

WORK SESSION – MARCH 31, 2026, 4 P.M.

FOR

**BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 8
APRIL 6, 2026 6:00 P.M.**

**CEB = CURRENT EXPENSE BUDGET
BY REQ. = AT REQUEST OF COUNTY EXECUTIVE**

A. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 20-26 – Mr. Marks – Development Impact Fee

Bill 23-26 – Mr. Kach – Zoning Regs. – Uses Permitted in the M.L.R. and M.L. Zones – Housing for the Elderly

Bill 24-26 – Councilmembers Kach & Marks – Baltimore County Final Landmarks List

Bill 25-26 – Mr. Marks – Zoning Regs. – Residential Performance Standards – Panhandle Lots

Bill 26-26 – Mr. Jones – County Charter – County Council Compensation and Redistricting

B. BILLS FOR FIRST CONSIDERATION

Bill 27-26 – Mr. Ertel(By Req.) – CEB – Special Supplemental Nutrition Program – WIC

Bill 28-26 – Mr. Kach – Zoning Regs. – Uses Permitted in the B.L. Zone – Lawn Treatment Company

C. APPROVAL OF FISCAL MATTERS/CONTRACTS

1. Purchase Order – J.S. Held, LLC – Traffic crash investigation training courses

2. Amendment to Contract – Home Paramount Pest Control – On-call pest control services

3. Contract – Hummer Turfgrass Systems, Inc. – Natural turf and athletic field maintenance/renovation services

4. Contracts – (2) – Irrigation services

5. Contracts – (2) – Window washing services

6. Contract – Honeywell International, Inc. d/b/a Honeywell Building Solutions – Maintenance/repairs building automation system hardware/software

7. Contract – A-Tech Hydraulics, Inc. – Repair services – Hydraulic system – Gunpowder Sewage Pumping Station

8. Contract – Broadview Waste Solutions, Inc. – Fluorescent bulb recycling services

9. Contract – Baltimore County Revenue Authority – Parking spaces – Parking facilities – Towson

D. MISCELLANEOUS BUSINESS

1. Correspondence - (a) (1) - Non-Competitive Awards (March 9, 2026)

2. Appointment – Mr. Ertel(By Req.) – Baltimore County Adult Public Guardianship Review Board – Robert Ermer

3. Res. 10-26 – Mr. Ertel(By Req.) – Accept donation–University of Maryland Shock Trauma Center – Fire Dept.-EMS Division

4. Res. 11-26 – Mr. Ertel(By Req.) – Accept donation – Arborist services – Cromwell Valley Park – Beech Leaf Disease

5. Reappointment – Mr. Jones – Board of Appeals – Sharonne R. Bonardi

6. Reappointment – Mr. Ertel – Board of Appeals – Michael J. Stelmack

**BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
LEGISLATIVE SESSION 2026**

*Issued: March 26, 2026
Work Session: March 31, 2026
Legislative Day No. 8 : April 6, 2026*

The accompanying notes provide analysis of unaudited information obtained from the Administration and other sources; most notes for Administration-submitted agenda items are prepared primarily by the Office of the County Auditor, while most notes for Council-initiated agenda items are prepared primarily by the Office of the Legislative Counsel to the County Council.



OFFICE OF THE COUNTY AUDITOR

BALTIMORE COUNTY COUNCIL

April 6, 2026

NOTES TO THE AGENDA

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AGENDA
BALTIMORE COUNTY COUNCIL
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CALL OF BILLS FOR FINAL READING AND VOTE

COUNCIL

- 1 Bill 20-26 – Mr. Marks – Development Impact Fee
- 3 Bill 23-26 – Mr. Kach – Zoning Regs. – Uses Permitted in the M.L.R. and M.L. Zones – Housing for the Elderly
- 4 Bill 24-26 – Councilmembers Kach & Marks – Baltimore County Final Landmarks List
- 5 Bill 25-26 – Mr. Marks – Zoning Regs. – Residential Performance Standards – Panhandle Lots
- 7 Bill 26-26 – Mr. Jones – County Charter – County Council Compensation and Redistricting

BILLS FOR FIRST CONSIDERATION

LAWRENCE RICHARDSON, DEPUTY DIRECTOR, DEPARTMENT OF HEALTH & HUMAN SERVICES

- 9 Bill 27-26 – Mr. Ertel(By Req.) – CEB – Special Supplemental Nutrition Program – WIC

COUNCIL

- 12 Bill 28-26 – Mr. Kach – Zoning Regs. – Uses Permitted in the B.L. Zone – Lawn Treatment Company

APPROVAL OF FISCAL MATTERS/CONTRACTS

MAJOR PAUL BOROWSKI, JR., POLICE DEPARTMENT

- 13 1. Purchase Order – J.S. Held, LLC – Traffic crash investigation training courses

DEBRA SHINDLE, CHIEF, PROPERTY MANAGEMENT

- 16 2. Amendment to Contract – Home Paramount Pest Control – On-call pest control services
- 20 3. Contract – Hummer Turfgrass Systems, Inc. – Natural turf and athletic field maintenance/renovation services
- 24 4. Contracts – (2) – Irrigation services
- 28 5. Contracts – (2) – Window washing services
- 31 6. Contract – Honeywell International, Inc. d/b/a Honeywell Building Solutions – Maintenance/repairs building automation system hardware/software

LISA EICHOLTZ, DEPUTY DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

- 35 7. Contract – A-Tech Hydraulics, Inc. – Repair services – Hydraulic system – Gunpowder Sewage Pumping Station

TONY RUSSELL, DEPUTY DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

- * 8. Contract – Broadview Waste Solutions, Inc. – Fluorescent bulb recycling services

KEVIN REED, DIRECTOR, OFFICE OF BUDGET AND FINANCE

- * 9. Contract – Baltimore County Revenue Authority – Parking spaces – Parking facilities - Towson

* Addendum

MISCELLANEOUS BUSINESS

COUNCIL

- 43 1. Correspondence - (a) (1) - Non-Competitive Awards (March 9, 2026)
2. Appointment – Mr. Ertel(By Req.) – Baltimore County Adult Public Guardianship Review Board – Robert Ermer

DANIELLE KNATZ, DEPUTY FIRE CHIEF, FIRE DEPARTMENT

- 38 3. Res. 10-26 – Mr. Ertel(By Req.) – Accept donation–University of Maryland Shock Trauma Center – Fire Dept.-EMS Division

BRYAN SHEPPARD, ACTING DIRECTOR, DEPARTMENT OF RECREATION AND PARKS

- 40 4. Res. 11-26 – Mr. Ertel(By Req.) – Accept donation – Arborist services – Cromwell Valley Park – Beech Leaf Disease

COUNCIL

5. Reappointment – Mr. Jones – Board of Appeals – Sharonne R. Bonardi
6. Reappointment – Mr. Ertel – Board of Appeals – Michael J. Stelmack

Bill 20-26

Council District(s) All

Mr. Marks

Development Impact Fee

Bill 20-26 amends several aspects that factor into the calculation of aspects development impact fees. In general, development impact fees in Baltimore County apply to residential development, while development impact surcharges apply to non-residential development. Both the fee and the surcharge were first enacted in 2019.

Currently, development impact fees are assessed on new residential development. “Residential” is defined as a building that contains one or more dwelling units, including a boarding house, and encompasses all areas contained within the residential building, including any attached garage or areas used for home occupations.

Bill 20-26 would amend this definition in two ways. First, only “occupiable” areas contained within a residential building would count as residential. Generally, “occupiable” is defined as space that is designed for human occupancy in which individuals may live, work, or congregate for amusement and equipped with means of egress, light, and ventilation. However, Bill 20-26 adds a third requirement that the space must be “enclosed and suitable for year-round use, embodying walls, floors, and ceilings that are similar to the rest of the dwelling unit, climate controlled, and with ceilings at least 7 feet in height except under beams, ducts or similar obstructions or under stairs” in order to be “occupiable.”

The second way Bill 20-26 amends the definition of “residential” development is by modifying the list of exempted areas. Generally, “residential” development does not include: transient accommodations (such as a hotel, country inn, or bed and breakfast inn); nonresidential uses within a mixed-use structure; or accessory buildings that do not contain living quarters, such as detached garages, sheds, or other accessory structures. Bill 20-26 amends this exemption to clarify that certain attached spaces are also excluded from the definition of residential development, including garages that are not occupiable, screened-in rooms, decks, and exterior porches and patios.

Beyond amending definitions, Bill 20-26 amends the provisions governing the development impact fee to specify that the fee is calculated on a per-square-foot basis using occupiable space.

Last, an uncodified section of Bill 20-26 provides for limited refunds of development impact fees previously paid. Specifically, if an impact fee paid after the effective date of Bill 45-24 exceeds the amount that would have been calculated under the method established in Bill 20-26, the excess amount must be refunded to the payor within 90 days.

The fiscal impact of Bill 20-26 will depend on the extent to which the revised definition affects both future development impact fee collections and any refunds of previously paid fees.

At the request of the Bill's sponsor, the Council voted at its March 16, 2025 legislative session to extend the vote on Bill 20-26 until its legislative session on April 6, 2025. While the Bill's sponsor had circulated proposed amendments, he did not formally introduce them. The proposed amendments would have removed many of the changes regarding occupiable space, reduced the impact fee amount to \$4.00 per square foot, and required the County to conduct a study and submit legislative recommendations to the County Executive and Council within six months. In explaining why he requested the extension, the Bill's sponsor stated that an extension is necessary to further examine the different policy options for imposing and calculating development impact fees.

With the affirmative vote of five members of the County Council, Bill 20-26 will take effect 14 days after its enactment.

Bill 23-26

Council District(s) All

Mr. Kach

**Zoning Regs. – Uses Permitted in the M.L.R. and M.L. Zones –
Housing for the Elderly**

Bill 23-26 permits Housing for the Elderly as a principal use to a property located in the Manufacturing, Light, Restricted (M.L.R.) Zone and Manufacturing, Light (M.L.) Zone of a certain contiguous acreage. The bill also establishes certain bulk, area, and setback requirements for such use and limits the number of dwelling units.

In general, Housing for the Elderly is defined as a building, a section of a building, or a group of buildings that contains dwellings where the occupancy of the dwellings is restricted to persons 55 years of age or older or to couples where either spouse or domestic partner is 55 years of age or older as limited in Section 259.18 of the Baltimore County Zoning Regulations, and to any person, regardless of age, who has a physical or developmental disability. The Zoning Regulations split Housing for the Elderly into Class A, which is constructed under the applicable provisions of a federal or state housing or tax act, and Class B, which is not constructed under such provisions.

Bill 23-26 permits Housing for the Elderly by right in the M.L. and M.L.R. zones under specific circumstances. First, the use must be located on a property that is part of a contiguous area of 150 acres or more of industrially zoned land. Also, the permitted housing units must be constructed on a vacant lot that is located within an office park that was platted prior to 2010.

The bill limits any Housing for the Elderly constructed to no more than 50 dwelling units per lot. The bulk and area requirements for permitted units are those set forth in Sections 235B.3 through 235B.6 of the Zoning Regulations. In addition, the setback requirements are those set forth for commercial buildings in Sections 235.1 through 235.3 of the Zoning Regulations.

With the affirmative vote of five members of the County Council, Bill 23-26 will take effect 14 days after its enactment.

Bill 24-26**Council District(s) 3**

Councilmembers Kach & Marks

Baltimore County Final Landmarks List

Article 32, Title 7 of the Baltimore County Code establishes a system of historic and architectural preservation for Baltimore County. The law authorizes the creation of a Landmarks Preservation Commission and sets forth the procedure to be followed for the creation of historic districts and for the compilation and maintenance of a Historic Landmarks List.

The Historic Landmarks List currently includes 400 properties. The law authorizes placement of historic “structures” and historic environmental settings on the list. A structure is defined as any man-made or natural combination of materials to form stable constructions including, but not limited to, buildings, bridges, towers, walls, trees, and rock formations.

Periodically, after reviewing structures for eligibility and conducting a public hearing, the Landmarks Preservation Commission approves additional structures for placement on a preliminary landmarks list. Each list of proposed structures is then sent to the County Executive for review before being forwarded to the County Council for consideration. The Council may approve the list, in whole or in part, for adoption as additions to the Final Landmarks List.

The Landmarks Preservation Commission recommended new structures and settings for addition to the list. The County Executive reviewed the recommended additions to the list submitted by the Commission, and the recommendations were sent to the County Council. Thereafter, the Department of Planning notified the property owners of the required public hearing, which the Council subsequently held on January 20, 2026.

Bill 24-26 proposes to amend the Final Landmarks List by adding the “Sparks School Site and Ruins” and Setting (1.26 acres), 1000 Sparks Road (Tax Map #0034, Parcel #0067, Tax Account ID #0802058250), Sparks, Maryland.

Upon passage by the County Council, Bill 24-26 will take effect 45 days from the date of its enactment.

Bill 25-26**Council District(s) 5**

Mr. Marks

Zoning Regs. – Residential Performance Standards – Panhandle Lots

Bill 25-26 amends the site planning requirements in the County Code to prohibit panhandle lots in the Perry Hall area, as described in the Perry Hall Community Plan.

Panhandle lots are generally heavily regulated and, in some areas, disfavored in County law and regulations. The Development Standards subtitle of the Development Article of the County Code, § 32-4-101(ee) defines a panhandle lot as “a lot shaped and situated so that the only frontage or access to a local street or collector street is a narrow strip of land that: (1) is held in-fee, except as provided in § 32-4-409; and (2) may contain a panhandle driveway, water and sewer lines, and other utilities.”

Further in the Development Standards subtitle, § 32-4-409(a) states that “the County may only allow a panhandle lot: (i) to achieve better use of irregularly shaped parcels; (ii) to avoid development in environmentally sensitive areas; (iii) where the lot will not be detrimental to adjacent properties; and (iv) where the lot will not conflict with efforts to provide for public safety and general welfare.” § 32-4-409 also imposes several restrictions on panhandle lots, including limitations on length, width, how many lots it may serve, how it intersects with other roads, and parking.

Panhandle lot restrictions are also stated in the Baltimore County Zoning Regulations. In the General Provisions Article, Section 101.1 defines a panhandle lot as “a lot so shaped and situated that its only frontage or access to the local or collector street is a narrow in-fee strip of land, easement, or other legal instrument granting access, which contains a driveway and may contain water and sewer lines and other utilities.”

Section 102 of the Zoning Regulations establishes general requirements applicable to all buildings, construction, and uses. Regarding panhandle lots specifically, Section 102.4 states that “no dwelling, other than a multifamily building, shall be built on a lot containing less than 20,000 square feet which does not abut on a right-of-way at least 30 feet wide over which the

public has an easement of travel, except as provided for panhandle lots in § 32-4-409 of the Baltimore County Code.”

In addition to the Article 1 general provisions, there are generally applicable residential performance standards set forth in Article 2 of the Zoning Regulations. Specifically, Section 260.2.C regarding site planning states that “panhandle lots are not permitted as a matter of right. Panhandles must conform to § 32-4-409 of the Baltimore County Code and to the standards in the Comprehensive Manual of Development Policies. Panhandle lots are not permitted in the South Perry Hall-White Marsh area.” Notably, Section 260.1.A states that “this section [including Section 260.2.C] applies to all residential development of four or more lots in Baltimore County that is located within the urban/rural demarcation line.”

In addition to the generally applicable provisions, the Zoning Regulations specifically prohibit panhandle lots in the Honeygo Overlay District, which, while being surrounded by the Perry Hall Community Plan area on three sides, is governed instead by the Honeygo Overlay District provisions set forth in the Zoning Regulations. This prohibition was established in 2024 with the enactment of Bill 11-23 after several years of incrementally narrowing the geographic areas in the Overlay District where panhandle lots were permitted.

Given the geographic and development patterns of the Perry Hall area generally, and the evolution of panhandle lot regulation in the County Code and Zoning Regulations, the next logical step is to extend the prohibition on panhandle lots to the entire Perry Hall area, as described in the Perry Hall Community Plan.

With the affirmative vote of five members of the County Council, Bill 25-26 will take effect 14 days after its enactment.

Bill 26-26**Council District(s) All**

Mr. Jones

County Charter – County Council Compensation and Redistricting

Bill 26-26 amends the County Charter to repeal the provision providing that membership on the County Council shall be considered a full-time position for the purpose of determining compensation. The bill also repeals the requirement that revision of Council districts shall occur only after each decennial census of the United States.

In July 2024, the Council enacted Bill 47-24, which amended several provisions of the County Charter related to the County Council, subject to approval by the voters. Among those provisions, Bill 47-24 amended Charter Section 204 regarding compensation to add a sentence that states “membership on the council shall be considered a full-time position for the purpose of determining compensation.” This Charter amendment enacted the Council Structure Workgroup’s fourth recommendation, which stated that “the compensation for Councilmembers should be increased to be commensurate with full time professionals.” The language in Bill 47-24 is the same language that appears in the Charters for Montgomery and Prince George’s Counties to indicate that their Councilmembers should be compensated as full-time professionals.

Bill 47-24 also enacted several amendments to Charter Sections 206 and 207 that govern councilmanic redistricting. Among those amendments, Bill 47-24 amended Section 206 to establish a prohibition on councilmanic redistricting outside of specific circumstances. Specifically, the bill amended Section 206 to state that “revisions of Council districts may only be enacted in accordance with Section 207 of this Charter and may only occur: (1) before October 1, 2025 or after each Decennial Census of the United States; or (2) Upon ratification of amendments to this Charter by the voters of Baltimore County to increase or decrease the number of council districts.”

On November 5, 2024, the voters of Baltimore County approved the Charter amendments enacted in Bill 47-24, including the Council compensation and redistricting limitation provisions. All Charter amendments in Bill 47-24 became effective on the 30th day after the 2024 general election.

Bill 26-26 amends Charter Section 204 to repeal the sentence that states “membership on the council shall be considered a full-time position for the purpose of determining compensation.” The bill also amends Charter Section 206(b) to repeal the redistricting limitation stating that redistricting “may only occur: (1) before October 1, 2025 or after each decennial census of the United States; or (2) upon ratification of amendments to this Charter by the voters of Baltimore County to increase or decrease the number of council districts.”

In addition, Bill 26-26 amends Charter Section 207(a), which sets forth the time frame in which a Councilmanic Redistricting Commission must be established. First, the amendment incorporates some of the language repealed from Section 206, specifically that a redistricting commission must be established no later than March 1 of the year after ratification of a Charter amendment to increase or decrease the number of Council districts. The amendment would also state that “a commission may be established at any time, provided the commission is established no later than March 1 of the year prior to the election of the county council.”

The bill does not establish compensation levels for Council members and does not amend provisions governing the Employees’ Retirement System. Fiscal effects associated with Council compensation and related retirement benefits depend on separate legislative actions.

If passed by the affirmative vote of five Councilmembers and approved by County voters on November 3, 2026, the amendment shall stand adopted and become a part of the Charter from and after the 30th day following said election.

Bill 27-26 (Supplemental Appropriation)

Council District(s) All

Mr. Ertel (By Req.)

Department of Health and Human Services

Special Supplemental Nutrition Program – WIC

The Administration is requesting a supplemental appropriation of federal funds totaling \$236,867 to the Special Supplemental Nutrition Program – WIC Gifts and Grants Fund program to increase the appropriation to the actual grant award amount. The Department advised that it will utilize the funds to renovate its WIC office space at the Lansdowne Health Center, and, together with previously appropriated funds, to support the WIC program’s operational costs. See Exhibit A.

Fiscal Summary

<u>Funding Source</u>	<u>Supplemental Appropriation</u>	<u>Current Appropriation</u>	<u>Total Appropriation</u>
County	--	--	--
State	--	--	--
Federal ⁽¹⁾	\$ 236,867	\$ 2,995,706	\$ 3,232,573
Other	--	--	--
Total	<u>\$ 236,867</u>	<u>\$ 2,995,706</u>	<u>\$ 3,232,573</u>

⁽¹⁾ U.S. Department of Agriculture, Food and Nutrition Service funds passed through the Maryland Department of Health, WIC Program Administration. No County matching funds are required.

Analysis

The Department advised that it will use the proposed \$236,867 supplemental appropriation for the renovation of the WIC program’s office space at the Lansdowne Health Center (\$78,103) and, together with previously appropriated funds, for the WIC program’s operational costs (e.g., employee benefits, FICA, indirect costs) (\$158,764). The Department advised that renovations

are not yet underway but anticipates their completion by June 2026. The Department further advised that its WIC caseload increased by 700 cases from FY 2025 (i.e., from 17,500 cases to 18,200 cases), resulting in higher operational costs.

The FY 2026 Adopted Operating Budget included a \$2,995,706 appropriation to the Special Supplement Nutrition Program – WIC Gifts and Grants Fund program based on the estimated amount of the grant award when the Department submitted its budget request to the Office of Budget and Finance. Accordingly, this bill appropriates an additional \$236,867 to the program, increasing the total appropriation to the actual \$3,232,573 grant award. The grant period is July 1, 2025 to June 30, 2026. The Department advised that the grant does not require County matching funds.

With the affirmative vote of five members of the County Council, Bill 27-26 will take effect May 3, 2026.

Executive Summary

Supplemental Appropriation Women Infant and Children (WIC) Supplemental Nutrition Grant

The Baltimore County Department of Health and Human Services is requesting a \$236,867 supplemental appropriation to our Women, Infant and Children (WIC) grant. During FY 2026, the Maryland State Department of Health assigned funding to serve an increase in caseload of 700 from the previous year and renovation funding of \$78,103 for the Lansdowne Health Center, WIC office space. The additional funds will be used to conduct the renovations of the site and for program operational costs.

The Women, Infants and Children (WIC) Program is a grant-funded program within the Baltimore County Department of Health's Bureau of Clinical Services. The mission of WIC is to safeguard the health of low-income pregnant, postpartum, and breastfeeding women, infants, and children up to age five who are at nutritional risk, by providing nutritious foods, nutrition education, breastfeeding support, and referrals to health and social services to improve health outcomes and prevent nutrition-related problems. WIC acts as a vital public health program ensuring vulnerable families get the resources they need for healthy growth and development from pregnancy through early childhood.

The current award is \$3,232,573 and we have received previous approval for a total of \$2,995,706. The supplemental appropriation request is \$236,867.

Prepared by: Department of Health and Human Services

Bill 28-26

Council District(s) All

Mr. Kach

Zoning Regs. – Uses Permitted in the B.L. Zone – Lawn Treatment Company

Bill 28-26 permits a lawn treatment company in the Business, Local (B.L.) Zone under certain circumstances.

Specifically, the bill permits the use of a law treatment company by-right in the B.L. Zone, if the use is located in a Commercial, Rural (C.R.) overlay district. Also, the use must have no retail sales, and the operator must maintain fertilizer and pest control application certifications and fertilizer and pesticide business licenses issued by the Maryland Department of Agriculture. Last, any pesticides used for lawn care must be regulated by the U.S. Environmental Protection Agency.

With the affirmative vote of five members of the County Council, Bill 28-26 will take effect 14 days after its enactment.

FM-1 (Contract)

Council District(s) All

Police Department

Traffic Crash Investigation Training Courses

The Administration is requesting approval of a contract with J.S. Held, LLC to provide two crash investigation training courses for the Police Department. The contract commences upon Council approval and continues until the completion of both courses (currently August 7, 2026). The contract provides that compensation may not exceed \$29,000 for the entire approximate 4-month term. See Exhibit A.

Fiscal Summary

Funding Source	Maximum Compensation	Notes
County	--	(1) Maryland Department of Transportation, State Highway Administration, Maryland Highway Safety Office funds. (2) For the entire approximate 4-month term.
State ⁽¹⁾	\$ 29,000	
Federal	--	
Other	--	
Total	<u>\$ 29,000</u> ⁽²⁾	

Analysis

The contractor will provide two traffic crash investigation training courses for the Police Department. The Department advised that the first course, Commercial Vehicle Crash Investigation, will cover the characteristics of commercial motor vehicles and the dynamics at play after a collision; the second course, Advanced Event Data Recorder, will cover how to analyze event data recorders (EDR) and EDR data encountered after a collision. Classes will be held from June 22, 2026 through June 26, 2026 and August 3, 2026 through August 7, 2026, respectively, at the CCBC-Dundalk Campus. The Department advised that each class will enroll 30 students and will be open to all sworn members of the Department and other jurisdictions who meet the prerequisites to enroll, with priority being given to members of the Department.

The contract commences upon Council approval and will continue through the completion of both courses (currently August 7, 2026). The contract provides that compensation may not exceed \$29,000 (\$14,500 per class) for the entire approximate 4-month term. The County may terminate the agreement by providing prior written notice.

This County awarded the contract through a competitive procurement process. The Department advised that the contractor was the low bidder (from 2 bids received) for the Commercial Vehicle Crash Investigation course and the sole bidder for the Advanced Event Data Recorder course. The Department advised that there is not an M/WBE participation requirement.

County Charter, Section 715, requires that “any contract must be approved by the County Council before it is executed if the contract is...for services for a term in excess of two years or involving the expenditure of more than \$25,000 per year....”

Executive Summary

The Police Department solicited bids for Crash Reconstruction Training under RFQ-10000486. Two bids were received; one vendor only bid one of the courses and their price was higher than J.S. Held.

The first course, Commercial Vehicle Investigation School, covers the characteristics of commercial motor vehicles and the dynamics at play after a collision. The second course, Advanced Event Data Recorder School, teaches how to analyze any event data recorder (EDR) encountered after a collision.

Prepared by: Police Department

FM-2 (Contract Amendment)

Council District(s) All

Property Management

On-Call Pest Control Services

The Administration is requesting approval of an amendment to a contract with Home Paramount Pest Control Company to provide pest control services at various County-owned and/or operated buildings. The proposed amendment commences upon Council approval and removes the existing compensation cap of \$907,593 and limits compensation to the amount appropriated for these services for the entire contract term. The proposed amendment also adds carpenter ant and termite treatment and prevention services at various County-owned and/or operated buildings to the contract’s scope of work. Property Management advised that estimated compensation totals \$1,051,252 for the entire 5-year and 6-month term, including the renewal and extension periods. The contract commenced August 5, 2024. See Exhibit A.

Fiscal Summary

Funding Source	Current Maximum Compensation	Amended Estimated Compensation ⁽²⁾
County ⁽¹⁾	\$ 907,593	\$ 1,051,252
State	--	--
Federal	--	--
Other	--	--
Total	<u>\$ 907,593 ⁽³⁾</u>	<u>\$ 1,051,252 ⁽⁴⁾</u>

- (1) General Fund Operating Budget and/or Capital Projects Fund, depending on the nature of the work.
- (2) The proposed amendment removes the existing compensation cap and limits compensation to the amount appropriated for these services for the entire contract term.
- (3) Current maximum compensation for the 5-year and 6-month term.
- (4) Estimated compensation for the entire 5-year and 6-month term, including the renewal and extension periods; amount exceeds the previous maximum compensation by \$143,659.

Analysis

The contractor will continue to provide integrated pest management services for the control of insects, rodents, and other pests on a regularly scheduled basis for specified County-owned and/or operated buildings and an on-call basis for those buildings not routinely serviced. The contractor will furnish all labor, materials, tools, equipment, supervision, and incidentals necessary to perform the work in the buildings and exterior perimeters. For bed bug concerns, the contractor must respond to the site within two hours of notification.

Regularly scheduled services (currently for 110 sites) are billed at weekly, monthly, or quarterly rates ranging from \$18 to \$510, depending on the site. Bed bug treatment rates range from \$350 to \$1,000 for three visits for facilities up to 2,500 sq. ft., with a rate of \$0.80 per sq. ft. for facilities above 2,500 sq. ft. The rate for bed bug treatment of police vehicles is \$20 per vehicle treated. Hourly rates will be billed at \$35 or \$48 for a pest control technician, depending on the time status (regular or overtime), \$50 for a certified entomologist, if needed, and \$50 for an inspector. The hourly rate for fogging services is \$61, and drain treatments are \$61 each. The price for 15-day and 10-day traps is \$500 and \$325, respectively. Materials costs include a 10% markup. The County may add or delete buildings included in the regular service schedule and revise the frequency of visits as needed, and the contractor will provide quotes for any new buildings to be serviced and for changes to the number of scheduled visits.

On August 5, 2024, the Council approved the original 5-year and 6-month contract with compensation not to exceed \$907,593. The proposed amendment, which commences upon Council approval, removes the existing compensation cap of \$907,593 and limits compensation to the amount appropriated for these services for the entire contract term. The proposed amendment also adds carpenter ant and termite treatment and prevention services at various County-owned and/or operated buildings to the contract's scope of work. All other terms and conditions remain the same. Property Management advised that while the County is not experiencing an unprecedented increase in issues with carpenter ants and termites, the amendment is necessary to provide set pricing (\$4 per linear foot for carpenter ant treatment and prevention and \$5 (bait system) or \$10 (liquid) per linear foot for termite treatment and prevention) and make the invoicing process for these services more efficient for the County. Property Management further advised that Home Paramount Pest Control Company has provided termite services at Victory Villa Community Center for as a one-time buy totaling \$4,662. Property Management also advised that estimated compensation totals \$1,051,252 for the entire 5-year and 6-month term, including renewal and extension periods (an increase of \$143,659). According

to the County's financial system, as of March 16, 2026, expenditures/encumbrances under the contract totaled \$315,915.

Prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – All Urban Consumers – United States Average – All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower. The County may terminate the agreement by providing 30 days prior written notice.

The County awarded the contract through a competitive procurement process based on low bid from three bids received; one bid was deemed non-responsive. According to the bid documents, there is a 25% M/WBE participation requirement.

County Charter, Section 715, requires that “any contract must be approved by the County Council before it is executed if the contract is...for services for a term in excess of two years or involving the expenditure of more than \$25,000 per year....”

Executive Summary

The Administration is requesting approval of an amendment to the contract for Home Paramount Pest Control Company for on-call pest control services at various locations of the County.

Currently on SCON-10002510, there is \$609,753.06 of the NTE available.

Paragraph 2.3 of the Agreement shall be stricken in its entirety and the following shall be inserted in lieu thereof:

“In no event shall the compensation paid to the contractor exceed the sum of the County Council approved appropriation during the entire term of this Agreement including renewals thereof.”

Attachment A, Services and/or Scope of Work to be performed shall be stricken in its entirety and the following shall be inserted in lieu thereof:

“In general, the scope of this contract shall be to furnish all labor, materials, tools, equipment, supervision and all necessary incidentals for both routing and on-call pest control services and carpenter ant and termite treatment and prevention services at various County-owned and/or operated buildings and areas within the boundaries of Baltimore County, Maryland.

Prices quoted per building are all inclusive and include on-call or additional visits/treatments.

Locations may be added or deleted and the frequency of visits may be revised on an as-needed basis. The Contractor will be requested to quote new locations or re-quote locations that increase or decrease the number of scheduled visits.”

All other terms, conditions and provisions of the Agreement remain in full force and effect.

There is a 25% MWBE goal on this contract.

Prepared by: Property Management

FM-3 (Contract)

Council District(s) All

Property Management

Natural Turf and Athletic Field Maintenance/Renovation Services

The Administration is requesting approval of a contract with Hummer Turfgrass Systems, Inc. to provide maintenance and repair of natural turf and athletic fields at County-owned and/or operated sites. The contract commences upon Council approval, continues through February 20, 2027, and will renew automatically for one additional 1-year period with the option to extend the initial term or the renewal term an additional 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation totals \$246,609 for the entire approximate 2-year and 2-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation	Notes
County ⁽¹⁾	\$ 246,609	⁽¹⁾ General Fund Operating Budget or Capital Projects Fund, depending on the nature of the work.
State	--	
Federal	--	⁽²⁾ Estimate for the entire approximate 2-year and 2-month term.
Other	--	
Total	\$ 246,609 ⁽²⁾	

Analysis

The contractor will provide all labor, materials, supervision, equipment, services, and related items necessary to provide maintenance and repair of natural turf and athletic fields at County-owned and/or operated sites. Property Management advised there are currently 206 fields that may be serviced under this contract. Services may include seeding, installing sod, fertilizing, mulching, watering, mowing, trimming, weeding, removing trash and debris, and related repair work to athletic fields and ball diamonds. Property Management also advised that typical projects include

maintenance of fields, rut repairs, seeding of environmentally sensitive areas, grading, drainage improvements, and hydroseeding and/or reforestation.

Hourly rates range from \$210 to \$290 for field design services, depending on the specific service provided (e.g., schematic and conceptual designs, construction administration). Athletic field mowing will be billed at \$1,060 per mow, and aeration, seeding, topdressing, and liquid pest control will be billed at prices ranging from \$1,140 to \$2,850 per service (each based on 72,000 sq. ft. of service area). A water truck will be billed at \$106 per hour; soil sampling and analysis will be billed at \$610 per sample; soccer field painting will be billed at \$240 per field; and infield services (arc edging, grading) will be billed at \$4,700 per service. Renovation services (e.g., nutrient management, existing turf removal, laser grading, sod installation) range from \$0.016 to \$0.90 per sq. ft. Drainage pipe and silt fence installation will be billed at \$21.60 and \$44.50 per linear foot, respectively. Root zone services (supply and soil test) will be billed at \$85.20 per cubic yard. The mark-up on materials and rental equipment is 15%, and the markup on subcontractor services is 10%.

The contract commences upon Council approval, continues until February 20, 2027, and will renew automatically for one additional 1-year period with the option to extend the initial term or the renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation totals \$246,609 for the entire approximate 2-year and 2-month term, including the renewal and extension periods.

Prior to the commencement of the renewal period, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – All Urban Consumers – United States Average – All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request. The County may terminate the agreement by providing 30 days prior written notice.

The County awarded the contract as a cooperative procurement from a competitively-bid Maryland-National Capital Park and Planning Commission contract awarded February 21, 2023. Property Management advised that there is not an M/WBE participation requirement.

On May 3, 2021, the Council approved two similar 5-year and 1-month contracts not to exceed \$2,057,828 combined with Classic Lawn and Landscape, Inc. (primary contractor) and Atlantic

Maintenance Group, LLC (secondary contractor). Property Management advised that the contract with Atlantic Maintenance Group, LLC expired May 2, 2024. The contract with Classic Lawn and Landscape, Inc. expired February 28, 2026. The County's financial system indicates that, as of March 17, 2026, expenditures/encumbrances under these contracts totaled \$553,196: \$281,453 to Classic Lawn and Landscape, Inc., and \$271,743 to Atlantic Maintenance Group, LLC.

County Charter, Section 715, requires that "any contract must be approved by the County Council before it is executed if the contract is...for services for a term in excess of two years or involving the expenditure of more than \$25,000 per year...."

EXECUTIVE SUMMARY

The Administration is requesting approval of a contract with Hummer Turfgrass Systems, Inc. to provide various athletic field services to include landscaping services, turf renovation, turf infield maintenance, and field design services at various County locations.

In no event shall the total compensation paid to the Contractors exceed the sum of the County Council approved appropriated amount during the entire term of this Agreement including renewals thereof. The Agreement shall be effective when it has been properly signed by all parties and when executed by the County through February 20, 2027 (the "Initial Term"). The County reserves the right to renew this Agreement for one (1) additional one (1) year renewal option on the same terms and conditions. The County shall have the option of extending this Agreement at the end of the Initial Term or any renewal term for an additional 120 days on the same terms and conditions.

The solicitation was awarded through a cooperative purchase with the Maryland National Capital Park & Planning Commission.

Prior to the commencement of the final renewal term, the vendor may request an escalation if such request is in accordance with the annual percentage change (decrease or increase) of the most recent annual Consumer Price Index (CPI-U) for all Urban Consumers for the Washington Metropolitan Area by the United States Department of Labor, Bureau of Labor Statistics for the previous twelve-month period.

Prepared by: Property Management

FM-4 (2 Contracts)

Council District(s) All

Property Management

Irrigation Services

The Administration is requesting approval of two contracts, with K & C Grounds Maintenance, Inc., and Monarch Landscaping – Atlantic, LLC dba Complete Landscaping Services to provide irrigation systems maintenance and repairs at various County sites. Each contract commences May 3, 2026, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contracts provide that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation for both contractors combined totals \$332,925 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Combined Total Compensation	Notes
County ⁽¹⁾	\$ 332,925	⁽¹⁾ General Fund Operating Budget and/or Capital Projects Fund, depending on the nature of the work. ⁽²⁾ Estimate for the entire 5-year and 4-month term.
State	--	
Federal	--	
Other	--	
Total	<u>\$ 332,925</u> ⁽²⁾	

Analysis

The contractor will furnish all labor, materials, tools, equipment, fuel, and supervision to perform monthly service, maintenance, and repair of irrigation systems at 21 County owned and/or operated sites. Services include repairs, inspections, sprinkler head adjustments, time clock and water percentage adjustments, and winter maintenance (i.e., shut down and start up). For

servicing of irrigation systems, the County will give the contractor at least five days' notice of the areas to be serviced; in an emergency, the contractor must physically report to the work site within 2 hours. All work will be performed between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, excluding County holidays.

Hourly labor rates range from \$25 to \$75, depending on the contractor, staffing/skill level (i.e., skilled laborer, unskilled laborer, equipment operator) and time status (i.e., regular time/overtime). Temporary grounds stabilization (e.g., light grading, seeding, mulching) for irrigation repairs will be billed at \$1.00 per square yard, equipment rental will be billed at a markup of 10%, and materials will be billed at a markup of 10% or 15%, depending on the contractor. Property Management advised that it intends to assign work equally to both contractors.

Each contract commences May 3, 2026, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contracts provide that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation for both contractors combined totals \$332,925 for the entire 5-year and 4-month term, including the renewal and extension periods.

Prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – All Urban Consumers – United States Average – All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower. The County may terminate the agreements by providing 30 days prior written notice.

The County awarded the contracts through a competitive procurement process based on low bid from 3 bids received. Property Management advised that there is not an M/WBE participation requirement.

On May 3, 2021, the Council approved a similar 5-year and 4-month contract not to exceed \$332,925 with K & C Grounds Maintenance, Inc. The contract expires May 2, 2026. According to the County's financial system, as of March 18, 2026, expenditures/encumbrances under the contract totaled \$203,665.

County Charter, Section 715, requires that “any contract must be approved by the County Council before it is executed if the contract is...for services for a term in excess of two years or involving the expenditure of more than \$25,000 per year....”

Executive Summary

The Administration is requesting the approval of two contracts Monarch Landscape – Atlantic, LLC dba Complete Landscaping Services and K & C Grounds Maintenance Inc. to provide irrigation services at various County sites.

In no event shall the total compensation paid to the Contractors exceed the sum of the County Council approved appropriated amount during the entire term of this Agreement including renewals thereof. This Agreement shall be effective May 3, 2026 and shall continue for one (1) year (the “Initial Term”) at which the at which time the County may exercise its option to renew this Agreement for four (4) additional one (1) year renewals on the same terms and conditions. The County shall have the option of extending this Agreement at the end of the Initial Term or any renewal term for an additional 120 days, on the same terms and conditions.

This contract was competitively bid and was chosen based on best qualified, best value, experience, low bid and competitive bid.

Prior to the commencement of subsequent renewal terms, the County may entertain a request for an escalation in accordance with the current Consumer Price Index – All Urban Consumers – United States Average – All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower.

Prepared by: Property Management

FM-5 (2 Contracts)

Council District(s) All

Property Management

Window Washing Services

The Administration is requesting approval of two contracts, with Skyclean, Inc., and Power Washing Pro, LLC, to provide window cleaning services at various County buildings. Each contract commences May 27, 2026, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 180 days. The contracts provide that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation for both contractors combined totals \$552,093 for the entire 5-year and 6-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Combined Total Compensation	Notes
County ⁽¹⁾	\$ 552,093	⁽¹⁾ General Fund Operating Budget. ⁽²⁾ Estimate for the entire 5-year and 6-month term.
State	--	
Federal	--	
Other	--	
Total	\$ 552,093 ⁽²⁾	

Analysis

The contractor will furnish all labor, materials, equipment, supervision, and cleaning supplies to clean the interior and exterior of all outside windows and glass doorways of various County-owned and/or operated facilities on a regular schedule (semi-annually). The County reserves the right to alter the number of cleanings and to increase the number of facilities to be cleaned at any time during the contract period.

Unit prices for semi-annual cleaning services range from \$105 (Council district office) to \$13,385 (Public Safety Building, exterior of windows), depending on the contractor and building. A total of 68 locations are expected to be serviced, including 18 County library branches. Property Management advised that work will be assigned to the low bidder for each location, unless the contractor cannot complete the work in the necessary timeframe.

Each contract commences May 27, 2026, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 180 days on the same terms and conditions, unless the County provides notice of non-renewal. The contracts provide that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation for both contractors combined totals \$552,093 for the entire 5-year and 6-month term, including the renewal and extension periods.

Prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – All Urban Consumers – United States Average – All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower. The County may terminate the agreements by providing 30 days prior written notice.

The County awarded the contracts through a competitive procurement process based on low bid from 4 bids received. Property Management advised that there is not an M/WBE participation requirement.

On May 27, 2021, the Council approved a similar 5-year and 6-month contract with Skyclean, Inc. The contract expires May 26, 2026. According to the County's financial system, as of March 19, 2026, expenditures/encumbrances under the contract totaled \$299,575.

County Charter, Section 715, requires that “any contract must be approved by the County Council before it is executed if the contract is...for services for a term in excess of two years or involving the expenditure of more than \$25,000 per year....”

Executive Summary

The Administration is requesting the approval of two contracts with Skyclean Inc. and Power Washing Pro to provide window washing services for various County buildings.

In no event shall the total compensation paid to the Contractors exceed the sum of the County Council approved appropriated amount during the entire term of this Agreement including renewals thereof. This Agreement shall be effective May 27, 2026 and shall continue for one (1) year (the "Initial Term") at which the at which time the County may exercise its option to renew this Agreement for four (4) additional one (1) year renewals on the same terms and conditions. The County shall have the option of extending this Agreement at the end of the Initial Term or any renewal term for an additional 180 days, on the same terms and conditions.

This contract was competitively bid and was chosen based on best qualified, best value, experience, low bid and competitive bid.

Prior to the commencement of subsequent renewal terms, the County may entertain a request for an escalation in accordance with the current Consumer Price Index – All Urban Consumers – United States Average – All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower.

Prepared by: Property Management

FM-6 (Contract)

Council District(s) All

Property Management

Maintenance/Repairs – Building Automation System Hardware/Software

The Administration is requesting approval of a contract with Honeywell International, Inc. dba Honeywell Building Solutions to maintain the building automation systems (hardware and software used to operate and control a building’s HVAC system) at ten County-owned facilities. The contract commences April 7, 2026, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation totals \$1,410,548 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation	Notes
County ⁽¹⁾	\$ 1,410,548	⁽¹⁾ General Fund Operating Budget or Capital Projects Fund, depending on the nature of the work. ⁽²⁾ Estimate for the entire 5-year and 4-month term.
State	--	
Federal	--	
Other	--	
Total	\$ 1,410,548 ⁽²⁾	

Analysis

The contractor will inspect, maintain, and repair the building automation systems (software and hardware used to operate and control a building’s HVAC system) at the following ten County-owned facilities:

- Drumcastle Government Center;
- The Jefferson Building;
- Baltimore County Public Library – Pikesville branch;
- Baltimore County Public Library – Perry Hall branch;
- Historic Courthouse;
- Circuit Court;
- Westside Shelter;
- Ateaze Senior Center;
- County Office Building; and
- Baltimore County Police Department – Franklin precinct.

Property Management advised that the contractor will provide two types of coverage: 1) flex coverage will be provided for one location (County Office Building) that has a mix of control equipment; if a Honeywell part fails, the contractor will replace the part at its cost, and if a non-Honeywell part fails, the County will be responsible for the replacement cost; and 2) preferred automation coverage will be provided for the other locations; Honeywell will replace all failed parts at its expense. Both types of coverage include preventative maintenance.

The contractor will perform regular maintenance service from 8:00 a.m. to 4:30 p.m., Monday through Friday, excluding federal holidays. For buildings with preferred automation coverage, the contractor will provide emergency service 24 hours per day, 7 days per week, including federal holidays, and must report to the work site within 4 hours of notification. For buildings with flex coverage, the County will receive a priority response for emergencies.

The annual maintenance fee ranges from \$6,928 (Baltimore County Public Library – Perry Hall branch) to \$48,028 (Drumcastle Government Center), depending on the location and type of coverage (flex or comprehensive). Hourly labor rates for flex coverage repairs range from \$182 to \$343, depending on the type (automation or mechanical) and time status (regular or overtime), and covered materials are discounted at 25% off the list price.

The contract commences April 7, 2026, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation

totals \$1,410,548 for the entire 5-year and 4-month term, including the renewal and extension periods.

Prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – All Urban Consumers – United States Average - All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower. The County may terminate the agreement by providing 60 days prior written notice.

The County awarded the contract through a sole source procurement process. Property Management advised that the operating software and hardware are proprietary to Honeywell International, Inc. Property Management advised that there is not an M/WBE participation requirement.

On April 5, 2021, the Council approved a similar 5-year and 4-month contract (which commenced December 7, 2020) with Honeywell International, Inc. for services at eight County-owned facilities. Property Management advised that the Ateaze Senior Center and the Baltimore County Public Library – Perry Hall Branch were added to the list of locations in 2022 and 2025, respectively. The contract expires April 6, 2026. The County's financial system indicates that as of March 18, 2026, expenditures/encumbrances under the contract totaled \$1,031,954.

County Charter, Section 902(f), states that “when... [competitive] bidding is not appropriate, a contract shall be awarded only by competitive negotiations, unless such negotiations are not feasible. When neither competitive bidding nor competitive negotiations are feasible, contracts may be awarded by noncompetitive negotiations.”

County Charter, Section 715, requires that “any contract must be approved by the County Council before it is executed if the contract is...for services for a term in excess of two years or involving the expenditure of more than \$25,000 per year....”

Executive Summary

The Administration is requesting approval of a contract with Honeywell International Inc. to provide maintenance and repair for pre-existing building automation system hardware and software at various County locations.

In no event shall the total compensation paid to the Contractors exceed the sum of the County Council approved appropriated amount during the entire term of this Agreement including renewals thereof. The Agreement shall be effective April 7, 2026 for one (1) year (the "Initial Term"). The County reserves the right to renew this Agreement for four (4) additional one (1) year renewal options on the same terms and conditions. The County shall have the option of extending this Agreement at the end of the Initial Term or any renewal term for an additional 120 days on the same terms and conditions.

All unit prices shall be firm for one (1) year from the effective date of the contract. Prior to commencement of subsequent renewal terms, the County may entertain a request for escalation in accordance with the current Consumer Price Index at the time of the request or up to a maximum 5% increase on the current pricing, whichever is lower. The County reserves the right to accept or reject the request for a price increase within fourteen (14) days. If the price increase is approved, the price will remain firm for one (1) year from the date of the increase.

Prepared by: Property Management

FM-7 (Contract)

Council District(s) 5

Department of Public Works & Transportation

Repair Services – Hydraulic System – Gunpowder Sewage Pumping Station

The Administration is requesting approval of a contract with A-TECH Hydraulics, Inc. to provide preventative maintenance and repair services on the hydraulic system at the Gunpowder Sewage Pumping Station. The contract commences upon Council approval and continues through the County’s final acceptance of the services (estimated to be 1-2 months). The contract provides that compensation may not exceed \$282,500. See Exhibit A.

Fiscal Summary

Funding Source	Maximum Compensation	Notes
County ⁽¹⁾	\$ 282,500	⁽¹⁾ Capital Projects Fund – Metropolitan District. ⁽²⁾ For the entire term.
State	--	
Federal	--	
Other	--	
Total	<u>\$ 282,500</u> ⁽²⁾	

Analysis

The contractor will provide all labor, materials, tools, equipment, and supervision for repair and maintenance services on the hydraulic system at the Gunpowder Sewage Pumping Station. The contractor will perform preventative maintenance on the hydraulic system, including replacing worn and outdated components such as pressure switches, gauges, and filters. The contractor will also service and restore the accumulator system, which is essential for storing and regulating hydraulic pressure during valve operation. In addition, the hydraulic fluid will be drained, the system cleaned, and new fluid installed to remove sludge and contaminants that can damage equipment and reduce system performance. The Department advised that, upon completion of

maintenance, the contractor will test and calibrate the entire system to confirm that alarms, pressure-relief devices, and control functions operate as designed.

The contract commences upon Council approval and continues through the County's final acceptance of the services (estimated to be 1-2 months). The contract provides that compensation may not exceed \$282,500 (including a 20% contingency). The County may terminate the agreement by providing 30 days prior written notice.

The Department advised that the County awarded the contract through a competitive procurement process based on low bid from two bids received. According to the bid documents, there is not an M/WBE participation requirement.

The Department advised that the contractor provided previous parts/work for the Gunpowder Pumping Station in 2022, totaling less than \$1,000.

County Charter, Section 715, requires that "any contract must be approved by the County Council before it is executed if the contract is...for services for a term in excess of two years or involving the expenditure of more than \$25,000 per year...."

EXECUTIVE SUMMARY

Vendor Name: A-TECH Hydraulics, Inc.

Scope of Contract: This work is necessary to maintain the safety, reliability, and proper operation of the Gunpowder Pumping Station's wastewater valve system. The station relies on a hydraulic control system to open and close critical valves, and like all mechanical systems, these components experience wear over time. Hydraulic fluids can become contaminated, pressure-sensing devices can lose accuracy, and aging parts increase the risk of equipment failure or unplanned shutdowns.

A-Tech Hydraulics will perform preventive maintenance on the hydraulic system, including replacing worn and outdated components such as pressure switches, gauges, and filters. The contractor will also service and restore the accumulator system, which is essential for storing and regulating hydraulic pressure during valve operation. In addition, the hydraulic fluid will be drained, the system cleaned, and new fluid installed to remove sludge and contaminants that can damage equipment and reduce system performance.

Once maintenance is complete, A-Tech Hydraulics will test and calibrate the entire system to confirm that alarms, pressure-relief devices, and control functions operate as designed. This work will reduce the risk of system failures, protect critical infrastructure, and help ensure continuous, reliable, and compliant operation of the Gunpowder Pumping Station.

Purpose: The Contractor shall provide all necessary labor, materials, tools, equipment and supervision required to perform repair services on the hydraulic system at the Gunpowder Sewage Pumping Station. This contract shall remain in effect until all specified work has been fully accepted by the Baltimore County Department of Public Works and Transportation – Bureau of Utilities.

Contract Value: \$282,500.00

Term: This agreement shall become effective when it has been executed by the County. Shall continue through the County's final acceptance of the services. For purposes of this Agreement, "Final Acceptance" shall be defined as the date upon which the County acknowledges the scope of work is completed, fully accepted and final payment is issued to the contractor.

Vendor Selection Method: BEST QUALIFIED, COMPETITIVE BID, EXPERIENCED

MBE/WBE: No, due to limited vendors.

Prepared by: Department of Public Works & Transportation

MB-3 (Res. 10-26) Donation

Council District(s) All

Mr. Ertel (By Req.)

Fire Department

**Accept Donation – University of Maryland Shock Trauma Center – Fire Dept. –
EMS Division**

Resolution 10-26 authorizes the County to accept the donation of 5 Delta coolers, valued at \$24,500 (\$4,900 per cooler), from the University of Maryland Shock Trauma Center for use by the Fire Department’s Emergency Medical Services (EMS) Division. The Department advised that the donated Delta coolers will expedite the startup of the Division’s “whole blood” program and will carry whole blood needed to treat patients at the site of an incident. The Department further advised that the County is in the beginning stages of developing the Division’s whole blood program (i.e., acquiring supplies and equipment, personnel training, program policy development, and the creation of a deployment plan tailored to meet the needs of the citizens). The Department also advised that there are no additional costs associated with the donation. See Exhibit A.

County Charter, Section 306, vests in the County Council the power to accept gifts.

This resolution shall take effect from the date of its passage by the County Council.

Executive Summary

Baltimore County Fire Department
RESO-FIR-2026-1285

Budget: 100-CC160600-SC53010

The Baltimore County Fire Department is requesting approval for acceptance of a donation from University of Maryland R Adams Cowley Shock Trauma Center for Delta ICE 2L smart blood coolers over \$5,000. The donation has a total estimated value of \$24,500 (5 coolers) with a list price of \$4899.99.

University of Maryland Shock Trauma has initiated an interest in donating these coolers for the purpose of uplifting our EMS- whole blood program. These coolers will carry whole blood needed to treat at the site of the incident for those who may perish without this unique tool of whole blood.

This donation is immeasurable and will have enormous benefit on the aid and treatment of the residents of Baltimore County.

Prepared by: Fire Department

MB-4 (Res. 11-26) Donation

Council District(s) 5

Mr. Ertel (By Req.)

Department of Recreation and Parks

Accept Donation – Arborist Services – Cromwell Valley Park – Beech Leaf Disease

Resolution 11-26 authorizes the County to accept the donation of beech tree leaf disease treatments, valued at \$18,000, from the Cromwell Valley Park Council, Inc. for nine beech trees located in Cromwell Valley Park (seven trees lining the entrance to the park and two trees inside the entry/parking loop). See Exhibit A.

The Department advised that each of the nine trees will receive two treatments from arborists between late July 2026 and late summer 2028 in order to slow the progress of the disease; there is no proven long-term cure. The Department further advised that while other trees within the park are affected by the disease, these trees were selected for treatment because of their high visibility locations.

The Department advised that there are no additional costs to the County associated with the donation. The Department further advised that the Department of Environmental Protection and Sustainability does not recommend that the County invest in the treatment of other beech trees within Cromwell Valley Park or in other County parks at this time due to the large quantity of beech trees in County parks, the treatments’ inability to prevent long-term mortality, and the constant possibility of reinfection due to the widespread existence of the nematode that causes the disease.

County Charter, Section 306, vests in the County Council the power to accept gifts.

This resolution shall take effect from the date of its passage by the County Council.

Executive Summary

The purpose of this Resolution is to accept \$18,000 worth of arborist services from The Cromwell Valley Park Council, Inc. (CVPC.) in the form of treatment to mitigate the further advancement of Beech Tree Leaf Disease affecting the nine (9) iconic European Beech Trees lining the Sherwood driveway entrance to Cromwell Valley Park. The Letter of Intent from CVP outlines funding two treatments per European Beech Tree along the driveway, beginning in late July 2026 and ending in late summer 2028. The total cost of two treatments for the nine trees shall be \$18,000.00. The CVPC is donating this service to Baltimore County. There is no related cash contribution to Baltimore County.

Background: Beech Tree Leaf Disease, caused by the nematode *Litylenchus crenatae maccinnii*, is spreading rapidly across the State of Maryland, with infections confirmed in 14 counties as of mid-2025. It causes dark, striped bands on leaves, leaf thickening and premature drop; often killing young trees in one to two years and mature trees within six to ten years.

Prepared by: Department of Recreation and Parks

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
APPENDIX A

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: County Administrative Officer **DATE:** 3/9/26

FROM: Kevin D. Reed, Director *MCC* **COUNCIL MEETING**
Office of Budget & Finance **DATE:** 4/6/26

SUBJECT: Public Recordation of Announcement
of Non-Competitive Commodity Awards Charter Sec. 902(f)

Whenever a commodity Supplier Contract / Purchase Order over \$25,000 is awarded by a process other than a formal competitive bid, a copy of the Supplier Contract / Purchase Order must be provided to the Administrative Office for placement on the County Council agenda for announcement at the next session following the award of the Supplier Contract / Purchase Order. The announcement shall be recorded in the minutes of the County Council meeting, and shall be available for inspection by the public. In compliance with this procedure, supporting documentation of the awards are included and will be forwarded to the County Council.

Award Document

PO 10032113 Leeds Precision Instruments, Inc.

This Purchase Order is for the purchase of a Leeds Forensic Firearms and Toolmarks Comparison microscope and software, for the Firearms and Toolmark Identification Unit in Forensics.

As detailed in the 902(f) Justification from Chief McCullough, the Leeds comparison microscope has exclusive, proprietary hardware and software features specifically developed for firearms-related evidence analysis.

It is uniquely configured for forensic ballistics workflows and aligns with the tools and procedures currently utilized and supported by the Forensics Team.

This equipment will replace current equipment that cannot adequately capture detailed images of complex firearm evidence, such as bullets and cartridge cases due to limitations in lighting and imaging software.

Award Total: \$107,780.00
Award Date: 2/20/26

cc: J. Benjamin Jr.,
T. Bostwick,
Elizabeth J. Irwin, Acting County Auditor