

**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](http://www.cityoflaurel.org)

**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://laureltv.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](mailto: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

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

Item 7.

## 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

#### REVENUE SUBCATEGORY DESCRIPTION

	AMENDED ORD2049	CHANGES	AMENDED ORD2051
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**

	<b>AMENDED ORD2049</b>	<b>CHANGES</b>	<b>AMENDED ORD2051</b>
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
<b>TOTAL CIP</b>	<b>\$30,131,732</b>	<b>\$5,700,000</b>	<b>\$35,831,732</b>

**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



# CITY OF LAUREL, MARYLAND

## RESOLUTION NO. 9-2025 (Revised 11/03/2025)

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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
**KYLA M. CLARK**  
President of the City Council

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
**KEITH R. SYDNOR**  
Mayor





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)~~twenty (20)~~~~fifty (50)~~ 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.

- 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.*