

CITY COUNCIL

BRENCIS D. SMITH
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.



KEITH R. SYDNR
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

MAYOR AND CITY COUNCIL OF LAUREL

8103 Sandy Spring Road

Laurel, Maryland 20707-2502

THIRD REGULAR MEETING

MAYOR AND CITY COUNCIL OF LAUREL

MONDAY, DECEMBER 15, 2025

6:00 PM

IN-PERSON MEETING MINUTES

The meeting convened in-person in the Council Chamber of the Joseph R. Robison Laurel Municipal Center at approximately 6:00 pm with Council President Brencis D. Smith presiding. Councilwoman Kyla M. Clark, Councilman James Kole, Councilman Jeffrey W. Mills, Councilman Adrian G. Simmons and Mayor Keith R. Sydnor were present. There were approximately twenty (20) members 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, Chrissy Cornwell, Director, Department of Emergency Management, Chief Russell E. Hamill, III, LPD, Marchelle LeBlanc, Director, Department of Human Services, Jay Meashey, Director, Department of Economic and Community Development, 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, Mark Plazinski, Deputy Chief of Police, Joyce Jackson, Deputy Director, Department of Communications, Stephanie P. Anderson, City Solicitor, and Larry Taub, Esquire, Legal Counsel.

Mayor Sydnor led the group in the Pledge of Allegiance to the Flag of the United States of America.

Agenda Item No. 4 was approval of the minutes of the December 8, 2025 meeting. Councilman Kole made a motion to approve the minutes as presented. Councilwoman Clark seconded the motion that was carried on a role call vote of all Councilmembers present.

Agenda Item No. 5 was Report of the Mayor and City Council. The Mayor and City Councilmembers provided their reports regarding events and happenings since the last meeting and made announcements regarding upcoming meetings and events.

Mayor Sydnor recognized Erasmus Ozor who was participating in the City's Apprenticeship Program in the Department of Information Technology.

Mayor Sydnor also recognized the first graduates of the City's new Youth Drone Program and presented each with a plaque:

- Nelson Paulo
- Robyn Wood
- Yursa Ali

Agenda Item No. 6 was the General Public Hearing. President Smith opened the General Public Hearing at 6:24 pm. The first person signed up to speak with Mr. Bryan Smith, 8301 Ashford Boulevard Laurel, Maryland 20707. Mr. Smith said that he lived at the Avondale Apartments and that he had been having issues with mice in his apartment unit. Mr. Smith said that he could hear the mice scratching in the walls at night when he tried to sleep. Ms. Dori Olaseha, No address provided, was the next speaker. Ms. Olaseha said that she was at the meeting regarding the same matter she spoke about at a previous meeting. Ms. Olaseha said that she previously resided at the Avondale Apartments, had experienced the same mice infestation issues that Mr. Smith had spoken about and that she had documentation that would show that incorrect information was noted in the City's press release of October 29, 2025 regarding an update on the mice issues at the Avondale Apartments. Ms. Olaseha stated that the press release in which it was stated that there had been no emergency room visits recorded from the 20707 zip code for people with breathing difficulties that had been seen at the University of Maryland Laurel Medical Center between August-September 2025. There was no one else who signed up to speak. President Smith closed the General Public Hearing at approximately 6:31 pm.

Agenda Item No. 7 was Second Public Hearing with Possible Action 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. President Smith read the title into the record for the second reading. Jay Meashey, Director, Department of Economic and Community Development, presented the proposed ordinance. President Smith opened the Public Hearing on the item at 6:37 pm. There was no one who signed up to speak. Councilwoman Clark spoke about four (4) items that she wanted to be amended or added to the draft ordinance. Councilman Kole and Councilman Simmons had concerns with wording of Paragraph C regarding the calculation of home prices. President Smith closed the Public Hearing at 6:42 pm. Councilman Kole made a motion to table Ordinance No. 2052 to the January 12, 2026 meeting. Councilwoman Clark seconded the motion that was carried on a roll call vote of all Councilmembers present.

The next agenda item was the Second Public Hearing with Possible Action on Resolution No. 12-2025- A Resolution of the Mayor and City Council of Laurel, Maryland, to Alter the Membership of the City of Laurel Juneteenth Freedom Day Celebration Planning Executive Committee. President Smith read the title into the record for the second reading. Ms. Crystal Hypolite, Chief of Staff to the Mayor, presented the proposed resolution and noted that per Councilwoman Clark's request, a budget section had been added to "Attachment A", that accompanied the resolution. President Smith opened the Public Hearing on the item at 6:52 pm. There was no one signed up to speak. President Smith closed the Public Hearing at 6:52 pm. Councilman Simmons made a motion to approve Resolution No. 12-2025 as stated. Councilwoman Clark seconded the motion that was carried on a roll call vote of all Councilmembers present.

Agenda Item No. 9 was Possible Adjournment to Closed Session Under the Open Meetings Act General Provisions Section 3-305 (b) (7) to consult with counsel to obtain legal advice and Section 3-305 (b) (8) to consult with counsel about pending or potential litigation. Councilman Kole made a motion to adjourn to closed session. Councilwoman Clark seconded the motion. Councilman Mills voted "Yes", Councilman Simmons voted "Yes", and President Smith voted "Yes". President Smith read the following statement into the record:

"The following statement is made regarding the adjournment of the Mayor and City Council to Closed Session on this date:

The Authority for this Closed Session is Contained in the Open Meetings Act General Provisions Section 3-305 (b) (7) to consult with counsel to obtain legal and Section 3-305 (b) (8) to consult with counsel about pending or potential litigation.

Immediately following the Closed Session, the Mayor and City Council will reconvene the regular meeting before adjournment."

President Smith noted that the Mayor and City Council would reconvene the regular meeting immediately following the closed session. The Council adjourned to Closed Session at approximately 6:53 pm.

The following people were present at the closed session: Mayor Keith R. Sydnor, Brencis D. Smith, Council President, Councilwoman Kyla M. Clark, Councilman James Kole, Councilman Jeffrey W. Mills, Councilman Adrian G. Simmons, Christian L. Pulley, CPM, City Administrator, Nekesa Matlock, Deputy City Administrator, Sara A. Green, CPM, MMC, City Clerk, Crystal Hypolite, Chief of Staff to the Mayor, and Stephanie P. Anderson, City Solicitor.

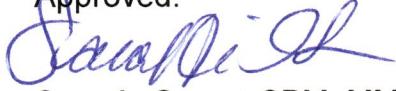
The item discussed during the closed session was regarding pending litigation. Ms. Anderson and Ms. Pulley provided a brief update regarding a pending lawsuit.

Actions taken during closed session: None. No votes were taken during closed session. The closed session was adjourned at approximately 7:26 pm.

The Mayor and City Council returned to the Chamber and reconvened the regular open meeting at approximately 7:27 pm.

There being no further business, the meeting was adjourned at 7:28 pm.

Approved:


Sara A. Green, CPM, MMC
City Clerk

Date: *January 12, 2026*

CITY COUNCIL

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MAYOR AND CITY COUNCIL OF LAUREL

8103 Sandy Spring Road
Laurel, Maryland 20707-2502

CLOSED SESSION STATEMENT

December 15, 2025
6:00 pm

The following statement is made regarding the adjournment of the Mayor and City Council to Closed Session on this date:

The Authority for this Closed Session is Contained in the Open Meetings Act General Provisions Section 3-305 (b) (7) to consult with counsel to obtain legal and Section 3-305 (b) (8) to consult with counsel about pending or potential litigation.

Immediately following the Closed Session, the Mayor and City Council will reconvene the regular meeting before adjournment.

A handwritten signature in black ink, appearing to read 'Bencis D. Smith', is written over a horizontal line. Below the signature, the name 'Bencis D. Smith, Council President' is printed in a bold, black, sans-serif font.

Mayor and City Council Voting Record

December 15, 2025 6:00 pm

Virtual Meeting

Call to Order: 6:00 pm

Meeting Ended: 7:28 pm

Members of the Public: 20

Staff Attendance:

Christian L Pulley Nekesa Matlock Bill Bailey Chrissy Cornwell James Cornwell-Shiel
 Chief Russell Hamill Crystal Hypolite Marchelle LeBlanc Jay Meashey Tim Miller
 S. Michele Saylor Danny Selby *absent* Natalie Williams Stephanie Anderson Mark Plazinski
Joyce Jackson, Dep. Director, Dept. of Comm. and Larry Taub, legal counsel

Roll Call

Councilwoman Clark Councilman Kole Councilman Mills
 Councilman Simmons President Smith Mayor Sydnor

Agenda Item No. 4- Approval of Minutes:

- December 8, 2025- Regular Meeting

2nd Councilwoman Clark 1st Councilman Kole yes Councilman Mills

yes Councilman Simmons yes President Smith

Agenda Item No. 6- General Public Hearing

Public Hearing Open: 6:24pm Closed: 6:31pm

Speakers: Bryan Smith, 8301 Ashford Boulevard mice infestation at Avondale Apartments
• Dori OlaShea, No address provided - City press release RE: Avondale Apt. Matter - incorrect information alleged

Councilman Kole made a motion to table the item to next meeting on January 12, 2026.

Agenda Item No. 7- Second Public Hearing with Possible Action 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: 6:37pm Closed: 6:42pm

Speakers: None.

2nd Councilwoman Clark

1st (table to January 12, 2026)
Councilman Kole yes Councilman Mills

yes Councilman Simmons

yes President Smith

Agenda Item No. 8- Second Public Hearing with Possible Action on Resolution No. 12-2025- A Resolution of the Mayor and City Council of Laurel, Maryland, to Alter the Membership of the City of Laurel Juneteenth Freedom Day Celebration Planning Executive Committee

Public Hearing Open: 10:52pm

Closed: 6:52 pm

Speakers: None.

2nd Councilwoman Clark

Yes Councilman Kole

Yes Councilman Mills

1st Councilman Simmons

Yes President Smith

Agenda Item No. 9- Possible Adjournment to Closed Session Under the Open Meetings Act General Provisions Section 3-305 (b) (7) to consult with counsel to obtain legal advice and Section 3-305 (b) (8) to consult with counsel about pending or potential litigation.

2nd Councilwoman Clark

1st Councilman Kole

Yes Councilman Mills

Yes Councilman Simmons

Yes President Smith

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

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

Third meeting on Monday, December 15, 2025

	Name	Address	Agenda Item
1.	Bryan Smith	8301 Ashyord blvd La.	
2.	Don Olaseha	No kecto knon	
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			

CITY COUNCIL

BRENCIS D. SMITH
At-Large

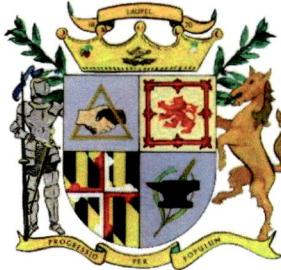
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City Clerk

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MAYOR AND CITY COUNCIL OF LAUREL

8103 Sandy Spring Road

Laurel, Maryland 20707-2502

Third Meeting

Monday, December 15, 2025

6:00 PM

Agenda

In-Person Meeting

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

1. Call to Order – Bencis D. Smith, Council President
2. Pledge of Allegiance to the Flag of the United States of America- Mayor Keith R. Sydnor
3. Roll Call- Sara A. Green, CPM, MMC, City Clerk
4. Approval of Minutes
 - December 8, 2025- Regular Meeting
5. Report of the Mayor and City Council
6. General Public Hearing
7. Second Public Hearing with Possible Action 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
8. Second Public Hearing with Possible Action on Resolution No. 12-2025- A Resolution of the Mayor and City Council of Laurel, Maryland, to Alter the Membership of the City of Laurel Juneteenth Freedom Day Celebration Planning Executive Committee

9. Possible Adjournment to Closed Session Under the Open Meetings Act General Provisions Section 3-305 (b) (7) to consult with counsel to obtain legal advice and Section 3-305 (b) (8) to consult with counsel about pending or potential litigation.

10. Adjournment



CITY OF LAUREL, MARYLAND

Item 7.

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)~~fifty (50)~~ single-family detached, townhouse, and/or condominium dwelling units in a multi-family building and also 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 fifty percent (50%) and seventy percent (70%) of the Area Median Income ("AMI") for Prince George's County ~~no greater than sixty (60) percent~~

1

Underlining indicates new language added.

~~Strikethroughs indicate language deleted.~~

* * * Asterisks indicate intervening language and section unchanged.

~~of the median income in Prince George's County, adjusted for household size, as determined annually by the Federal Housing and Urban Development measure for the "Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area" 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. All affordable units must be at least 80% of the size of the smallest base model of market unit rates 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.

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 for a period of thirty (30) years 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. Should the affordable dwelling unit be resold within the 30-year period, the sale price shall be constrained to no greater than the purchase price plus an adjustment for inflation subsequent to purchase date.

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 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 the amount originally borrowed. 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

BRENCIS D. SMITH
President of the City Council

APPROVED this _____ day of _____, 2025.

KEITH R. SYDNOR
Mayor



CITY OF LAUREL, MARYLAND

RESOLUTION NO. 12-2025

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND, TO ALTER THE MEMBERSHIP OF THE CITY OF LAUREL JUNETEENTH FREEDOM DAY CELEBRATION PLANNING EXECUTIVE COMMITTEE

Sponsored by the President at the request of the Administration.

WHEREAS, on June 28, 2021, the Mayor and City Council adopted Ordinance No.1979 making Juneteenth Freedom Day an official City of Laurel Holiday; and

WHEREAS, the Mayor and City Council of Laurel recognize the importance of remembering and celebrating Juneteenth Freedom Day in the City, with a community-wide celebration; and

WHEREAS, within Ordinance No. 1979 the City Council requested that the Mayor appoint a Juneteenth Freedom Day Celebration Planning Committee to plan for a 2022, community-wide celebration to be held on or about June 19, 2022, to honor and celebrate African American freedom in the City of Laurel; and

WHEREAS, on October 25, 2021 the Mayor and City Council adopted Resolution No. 8-2021 establishing the City of Laurel Juneteenth Freedom Day Celebration Planning Committee; and

WHEREAS, the City of Laurel Juneteenth Freedom Day Celebration Planning Committee has held an annual celebration each year since 2021; and

WHEREAS, the City of Laurel Juneteenth Freedom Day Celebration Planning Executive Committee voting membership requirement of twelve (12) has made it challenging to obtain a quorum in order to conduct official business of the Executive Committee; and

WHEREAS, the City of Laurel Juneteenth Freedom Day Celebration Planning Executive Committee has requested that the Mayor and City Council reduce the required number of voting members from twelve (12) to seven (7), thus allowing for a meeting quorum to be established with a minimum of four (4) voting members present; and

WHEREAS, the Mayor and City Council of Laurel, Maryland, desire to provide for the efficient conduct of business for the City of Laurel Juneteenth Freedom Day Celebration Planning Executive Committee.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Laurel, Maryland that the City of Laurel Juneteenth Freedom Day Celebration Planning Executive Committee voting membership requirement is hereby altered by this Resolution.

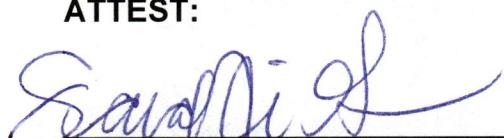
AND, BE IT FURTHER RESOLVED, that the Juneteenth Freedom Day Celebration Planning Executive Committee description sheet which is contained in Attachment "A"- *Revised and attached* hereto, providing for the purpose, program description, staff assignment(s), appointment process for the Chair, Vice Chair and Members, meeting location, time and frequency is hereby adopted as part of this Resolution.

AND, BE IT FURTHER RESOLVED, that the members shall serve without compensation, and all meetings shall be held in accordance with the Maryland Open Meetings Act.

AND, BE IT FURTHER RESOLVED, that this resolution shall take effect from the date of its adoption.

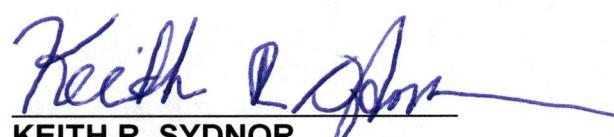
ADOPTED this 15th day of December, 2025.

ATTEST:


SARA A. GREEN, CPM, MMC
City Clerk


BRENCIS D. SMITH
President of the City Council

APPROVED this 15th day of December, 2025.


KEITH R. SYDNOR
Mayor

APPOINTMENTS: Appointments to the Executive Committee shall be made by the Mayor and confirmed by the City Council.

EXECUTIVE COMMITTEE: The Executive Committee shall be made up of twelve seven (127) members of the community. The Executive Committee shall set the budget, appoint sub-committees as may be needed, document minutes of the meetings, set time and location of planning meetings. ~~Two~~One members of the City Council may serve as ex-officio members. ~~No City funds may be expended, or contracts signed by the Executive Committee without the approval of the City Administrator or designee.~~

BUDGET: The Mayor shall determine and allocate the annual funding amount for the Committee. The Executive Committee shall then prepare a budget based on the funds allocated by the Mayor, detailing how these funds will be spent. ~~No City funds may be expended, or contracts signed by the Executive Committee, without approval of the City Administrator or designee.~~

CHAIR AND VICE CHAIR: The Mayor shall appoint the Chair of the Executive Committee. The Vice Chair, Secretary and other positions of leadership shall be elected by the Executive Committee members. The City Council ~~positions~~ position- may not serve as Chair or Vice Chair but may be appointed to Chair of a sub-committees.

PLANNING COMMITTEE: The Planning Committee shall be made up of the Executive Committee members, as well as others who wish to volunteer their time to plan the Juneteenth Celebrations. The Planning Committee will also have the responsibility to make sure the event has volunteers, if needed to help set up, run, and clean up for the celebration.

MEETINGS: Meetings shall be called by the Chair. Meetings shall be held at least bi-monthly. Meetings shall be open to the Public and held in accordance with the Maryland Open Meetings Act. ~~Meetings~~ may be held in person or virtually.

Juneteenth Freedom Day Celebration Committee

PURPOSE: To establish a Citywide celebratory Juneteenth program to commemorate that on June 19, 1865 – more than two years after the Emancipation Proclamation was signed the enslaved people of Galveston, Texas realized their freedom. The City's Juneteenth Planning Committee will invite others to join in a day of recognition, reflection, and celebration of the freedom and resilience that this day represents. Juneteenth is a City of Laurel Official Holiday.

PROGRAM DESCRIPTION: The JUNETEENTH FREEDOM DAY CELEBRATION COMMITTEE is the official planning committee for the City of Laurel, to develop a community-wide annual Juneteenth Celebration. The Planning Committee will expand its efforts to enhance diversity and inclusion, with the goal to provide of providing meaningful interactions that improve community relations, encourage collaboration, and bring forth a sense of pride. This observance of the emancipation of slaves in the United States will be focused on education, the arts, supporting local businesses, and unification. The Planning Committee may work with other non-profit organizations and local educational institutions. The celebration will promote, as well as provide a wealth of educational and health resources that will infuse the arts to enhance each attendee's understanding of African American Culture. The City's goal is to have a fun filled day, full of safe activities, community awards, contests, and games for all to enjoy.

PROGRAM SPEAKER: At least one speaker shall highlight the event and speak about the meaning of the celebration.

STAFF: Mayor and City Council Offices', the Department of Parks and Recreation, and the Department of Communications will have staff assigned, as needed.

MONTH OF YEAR: June

DAY OF MONTH: On or around June 19th

LOCATION: City of Laurel - Community-wide

TIME: To be determined (TBD) by committee

EQUIPMENT

NEEDED: TBD

LAW OFFICES
SHIPLEY & HORNE, P.A.

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

December 15, 2025

VIA EMAIL ONLY

Council President Brencis Smith
Joseph R. Robison Laurel Municipal Center
8103 Sandy Spring Road
Laurel, MD 20707

**RE: 7. Second Public Hearing with Possible Action 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**

Good afternoon, Council President Smith:

Thank you for allowing my client Stanley Martin Homes (SMH) once again an opportunity to comment on the above-referenced legislation. Please accept this letter into the record for this second public hearing.

As we discussed during the last public hearing, the concept of providing for affordable housing is an action enthusiastically undertaken by SMH with its residential community.

Subsequent to the original public hearing, SMH, through its representative, had the opportunity to speak with the Council's legal representative and not only reiterated SMH's support of this Council's efforts in amending its legislation, but SMH discussed the reality of providing affordable housing at its already approved development.

Specifically, SMH is currently pricing its market-rate homes in its already approved new Community at the Oaks of Laurel at ±\$424,900, which aligns with the current market average in Laurel. SMH agrees with the legislative percentage of 30% as an affordable housing cost reduction for the affordable house price. Under this example, the affordable house price would be ±\$297,493.00. The issue SMH tried to clarify at the first public hearing was that the 30% was the reduction amount and to clarify that the reduction was not be tabulated at 70% by mistake.

December 15, 2025

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Sticking with the specific example herein, in order for an individual to be able to not only qualify, but to legitimately be able to the City Council should consider the individual to be between 50 to 80% of the AMI for residents in the City of Laurel. Although SMH does not have the AMI information for the City of Laurel generally speaking, the individual or individuals will need to have a no or limited debt income of at least \$75,000.00

Thanks again for allowing my client to provide testimony and offer its view of the reality created by the existing legislation as currently proposed. On behalf of Stanley Martin Homes, we strongly encourage the Council to consider its testimony which is consistent with previously approved and sustainable models. With kind regards, I am

Respectfully Yours,



Arthur J. Horne, Jr.

cc: Larry Taub, Esq.
Ms. Christian Pulley, City Administrator, City of Laurel
Ms. Morgan E. Michael, Stanley Martin Homes
Mr. Dan Jackson, Stanley Martin Homes

CITY COUNCIL

BRENCIS D. SMITH
At-Large

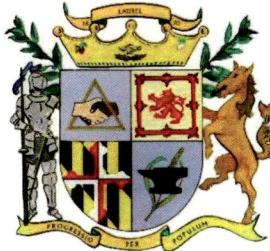
JAMES KOLE
First Ward

ADRIAN G. SIMMONS
First Ward

KYLA M. CLARK
Second Ward

JEFFREY W. MILLS
Second Ward

Council meets second and fourth
Mondays of each month.



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

MAYOR AND CITY COUNCIL OF LAUREL

8103 Sandy Spring Road

Laurel, Maryland 20707-2502

PUBLIC NOTICE

Issued: December 9, 2025

The Mayor and City Council of Laurel will Possibly Adjourn to Closed Session during their regular meeting on **Monday, December 15, 2025** to be held in-person at the Joseph R. Robison Laurel Municipal Center Council Chamber at **6:00 pm**.

The Authority for this Closed Session is contained in the Open Meetings Act General Provisions Section 3-305 (b) (7) to consult with counsel to obtain legal advice and Section 3-305 (b) (8) to consult with counsel about pending or potential litigation.

Sara A. Green, CPM, MMC
City Clerk