

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND
Minutes of
Legislative Session 2025, Legislative Day No. 14
July 7, 2025 – 7:00 P.M.

The County Council meeting was called to order by Chair Hummer at 7:04 P.M. It was opened with the Invocation, given by Mr. Volke, and was followed by the Pledge of Allegiance. The meeting was held in the County Council Chambers in Annapolis, Maryland. There were approximately 50 persons in the audience.

The following members of the County Council were present:

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| Pete Smith | First District |
| Allison Pickard | Second District |
| Nathan Volke | Third District |
| Julie K. Hummer | Fourth District |
| Amanda Fiedler | Fifth District |
| Lisa D.B. Rodvien | Sixth District |
| Shannon Leadbetter | Seventh District |

Meredith Beach, Legislative Counsel, was present. The County Auditor's Office was represented by Diana Winter, Senior Legislative Analyst.

ETHICS STATEMENT

Kaley Schultze, Administrative Officer, read aloud the Ethics Statement.

INVITATION TO AUDIENCE

The Chair opened Invitation to Audience.

The Administrative Officer stated there were three submissions for Invitation to Audience of written testimony received through the online testimony tool, which were shared with the Council and posted on the County Council website.

The following persons spoke at Invitation to Audience:

Jigna Patel, Glen Burnie
Kyle Nembhard, Glen Burnie
Michael Potts, Deale
Elle Bassett, Edgewater
Phil Atetto, Annapolis
Robert Smith, Crofton
Matt Minahan, Edgewater
Bill Scerbo, Shady Side
Justin Muellen, Annapolis

Jared Krechievsky, Pasadena
David Goodwin, Annapolis

There was no one else present who wished to speak, and the Invitation to Audience was closed.

PRELIMINARY MOTION

On motion of Ms. Pickard, seconded by Mr. Volke, the Council voted that the partial reading of any bill, resolution, minutes, or amendment constitutes the reading of the whole.

APPROVAL OF MINUTES

On motion of Ms. Pickard, seconded by Ms. Rodvien, the minutes for June 16, 2025, Legislative Day No. 13 were approved.

INTRODUCTION OF BILLS

BILL NO. 65-25 – AN ORDINANCE concerning: Finance, Taxation, and Budget – Real Property Taxes – Homeowners Property Tax Credit Program – Total Real Property Tax – FOR the purpose of modifying the definition of “Total real property tax” with respect to the Homeowners Property Tax Credit Program; providing for the application of this Ordinance; and generally relating to finance, taxation, and budget.
Introduced by Ms. Hummer, Chair
(by request of the County Executive)

BILL NO. 66-25 – AN ORDINANCE concerning: Zoning – Eating Disorder Treatment Facility – FOR the purpose of amending the definitions of “Eating disorder treatment facility” and “Eating disorder treatment unit”; and generally relating to zoning.
Introduced by Ms. Rodvien

INTRODUCTION OF RESOLUTIONS

RESOLUTION NO. 17-25 – RESOLUTION providing host jurisdiction approval of the issuance of private activity bonds for financing of The Village at Providence Point
Introduced by Ms. Hummer, Chair
(by request of the County Executive)

RESOLUTION NO. 18-25 – RESOLUTION approving estimates of the annual costs of providing health insurance benefits and the employer subsidies used to determine the rates for certain participants under the County Employee and Retiree Health Benefits Program
Introduced by Ms. Hummer, Chair
(by request of the County Executive)

RESOLUTION NO. 19-25 – RESOLUTION confirming appointments to the Board of Trustees for the Anne Arundel County Retiree Health Benefits Trust

Introduced by Ms. Hummer, Chair
(by request of the County Executive)

RESOLUTION NO. 20-25 – RESOLUTION continuing the service of Brenda Cachuela as Acting
County Auditor
Introduced by Ms. Hummer

The Chair stated that Resolution No. 20-25 will be voted on at the end of the meeting.

PUBLIC HEARINGS AND CALL OF BILLS FOR FINAL READING AND/OR VOTE

BILL NO. 55-25

The Chair called for Bill No. 55-25, An Ordinance concerning: the issuance, sale and delivery of Anne Arundel County, Maryland general obligation bonds and bond anticipation notes – For the purpose of authorizing the issuance by Anne Arundel County, Maryland (the “County”) of bond anticipation notes in an amount to be outstanding at any time not in excess of Eight Hundred Million Dollars (\$800,000,000) and bonds in an amount not exceeding One Billion Six Hundred Eleven Million Two Hundred Eight Thousand Three Hundred Twenty Six Dollars (\$1,611,208,326) in order to finance in whole or in part the construction of capital projects set forth in the capital budget of the County for the fiscal year ending June 30, 2026, or in such capital budgets for prior fiscal years, or usable portions thereof; authorizing the issuance by the County of refunding bonds to refund some or all of the outstanding bond issues of the County listed on Exhibit II attached hereto and incorporated herein in an aggregate principal amount not to exceed 120% of the aggregate principal amount of the outstanding bonds to be refunded, subject to the requirement that debt service savings shall be achieved in connection with any such refunding; authorizing the County to borrow money and incur indebtedness otherwise authorized to be borrowed and incurred hereunder in the form of bonds or bond anticipation notes by obtaining a loan or loans from the Maryland Water Infrastructure Financing Administration pursuant to and in accordance with Sections 9-1601 through 9-1622, inclusive, of the Environment Article of the Annotated Code of Maryland (2014 Replacement Volume and 2024 Supplement) for the public purpose of financing a portion of the costs of acquiring, constructing and equipping certain wastewater facilities and water supply systems; providing for the execution and delivery by the County of a loan agreement and bond to evidence any such loan; reaffirming and clarifying the guides and standards relating to the borrowing of money to finance such capital projects heretofore adopted; listing the capital projects to be financed in whole or in part from the proceeds of sale of the bonds hereby authorized, or usable portions thereof, estimated costs and probable useful lives thereof; showing compliance with the limitations on the power of the County to incur indebtedness; providing for essential flexibility in the financing of such capital projects and the issuance of such bonds by authorizing such bond anticipation notes to be repaid from the proceeds of the sale of such bonds; prescribing the procedure for the issuance and sale of such bond anticipation notes and bonds; empowering the County Executive of the County (the “County Executive”), or the Chief Administrative Officer of the County (the “Chief Administrative Officer”) if authorized by the County Executive, subject to such guides and standards, to determine the time and method of sale of such bond anticipation notes and refunding bonds, which sale may be a private (negotiated) sale or a public sale, and the time, place, and procedure for the public sale

of such bonds other than refunding bonds; empowering the County Executive, or the Chief Administrative Officer if authorized by the County Executive, subject to such guides and standards, to determine the forms of such bonds and to determine the forms of such bond anticipation notes; empowering the County Executive, or the Chief Administrative Officer if authorized by the County Executive, to provide for or determine the private (negotiated) sale of any loan agreement or bond to the Maryland Water Infrastructure Financing Administration, the form or forms thereof and other details with respect thereto and to the sales thereof; providing that such bond anticipation notes may be issued as notes in the nature of commercial paper and, in such event, authorizing the County Executive, or the Chief Administrative Officer if authorized by the County Executive, to determine various matters and to take various actions in connection with such issuance; providing that such bonds and bond anticipation notes may be issued as variable rate demand or similar obligations and, in such event, authorizing the County Executive, or the Chief Administrative Officer if authorized by the County Executive, to determine various matters and to take various actions in connection with such issuance; covenanting to issue, upon its full faith and credit, the bonds in anticipation of the sale of which any bond anticipation notes are issued when, and as soon as, the reason for deferring the issuance thereof no longer exists, to pay the principal of and interest on (to the extent such is not otherwise paid) such notes from the proceeds of such bonds and that, if the County shall be unable to issue and sell its bonds in an amount sufficient to pay the principal of and interest on any notes issued, then to appropriate sufficient revenues in each fiscal year following the issuance of such bond anticipation notes to pay the maturing principal thereof and the interest thereon to the extent not otherwise paid; covenanting to appropriate sufficient revenues in each fiscal year following the issuance of such bonds to pay the maturing principal thereof and the interest thereon and to meet such appropriation either by revenues derived from self-liquidating projects or from the proceeds of ad valorem taxes, or a combination of the foregoing; pledging the full faith and credit of the County, to the payment of the bonds and bond anticipation notes issued hereunder and the interest thereon, when due; providing that the pledge of the taxing power to secure such bonds and bond anticipation notes shall be subject to the limitation imposed by Section 710(d) of The Anne Arundel County Charter, except in the case where refunding bonds are issued to refund bonds secured by the pledge of the full faith and credit and unlimited taxing power of the County; covenanting that the proceeds of such bonds and bond anticipation notes, or any money which may be deemed to be proceeds, will not be used in a manner to cause such bonds to be arbitrage bonds; canceling, rescinding, and repealing authority to issue certain bonds only to the extent such authority has not been previously exercised under Bill No. 58-24, as amended, and ratifying, confirming and validating the previous authorization, issuance, sale and delivery of bonds and bond anticipation notes pursuant to applicable authority; ratifying and authorizing the issuance of Shore Erosion Control Construction Loans pursuant to and in accordance with Sections 8-1001 to 8-1008, inclusive, of the Natural Resources Article of the Annotated Code of Maryland (2023 Replacement Volume and 2024 Supplement); and generally providing for the consolidation and authorization of a borrowing program for the County, and matters generally related thereto; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Billie Penley, Controller, Finance Department, and David Gregory, McKennon, Shelton & Henn LLP.

Mr. Hunt explained the background and purpose of the bill.

The Chair called for the public hearing on Bill No. 55-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 55-25.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 55-25, An Ordinance concerning: the issuance, sale and delivery of Anne Arundel County, Maryland general obligation bonds and bond anticipation notes; and the Administrative Officer read a portion of the title.

Amendment No. 1

The Administrative Officer read a brief summary of the amendment:

This amendment decreases the amount of bond authority; and corrects certain amounts in the bill to conform to the final capital budget.

Mr. Hunt explained the amendment.

On motion of Ms. Pickard, seconded by Mr. Smith, Amendment No. 1 was adopted by the following roll call vote:

Aye – Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter
Ms. Hummer
Nay – None

The Chair stated that Bill No. 55-25, as amended, will be heard at the next Council Meeting on July 21, 2025.

BILL NO. 48-25

The Chair called for Bill No. 48-25, An Ordinance concerning: Subdivision and Development – Zoning – Tiny Home Community Development – For the purpose of establishing development requirements for tiny home communities; providing for the site, frontage and density requirement for tiny home communities; providing for the infrastructure and amenity requirements for tiny home communities; requiring certain reports on certain developments from the Office of Planning and Zoning; defining “tiny home development” and “tiny home dwelling unit”; providing for parking requirements for tiny home communities; permitting tiny home communities in certain residential zones; permitting tiny home communities in certain mixed-use zones; and generally relating to subdivision development and zoning; and the Administrative Officer read a portion of the title.

Mr. Smith explained the background and purpose of the bill.

Ethan Hunt, Director of Government Relations, was accompanied by Lynn Miller, Assistant Planning and Zoning Officer, and Kelly Kenney, Supervising County Attorney.

Mr. Smith asked clarifying questions.

Ms. Miller responded.

There was further discussion of the bill.

Mr. Smith withdrew the bill.

BILL NO. 50-25 (As Amended)

The Chair called for Bill No. 50-25, as amended, An Ordinance concerning: Zoning – BRAC Mixed Use Development – For the purpose of amending the conditional use requirements for BRAC mixed use development; adopting the “BRAC Mixed Use Development Area Expanded Boundary” map; allowing for an optional method of providing a mix of uses in the BRAC Mixed Use Development Area; and generally related to zoning; and the Administrative Officer read a portion of the title.

Mr. Smith explained the background and purpose of the bill.

Ethan Hunt, Director of Government Relations, was accompanied by Janssen Evelyn, Deputy CAO, Administration, Lynn Miller, Assistant Planning and Zoning Officer, and Kelly Kenney, Supervising County Attorney.

The Administration is comfortable with the bill.

Mr. Volke asked about mixed used area.

Mr. Smith answered.

Mr. Volke shared his concern of the bill.

There was further discussion of the bill.

The Chair called for the public hearing on Bill No. 50-25, as amended.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 50-25, as amended.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 50-25, An Ordinance concerning: Zoning – BRAC Mixed Use Development; and the Administrative Officer read a portion of the title.

Bill No. 50-25, as amended, was passed by the following roll call:

Aye – Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter
Nay – Ms. Hummer

BILL NO. 54-25

The Chair called for Bill No. 54-25, An EMERGENCY ORDINANCE concerning: Subdivision and Development – Nonpublic Schools – For the purpose of adding an applicability exemption to the development plan process for nonpublic schools as designated by Maryland State Department of Education; making this Ordinance an emergency measure; and generally relating to subdivision and development; and the Administrative Officer read a portion of the title.

Ms. Fiedler explained the background and purpose of the bill.

Ethan Hunt, Director of Government Relations, was accompanied by Janssen Evelyn, Deputy CAO, Administration, Lynn Miller, Assistant Planning and Zoning Officer, and Kelly Kenney, Supervising County Attorney.

Mr. Hunt expressed his concerns of the bill.

The Chair explained that there would not be a public hearing on this bill.

Amendment No. 1

The Administrative Officer read a brief summary of the amendment:

This amendment limits the exemption to the subdivision and development requirements for nonpublic schools to the renovation or retrofitting for up to 50% of the square footage of an existing building or structure so long as the renovation or retrofit is not intended to increase student enrollment.

Ms. Fiedler explained the amendment.

Mr. Evelyn spoke on the amendment.

Ms. Fiedler responded.

There was further discussion of the amendment.

On motion of Ms. Fiedler, seconded by Mr. Volke, Amendment No. 1 was adopted by the following roll call vote:

Aye – Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter
Ms. Hummer
Nay – None

Amendment No. 2

The Administrative Officer read a brief summary of the amendment:

This amendment requires nonpublic schools approved by the Maryland State Department of Education to comply with the community meetings provisions of Article 17.

Ms. Fiedler explained the amendment.

Mr. Evelyn spoke on the amendment.

On motion of Ms. Fiedler, seconded by Mr. Volke, Amendment No. 2 was adopted by the following roll call vote:

Aye – Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter
Ms. Hummer
Nay – None

Ms. Rodvien asked for more information on the bill.

Ms. Fiedler responded.

Ms. Rodvien asked a clarifying question.

Mr. Volke answered.

There was further discussion of the bill.

Bill No. 54-25, as amended, was defeated by the following roll call:

Aye – Mr. Volke, Ms. Fiedler, Ms. Leadbetter
Nay – Mr. Smith, Ms. Pickard, Ms. Rodvien, Ms. Hummer

BILL NO. 56-25

The Chair called for Bill No. 56-25, An Ordinance concerning: Anne Arundel County Consolidated Plan FY 2026 - FY 2030 – For the purpose of adopting the “Anne Arundel County Consolidated Plan FY 2026 - FY 2030”; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Erin Karpewicz, CEO, ACDS, Beth Brush, Planning Officer, ACDS, and Kelly Kenney, Supervising County Attorney.

Mr. Hunt explained the background and purpose of the bill.

Ms. Karpewicz spoke on the bill.

Ms. Hummer asked about the funds to be released.

Ms. Karpewicz answered.

The Chair called for the public hearing on Bill No. 56-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 56-25.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 56-25, An Ordinance concerning: Anne Arundel County Consolidated Plan FY 2026 - FY 2030; and the Administrative Officer read a portion of the title.

Ms. Pickard thanked those who worked on the bill.

Bill No. 56-25 was passed by the following roll call:

Aye – Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter
Ms. Hummer

Nay – None

BILL NO. 57-25

The Chair called for Bill No. 57-25, An Ordinance concerning: Payment in Lieu of Taxes – Arundel Community Development Services, Inc. – For the purpose of approving exemptions from County real property taxes for a certain properties owned by Arundel Community Development Services, Inc. that provide low-income or affordable housing within the County; authorizing the County Executive to enter into a certain agreement for payment of a negotiated amount in lieu of County real property taxes for properties owned, operated, or leased to Arundel Community Development Services, Inc.; and providing for the time and terms under which the tax exemptions will take effect; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Brian Schenck, Manager of Financial Serv., Erin Karpewicz, CEO, ACDS, Honora Sutor, Affordable Housing Officer, ACDS, and Kelly Kenney, Supervising County Attorney.

Mr. Hunt explained the background and purpose of the bill.

Ms. Karpewicz spoke on the bill.

The Chair called for the public hearing on Bill No. 57-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 57-25.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 57-25, An Ordinance concerning: Payment in Lieu of Taxes – Arundel Community Development Services, Inc.; and the Administrative Officer read a portion of the title.

Amendment No. 1

The Administrative Officer read a brief summary of the amendment:

This technical amendment corrects inaccurate County Code citations.

Mr. Hunt explained the amendment.

On motion of Ms. Pickard, seconded by Mr. Smith, Amendment No. 1 was adopted by the following roll call vote:

Aye – Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter

Ms. Hummer

Nay – None

Bill No. 57-25 was passed by the following roll call:

Aye – Mr. Smith, Ms. Pickard, Ms. Rodvien, Ms. Hummer

Nay – Mr. Volke, Ms. Fiedler, Ms. Leadbetter

BILL NO. 58-25

The Chair called for Bill No. 58-25, An Ordinance concerning: Zoning – Requirements for Conditional Uses – Home Occupations – For the purpose of adding pet grooming services as a home occupation; providing for limitations on the number of animals on the premises for pet grooming as a home occupation; and generally relating to zoning; and the Administrative Officer read a portion of the title.

Ms. Fiedler explained the background and purpose of the bill.

Ethan Hunt, Director of Government Relations, was accompanied by Lynn Miller, Assistant Planning and Zoning Officer, and Kelly Kenney, Supervising County Attorney.

The Administration supports.

The Chair called for the public hearing on Bill No. 58-25.

The Administrative Officer stated there was one submission for Bill 58-25 of written testimony received through the online testimony tool, which was shared with the Council and posted on the County Council website.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 58-25, An Ordinance concerning: Zoning – Requirements for Conditional Uses – Home Occupations; and the Administrative Officer read a portion of the title.

Mr. Volke asked a clarifying question.

Ms. Fiedler answered.

Bill No. 58-25 was passed by the following roll call:

Aye – Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter
Ms. Hummer

Nay – None

PUBLIC HEARINGS AND CALL OF RESOLUTION FOR FINAL READING AND/OR VOTE

RESOLUTION NO. 16-25

The Chair called for Resolution No. 16-25, A Resolution approving the determination as surplus and the terms of a private disposition of certain County-owned property in Glen Burnie, Maryland, known as 7409 Baltimore-Annapolis Boulevard; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Janssen Evelyn, Deputy CAO, Administration, Amy Gowan, CEO/President, EDC, Patrick Hughes, Senior Planner, OPZ, Elliot Powell, Sawmill Partners, Chris Daniels, Central Services, and Greg Swain, County Attorney.

Mr. Hunt explained the background and purpose of the resolution.

Mr. Evelyn gave a presentation on the County-owned property.

Ms. Leadbetter asked a clarifying question.

Ms. Gowan answered.

Ms. Fiedler asked if there would be a big change in the plan.

Mr. Swain responded.

There was further discussion of the resolution.

The Chair called for the public hearing on Resolution No. 16-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Resolution No. 16-25.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Resolution No. 16-25, A Resolution approving the determination as surplus and the terms of a private disposition of certain County-owned property in Glen Burnie, Maryland, known as 7409 Baltimore-Annapolis Boulevard; and the Administrative Officer read a portion of the title.

Resolution No. 16-25 was adopted by the following roll call:

Aye – Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter
Ms. Hummer
Nay – None

RESOLUTION NO. 20-25

The Chair called for Resolution No. 20-25, A Resolution continuing the service of Brenda Cachuela as Acting County Auditor; and the Administrative Officer read the full resolution.

Resolution No. 20-25 was adopted by the following roll call:

Aye – Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter
Ms. Hummer
Nay – None

OTHER BUSINESS

Ms. Pickard asked to be added as co-sponsor to Resolution No. 16-25.

ADJOURNMENT

There being no further business, on motion of Ms. Pickard, seconded by Mr. Smith, the meeting adjourned at 9:34 P.M.

Respectfully submitted,

/s/ Anna Macaulay

By Anna Macaulay

/s/ Kaley Schultze

For Kaley Schultze
Administrative Officer