

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND
Minutes of
Legislative Session 2025, Legislative Day No. 23
December 15, 2025 – 7:00 P.M.

The County Council meeting was called to order by Chair Hummer at 7:05 P.M. It was opened with a moment of silence, led by Ms. Rodvien, for the tragedies in the country, then the Invocation, given by Ms. Fiedler, and was followed by the Pledge of Allegiance. The meeting was held in the County Council Chambers in Annapolis, Maryland. There were approximately 30 persons in the audience.

The following members of the County Council were present:

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

Meredith Beach, Legislative Counsel, was present. The County Auditor's Office was represented by Louis Duncan, Executive Manager.

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:

Kyle Nembhard, Glen Burnie
Kurt Svendsen, Arnold
Matt Minahan, Edgewater, on behalf of GAN

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

PRELIMINARY MOTION

On motion of Mr. Smith, seconded by Ms. Rodvien, 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 Mr. Smith, seconded by Ms. Rodvien, the minutes for December 1, 2025, Legislative Day No. 22 were approved.

INTRODUCTION OF BILLS

BILL NO. 97-25 – AN ORDINANCE concerning: Boards, Commissions, and Similar Bodies – Veterans Affairs Commission – FOR the purpose of changing the name of the “Anne Arundel County Veterans Affairs Commission” to the “Anne Arundel County Commission for Veterans and Military Families”; defining “military family”, “United States Armed Forces”, and “veteran”; modifying the purposes, composition, terms of the members, and powers and duties of the Commission; and generally relating to boards, commissions, and similar bodies.
Introduced by Ms. Hummer, Chair
(by request of the County Executive)

BILL NO. 98-25 – AN ORDINANCE concerning: Public Works – Traffic – Zoning – Signs – FOR the purpose of authorizing the Director of the Department of Public Works to place certain permanent directional signs in a County right-of-way under certain circumstances; repealing certain signage provisions; revising the definition of “sign”; defining certain types of signs and sign-related terms; setting forth the purpose and intent for the regulation of signs; adding a grandfathering provision applicable to certain applications for signs; allowing signs in existence as of a certain date to remain in place under certain circumstances; establishing criteria for the replacement or alteration of certain signs in existence as of a certain date; establishing general provisions related to signs; requiring the Planning and Zoning Officer to prepare illustrations and graphic representations to assist in the application of the subtitle; exempting certain signs from certain permit and other requirements; requiring permits for certain signs; prohibiting the placement of certain types of signs; establishing the criteria for location of signs; setting forth methods for measurement of sign area and height; establishing standards for certain permanent signs; establishing regulations for and prohibitions of certain signs in County and private rights-of-way; establishing time, place, and manner criteria for temporary signs on private property; setting forth the allowable types, size, and location of certain freestanding and building signs by zoning district or use of a property; allowing a developer of certain developments to submit a signage program for approval to the Office of Planning and Zoning; and generally relating to public works and zoning.
Introduced by Ms. Hummer, Chair
(by request of the County Executive)

BILL NO. 99-25 – AN ORDINANCE concerning: Subdivision and Development – Agricultural Land Preservation – Disclosure of Right to Farm – FOR the purpose of defining “agricultural operation”, “generally accepted agricultural management practices”, and “nuisance”; establishing a right to farm in Anne Arundel County; providing certain protections to agricultural operations from nuisance lawsuits under certain conditions; promoting and preserving farm lands and practices; providing notice regarding agricultural operations to purchasers of real property in an RA or RLD zoning district or within 500 feet of an agricultural operation; providing for civil penalties for violation of the notice provisions; establishing a complaint resolution process; and generally relating to subdivision and development.
Introduced by Ms. Leadbetter

BILL NO. 100-25 – AN ORDINANCE concerning: Purchasing – Procurement – Project Labor Agreements – FOR the purpose of establishing requirements for the use of Project Labor Agreements on certain County-funded construction projects; promoting fair labor standards, local hiring, and workforce development opportunities for County residents; and generally relating to purchasing.
Introduced by Mr. Smith

BILL NO. 101-25 – AN ORDINANCE concerning: General Provisions – Public Works – Landlord-Tenant Eviction – FOR the purpose of defining certain terms related to landlord-tenant eviction; providing for the purpose and applicability of the new title; establishing notice requirements for the eviction of tenants; providing for the storage and disposition of a tenant’s belongings upon eviction; establishing penalties for violating any provision of the new title; and generally relating to landlord-tenant evictions and public works.
Introduced by Ms. Hummer

INTRODUCTION OF RESOLUTIONS

RESOLUTION NO. 37-25 – RESOLUTION amending portions of Title 2 of the Rules of Procedure of the County Council
Introduced by Ms. Hummer

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

BILL NO. 81-25 (As Amended)

The Chair called for Bill No. 81-25, as amended, An Ordinance concerning: Subdivision and Development – Adequate Public Facilities – Adequate Transportation Facilities – Mitigation – Fees and Securities – Development Impact Fee Credits – For the purpose of revising the transportation adequate public facilities standards and processes ~~to include additional modes of transportation for bicycles, pedestrians and transit~~; providing for revised and updated mitigation ~~for additional modes of transportation~~; revising the standards for granting impact fee credits for transportation improvements over and beyond mitigation requirements; amending certain titles of sections and subtitles; and generally relating to subdivision and development; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Janssen Evelyn, Deputy CAO, Sarah Fowler, Planning Administrator, Transportation Developer, David Braun, Engineer Administrator, Brian Ulrich, Planning Administrator, and Kelly Kenney, Supervising County Attorney.

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

Mr. Evelyn spoke on the bill.

The Administrative Officer stated there was one submission for Bill No. 81-25, as amended, of written testimony received through the online testimony tool, which was shared with the Council and posted on the County Council website.

The following persons spoke on Bill No. 81-25, as amended:

Jon Korin, Severna Park, on behalf of Bike AAA

Kurt Svendsen, Arnold

Matt Minahan, Edgewater, on behalf of GAN

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

The Chair called for Bill No. 81-25, as amended, An Ordinance concerning: Subdivision and Development – Adequate Public Facilities – Adequate Transportation Facilities – Mitigation – Fees and Securities – Development Impact Fee Credits; and the Administrative Officer read a portion of the title.

Ms. Fiedler clarified that the state has its own review process.

Ms. Fowler responded.

Ms. Leadbetter asked for clarification on the language of the bill.

Mr. Evelyn answered.

There was further discussion of the bill.

Bill No. 81-25, as amended, was passed by the following roll call:

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

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

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

RESOLUTION NO. 34-25

The Chair called for Resolution No. 34-25, A Resolution approving the use of funds from Advance Land Acquisition Capital Project for the purchase of real properties in Edgewater, Maryland, from Glebe Bay, LLP and Ardebella Fox, and in Harmans, Maryland, from Craig A. Mercier; and the Administrative Officer read the title.

Ethan Hunt, Director of Government Relations, was accompanied by Kyle Ruef, Executive Director of Facilities, AACPS, Erik Michelsen, Department of Public Works, Chris Daniels, Real Estate Manager, Chris Trumbauer, Budget Officer, and Kelly Kenney, Supervising County Attorney.

Mr. Hunt explained the resolution.

Mr. Volke asked when the site assessment would be available.

Mr. Daniels answered.

The Chair stated the public hearing on Resolution No. 34-25 was concluded at the last meeting.

MOTION TO HOLD

On motion by Ms. Hummer, seconded by Mr. Volke, the motion to hold Resolution No. 34-25 until January 5, 2026 was adopted by the following roll call vote:

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

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

BILL NO. 89-25

The Chair called for Bill No. 89-25, An Ordinance concerning: Current Expense Budget – Fund Transfer and Supplementary Appropriations – Video Lottery Impact Aid – South River Heights Special Community Benefit District – Capital Budget and Program – Advance Land Acquisition Capital Project – For the purpose of transferring appropriations of funds between certain offices, departments, institutions, boards, commissions or other agencies in the general fund for the current fiscal year; making supplementary appropriations from contingent funds, and from unanticipated revenues to certain offices, departments, institutions, boards, commissions or other agencies in a funds for the current fiscal year; amending the capital budget and program for the current fiscal year by making a supplementary appropriations to the Advance Land Acquisition capital project; and generally relating to transferring appropriations of funds and making supplementary appropriations of funds in the current expense budget and amending the capital

budget and capital program for the fiscal year ending June 30, 2026; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Chris Trumbauer, Budget Officer, and Kelly Kenney, Supervising County Attorney.

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

Mr. Volke asked a clarifying question.

Mr. Trumbauer responded.

The Chair stated the public hearing on Bill No. 89-25 was concluded at the last meeting.

Bill No. 89-25 was passed by the following roll call:

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

BILL NO. 90-25

The Chair called for Bill No. 90-25, An Ordinance concerning: Purchasing – Acquisition of real property by gift – For the purpose of approving acceptance of a partial gift of real property totaling 68.27 acres of land, more or less, in Edgewater, Maryland, from Glebe Bay, LLP and Ardebella Fox; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Chris Daniels, Real Estate Manager, and Christine Neiderer, Senior Assistant County Attorney.

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

Ms. Leadbetter asked about the timeline for closing.

Mr. Daniels answered.

The Chair called for the public hearing on Bill No. 90-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 90-25.

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

The Chair called for Bill No. 90-25, An Ordinance concerning: Purchasing – Acquisition of real property by gift; and the Administrative Officer read a portion of the title.

Bill No. 90-25 was passed by the following roll call:

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

Nay – None

BILL NO. 91-25

The Chair called for Bill No. 91-25, An Ordinance concerning: Finance, Taxation, and Budget – Real Property Taxes – Clean Energy Loan Program – For the purpose of adding a definition for “environmental remediation project” and “resiliency project”; allowing the Clean Energy Loan Program to be used for refinancing of loans; allowing the Clean Energy Loan Program to be used for water efficiency projects, environmental remediation projects, and resiliency projects; increasing the maximum loan amount to \$50,000; allowing the Clean Energy Loan Program to be used on any type of property; expanding the qualifying costs and qualifying projects for the Clean Energy Loan Program; and generally related to finance, taxation, and budget; and the Administrative Officer read a portion of the title.

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

Ethan Hunt, Director of Government Relations, was accompanied by Brian Schenck, Financial Services Manager, Matt Fleming, Director, Resilience Authority, and Kelly Kenney, Supervising County Attorney.

The Administration supports.

The Chair called for the public hearing on Bill No. 91-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 91-25.

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

The Chair called for Bill No. 91-25, An Ordinance concerning: Finance, Taxation, and Budget – Real Property Taxes – Clean Energy Loan Program; 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 provides for loan minimums on residential and commercial properties.

Ms. Rodvien explained the amendment.

The Administration supports.

Ms. Hummer asked about the loan minimum for residential properties.

Mr. Fleming answered.

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

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

The Chair stated that Bill No. 91-25, as amended, will be heard at the next Council Meeting on January 5, 2026.

BILL NO. 92-25

The Chair called for Bill No. 92-25, An Ordinance concerning: Subdivision and Development – Zoning – Cottage Home Development – For the purpose of establishing development requirements for cottage home developments; providing for the site and density requirement for cottage home developments; providing for the infrastructure and amenity requirements for cottage home communities; defining “dwelling unit, cottage home”; providing for parking requirements for cottage home developments; permitting cottage home developments in certain residential districts; and generally relating to subdivision and 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, Erin Karpewicz, CEO, ACDS, Chris Murphy, Engineer Administrator, Andrew McCarra, Assistant Director Plan Review and Inspections, and Kelly Kenney, Supervising County Attorney.

The Administration supports.

The Chair called for the public hearing on Bill No. 92-25.

The Administrative Officer stated there were five submissions for Bill No. 92-25 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 on Bill No. 92-25:

Linda Hanifin Bonner, Annapolis
Martin Mitchell, Laurel
Matt Minahan, Edgewater, on behalf of GAN
Max Gross, on behalf of Anne Arundel Association of Realtors

Pastor Tim Stern, on behalf of ACT
Jeff Hill, Severna Park
Kurt Svendsen, Arnold
Paul Higgins, Pasadena

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

The Chair called for Bill No. 92-25, An Ordinance concerning: Subdivision and Development – Zoning – Cottage Home Development; 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 increases the maximum square footage of floor area to 800 square feet.

Ms. Fiedler explained the amendment.

Ms. Pickard spoke on the amendment.

Mr. Smith thanked Ms. Fiedler and Ms. Pickard for the amendment.

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

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

Ms. Pickard spoke on increasing home ownership of small dwellings and the income involved.

Ms. Karpewicz responded.

There was further discussion of the bill.

The Chair stated that Bill No. 92-25, as amended, will be heard at the next Council Meeting on January 5, 2026.

BILL NO. 93-25

The Chair called for Bill No. 93-25, An Ordinance concerning: Zoning – Uses – Dog Day Care and Training Facilities – For the purpose of permitting dog day care and dog training facilities in certain residential districts; permitting dog day care and dog training facilities in commercial districts; permitting dog day care and dog training facilities in certain industrial districts;

permitting dog day care and dog training facilities in small business districts; 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. 93-25.

The Administrative Officer stated there were two submissions for Bill No. 93-25 of written testimony received through the online testimony tool, which were shared with the Council and posted on the County Council website.

The following person spoke on Bill No. 93-25:

Phil Hager, Annapolis

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

The Chair called for Bill No. 93-25, An Ordinance concerning: Zoning – Uses – Dog Day Care and Training Facilities; 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 removes permitting dog day care and training facilities in RA and RLD residential zoning districts.

Ms. Fiedler explained the amendment.

The Administration supports.

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

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

Nay – None

The Chair stated that Bill No. 93-25, as amended, will be heard at the next Council Meeting on January 5, 2026.

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

RESOLUTION NO. 33-25

The Chair called for Resolution No. 33-25, A Resolution approving the determination as surplus and the terms of a private disposition of certain County-owned property on Dorsey Road in Glen Burnie, Maryland; and the Administrative Officer read the title.

Ethan Hunt, Director of Government Relations, was accompanied by Chris Daniels, Real Estate, Marni Watson, Program Specialist, Central Services/Real Estate, and Christine Neiderer, Senior Assistant County Attorney.

Mr. Hunt explained the resolution.

Ms. Fiedler asked how long the owners paid taxes on the lot.

Ms. Watson answered.

Mr. Volke clarified the dollar amount of the lot.

Mr. Daniels responded.

There was further discussion of the resolution.

The Chair called for the public hearing on Resolution No. 33-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Resolution No. 33-25.

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

The Chair called for Resolution No. 33-25, A resolution approving the determination as surplus and the terms of a private disposition of certain County-owned property on Dorsey Road in Glen Burnie, Maryland; and the Administrative Officer read the title.

MOTION TO HOLD

On motion by Ms. Fiedler, seconded by Mr. Volke, the motion to hold Resolution No. 33-25 until January 5, 2026 was adopted by the following roll call vote:

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

Nay – Ms. Rodvien, Ms. Pickard, Ms. Hummer

RESOLUTION NO. 36-25

The Chair called for Resolution No. 36-25, A Resolution proposing an amendment to the Charter of Anne Arundel County to create an office, known as the Office of Multi-Cultural Affairs, and an officer, known as the Multi-Cultural Affairs Officer, as part of the Executive Branch; and the Administrative Officer read the title.

Mr. Smith explained the resolution.

The Administration supports.

Mr. Volke spoke on the resolution.

Mr. Smith responded.

There was further discussion of the resolution.

The Chair called for the public hearing on Resolution No. 36-25.

The Administrative Officer stated there were two submissions for Resolution No. 36-25 of written testimony received through the online testimony tool, which were shared with the Council and posted on the County Council website.

There was no one present who wished to speak.

MOTION TO HOLD

On motion by Mr. Smith, seconded by Mr. Volke, the motion to hold the public hearing open and to hold the vote on Resolution No. 36-25 until January 20, 2026 was adopted by the following roll call vote:

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

Nay – None

ADJOURNMENT

There being no further business, on motion of Mr. Volke, seconded by Ms. Pickard, the meeting adjourned at 9:22 P.M.

Respectfully submitted,

/s/ Anna Macaulay

By Anna Macaulay

/s/ Kaley Schultze

For Kaley Schultze
Administrative Officer