

CITY COUNCIL

CHRISTINE M. JOHNSON
At-Large

JAMES KOLE
First Ward

ADRIAN G. SIMMONS
First Ward

KYLA M. CLARK
Second Ward

JEFFREY W. MILLS
Second Ward

Council meets second and fourth
Mondays of each month.



MAYOR AND CITY COUNCIL OF LAUREL

8103 Sandy Spring Road
Laurel, Maryland 20707-2502

KEITH R. SYDNOR
Mayor

CHRISTIAN L. PULLEY, CPM
City Administrator

NEKESA MATLOCK
Deputy City Administrator

STEPHANIE P. ANDERSON
City Solicitor

SARA A. GREEN, CPM, MMC
City Clerk

(301) 725-5300

www.cityoflaurel.org

**FORTY-SECOND REGULAR MEETING
MAYOR AND CITY COUNCIL OF LAUREL
MONDAY, NOVEMBER 10, 2025
6:00 PM
VIRTUAL MEETING
MINUTES**

The meeting convened via Zoom at approximately 6:00 pm with Council President Kyla M. Clark presiding. Councilwoman Christine M. Johnson, Councilman James Kole, Councilman Jeffrey W. Mills, Councilman Adrian G. Simmons and Mayor Keith R. Sydnor were present. There was (1) member of the public in attendance.

The following staff members were also present: Christian L. Pulley, CPM, City Administrator, Nekesa Matlock, Deputy City Administrator, Sara A. Green, CPM, MMC, City Clerk, Bill Bailey, Director, Department of Parks and Recreation, Monta L. Burrough, Deputy Director, Department of Economic and Community Development, Chrissy Cornwell, Director, Department of Emergency Management, Chief Russell E. Hamill, III, LPD, Marchelle LeBlanc, Director, Department of Human Services, Tim Miller, Director, Department of Public Works, S. Michele Saylor, Director, Department of Budget and Personnel Services, Danny Selby, Director, Department of the Fire Marshal and Permit Services, James Cornwell-Shiel, Director, Department of Information Technology, Natalie Williams, Director, Department of Communications, Mark Plazinski, Deputy Chief of Police, Stephanie P. Anderson, City Solicitor, and Larry Taub, Esquire, Legal Counsel.

President Clark noted for the record that Agenda Item No. 9 had not been moved forward from the Work Session held earlier in the evening and would not be heard at the regular meeting.

Agenda Item No. 3 was approval of the following minutes:

- October 27, 2025 Special Work Session
- October 27, 2025 Regular Meeting

Councilman Kole made a motion to approve the minutes as presented. Councilman Mills seconded the motion that was carried on a roll call vote of all Councilmembers present.

Agenda Item No. 4 was Report of the Mayor and City Council. City Councilmembers provided their reports regarding events and happenings since the last meeting and made announcements regarding upcoming meetings and events.

Mayor Sydnor noted that his Office had issued the following proclamations:

- Extra Mile Day
- Municipal Government Works Month
- Lung Cancer Awareness Month
- Veterans Day
- America Recycles Day

Agenda Item No. 5 was Mayoral Appointments/Reappointments

Appointment:

Abdul Ruknudin CAC for Senior Residents and Persons with Disabilities 11/10/25-11/10/27

Reappointment:

Roy P. Gilmore Emergency Services Commission 11/10/25-11/10/30

Councilwoman Johnson made a motion to approve the appointment and reappointment. Councilman Mills seconded the motion that was carried on a roll call vote of all Councilmembers present.

Agenda Item No. 6 was General Public Hearing. President Clark opened the General Public Hearing at 6:26 pm. The first person who signed up to speak was Danielle Delgado, 7553 Woodbine Drive Laurel, Maryland 20707. Ms. Delgado expressed disappointment that the City did not recognize Native American Heritage Month. Ms. Delgado noted her disappointment in Councilman Mills' behavior during the recent City election; and noted that even though Ordinance No. 2052 had not been moved forward from the Work Session, she encouraged the City Council to make the necessary amendments to ensure the legislation provides for more affordable housing options for the public. There was no one else who signed up to speak. President Clark closed the General Public Hearing at approximately 6:31 pm.

Agenda Item No. 7 was the Second Public Hearing with Possible Action on Ordinance No. 2051- An Ordinance Amending the General Operating Budget and Capital Improvement Program of the Mayor and City Council of Laurel, Maryland, for the Fiscal Year July 1, 2025 through June 30, 2026 and to Provide an Effective Date. President Clark read the title into the record for the second reading. S. Michele Saylor, Director, Department of Budget and Personnel Services, presented the proposed ordinance. President Clark opened the Public Hearing on the item at 6:33 pm. There was no one signed up to speak. President Clark closed the Public Hearing at 6:33 pm. Councilman Kole made a motion to approve Ordinance No. 2051 as presented. Councilman Mills seconded the motion that was carried on a roll call vote of all Councilmembers present. Mayor Sydnor concurred with the vote.

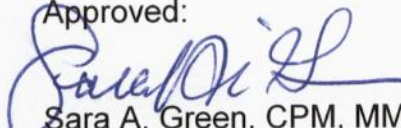
The next agenda item was the Second Public Hearing with Possible Action on Resolution No. 9-2025- A Resolution of the Mayor and City Council of Laurel, Maryland Approving and Authorizing the

Purchase of 114 and 122 Lafayette Avenue, Laurel, Maryland 20707, for the Purpose of Acquiring Real Property for City Operations. President Clark read the title into the record for the second reading. Director S. Michele Saylor, Department of Budget and Personnel Services presented the resolution. President Clark opened the Public Hearing on the item at 6:39 pm. There was no one signed up to speak. President Clark closed the Public Hearing at 6:39 pm. Councilman Simmons made a motion to adopt Resolution No. 9-2025 as presented. Councilman Mills seconded the motion that was carried on a roll call vote of all Councilmembers present. Mayor Sydnor concurred with the vote.

Mayor Sydnor made a statement regarding Ms. Delgado's statement during the General Public Hearing in which she criticized the City for not individually recognizing Native American Heritage Month. Mayor Sydnor noted that the City of Laurel was a very inclusive City and was home to many different cultures and ethnicities. Mayor Sydnor noted for the record that when he was a Councilmember, he sponsored the legislation that changed the City's holiday of Columbus Day to Indigenous People's Day. Further, the City of Laurel Multicultural Committee would be planning the City's Multicultural Day for 2026 at which all cultures and ethnicities were welcome to attend and participate. Mayor Sydnor noted that although the City may not individually recognize each different culture or ethnicity in the World, did not mean that all were not welcomed and valued in the City of Laurel.

There being no further business, the meeting was adjourned at approximately 6:43 pm.

Approved:


Sara A. Green, CPM, MMC
City Clerk

Date: *November 24, 2025*

Mayor and City Council Voting Record

November 10, 2025 6:00 pm

Virtual Meeting

Call to Order: 6:00pm

Meeting Ended: 6:43pm

Members of the Public: 1

Staff Attendance:

☒ Christian L Pulley ☒ Nekesa Matlock ☒ Bill Bailey ☒ Monta Burrough ☒ Chrissy Cornwell
☒ James Cornwell-Shiel ☒ Chief Russell Hamill absent Crystal Hypolite ☒ Marchelle LeBlanc ☒ Tim Miller
☒ S. Michele Saylor ☒ Danny Selby ☒ Natalie Williams ☒ Stephanie Anderson ☒ Mark Plazinski

Roll Call

☒ Councilman Mills ☒ Councilman Kole ☒ Councilwoman Johnson
☒ Councilman Simmons ☒ President Clark ☒ Mayor Sydnor

Agenda Item No. 3- Approval of Minutes

- October 27, 2025 Special Work Session
- October 27, 2025 Regular Meeting

2nd Councilman Mills 1st Councilman Kole yes Councilwoman Johnson

yes Councilman Simmons yes President Clark

Agenda Item No. 5- Mayoral Appointments/Reappointments

Appointment:

Abdul Ruknudin CAC for Senior Residents and Persons with Disabilities 11/10/25-11/10/27

Reappointment:

Roy P. Gilmore

Emergency Services Commission

11/10/25-11/10/30

2nd Councilman Mills

yes Councilman Kole

1st Councilwoman Johnson

yes Councilman Simmons yes President Clark

Agenda Item No. 6- General Public Hearing

Public Hearing Open: 6:20pm Closed: 6:31pm

Speakers: Danette Delgado

Woodbine Drive

- (1) Disappointed that City is not recognizing Native
(2) Disappointed in Councilman Mills' behavior during the election.
(3) Ordinance 2052 - encourages NCC to make amendment

Agenda Item No. 7- Second Public Hearing with Possible Action on Ordinance No. 2051- An Ordinance Amending the General Operating Budget and Capital Improvement Program of the Mayor and City Council of Laurel, Maryland, for the Fiscal Year July 1, 2025 through June 30, 2026 and to Provide an Effective Date

Public Hearing Open: 6:33pm Closed: 6:33pm

Speakers: NONE,

2nd Councilman Mills 1st Councilman Kole yes Councilwoman Johnson

yes Councilman Simmons yes President Clark Antw Mayor Sydnor

Agenda Item No. 8- Second Public Hearing with Possible Action on Resolution No. 9-2025- A Resolution of the Mayor and City Council of Laurel, Maryland Approving and Authorizing the Purchase of 114 and 122 Lafayette Avenue, Laurel, Maryland 20707, for the Purpose of Acquiring Real Property for City Operations

Public Hearing Open: 6:39pm Closed: 6:39pm

Speakers: NONE,

2nd Councilman Mills yes Councilman Kole yes Councilwoman Johnson

1st Councilman Simmons yes President Clark no Mayor Sydnor

Agenda Item No. 9- Introduction and First Public Hearing on Ordinance No. 2052- An Ordinance of the Mayor and City Council of Laurel, Maryland to Amend Laurel City Code, Chapter 11, "Planning and Development, "Article III, "Affordable Housing Program," Section 11-53, "For Sale Affordable Housing" to Update and Supplement the For Sale Housing Requirements and Providing for an Effective Date.

Public Hearing Open: _____ Closed: _____

not moved forward from work session

Speakers:

*****PLEASE PRINT CLEARLY*****

MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND
8103 Sandy Spring Road, Laurel, Maryland 20707

Forty-Second meeting on Monday, November 10, 2025

	Name	Address	Agenda Item
1.	Danielle Delgado	7553 Woodbine Drive, Laurel, MD 20707	General Public Hearing
2.			
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JAMES KOLE
First Ward

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Forty-Second Regular Meeting

Monday, November 10, 2025

6:00 PM

Agenda

Virtual Meeting

Watch the meeting on Laurel TV streaming live in your web browser at <https://laurelvtv.org/watch-live> or locally Laurel TV can be found on Comcast Channel 996 (HD), 71 (SD) or Verizon FiOS Channel 12.

Contact the Clerk for Zoom information at clerk@laurel.md.us no later than 2:00 pm the day of the meeting.

1. Call to Order – Kyla M. Clark, President
2. Roll Call- Sara A. Green, CPM, MMC, City Clerk
3. Approval of Minutes
 - October 27, 2025 Special Work Session
 - October 27, 2025 Regular Meeting
4. Report of the Mayor and City Council
5. Mayoral Appointments/Reappointments

Appointment:

Abdul Ruknudin CAC for Senior Residents and Persons with Disabilities 11/10/25-11/10/27

Reappointment:

Roy P. Gilmore Emergency Services Commission 11/10/25-11/10/30

6. General Public Hearing

7. Second Public Hearing with Possible Action on Ordinance No. 2051- An Ordinance Amending the General Operating Budget and Capital Improvement Program of the Mayor and City Council of Laurel, Maryland, for the Fiscal Year July 1, 2025 through June 30, 2026 and to Provide an Effective Date
8. Second Public Hearing with Possible Action on Resolution No. 9-2025- A Resolution of the Mayor and City Council of Laurel, Maryland Approving and Authorizing the Purchase of 114 and 122 Lafayette Avenue, Laurel, Maryland 20707, for the Purpose of Acquiring Real Property for City Operations
9. Introduction and First Public Hearing on Ordinance No. 2052- An Ordinance of the Mayor and City Council of Laurel, Maryland to Amend Laurel City Code, Chapter 11, "Planning and Development, "Article III, "Affordable Housing Program," Section 11-53, "For Sale Affordable Housing" to Update and Supplement the For Sale Housing Requirements and Providing for an Effective Date.

10. Adjournment



CITY OF LAUREL OFFICE OF THE MAYOR

8103 Sandy Spring Road, Laurel, MD 20707
Phone: 301-725-5300 ext. 2125 • Fax: 301-725-6831

Item 5.

Keith R. Sydnor
Mayor

October 27, 2025 (*Revised 10/28/2025*)

MEMORANDUM

TO: Kyla Clark, Council President
Laurel City Councilmembers
FROM: Keith R. Sydnor, Mayor
SUBJ: Mayoral Appointment/Reappointment

A handwritten signature in cursive script that reads "Keith R. Sydnor".

I plan to make the following appointment and reappointment at the November 10, 2025, Mayor and City Council meeting.

APPOINTMENT

Abdul Ruknudin *CAC for Senior Residents and Persons with Disabilities 11/10/25 – 11/10/27*

REAPPOINTMENT

Roy Gilmore Emergency Services Commission 11/10/25 – 11/10/30

I look forward to your confirmation of this appointment and reappointment.

ec: Sara A. Green, CPM, MMC, City Clerk



CITY OF LAUREL, MARYLAND

ORDINANCE NO. 2051

AN ORDINANCE AMENDING THE GENERAL OPERATING BUDGET AND CAPITAL IMPROVEMENT PROGRAM OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND, FOR THE FISCAL YEAR JULY 1, 2025 THROUGH JUNE 30, 2026 AND TO PROVIDE AN EFFECTIVE DATE

Sponsored by the City Council President at the request of the Administration.

WHEREAS, the FY2026 General Operating Budget and Capital Improvement Program (CIP) was adopted on May 28, 2025 through Ordinance No. 2041 and subsequently amended through Ordinance No. 2049, and

WHEREAS, funds will be transferred from the Unassigned Fund Balance to the CIP for the acquisition of real property and provide initial security improvements, and

WHEREAS, the Mayor and City Council of Laurel, Maryland are required to amend the FY2026 General Operating Budget and CIP to reflect these changes.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that the General Operating Budget and CIP for the Fiscal Year July 1, 2025 through June 30, 2026 is hereby amended.

AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect on the date of its passage.

GENERAL OPERATING BUDGET

<u>REVENUE SUBCATEGORY DESCRIPTION</u>	<u>AMENDED ORD2049</u>	<u>CHANGES</u>	<u>AMENDED ORD2051</u>
4010 - R/E TAX REVENUE	\$30,001,060		30,001,060
4030 - PERSONAL PROP TAX	1,345,000		1,345,000
4040 - PERSONAL PROP-INT/PENTALTY	40,000		40,000
4050 - LOCAL TAXES	4,850,000		4,850,000
4060 - OTHER LOCAL TAXES	1,979,771		1,979,771
4110 - LICENSES	756,350		756,350
4130 - PERMITS	334,975		334,975
4210 - FEDERAL GRANTS	23,000		23,000
4230 - STATE GRANTS	807,992		807,992
4250 - COUNTY GRANTS	448,362		448,362
4310 - GENERAL GOV'T SERVICE CH	150,797		150,797
4340 - SANITATION SERVICE CHGS	176,000		176,000
4350 - SERVICE CHARGE-HEALTH	10,000		10,000
4370 - FACILITY RENTALS	163,890		163,890
4411 - SWIMMING POOL FEES	135,010		135,010
4413 - RECREATION PROGRAM FEES	83,500		83,500
4415 - P&R ACTIVITY FEES	89,500		89,500

4417 - P&R CONCESSION FEES	25,000		25,000
4430 - SENIOR PROGRAM FEES	16,500		16,500
4620 - POLICE FINES	2,780,600		2,780,600
4630 - CODE ENFORCEMENT FINES	12,250		12,250
4710 - INVESTMENT INTEREST	199,500		199,500
4720 - RENTAL INCOME	18,963		18,963
4730 - CONTRIBUTIONS/DONATIONS	600		600
4740 - SALE OF PROPERTY	14,500		14,500
4750 - MISC REFUNDS AND REBATES	86,780		86,780
4761 - POLICE ACCT RECEIPTS	195,130		195,130
4790 - OTHER MISC REVENUES	487,474		487,474
4840 - FUND TRANSFER	1,256,784	5,700,000	6,956,784
	<u>\$46,489,288</u>	<u>\$5,700,000</u>	<u>\$52,189,288</u>

DEPARTMENT EXPENDITURE SUMMARY

	AMENDED ORD2049	CHANGES	AMENDED ORD2051
201 - CITY COUNCIL	115,109		115,109
205 - CLERK TO THE COUNCIL	232,642		232,642
210 - MAYOR	666,392		666,392
215 - CITY ADMINISTRATOR	638,427		638,427
220 - ELECTIONS	88,090		88,090
225 - BUDGET & PERSONNEL SVCS	1,313,593		1,313,593
235 - COMMUNICATIONS	769,918		769,918
240 - ECONOMIC & COMMUNITY DEV	935,642		935,642
244 - SUSTAINABILITY PROGRAMS	106,727		106,727
250 - INFORMATION TECHNOLOGY	2,967,093		2,967,093
270 - COMMUNITY PROMOTION	157,299		157,299
280 - GROUNDS MAINTENANCE	951,880		951,880
281 - JOSEPH R. ROBISON - LAUREL MUNICIPAL CENTER	195,918		195,918
284 - PUBLIC WORKS FACILITY	151,927		151,927
285 - ROBERT J. DIPIETRO COMMUNITY CENTER	199,513		199,513
286 - ARMORY COMMUNITY CENTER	124,252		124,252
287 - LAUREL MUSEUM	19,045		19,045
288 - GUDE LAKEHOUSE	37,850		37,850
289 - MAIN ST. POOL MAINTENANC	91,320		91,320
290 - LPD FACILITY	332,598		332,598
291 - GREENVIEW DR REC COMPLEX	53,355		53,355
292 - P&R MAINTENANCE FACILITY	52,020		52,020
293 - GUDE HOUSE	83,991		83,991
294 - CRAIG A. MOE LAUREL MULITSERVICE CENTER-MAINTENANCE	301,298		301,298
301 - POLICE	14,327,069		14,327,069
320 - FIRE MARSHAL & PERMIT SV	903,149		903,149
325 - EMERGENCY MANAGEMENT	711,345		711,345
326 - HUMAN SERVICES-CRAIG A. MOE LAUREL MULTISERVICE CENTER-PRGMS	521,550		521,550
401 - PUBLIC WORKS ADMIN	724,913		724,913
410 - AUTOMOTIVE MAINTENANCE	1,214,348		1,214,348
415 - WASTE COLLECTION	1,358,292		1,358,292
420 - RECYCLING	587,391		587,391
425 - HIGHWAYS & STREETS MAINT	1,144,792		1,144,792
430 - SNOW REMOVAL	186,155		186,155
435 - STREET LIGHTING	278,970		278,970
440 - ENGINEERING&TECH SERVICES	263,873		263,873
445 - TRAFFIC ENGINEERING	194,804		194,804
450 - TREE MANAGEMENT	98,992		98,992
501 - PARKS & RECREATION ADMIN	920,642		920,642

505 - RECREATION	542,926		542,926
510 - MAIN ST POOL PROGRAMS	330,813		330,813
515 - ROBERT J. DIPIETRO COMMUNITY CENTER	341,459		341,459
520 - GREENVIEW DR PROGRAMS	109,878		109,878
525 - ARMORY COMMUNITY CTR PROG	219,522		219,522
530 - HUMAN SERVICES-LAUREL HELPING HANDS	252,689		252,689
535 - GUDE LAKEHOUSE PROGRAMS	32,827		32,827
550 - SENIOR SERVICES	282,535		282,535
650 - PRINCIPAL	1,226,027		1,226,027
651 - INTEREST	435,347		435,347
652 - RETIREMENT	2,548,030		2,548,030
654 - PROPERTY INSURANCE	625,764		625,764
655 - BONDING INSURANCE	29,600		29,600
656 - EMPLOYEE INSURANCE	4,569,615		4,569,615
657 - MISC FINANCIAL USES	403,582	5,700,000	6,103,582
658 - SPECIAL TAXING DISTRICT	350,000		350,000
659 - AMERICAN RESCUE PLAN PROG	0		0
810 - EMPLOYEE TRAINING	149,535		149,535
820 - EMPLOYEE TUITION	16,955		16,955
	<u>\$46,489,288</u>	<u>\$5,700,000</u>	<u>\$52,189,288</u>


CAPITAL IMPROVEMENT PROGRAM

PROJECT	AMENDED ORD2049	CHANGES	AMENDED ORD2051
ALL OTHER PROJECTS	\$30,131,732		\$30,131,732
PROPERTY PURCHASE AND RENOVATION	\$0	5,700,000	\$5,700,000
TOTAL CIP	<u>\$30,131,732</u>	<u>\$5,700,000</u>	<u>\$35,831,732</u>

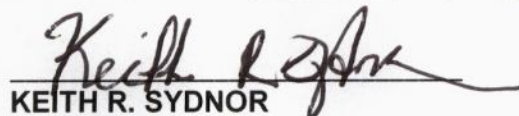
PASSED this 10th day of November, 2025.

ATTEST:


SARA A. GREEN, CPM, MMC
City Clerk


KYLA M. CLARK
President of the City Council

APPROVED this 10th day of November, 2025.


KEITH R. SYDNOR
Mayor



CITY OF LAUREL, MARYLAND

RESOLUTION NO. 9-2025

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND APPROVING AND AUTHORIZING THE PURCHASE OF 114 and 122 LAFAYETTE AVENUE, LAUREL, MARYLAND 20707, FOR THE PURPOSE OF ACQUIRING REAL PROPERTY FOR CITY OPERATIONS.

Sponsored by the President, at the request of the Administration.

WHEREAS, the Mayor and City Council of Laurel (hereinafter, the "City") has desired to purchase real property in the City to enhance business operations for purposes of serving certain needs of the Laurel Police Department, Parks and Recreation, Public Works Department and possible other staff use to be determined by the Administration in the future; and

WHEREAS, the City was been made aware of the proposed sale of the property located at 114 and 122 Lafayette Avenue Laurel, Maryland 20707, in the City (hereinafter, the "Property"), that includes two parcels measuring a total of 3.26 acres of land with approximately 42,765 square feet of total improvements between the two; and

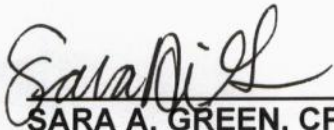
WHEREAS, the City had an appraisal on the property conducted and negotiated with the owner of the Property, and it was determined that the price of Five Million Five Hundred-Thousand Dollars (\$5,500,000) was fair market value for purchase; and

WHEREAS, the City is negotiating a contract to purchase the Property for operational purposes, for a sale price not to exceed Five Million Five Hundred-Thousand Dollars (\$5,500,000) and the Contract will be reviewed and recommended for approval by the City Solicitor to the Mayor; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Laurel, Maryland, that the Mayor be, and hereby is, authorized to negotiate and execute a contract to purchase the Property at a price not to exceed Five Million Five Hundred-Thousand Dollars (\$5,500,000), for the purpose of obtaining ownership of the property located at 114 and 122 Lafayette Avenue, Laurel, Maryland 20707, and to execute all documents necessary to effectuate said purchase.

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect upon its adoption.

ADOPTED this 10th day of November, 2025.



SARA A. GREEN, CPM, MMC
Clerk to the City Council



KYLA M. CLARK
President of the City Council

APPROVED this 10th day of November, 2025.



KEITH R. SYDNOR
Mayor



CITY OF LAUREL, MARYLAND

Item 9.

ORDINANCE NO. 2052

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO AMEND LAUREL CITY CODE, CHAPTER 11, "PLANNING AND DEVELOPMENT," ARTICLE III, "AFFORDABLE HOUSING PROGRAM," SECTION 11-53, "FOR SALE AFFORDABLE HOUSING" TO UPDATE AND SUPPLEMENT THE FOR SALE HOUSING REQUIREMENTS AND PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by the President at the request of the Administration.

WHEREAS, the City Council desires to promote for sale affordable housing in the City; and

WHEREAS, the City Council also desires to update and supplement the existing provisions involving for sale affordable housing in the City, to assure that said housing is achieving the housing goals and desires of those who are not able to afford market rate housing; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that the Laurel City Code, Chapter 11, "Planning and Development," Article III, "Affordable Housing Program," Section 11-53, "For sale affordable housing," is hereby amended as follows:

Sec.11-53. For sale affordable housing.

- a. For residential developments that include a minimum of twenty (20)~~thirty (30)~~ single-family detached, townhouse, and/or condominium dwelling units in a multi-family building, to also include residential portions of mixed-use developments that include the same type and minimum number of dwelling units, eight (8) percent of the total number of dwelling units (with any fractional amount rounded up) shall be developed, built, and sold as affordable housing. If the development is constructed in phases, each phase of the development shall include its proportionate share of affordable units, unless otherwise agreed to in writing by the City's Department of Economic and Community Development.

- b. Eligibility for any affordable dwelling unit shall be a household income of between thirty percent (30%) and ninety percent (90%) of the Area Median Income ("AMI") for Prince George's County ~~no greater than sixty (60) percent of the median income in Prince George's County~~, adjusted for household size, as determined annually by the Maryland Department of Housing and Community Development.
- c. The base price of each affordable dwelling unit in the development shall not exceed thirty (30)-percent (30%) of the average price as advertised for the base price of the same market rate model, or if the affordable unit is not related to a market rate model, then to the market rate model to which it is most closely related, all as approved by the City's Department of Economic and Community Development. (Example: If the average price of the base model of a market rate model is \$500,000, 30% of that price would be \$150,000 for the price of the related, or most closely related, affordable unit.) ~~median price of each similar unit type in the development at the time a contract for any such affordable unit is entered into.~~
- d. Affordable dwelling units shall be interspersed throughout the development, and the location of all lots to contain an affordable unit shall be shown on the Preliminary Plan of Subdivision for the development and approved through that process. No lot containing an affordable unit shall be adjacent to a lot containing any other affordable unit, although any lot upon which an affordable unit is constructed may be located directly across a street from another lot containing an affordable unit, or may back directly upon a lot containing another affordable unit across rear yards or common areas.
- e. No affordable unit shall be less than eighty percent (80%) smaller than the smallest base model of market rate units within the same development (based on interior square footage). Additionally, no affordable unit shall be located on a lot that is significantly smaller or shaped much differently (as determined by the Planning Commission) from lots upon which market rate units are located within the development.
- f. The exterior of each affordable unit shall be similar in architecture, materials, color, and all other exterior design features from those of market rate units, within the development, so that they are virtually indistinguishable visually from the market rate units.

2

Underlining indicates new language added.

~~Strikethroughs indicate language deleted.~~

* * * Asterisks indicate intervening language and section unchanged.

- g. The number of bedrooms and bathrooms within each affordable unit shall be no less than the number of bedrooms and bathrooms in the smallest base model of the market rate units within the development. The residents of each affordable unit shall have full and equal access to all amenities within the development as do the residents of each market rate unit.
- h. No affordable unit may be used for rental purposes.
- i. ~~as a rental unit.~~ All affordable dwelling units in a development shall remain so in perpetuity, and this shall be reflected in declaration of covenants that shall run with the land and shall bind the applicant, and as signee, mortgagee, subsequent purchasers, or any of their successors or assigns, and said declaration of covenants shall be recorded among the land records of Prince George's County Maryland.
- j. i. Certificates of occupancy for at least seventy-five percent (75%) of the total number of affordable units within a development shall be issued prior to the issuance of more than seventy-five percent (75%) of the certificates of occupancy for the total number of market rate units within any development; and

ii. Certificates of occupancy for one hundred percent (100%) of the total number of affordable units within a development shall be issued prior to issuance of more than ninety percent (90%) of the certificates of occupancy for the total number of market rate units within the development.
- k. Prior to the recordation of the final plat for any development (or prior to the first final plat, if more than one), the owner of the property shall sign and have recorded among the land records of Prince George's County a covenant to run with the land, to assure that: (1) each affordable unit within the development shall remain affordable (as described herein and as may be amended from time to time) for a period of at least thirty (30) years; (2) any resale of the affordable unit will be subject to the covenants, restrictions and other provisions related to affordable units within the City Code at the time of the resale; (3) should any affordable unit(s) be age-restricted, a covenant shall be recorded among the land records for Prince George's County to have any such affordable unit remain age-restricted for a period

³
Underlining indicates new language added.
~~Strikethroughs indicate language deleted.~~

* * * Asterisks indicate intervening language and section unchanged.

of at least thirty (30) years; any such age-restricted affordable units shall be purchased only by individuals who meet the Federal HUD requirements for age restrictions in place at the time of the sale, and shall otherwise be subject to all covenants, restrictions and other provisions related to affordable units within the City Code; and (4) any refinancing of the affordable unit may not be for any more than twenty-five percent (25%) above the amount owed on the unit at the time of the refinancing.

AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect on the date of its passage.

PASSED this _____ day of _____, 2025.

ATTEST:

SARA A. GREEN, CPM, MMC
 City Clerk

KYLA M. CLARK
 President of the City Council

APPROVED this _____ day of _____, 2025.

KEITH R. SYDNOR
 Mayor

____ *Underlining indicates new language added.*
~~Strikethroughs~~ *indicate language deleted.*
 * * * *Asterisks indicate intervening language and section unchanged.*

City of Laurel



**PROCLAMATION
2025-56**

WHEREAS, the City of Laurel is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively "go the extra mile" in personal effort, volunteerism, and service; and

WHEREAS, the City of Laurel is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and

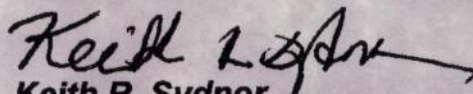
WHEREAS, the City of Laurel is a community which chooses to shine a light on and celebrate individuals and organizations within its community who "go the extra mile" in order to make a difference and lift up fellow members of their community; and

WHEREAS, the City of Laurel acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support "Extra Mile Day" on November 1, 2025.

NOW, THEREFORE, I, KEITH R. SYDNOR, MAYOR OF THE CITY OF LAUREL, do hereby proclaim November 1, 2025, as

EXTRA MILE DAY

and urge each individual in the community to take time on this day to not only "go the extra mile" in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.


Keith R. Sydnor
Mayor

City of Laurel



**PROCLAMATION
2025-57**

WHEREAS: The City of Laurel, Maryland was incorporated in 1870; and

WHEREAS: Maryland is home to 156 other municipalities; and

WHEREAS: Municipal government represents the most responsive form of government, with citizens being able to directly access their elected official; and

WHEREAS: Municipal government has continually fostered a strong foundation for government service and cooperation at the county, state and federal levels of government; and

WHEREAS: The City of Laurel continuously works to enhance the quality of life for residents by maintaining natural and historic sites and structures, helping to make the City of Laurel, Maryland a great place to live, work and explore,

THEREFORE, BE IT RESOLVED, THAT I, KEITH R. SYDNOR, MAYOR OF THE CITY OF LAUREL, DO HEREBY PROCLAIM THE MONTH OF NOVEMBER 2025, as

MUNICIPAL GOVERNMENT WORKS MONTH

in the City of Laurel and join the Maryland Municipal League in celebrating the success of municipal government all over the great State of Maryland.

A handwritten signature in black ink, reading "Keith R. Sydnor". The signature is written in a cursive style with a long horizontal line extending to the right.

**Keith R. Sydnor
Mayor**

City of Laurel



**PROCLAMATION
2025-58**

WHEREAS: Lung cancer will claim 135,720 lives in the United States this year, far outnumbering deaths due to breast, prostate, and colon cancer combined; and

WHEREAS: currently, 1 in 15 people in the United States can expect to receive a lung cancer diagnosis; and

WHEREAS: approximately 15% of lung cancer cases occur in people who have never smoked, and over 40% in those who have formerly smoked; and

WHEREAS: Lung cancer only has a 17% five-year survival rate; and

WHEREAS: Lung cancer kills almost twice as many women as breast cancer, and more than three times as many men as prostate cancer; and

WHEREAS: funding for lung cancer research trails far behind other cancers; and

WHEREAS: recent publications have shown that if caught early, chances of survival increase dramatically; and

NOW, THEREFORE, I, KEITH R. SYDNOR, MAYOR OF THE CITY OF LAUREL, do hereby proclaim November 2025, as

LUNG CANCER AWARENESS MONTH

and encourage all City residents to learn more about evidence-based cancer screenings for early detection.

A handwritten signature in black ink, reading "Keith R. Sydnor".

**Keith R. Sydnor
Mayor**

City of Laurel



**PROCLAMATION
2025-59**

WHEREAS: We honor the generations of women and men who have served and sacrificed — not for a person, a place, or a President — but for an idea unlike any other: the idea of the United States of America; and

WHEREAS: For nearly 250 years, our veterans have defended the values that make us strong so that our Nation could stand as a citadel of liberty, a beacon of freedom, and a wellspring of possibilities; and

WHEREAS: As a Nation, we have many obligations, but we only have one truly sacred obligation: to prepare and equip the brave women and men we send into harm's way and to care for them and their loved ones when they return home; and

WHEREAS: This Veterans Day, may we honor the incredible faith that our veterans hold, not just in our country but in all of us; and

WHEREAS: Veterans are the solid-steel backbone of our Nation, and we must endeavor to continue being worthy of their sacrifices by working toward a more perfect Union and protecting the freedoms that they have fought to defend; and

**NOW, THEREFORE, I, KEITH R. SYDNOR, MAYOR OF THE CITY OF LAUREL, DO
HEREBY PROCLAIM NOVEMBER 11, 2025, AS**

VETERANS DAY

in the City of Laurel and encourage all citizens to recognize the valor, courage, and sacrifice of these patriots through appropriate ceremonies and private prayers and by observing two minutes of silence for our Nation's veterans.

A handwritten signature in black ink, reading "Keith R. Sydnor".

**Keith R. Sydnor
Mayor**

City of Laurel



**PROCLAMATION
2025-60**

WHEREAS: November 15, 2025, is America Recycles Day; and

WHEREAS: As stewards of the environment, we are responsible for preserving and protecting our resources for ourselves and for future generations; and

WHEREAS: Recycling is an important part of the solution. By recycling aluminum, paper, glass, plastics, electronics, and other materials, we can save production and energy costs, reduce the negative impacts that the extraction and processing of virgin materials has on the environment, and decrease the impact on our landfills and incineration plants.

NOW, THEREFORE, I, KEITH R. SYDNOR, MAYOR OF THE CITY OF LAUREL, do hereby proclaim November 15, 2025, as

NATIONAL AMERICA RECYCLES DAY

in the City of Laurel and call upon all citizens, businesses, and civic organizations to assist the City in its efforts to reduce the amount of recyclable materials going to landfills by increasing their participation in the City's recycling program.

A handwritten signature in black ink, reading "Keith R. Sydnor".

**Keith R. Sydnor
Mayor**