

# **City of Annapolis**

*160 Duke Of Gloucester Street  
Annapolis, MD 21401*



## **Standing Committee Minutes**

**Monday, November 16, 2015**

**6:30 PM**

**Mayor John T. Chambers Jr.,  
City Council Chambers**

## **Economic Matters Committee**

## 1. Call To Order

**Chairman Paone called the meeting to order at 6:37 p.m.**

## Roll Call

**Present:** 3 - Alderman Budge, Alderwoman Finlayson and Alderman Paone

## 2. Business before Committee

**Approval of Minutes**

[ECM101915](#) Approval of Minutes for the Regular Meeting

**Attachments:** [ECM10.19.15](#)

**Alderwoman Finlayson moved to approve. Seconded. CARRIED on voice vote.**

**Aye:** 2 - Alderwoman Finlayson and Alderman Paone

**Abstain:** 1 - Alderman Budge

## 3. Legislation before Committee

[O-48-15](#) Agreement of Purchase and Sale - For the purpose of approving the purchase and sale of property located at 9 St. Mary's Street, Annapolis, Maryland 21401; and matters generally relating to said sale.

**Attachments:** [O-48-15 Ordinance and Agreement.docx](#)

[O-48-15 Exhibit A-1.pdf](#)

[O-48-15 Exhibit A-2.pdf](#)

[O-48-15 Exhibit C.pdf](#)

[O-48-15 Staff Report.docx](#)

[O-48-15 Fiscal Impact.pdf](#)

[O-48-15 Signed.pdf](#)

*City Attorney Leahy was present and answered questions from the committee. Phillip Dales, 200 Westgate Circle, Suite 500, Annapolis, Maryland 21401 representing Hyatt & Weber P.A. gave a presentation and answered questions from the committee. Jim O'Hara, 141 Lafayette Avenue, Annapolis, Maryland 21401 representing O2 Lafayette was in attendance and answered questions from the committee. John Pilli, 5 Park Place, Annapolis, Maryland 21401 representing Gate One Builders also spoke on the legislation.*

**Alderman Budge moved to recommend favorably. Seconded. CARRIED on voice vote.**

**Aye:** 2 - Alderman Budge and Alderwoman Finlayson

**Nay:** 1 - Alderman Paone

O-49-15

The Conveyance of the Right of Way Containing Cobblestone Court - For the purpose of conveying by deed the right, title, and interest of the City of Annapolis in the right of way containing Cobblestone Court to Annapolis Overlook Condominiums Association, Inc., and matters generally relating to said conveyance.

**Attachments:** [O-49-15 Cobblestone Court.doc](#)  
[O-49-15 Exhibit 1.pdf](#)  
[O-49-15 Staff Report.docx](#)  
[O-49-15 Fiscal Impact.pdf](#)  
[O-49-15 Littmann Proposed Amendment.docx](#)

*City Attorney Leahy gave a presentation on the legislation and answered questions from the committee.*

**Alderman Finlayson moved to recommend unfavorably. Seconded. CARRIED on voice vote.**

**Aye:** 3 - Alderman Budge, Alderman Finlayson and Alderman Paone

O-51-15

Issuance of Water and Sewer Revenue Bonds - For the purpose of authorizing and empowering the City of Annapolis (the "City") to issue and sell two or more series of its water and sewer revenue bonds in the aggregate principal amount not to exceed Forty-Four Million Five Hundred Thousand Dollars (\$44,500,000) (the "Bonds"), pursuant to Article VII, Section 12 of the Charter of the City of Annapolis, as amended; providing that the Bonds shall be limited obligations of the City payable solely from revenues of the City's water system and sewer system and shall not be general obligations of the City; providing that the Bonds shall be issued and sold for the public purposes of (a) financing costs of certain water and sewer capital projects of the City as provided in this Ordinance, (b) refinancing portions of certain outstanding general obligation bonds of the City which were issued to finance or refinance existing water and sewer facilities of the City, as provided in this Ordinance, (c) providing working capital for the City's water and sewer systems, (d) funding a debt service reserve fund or other reserve fund for the Bonds, (e) paying the costs of any bond insurance or other credit enhancement, and (f) paying costs of issuance of the Bonds and other related costs; providing that for the general obligation bonds of the City which were issued to finance costs of water and sewer projects which will not be refinanced with proceeds of the Bonds shall be secured by the revenues of the City's water system and sewer system, but that the lien on such revenues securing such remaining-outstanding general obligation bonds (which are secured by the full faith and credit of the City) shall be subordinate to the lien securing the Bonds and other revenue bonds issued in the future on parity with the Bonds; generally describing the public purposes to be served and the financing transaction to be accomplished; specifying and determining various matters in connection therewith; authorizing the Mayor of the City by

executive order to specify, prescribe, determine, provide for or approve certain matters, details, forms, documents or procedures appropriate to the authorization, sale, security, issuance, delivery, or payment of or for the Bonds; and generally providing for and determining various matters relating to the issuance, sale and delivery of the Bonds.

**Attachments:** [O-51-15 Revenue Bonds.docx](#)  
[O-51-15 Exhibits.docx](#)  
[O-51-15 Staff Report.docx](#)  
[O-51-15 Fiscal Impact.doc](#)  
[O-51-15 FAC Recommendations.doc](#)  
[O-51-15 Signed.pdf](#)

*City Attorney Leahy gave a brief overview of the legislation and answered questions from the committee.*

**Alderman Finlayson moved to recommend favorably. Seconded. CARRIED on voice vote.**

**Aye:** 2 - Alderman Budge and Alderman Finlayson

**Nay:** 1 - Alderman Paone

[R-34-14](#) 2014 West Annapolis Sector Study - For the purpose of adopting the West Annapolis Sector Study as an addendum to the 2009 Annapolis Comprehensive Plan.

**Attachments:** [R-34-14 West Annapolis Sector Study.docx](#)  
[West Annapolis Sector Study](#)  
[R-34-14 Request for Postponement to Oct 12.pdf](#)  
[R-34-14 Fiscal Impact.pdf](#)  
[R-34-14 Planning Commission Findings.pdf](#)  
[Summary of West Annapolis Sector Study.pdf](#)  
[R-34-14 Signed.pdf](#)

*Chief of Comprehensive Planning Nash gave a presentation on the legislation and answered questions from the committee. Planning and Zoning*

*Director Gutwald was also present and answered questions from the committee.*

**Alderman Finlayson moved to recommend favorably. Seconded. CARRIED on voice vote.**

**Aye:** 3 - Alderman Budge, Alderman Finlayson and Alderman Paone

[O-36-15](#) Adequate Public Facilities - For the purpose of adding review criteria and certification for adequate school facilities to Title 22 of the Code of the City of Annapolis; and matters generally relating to the adequacy of school facilities.

**Attachments:** [O-36-15 APF Schools ZTA.doc](#)

[O-36-15 Staff Report.docx](#)

[O-36-15 Fiscal Impact.pdf](#)

[O-36-15 Planning Commission Findings and Staff Report to PC.pdf](#)

[O-36-15 Littmann Arnett Amendments.docx](#)

*Planning and Zoning Director Gutwald gave a brief presentation on the legislation and answered questions from the committee.*

**Alderman Finlayson moved to postpone. Seconded. CARRIED on voice vote.**

**Aye:** 3 - Alderman Budge, Alderman Finlayson and Alderman Paone

#### O-40-15

Waterfront Maritime Conservation District - For the purpose of amending Retail Use, the Standards for Uses Subject to Standards and Parking Requirements in the WMC Zoning District.

**Attachments:** [O-40-15 Waterfront Maritime Conservation District.pdf](#)

[O-40-15 Staff Report.docx](#)

[O-40-15 Fiscal Impact .pdf](#)

[O-40-15 PC Signed Findings.pdf](#)

[O-40-15 Staff Report to PC.pdf](#)

[O-40-15 Pantelides, Budge, Arnett Proposed Amendments.pdf](#)

[O-40-15 Pantelides, Budge, Arnett Track Changes Proposed Amended Ordinance.docx](#)

[O-40-15 MAB Recommendations.pdf](#)

[O-40-15 Signed.pdf](#)

**Alderman Budge moved to postpone. Seconded. CARRIED on voice vote.**

**Aye:** 3 - Alderman Budge, Alderman Finlayson and Alderman Paone

#### 4. Adjournment

**Upon motion duly made, seconded and adopted, the meeting was adjourned at 7:35 p.m.**

**Cyndi Gaines  
City Council Associate**