22 and AP-20-22 as a group. Seconded. CARRIED on voice vote.

[AP-19-22](#)**The Appointment of Cori O. Mackall to the Education Commission**

Alderman Schandelmeier moved to confirm AP-3-22, AP-4-22, AP-5-22, AP-19-22 and AP-20-22 as a group. Seconded. CARRIED on voice vote.

[AP-20-22](#)**The Appointment of Jayme Weaver to the Education Commission**

Alderman Schandelmeier moved to confirm AP-3-22, AP-4-22, AP-5-22, AP-19-22 and AP-20-22 as a group. Seconded. CARRIED on voice vote.

Public Hearings[R-9-22](#)

Annapolis Parking Concession Agreement - Hillman Garage - For the purpose of expressing City Council support for the execution of the Annapolis Parking Concession Agreement for certain City-owned property known as the Hillman Garage parking facility, between Annapolis Mobility and Resilience Partners, LLC and the City of Annapolis.

Sponsors: Buckley, Tierney, O'Neill, Pindell Charles and Schandelmeier

Audio-Only Live Testimony:

1. Scott Gibson, 113 Williams Drive, Annapolis, Maryland 21401.
2. Rick Lober, 84 Conduit Street, Annapolis, Maryland 21401.
3. Bill Reichhardt, 717 Bay Ridge Avenue, Annapolis, Maryland 21403.
4. Christopher E. Haley, 350 Rowe Blvd., Annapolis, Maryland 21401.
5. Kristian Pironis, 24 West Street, Annapolis, Maryland 21401.
6. Shelly Row, 439 Ferry Point Road, Annapolis, Maryland 21401.
7. Gary Jobson, 10 Thompson Street, Annapolis, Maryland 21403.

Mayor declared the public hearing on R-9-22 closed.

Legislative Action

First Readers

[O-10-22](#)

Peddlers, Hawkers, and Itinerant Merchants - Time Restrictions - For the purpose of modifying the time period during which certain peddlers, hawkers, and itinerant merchants may conduct licensed activities.

Sponsors: Arnett

Alderman Arnett moved to adopt O-10-22 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-10-22 to the Economic Matters Committee.

Second Readers

[O-1-22](#)

Fire Prevention Code - Sprinkler Systems - For the purpose of requiring property owners to install sprinkler systems; encouraging property owners to solicit bids from licensed minority business enterprises; identifying loan eligibility requirements under the sprinkler assistance revolving fund; clarifying costs that may be funded; establishing a loan amount; identifying loan repayment criteria; setting a date for sprinkler installation compliance; identifying the responsibility of applicable property owners; identifying the appropriate body for appeals; and generally relating to the Fire Prevention Code.

Sponsors: Tierney, Pindell Charles and Gay

Alderman Schandemeier moved to adopt on second reader. Seconded.

Alderman Savidge moved to amend O-1-22 as follows:

Amendment 1:

On page 2, in line 39 strike "LONG-TERM" and after "UNIT" insert "THAT IS NOT LEASED AS A SHORT-TERM RENTAL" .Seconded. CARRIED on voice vote.

City Manager Jarrell and Finance Director Dickinson was present and answered questions from the council.

Alderman Arnett moved to amend O-1-22 as follows:

Amendment 2:

On page 2 in line 21 unstrike "and Electrical" and in the same line strike "FUND" and substitute "FUNDS".

On page 2 in line 24 unstrike "and an Electrical Assistance Revolving Fund".

On page 2 in line 25 unstrike "and upgrading of electrical systems".

On page 2 unstrike lines 31 down through 33.

On page 2 in line 35 strike "Fund" and substitute "Funds"

On page 2 in line 36 after "SPRINKLER" insert "AND ELECTRICAL" and in line 37 strike

“FUND” and substitute “FUNDS”

On page 2 in line 45 strike “FUND” and substitute “FUNDS”

On page 7 in line 4 unstrike “or being fully brought into compliance with electrical requirements”

On page 7 in lines 10 and 11 unstrike “the installation of electrical systems in the Historic District

for the Electrical Assistance Revolving Fund, and

On page 7 in line 19 after “SPRINKLER” insert “OR ELECTRICAL”.Seconded. CARRIED on voice vote.

Arnett Amendment #2 - Technical Amendment to page number: In amendment, after ...on page delete "2" and; insert "6".

Alderman Schandelmeier moved to adopt O-1-22 as amended on second reader. Seconded. CARRIED on voice vote.

Alderman Schandelmeier moved to adopt O-1-22 on third reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

Nay: 1 - Alderman Gay

[O-3-22](#)

New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility Corporation - Lease Agreement - For the purpose of approving the lease for certain City-owned property within the City of Annapolis between New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility Corporation and the City of Annapolis; and matters generally relating to said Lease Agreement.

Sponsors: Buckley

Alderman Schandelmeier moved to adopt O-3-22 on second reader. Seconded.

Alderwoman Tierney moved to amend O-3-22 as follows:

Amendment 1:

On page 5, in line 21 after “e.” insert “Prior to installation of any Facilities, the Lessee shall notify the City of any existing cables so that the City can contact the responsible party to remove any excess and/or unnecessary cabling.”.Seconded. CARRIED on voice vote.

Alderman Schandelmeier moved to adopt O-3-22 as amended. Seconded. CARRIED on voice vote.

Alderman Schandelmeier moved to adopt O-3-22 on third reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

[O-5-22](#)

Public Services - Water and Sewer - For the purpose of clarifying who may tap or connect with a public sewer, water main, or stormwater line; providing for a qualified laboratory to sample and test a water line for chlorine or bacteria in certain circumstances; updating certain terms; requiring individual water meters for certain commercial units; requiring

individual sewer cleanouts for dwelling and commercial units; and generally relating to public water and sewer services.

Sponsors: Buckley

Alderman Schandelmeier moved to adopt O-5-22 on second reader. Seconded. CARRIED on voice vote.

Alderman Arnett moved to adopt O-5-22 on third reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

O-7-22

Rental Operator’s License - For the purpose of clarifying the eligibility requirements for a short-term rental operator’s license; providing certain definitions; making technical corrections; and generally relating to a rental operator’s license.

Sponsors: Tierney

Alderman Arnett moved to adopt O-7-22 on second reader. Seconded. CARRIED on voice vote.

Alderman Arnett moved to adopt O-7-22 on third reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

Nay: 1 - Alderman Gay

R-34-21

Fiscal Year 2022 Fees Schedule - Building Code - For the purpose of making technical corrections to the Fiscal Year 2022 Fees Schedule concerning certain fees charged pursuant to the Building Code.

Sponsors: Buckley and Tierney

Alderwoman Finlayson moved to adopt R-34-21 on second reader. Seconded.

Alderwoman Tierney moved to amend R-34-21 as follows:

Amendment 1:

Code

Section Type of Fee Amount of Fee

17.05.100

Nonrefundable application fee based on estimated value of the work:

\$0.00 to \$500.00 \$25.00

\$500.00 to \$25,000.00 \$100.00

\$25,001.00 to \$50,000.00 \$150.00

\$50,001.00 to \$75,000.00 \$200.00

\$75,001.00 and more \$200.00 plus 0.25% of estimated value in excess of \$75,000.00

Amendment 2:**Code****Section Type of Fee Amount of Fee**

**Permit Fees based on the
estimated value of the work**

\$0.00 to \$500.00 \$25.00

\$500.00 \$501.00 to \$3,000.00 \$150.00

\$3,001.00 to \$5,000.00 \$175.00

\$5,001.00 to \$10,000.00 \$200.00

**\$10,001.00 and more \$250.00 + 0.8% of the estimated value of work
in excess of \$10,000.00 . Seconded. CARRIED on voice vote.**

Alderman Tierney moved to adopt R-34-21 as amended on second reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

[R-8-22](#)

Public Safety - Distribution of Literature to Purchasers of Guns or Ammunition - For the purpose of expressing support for Anne Arundel County Bill No. 108-21 concerning preparation and distribution of literature to purchasers of guns or ammunition.

Sponsors: Buckley, Pindell Charles, Tierney, Gay, O'Neill, Schandelmeier, Savidge, Finlayson and Arnett

Alderman Pindell Charles moved to adopt R-8-22 on second reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

Alderman Arnett - Cosponsor Added

[R-9-22](#)

Annapolis Parking Concession Agreement - Hillman Garage - For the purpose of expressing City Council support for the execution of the Annapolis Parking Concession Agreement for certain City-owned property known as the Hillman Garage parking facility, between Annapolis Mobility and Resilience Partners, LLC and the City of Annapolis.

Sponsors: Buckley, Tierney, O'Neill, Pindell Charles and Schandelmeier

Alderman Pindell Charles moved to adopt R-9-22 on second reader. Seconded.

Alderman Finlayson moved to amend R-9-22 as follows:

Amendment 1:

On page 1 after line 35 insert:

“WHEREAS, the City shall find alternative funding sources for public transit if any funding from

the Concession Agreement for public transit becomes unavailable; and”

and on page 2 after line 4 insert:

“AND BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL that the City shall find alternative funding sources for public transit if any funding from the Concession Agreement for public transit becomes unavailable.” Seconded. CARRIED on voice vote.

City Manager Jarrell, Finance Director Dickinson and City Attorney Lyles were present and answered questions from the council.

Alderman Savidge moved to adopt R-9-22 as amended on second reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

R-10-22

Itinerant Merchant Sales in the Historic District - 2022 - For the purpose of authorizing hawker, peddler, and itinerant merchant sales in the Historic District in conjunction with certain special events during calendar year 2022.

Sponsors: Tierney

Alderman Schandelmeier moved to adopt R-10-22 on second reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

R-11-22

Non-Profit Vendors During Fall 2022 Boat Shows - For the purpose of authorizing sales by certain vendors in the City Dock area of the Historic District during the Fall 2022 U.S. Sailboat and Powerboat Shows.

Sponsors: Tierney and Pindell Charles

Alderman Arnett moved to adopt R-11-22 on second reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

Alderwoman Pindell Charles - Cosponsor Added.

R-12-22

Racism - Discrimination and Intolerance - For the purpose of joining the Caucus of African American Leaders in condemning all acts of racism and the many forms of discrimination and intolerance that have deprived people of their human rights.

Sponsors: Finlayson, Tierney, O'Neill, Schandelmeier, Pindell Charles, Buckley, Arnett, Savidge and Gay

Alderman Schandelmeier moved to adopt R-12-22 on second reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

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

City Council - Cosponsor Added.

Adjournment

Upon motion duly made, seconded and adopted, the Virtual Special Meeting was adjourned at 9:47 p.m.

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