

**BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 4
FEBRUARY 17, 2026 6:00 P.M.**

WORK SESSION – FEBRUARY 10, 2026, 4 P.M.

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

**A. MOMENT OF SILENT MEDITATION
PLEDGE OF ALLEGIANCE TO THE FLAG**

B. APPROVAL OF JOURNAL – Meeting of February 2, 2026

C. ENROLLMENT OF BILLS – Bills 94-25, 95-25, 96-25, 97-25, 98-25, 1-26, 2-26, 3-26 & 4-26

D. INTRODUCTION OF BILLS

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 5-26 – Mr. Ertel(By Req.) – CEB – MHAA Bancker Interpretive Program Enhancement

Bill 6-26 – Mr. Patoka – Zoning Regulations – Central Community Hub

Bill 7-26 – Mr. Patoka – Baltimore County Final Landmarks List

Bill 8-26 – Mr. Marks – Zoning Regulations – Eco Park District – Transportation Infrastructure Prerequisite

~~WITHDRAWN Bill 9-26 – Councilmembers Marks & Patoka – Zoning Regs. – Data Centers and Energy Storage Devices –
Partial Repeal and Clarification~~

F. BILLS FOR FIRST CONSIDERATION

Bill 10-26 – Mr. Ertel(By Req.) – CEB – Continuum of Care - 38 Slot

Bill 11-26 – Mr. Ertel(By Req.) – CEB – Smart Policing Initiative

Bill 12-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the R.C.5 zone – Riding Stable

Bill 13-26 – Mr. Marks – Zoning Regulations – Signs – Placemaking Signs

G. APPROVAL OF FISCAL MATTERS/CONTRACTS

1. Contract – Sterling Helicopter Inc. A/K/A Sterling Corporation– Helicopter maintenance

2. Contract – Antonio's Trucking, Inc. – Liquid salt brine application – roadway treatments

~~WITHDRAWN 3. Contracts – (2) – Legal Counsel services~~

H. MISCELLANEOUS BUSINESS

1. Correspondence - (a) (1) - Non-Competitive Awards (January 16, 2026)

2. Res. 3-26 – Mr. Ertel(By Req.) – Adoption of Small Area Plan Number 11 – Master Plan 2030

3. Appointment – Mr. Crandell – Baltimore County Advisory Committee on Public School Capacity – Karen L. Wolf

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

*Issued: February 5, 2026
Work Session: February 10, 2026
Legislative Day No. 4 : February 17, 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

February 17, 2026

NOTES TO THE AGENDA

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**AGENDA
BALTIMORE COUNTY COUNCIL
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 4
February 17, 2026 6:00 P.M.**

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CALL OF BILLS FOR FINAL READING AND VOTE

BRYAN SHEPPARD, ACTING DIRECTOR, DEPARTMENT OF RECREATION & PARKS

- 1 Bill 5-26 – Mr. Ertel(By Req.) – CEB – MHAA Banneker Interpretive Program Enhancement

COUNCIL

- 4 Bill 6-26 – Mr. Patoka – Zoning Regulations – Central Community Hub
5 Bill 7-26 – Mr. Patoka – Baltimore County Final Landmarks List
6 Bill 8-26 – Mr. Marks – Zoning Regulations – Eco Park District – Transportation Infrastructure Prerequisite
~~WITHDRAWN~~ ~~Bill 9-26 – Councilmembers Marks & Patoka – Zoning Regs. – Data Centers and Energy Storage Devices –~~
~~Partial Repeal and Clarification~~

BILLS FOR FIRST CONSIDERATION

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

- 7 Bill 10-26 – Mr. Ertel(By Req.) – CEB – Continuum of Care - 38 Slot

COLONEL MATTHEW GORMAN, POLICE DEPARTMENT

- 10 Bill 11-26 – Mr. Ertel(By Req.) – CEB – Smart Policing Initiative

COUNCIL

- 13 Bill 12-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the R.C.5 zone – Riding Stable
14 Bill 13-26 – Mr. Marks – Zoning Regulations – Signs – Placemaking Signs

APPROVAL OF FISCAL MATTERS/CONTRACTS

MAJOR GLEN WIEDECK, POLICE DEPARTMENT

- 15 1. Contract – Sterling Helicopter Inc. A/K/A Sterling Corporation– Helicopter maintenance

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

- 19 2. Contract – Antonio's Trucking, Inc. – Liquid salt brine application – roadway treatments

JAMES BENJAMIN, COUNTY ATTORNEY, OFFICE OF LAW

- ~~WITHDRAWN~~ ~~3. Contracts – (2) – Legal Counsel services~~

MISCELLANEOUS BUSINESS

COUNCIL

- 29 1. Correspondence - (a) (1) - Non-Competitive Awards (January 16, 2026)

STEVE LAFFERTY, DIRECTOR, DEPARTMENT OF PLANNING

- 23 2. Res. 3-26 – Mr. Ertel(By Req.) – Adoption of Small Area Plan Number 11 – Master Plan 2030

COUNCIL

3. Appointment – Mr. Crandell – Baltimore County Advisory Committee on Public School Capacity –
Karen L. Wolf

Bill 5-26 (Supplemental Appropriation)

Council District(s) All

Mr. Ertel (By Req.)

Department of Recreation and Parks

MHAA Banneker Interpretive Program Enhancement

The Administration is requesting a supplemental appropriation of State funds totaling \$50,000 to the MHAA [Maryland Heritage Areas Authority] Banneker Interpretive Program Enhancement Gifts and Grants Fund program. The funds will be used to support new and enhanced programs and events at Benjamin Banneker Historic Park and Museum for the nation's 250th anniversary year (2026). See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State ⁽¹⁾	\$ 50,000	--	\$ 50,000
Federal	--	--	--
Other	--	--	--
Total	<u>\$ 50,000</u>	<u>--</u>	<u>\$ 50,000</u>

⁽¹⁾ Maryland Department of Planning, Maryland Heritage Areas Authority funds. The County is required to provide a 100% match, which may consist of cash, in-kind contributions, or a combination; the Department advised that it will meet the requirement via in-kind contributions.

Analysis

The Department manages the Benjamin Banneker Historical Park and Museum (BBHPM), a 142-acre County-owned site that highlights the life and accomplishments of Benjamin Banneker in the 18th century. The Department advised that the BBHPM offers a wide variety of docent-led heritage programs focused on Benjamin Banneker's life and studies and provides environmental education programs and events, volunteer stewardship activities, school field trips (historical and STEM), and monthly events related to 18th century cooking, music, and crafts.

The proposed grant funding will be used to implement new programs and events and enhance current interpretive programs at the BBHPM. Specifically, the Department advised that the funds will be used to purchase supplies for the 250th anniversary events and public/school-based educational programs, as well as develop Heritage Tourism promotional materials. The Department estimates that BBHPM will receive 15,000 visitors in 2026.

The grant period is July 10, 2025 through July 30, 2027.

The Department advised that the County is required to provide a 100% match (\$50,000), which may consist of cash, in-kind contributions, or a combination; the Department intends to meet the requirement via in-kind contributions (i.e., through employee salaries and volunteer hours as needed).

With the affirmative vote of five members of the County Council, Bill 5-26 will take effect March 2, 2026.

Executive Summary

The Maryland State Department of Planning, Maryland Heritage Areas Authority has awarded Baltimore County Recreation and Parks, Benjamin Banneker Historical Park and Museum (BBHPM) a \$50,000 Non-Capital grant to purchase supplies for 250th Anniversary events and public/school-based educational programs. Funds will also be used to develop Heritage Tourism promotional materials with the goal of increasing annual visits to the Historic Park and Museum.

BBHPM is a 142-acre county-owned site, managed by Recreation and Parks, that highlights the life and many accomplishments of Benjamin Banneker in the 18th century. BBHPM offers a wide variety of docent-led heritage programs focused on Benjamin Banneker's life and studies. In addition, environmental education programs and events, volunteer stewardship activities, school field trips (historical and STEM), and monthly events based upon 18th century cooking music and crafts are also offered at the site.

The grant term is from July 10, 2025 through July 30, 2027.

MHAA requires a 1:1 match to award grant funds. BCRP is providing an In-Kind match of \$50,000 in salary/OPC costs for employees who are involved in the planning, implementation and evaluation of the 2026 250th Anniversary programs and events during the project term. Also included as part of the In-Kind match are volunteer hours dedicated to planning, implementation and evaluation of the 2026 25th Anniversary programs and events. MHAA values volunteer hours at the current state rate of \$34.99 per hour.

The grant is reimbursable. Reimbursement requires the submission of an accounting report documenting receipts for supplies and/or services covered by the grant along with a progress report. The first reimbursement request is at the Project Mid-Report date (7/30/26) and the final reimbursement request must be included in the Final Project Report no later than 9/30/27. Our Management Assistant/Grants Coordinator will be responsible for collecting the necessary documentation, submitting the reimbursement requests and tracking to ensure payment from MHAA is received.

Recreation and Parks is requesting to amend the FY'26 Budget to include an additional \$50,000 to support the purchase of supplies and services to enhance programs and events during the 250th Anniversary Celebration year.

Prepared by: Department of Recreation and Parks

Mr. Patoka

Zoning Regulations – Central Community Hub

Bill 6-26 expands the zones in which a Central Community Hub is permitted and establishes signage regulations for a Central Community Hub.

A Central Community Hub was established in Bill 98-23 and is defined as a facility or group of facilities, situated on a single tract of land, which provides a variety of commercial, civic, social, and recreational activities meant to serve the residents of the adjacent and surrounding communities. A Central Community Hub may include uses such as: retail; commercial; recreational facilities; libraries; facilities for the support of performing and other creative arts; facilities for cultural or community-based activities and organizations; group child-care centers; day camps; senior centers; studios for artists, musicians, or other similar cultural purposes; art galleries and outdoor space for artwork display and sale; vocational training spaces; offices; standard restaurants; breweries and nanobreweries; and supporting parking.

Currently, a Central Community Hub may only be located on a tract of land that is: located in the Density Residential (D.R.) 5.5. Zone and the Pikesville Commercial Revitalization District; at least 10 acres in size; owned or operated by a not-for-profit organization; and improved with a building on the Maryland Inventory of Historic Properties and the National Register of Historic Places. Bill 6-26 would expand the permitted zones to include the Office-Residential (OR)-1 Zone or any combination of the D.R. 5.5 and OR-1 Zones.

Bill 6-26 also establishes signage regulations for a Central Community Hub. The bill allows signage as permitted and limited in the Business Local (B.L.) Zone, notwithstanding any provisions of the Baltimore County Zoning Regulations, Section 450 to the contrary. Such signage may be located in any area of the tract regardless of underlying zoning.

With the affirmative vote of five members of the County Council, Bill 6-26 will take effect 14 days after its enactment.

Mr. Patoka

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 December 1, 2025.

Bill 7-26 proposes to amend the Final Landmarks List by adding the “Maroney House” and Setting, 7624 L’Hirondelle Club Road, Towson.

Upon passage by the County Council, Bill 7-26 will take effect 45 days from the date of its enactment.

Mr. Marks

**Zoning Regulations – Eco Park District –
Transportation Infrastructure Prerequisite**

Bill 8-26 establishes a transportation infrastructure prerequisite for the issuance of certain permits related to a structure or project in the Eco Park Overlay District.

Bill 8-26 prohibits the County from issuing a permit for the grading, building, or use and occupancy of any structure or project in the Eco Park Overlay District until two specific transportation improvements have been completed or accepted for public maintenance by the County:

1. A new public road that directly connects Bengies Road from its intersection with Earls Road to White Marsh Boulevard and does not directly connect with Crossroads Circle or any other local residential street; and
2. The widening of the section of Bengies Road located north of Eastern Avenue, west of Earls Road, south of Crossroads Circle, and east of White Marsh Boulevard.

With the affirmative vote of five members of the County Council, Bill 8-26 will take effect 14 days after its enactment.

Bill 10-26 (Supplemental Appropriation)**Council District(s) All****Mr. Ertel (By Req.)****Department of Health and Human Services****Continuum of Care – 38 Slot**

The Administration is requesting a supplemental appropriation of federal funds totaling \$129,501 to the Continuum of Care – 38 Slot Gifts and Grants Fund program to increase the amount appropriated to the actual amount of the grant award. The Department advised that it will utilize the funds, together with previously appropriated funds, for rental assistance payments and associated services through its Homeless Outreach Services/Continuum of Care program. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State	--	--	--
Federal ⁽¹⁾	\$ 129,501	\$ 850,000	\$ 979,501
Other	--	--	--
Total	<u>\$ 129,501</u>	<u>\$ 850,000</u>	<u>\$ 979,501</u>

⁽¹⁾ U.S. Department of Housing and Urban Development (HUD) funds passed through the Maryland Department of Health, Behavioral Health Administration. No County matching funds are required.

Analysis

The Department advised that it will use the proposed \$129,501 supplemental appropriation, together with previously appropriated funds, for rental assistance payments and associated services through its Homeless Outreach Services/Continuum of Care program via the County's

contract with Prologue, Inc. The Department advised that the Continuum of Care program currently provides 38 individuals/families who have a mental health diagnosis or are homeless with the rental assistance payments, and Prologue, Inc. ensures that the individuals/families meet federal income eligibility requirements; identifies landlords or housing resources; facilitates resolution of landlord and tenant issues; and processes the rental payments to the landlords. The Department advised that the additional funds were made available to the County due to an increase in the U.S. Department of Housing and Urban Development fair market rates for Baltimore County.

The FY 2026 Adopted Operating Budget included an \$850,000 appropriation to the Continuum of Care – 38 Slot Program based on the estimated amount of the grant award at the time the Department submitted its budget request to the Office of Budget and Finance. Accordingly, this bill appropriates the additional \$129,501 to the program, increasing the total appropriation to the actual \$979,501 grant award. The grant period is July 1, 2025 to June 30, 2026. The Department advised that no County matching funds are required; however, a 25% match is required of the County's provider.

With the affirmative vote of five members of the County Council, Bill 10-26 will take effect March 15, 2026.

Executive Summary

Federal Continuum of Care 38 Slot

The Baltimore County Department of Health is seeking a supplemental appropriation in the amount of \$129,501.

PURPOSE

This funding will be used to support the Federal Continuum of Care 38 Slot program. Baltimore County has a contract with Prologue, Inc. for the implementation of the Baltimore County Homeless Outreach Services Program. Maryland Department of Health, Behavioral Health Administration is awarding additional funds to Baltimore County for implementation of the Continuum of Care program.

BACKGROUND

The Continuum of Care grant funds will provide a minimum of 38 individuals/families with rental assistance payments. The rental assistance is specific for individuals who have a mental health diagnosis and are homeless. The rental assistance provided falls within U. S. Housing and Urban Development Department (HUD) fair market rental values. The provider will ensure that individuals meet the federal income eligibility requirements, identify landlords or housing resources, facilitate resolution of landlord and tenant issues, and process rental payments to landlords. Supportive services, linkage and referral are offered through the program to assist in maintaining housing and stability in the community.

FISCAL

Funding \$129,501

Maryland Department of Health, Behavioral Health Administration, Federal grant to Baltimore County Department of Health and Human Services.

Prepared by: Department of Health and Human Services

Bill 11-26 (Supplemental Appropriation)**Council District(s) All****Mr. Ertel (By Req.)****Police Department****Smart Policing Initiative**

The Administration is requesting a supplemental appropriation of State funds totaling \$48,328 to the Smart Policing Initiative Gifts and Grants Fund program to increase the amount appropriated to the actual amount of the grant award. The Department advised that it will utilize the funds, together with previously appropriated funds, to train new and current officers. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State ⁽¹⁾	\$ 48,328	\$ 100,000	\$ 148,328
Federal	--	--	--
Other	--	--	--
Total	<u>\$ 48,328</u>	<u>\$ 100,000</u>	<u>\$ 148,328</u>

⁽¹⁾ Governor's Office of Crime Prevention and Policy. No County matching funds are required.

Analysis

The Department advised that it will use the proposed \$48,328 supplemental appropriation, together with previously appropriated funds, for costs, including travel and literature, associated with providing training for 77 new and current officers in the Internal Affairs Division and Training and Community & Behavioral Health Support sections; specifically, the training programs will cover best practices for conducting investigations as well as strengthening mental health in order to prevent misconduct. The Department further advised that 5 trainings have occurred and anticipates that 13 additional trainings will occur during the grant period.

The FY 2026 Adopted Operating Budget included a \$100,000 appropriation to the Smart Policing Initiative Program based on the estimated amount of the grant award at the time the Department submitted its budget request to the Office of Budget and Finance. Accordingly, this bill appropriates the additional \$48,328 to the program, increasing the total appropriation to the actual \$148,328 grant award. The grant period is July 1, 2025 to June 30, 2026. The Department advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 11-26 will take effect March 15, 2026.

Executive Summary

A grant award of \$148,328 has been received by the Baltimore County Police Department from the Governor's Office of Crime Prevention and Policy, exceeding the approved Fiscal 2026 appropriation of \$100,000 by \$48,328. This request is for Council's approval to accept and appropriate the additional \$48,328 in funding.

The Baltimore County Police Department's Police, Accountability, Community, and Transparency grant program through the Governor's Office of Crime Prevention and Policy helps educate the officers in the Internal Affairs Division & Training, and Community & Behavioral Health Support sections of the BCoPD. The program will train new and current officers in these sections on best practices for conducting investigations, ensuring that Police Accountability Boards and Administrative Charging Committees receive high-quality information to support clear and well-informed disciplinary decisions in cases of alleged misconduct. Additionally, the program will provide trainings to support mental health as a means to prevent misconduct. Program funds support training, travel costs, and literature for officers and their families.

Prepared by: Police Department

Bill 12-26**Council District(s) All**

Mr. Marks

Zoning Regs. – Uses Permitted in the R.C.5 Zone – Riding Stable

Bill 12-26 clarifies the application of certain locational and timing requirements for a riding stable in the Resource Conservation – Rural Residential (R.C.5) Zone.

With the enactment of Bill 76-16, the Council permitted riding stables in the R.C.5 Zone under specific circumstances. First, the stable must be located more than 200 feet from a residential property line. Second, the stable must have been in existence for at least 15 years prior to the effective date of Bill 76-16, which was January 13, 2017. While the Council intended to permit riding stables that met either one of the requirements, Bill 76-16 recently was interpreted as requiring stables to meet both.

Bill 12-26 clarifies this issue by replacing “and” between these two requirements with “or,” indicating that a riding stable is permitted if it meets either requirement. Also, to avoid confusion regarding eligibility, Bill 12-26 clarifies the 15-year requirement for a stable by replacing the reference to “the effective date of this Act” with January 1, 2017.

With the affirmative vote of five members of the County Council, Bill 12-26 will take effect 14 days after its enactment and shall apply retroactively to January 1, 2017.

Bill 13-26**Council District(s) 5**

Mr. Marks

Zoning Regulations – Signs – Placemaking Signs

Bill 13-26 establishes a new category of signs to allow a placemaking sign, sets requirements for a placemaking sign, and permits a placemaking sign in a commercial and entertainment center under certain circumstances.

A placemaking sign is defined as a sign advertising onsite and offsite places, businesses, products, services, or activities. Generally, a placemaking sign is a freestanding structural sign that may be located in the Business Major (B.M.) and Manufacturing Light (M.L.) Zones, subject to a use permit and the special regulations specified below. A placemaking sign may have a maximum area or face of 350 square feet and a height of 50 feet. Notwithstanding any other provision of the Zoning Regulations to the contrary, a placemaking sign is not an outdoor advertising sign.

Placemaking signs are not subject to the existing regulations regarding freestanding signs and are instead subject to a new set of special requirements. Under these requirements, placemaking signs may only be located in a qualifying commercial and entertainment center. To qualify, a center must be approved for 300,000 square feet or more of gross leasable floor area and located within the area bounded by I-95, I-695, Perry Hall Boulevard, and Maryland Route 43. A qualifying center is permitted to have one placemaking sign. The sign must either replace an existing sign of equal or greater height or be created by retrofitting an existing sign.

A placemaking sign may include an electronic changeable copy component. Such component shall have a maximum frequency of one instantaneous message change per 15-second cycle and may not display video, flashing, blinking, animation, strobing, or scrolling. If the sign includes a changeable copy component, the maximum area/face shall be measured to include only that component.

With the affirmative vote of five members of the County Council, Bill 13-26 will take effect 14 days after its enactment.

FM-1 (Contract)

Council District(s) All

Police Department

Helicopter Maintenance

The Administration is requesting approval of a contract with Sterling Helicopter, Inc. a/k/a Sterling Corporation to provide maintenance and repair services for the Police Department's three helicopters. The contract commences when executed by the County (which the Department advised is expected to occur following expiration of the current contract on April 5, 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. The Department advised that estimated compensation totals \$1,532,800 for the initial 1-year term. The Department advised that the contract amount for the entire 5-year and 4-month term (including the renewal and extension periods) is not reasonably estimable at this time due to the unpredictable nature of repair needs. See Exhibit A.

Fiscal Summary

Funding Source	Initial Term	Total Compensation
County ⁽¹⁾	\$ 1,532,800	\$ *
State	--	--
Federal	--	--
Other	--	--
Total	\$ 1,532,800 ⁽²⁾	\$ * ⁽³⁾

⁽¹⁾ General Fund Operating Budget.

⁽²⁾ Estimate for the initial 1-year term.

⁽³⁾ The Department advised that the contract amount is not reasonably estimable at this time; compensation may not exceed the amount appropriated for these services for the entire term.

Analysis

The contractor will provide all parts and labor in order to provide repair services for the Police Department's three helicopters, including regular inspections and scheduled and unscheduled emergency maintenance in order to meet FAA requirements and other compliance standards, as needed. Repair and maintenance services will be billed at an hourly rate of \$130 (including travel time). Original equipment manufacturer (OEM) parts will be billed at a 6% discount below the manufacturer's list price; non-OEM parts will be billed at a 15% markup. Subcontractor services will be billed at a 10% or 15% markup, depending on the value of services provided. The contractor must operate a maintenance facility within 100 nautical miles from the Department's helicopter hangar. The contractor will provide scheduled maintenance within 48 hours of the initial request for service and will respond to unscheduled maintenance requests within two hours of the initial request for service. The Department estimates 2,000 flight hours per year for the three helicopters combined.

The contract commences when executed by the County (which the Department advised is expected to occur following expiration of the current contract on April 5, 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. The Department advised that estimated compensation totals \$1,532,800 for the initial 1-year term. The Department advised that the contract amount for the entire 5-year and 4-month term (including the renewal and extension periods) is not reasonably estimable at this time due to the unpredictable nature of repair needs.

Prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit price 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 competitive procurement process; no other bids were received. The Department advised that there is not an M/WBE participation requirement.

On December 7, 2020, the Council approved a similar 5-year and 4-month contract with Sterling Corporation, Inc. d/b/a Sterling Helicopter. The contract expires April 5, 2026. As of January 23, 2026, expenditures/encumbrances under this contract totaled \$4,489,753. The contractor has provided these services to the County since 1997.

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 County re-solicited bids for Helicopter Maintenance in July 2025. The current agreement with Sterling Corporation expires April 5, 2026. The expiring agreement was approved by the County Council on 12/20/2020.

The selected vendor resulting from RFB-10000412 is Sterling Helicopter Inc. A/K/A Sterling Corporation. The services to be provided include helicopter maintenance for the County's three (3) Airbus AS350-B3 helicopters. The contractor must be a licensed FAA repair station and repair technicians must be FAA certified to work on these specific aircraft. The Contractor must provide inspections, scheduled and unscheduled maintenance as required and in accordance with the AS350-B3 maintenance and overhaul manual, Safran Engine Maintenance Manual, and all Federal Aviation regulations. Unscheduled maintenance includes labor and materials, including overhaul components, and any required maintenance needs performed between scheduled and special inspections. Specialty systems on the aircraft are included (thermal imaging, tactical radios, avionics, Lojack system, etc.). The County reserves the right in its sole discretion to engage a vendor of its choosing to perform an overhaul of any major component). Parts and subcontractor services, if required, are discounted off the manufacturer's list price as noted on the Fee Schedule, Contract Attachment B.

Prepared by: Police Department

FM-2 (Contract)

Council District(s) All

Department of Public Works and Transportation

Liquid Salt Brine Application – Roadway Treatments

The Administration is requesting retroactive approval of a contract with Antonio's Trucking, Inc. to provide liquid salt brine application services. The contract commenced November 1, 2025, continues through February 28, 2026, and may not exceed \$25,000 unless approved by the Council. If approved, the contract will continue through April 30, 2026 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. (November 1 through April 30 constitutes a snow season.) The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals \$75,000 for the initial 6-month term and \$375,000 for the entire 4-year and 10-month term, including the renewal and extension periods. The FY 2026 budget for the Storm Emergencies Program totals \$6.0 million, including \$2.8 million for contractual snow removal services. See Exhibit A.

Fiscal Summary

Funding Source	Initial Term	Total Compensation
County ⁽¹⁾	\$ 75,000	\$ 375,000
State	--	--
Federal	--	--
Other	--	--
Total	<u>\$ 75,000</u> ⁽²⁾	<u>\$ 375,000</u> ⁽³⁾

⁽¹⁾ General Fund Operating Budget.

⁽²⁾ Estimate for the initial 6-month term. Compensation from November 1, 2025 through February 28, 2026 is limited to \$25,000.

⁽³⁾ Estimate for the entire 4-year and 10-month term.

Analysis

The contractor will provide liquid salt brine application services. Specifically, the contractor will pretreat the County’s roadways before and during winter weather events as a supplement the services currently provided by the Department’s Bureau of Highways. The Office of Budget and Finance, Purchasing Division advised that the Bureau currently completely performs these services in-house, but wishes to increase its capacity to respond to winter weather events.

The proposed contractor will provide the following:

<u>Equipment</u>	<u>Hourly Rate per Vehicle</u>
3 Liquid Applicator Trucks for Salt Brine	\$150
3 Dump Trucks or Stake Body Trucks with Arrow Boards and Attenuators	\$150
3 Anti-Icing Supervisors with 4-Wheel Drive Vehicles	\$90

The contractor will be paid based on the actual hours the equipment is in service, including up to 2 hours for travel time (1 hour each to and from the County highway shop). The contractor will be paid at a rate of 4 hours per vehicle for the required annual inspection. Additionally, the minimum work shift is 4 hours. The contract stipulates that the contractor must be available on an on-call basis, 24 hours per day, 7-days per week. The County will provide all liquid salt brine needed for spreading on the road surfaces.

The contract commenced November 1, 2025, continues through February 28, 2026, and may not exceed \$25,000 unless approved by the Council. If approved, the contract will continue through April 30, 2026 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, unless the County provides notice of non-renewal. (November 1 through April 30 constitutes a snow season.) The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals \$75,000 for the initial 6-month term and \$375,000 for the entire 4-year and 10-month term, including the renewal and extension periods. The County may terminate the agreement by providing 30 days prior written notice. The Purchasing Division advised that as of February 4, 2026, the contractor has not performed any inspections or services.

The FY 2026 budget for the Storm Emergencies Program totals \$6.0 million, including \$2.8 million for contractual snow removal services. The Purchasing Division advised that FY 2025 snow removal expenditures totaled \$5,970,821, including \$3,128,000 for contractual services.

The contract provides that pricing is based on similar contracts established by the State of Maryland; hourly rates may be changed at the beginning of each snow season based on the State rates in effect at that time. The contract provides for minimum payment guarantees in the amount of \$7,000 for each Liquid Applicator Truck. The contract includes an additional incentive payment to the contractor after the snow season ends in the amount of \$1,250 per Liquid Applicator Truck if the contractor was available and present for all snow events. The Department advised that there is not an M/WBE participation requirement.

The County awarded the contract through a competitive procurement process; no other bids were received. 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

Liquid Salt Brine Application Services, Term Contract - Antonio's Trucking Inc.

Purpose – The Contractor hereunder shall provide and Baltimore County Government shall purchase liquid salt brine application services to treat County roadways during winter weather events. Work will be overseen by the Bureau of Highways.

Scope of Contract – The Contractor shall provide liquid salt brine application services which the County may require during the Term. The County reserves the right to order such services as may be required during the Term, and it also reserves the right not to order any services, if it is found that such services are not required by the County during the Term. The Contractor shall provide three teams, with each to include: one liquid brine applicator truck (<3,000 gallons), one truck with arrow board for M.O.T., and one supervisor with a four-wheel-drive vehicle, and any incidentals (fuel, etc.), per specifications.

Contract Value \$ - Not to exceed \$25,000 until executed by County Council. Thereafter, the contract does not specify a contract capacity. The capacity is tied to the total annual County Council appropriation for snow removal.

Term – Effective 11/1/2025 through 4/30/2026, until approved by County Council. Thereafter, up to four (4) additional renewals through 4/30/2030. The annual snow season is defined as the period from November 1 through April 30 of the following calendar year.

Vendor Selection method – B-10000414, opened 9/18/2025.

MBE/WBE – 0%

Prepared by: Department of Public Works and Transportation/Office of Budget and Finance,
Purchasing Division

Mr. Ertel (By Req.)

Department of Planning

Adoption of Small Area Plan Number 11 – Master Plan 2030

Resolution 3-26 adopts Small Area Plan Number 11, which includes Middle River, Essex, White Marsh, Rossville, and Bowleys Quarters, as part of Baltimore County's Master Plan.

With the enactment of Resolution 4-24 on February 20, 2024, the Council adopted Master Plan 2030, which, among other things, identified 12 areas for further planning in a Small Area Plan Process. The Small Area Plans are intended to provide area-specific recommendations for achieving and refining the goals and actions of the Master Plan and to build on the work of previously adopted community plans, Sustainable Community Area Plans, and the themes and goals of Master Plan 2030.

On January 21, 2025, the Baltimore County Council passed Resolution 2-25, requesting the Baltimore County Department of Planning to start the Small Area Plan process, beginning with Small Area Plan Number 11. Thereafter, the Department of Planning initiated a ten-month planning process, with extensive stakeholder engagement.

On October 16, 2025, the Department of Planning submitted Small Area Plan Number 11 to the Planning Board for review and approval. The Planning Board held a public hearing on Small Area Plan Number 11 on November 6, 2025 and voted to approve the plan on November 20, 2025. On December 4, 2025, the Department of Planning submitted Small Area Plan Number 11, attached to the resolution as Exhibit A, to the County Council for review and adoption as an amendment to Master Plan 2030.

At the Council's legislative session on February 2, 2026 the Council voted to defer the final reading and vote on Resolution 3-26 until the legislative session on February 17, 2026. Resolution 3-26 will also be discussed at the work session on February 10, 2026.

Councilman Marks is considering several amendments to Resolution 3-26. The amendments would do the following:

- Revise several recommendations and action items related to transit expansion, regional transit planning, and transportation infrastructure, such as striking language to explore transit or circulator service in the Essex and Middle River areas and proposing a direct connection from the LaFarge Quarry to MD-43;
- Eliminate the Priority Development Area at the intersection of Eastern Boulevard and Route 43;
- Add an action item to develop and build a Baltimore County Public Library branch in the Eastern Ave/Middle River node; and
- Add an action item to replace buildings for both the Middle River Volunteer Fire Company and the Bowleys Quarters Volunteer Fire Company.

Resolution 3-26 shall take effect from the date of its passage by the County Council.

Executive Summary

Baltimore County's *Master Plan 2030*, adopted in January 2024, outlined a vision and strategies for growth over the next 10 years. While *Master Plan 2030* outlines strategies at the county-level, the Department of Planning recognized that a finer-grained approach would help to confirm priorities at a local level. The systematic development of **small area community plans** allows the Department of Planning to identify specific, place-based strategies for advancing and refining the goals of *Master Plan 2030* while supporting the future land use and development trajectory of Baltimore County's individual communities. In addition to establishing area concept visions, Small Area Plans (SAPs) aim to identify recommended actions that resonate with their communities and address key issues and concerns. The Small Area Plan 11 (SAP 11) is the first of the County's small area community plans. Future small area plans will be crafted fully "in-house" by Department of Planning staff. For this first effort, Department of Planning staff was augmented by a consultant team led by Ayers Saint Gross and including Straughan Environmental and CHPlanning, Inc.

SAP 11 is a strategic plan to guide the future growth, investment, and revitalization of the communities of White Marsh, Middle River, Bowleys Quarters, Essex, and Rossville. This area, historically shaped by manufacturing, military activity, and waterfront industry, is experiencing shifting economic dynamics, redevelopment pressures, and evolving community needs. The SAP 11 process was launched to create a coordinated vision and set of actionable strategies to support sustainable, equitable, and context-sensitive development across this diverse subregion.

The ten-month planning process moved through three major phases. First, the planning team engaged residents, business owners, community organizations, and other stakeholders through meetings, interviews, surveys, and on-the-ground analysis in a phase of **DISCOVERY**. This expansive and inclusive approach allowed the planning team to record local priorities, challenges, and opportunities—summarized into six major takeaways—during the **DEFINE** phase. While aligning a vision for the area with key goals and actions from *Master Plan 2030*, the team then began the **DELIVER** phase, crafting a vision for Area 11 and shaping the important recommendations found within this report.

The report's findings establish four topic areas—**connectivity, environment and open space, community, and economy**—each with two-to-three related objectives. As part of the development of these objectives and their recommendations, the planning team reviewed all 25 goals of *Master Plan 2030* and its 194 actions to identify actions to either **refine** or **reinforce** through the Area 11 plan. Refinements are Master Plan 2030 recommendations which will be modified specifically for Area 11's needs and opportunities. Reinforcements are Master Plan 2030 recommendations which are general priorities in Area 11 but which require no further specificity to carry forward (for example, many of these recommendations require actions at a policy-level).

In total, 92 Master Plan 2030 actions were carried forward for focus in Area 11; and of those action items, 43 were refined through this Area 11 effort, and the remaining 49 were identified as broad actions that should be generally reinforced through ongoing efforts in Area 11. The recommendations presented in this SAP 11 report provide a framework for public and private investment, policy decisions, and capital improvements over the short, medium, and long term. By focusing on targeted interventions in key centers, corridors, and neighborhoods, the plan seeks to foster thriving, resilient communities that reflect the area's

distinctive history and meet the needs of current and future residents. Providing direction and a vision for how Area 11 hopes to evolve in the coming years, this SAP 11 report offers a platform to prioritize implementation efforts, guide redevelopment and revitalization strategies, and promote a more connected, equitable, and resilient community.

AREA 11 TOPICS & OBJECTIVES

Connectivity
Improve Bike & Pedestrian Safety: Support the improvement of existing and introduction of new bicycle and pedestrian facilities, such as bike lanes, sidewalk connections, and safer crossings.
Establish a Vehicular & Transit Strategy: Improve the safety and efficiency of vehicular travel with traffic and roadway improvements and strategic road network connections; promote transit access and encourage transit-oriented development, where appropriate.
Environment & Open Space
Conserve Habitats and Shorelines: Continue to protect, enhance, and preserve natural resources throughout Area 11.
Create Open Spaces for People: Improve and increase opportunities for people to enjoy time outdoors with both active recreation opportunities and passive recreation opportunities.
Community
Improve Community Resiliency & Services: Foster health and well-being among area residents by improving access to daily needs and by promoting safety and resiliency.
Support Healthy, Attainable Housing: Maintain Area 11 as a desirable place to live by providing for the needs of existing residents and increasing a healthy housing market.
Economy

Support Existing Businesses: The success of existing businesses should be a priority for the County and the community. Continue to ensure businesses have the best chances possible to thrive by ensuring access to important resources and by supporting commercial areas.

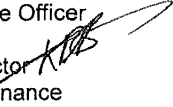
Improve Area Marketing and Tourism: Celebrate the many environmental, recreational, and cultural resources in Area 11 as a draw for economic activity that invites people to stay, shop, and dine here.

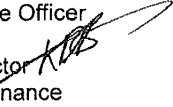
Promote Redevelopment & Revitalization: Use redevelopment and revitalization as tools for economic development to create commercial areas that entice new businesses and in which existing businesses can thrive.

Prepared by: Department of Planning

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
APPENDIX A

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

TO: County Administrative Officer  **DATE:** 1/16/26

FROM: Kevin D. Reed, Director  **COUNCIL MEETING**
Office of Budget & Finance **DATE:** 2/17/26

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

SCON 10000014-7 Mitchell & McCormick, Inc.

This Supplier Contract through Amendment 1 dated November 26, 2019, the Term of the Agreement was extended for a period of three (3) years and Amendment 2 dated May 10, 2021, the Term of the Agreement was extended for a period of three (3) years and increase the total compensation to \$3,750,000.00. This Amendment is to extend the current term for an additional three (3) one-year renewals and to increase the cap to \$5,000,000.00 to cover the additional years of subscription licenses, maintenance and support with Mitchell & McCormick, Inc.

As detailed in the 902f Justification signed by Christopher Martin, the County is in the process of negotiating a contract for a new Electronic Health Record system. The County needs to maintain the current Electronic Health Record system, Visual HealthNet (VHN), from Mitchell & McCormick until a new system has been fully implemented. The extension and cap increase will provide the County time to finalize the new contract and implement a new system. The pricing will continue at the current contract rate. If this contract and system were allowed to lapse, it would have a devastating impact on HHS's daily operations as well as affect the lives of our constituents seeking support from the County's HHS Department.

Additional Award Total: \$1,250,000.00
Award Date: 1/9/26

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