

**BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 3
FEBRUARY 2, 2026 6:00 P.M.**

WORK SESSION – JANUARY 27, 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 January 20, 2026

C. ENROLLMENT OF BILLS – Bills 91-25, 92-25 & 93-25

D. INTRODUCTION OF BILLS

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 94-25 – Mr. Ertel(By Req.) – CEB – Professional Development Fund Grant

Bill 95-25 – Mr. Ertel – Zoning Regulations – Downtown Towson District – Tree Replacement

Bill 96-25 – Councilmembers Marks & Jones – Zoning Regulations – Nonconforming Dwelling Units

Bill 97-25 – Councilmembers Patoka, Young & Jones – Government Reorganization – Office of Immigrant Affairs

Bill 98-25 – Councilmembers Patoka & Jones – Protections for Non-U.S. Citizens

Bill 1-26 – Mr. Ertel(By Req.) – CEB – MRC-STTRONG

Bill 2-26 – Mr. Ertel(By Req.) – CEB – Perinatal Care Coordination Infrastructure

Bill 3-26 – All Councilmembers - Zoning Regulations – Data Center Study

Bill 4-26 – Mr. Patoka - Zoning Regulations – Density Residential (D.R.) Use Regulations in Existing Developments

F. BILLS FOR FIRST CONSIDERATION

Bill 5-26 – Mr. Ertel(By Req.) – CEB – MHAA Banneker 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

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

G. APPROVAL OF FISCAL MATTERS/CONTRACTS

1. Contracts – (3) – On-call landscaping services

2. Contract – Hazen and Sawyer, D.P.C. – Professional engineering services – Lead Reduction Program

H. MISCELLANEOUS BUSINESS

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

2. Res. 4-26 – Mr. Patoka – Designation of Pikesville as a Sustainable Community

3. Res. 5-26 – Mr. Jones – General Assembly – Strengthening laws against squatters

4. Appointment – Mr. Ertel(By Req.) – Acting Director – Department of Recreation & Parks – Bryan E. Sheppard

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

*Issued: January 22, 2026
Work Session: January 27, 2026
Legislative Day No. 3 : February 2, 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 2, 2026

NOTES TO THE AGENDA

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None

AGENDA
BALTIMORE COUNTY COUNCIL
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 3
February 2, 2026 6:00 P.M.

CEB = CURRENT EXPENSE BUDGET
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CALL OF BILLS FOR FINAL READING AND VOTE

WALT PESTERFIELD, DIRECTOR, DEPARTMENT OF CORRECTIONS

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

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BILLS FOR FIRST CONSIDERATION

BRYAN SHEPPARD, ACTING DIRECTOR, DEPARTMENT OF RECREATION & PARKS

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APPROVAL OF FISCAL MATTERS/CONTRACTS

DEBRA SHINDLE, CHIEF, PROPERTY MANAGEMENT

31 1. Contracts – (3) – On-call landscaping services

LAUREN BUCKLER, DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

35 2. Contract – Hazen and Sawyer, D.P.C. – Professional engineering services – Lead Reduction Program

BALTIMORE COUNTY COUNCIL AGENDA (cont'd)
LEGISLATIVE SESSION 2026 LEGISLATIVE DAY NO. 3
February 2, 2026 6:00 P.M.

MISCELLANEOUS BUSINESS

STEVE LAFFERTY, DIRECTOR, DEPARTMENT OF PLANNING

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

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43 2. Res. 4-26 – Mr. Patoka – Designation of Pikesville as a Sustainable Community
44 3. Res. 5-26 – Mr. Jones – General Assembly – Strengthening laws against squatters
4. Appointment – Mr. Ertel(By Req.) – Acting Director – Department of Recreation & Parks – Bryan E. Sheppard

Bill 94-25 (Supplemental Appropriation)**Council District(s) All**

Mr. Ertel (By Req.)

Department of Corrections

Professional Development Fund Grant

The Administration is requesting a supplemental appropriation of State funds totaling \$2,500 to the Professional Development Fund Grant Gifts and Grants Fund program. The Department advised that the funds will be used for in-person training to enhance leadership and resilience skills for certain Departmental staff. (The Administration has submitted an amendment to the bill to correct the grantor name.) See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State ⁽¹⁾	\$ 2,500	--	\$ 2,500
Federal	--	--	--
Other	--	--	--
Total	\$ 2,500	--	\$ 2,500

⁽¹⁾ Maryland Police and Correctional Training Commissions funds. No County matching funds are required.

Analysis

The Department advised that the funds will be used to implement its "Leading Under Pressure: Developing Resilient, Risk-Ready Supervisors" program utilizing Higher Wire Leadership Development, LLC's "Fuel Your Worth: Personal Development for Public Safety Leaders" coursework/training. The Department further advised that the training will address critical needs

in Officer wellness, burnout prevention, and supervisory development to foster more effective leadership and safer facility operations among Lieutenants, Sergeants, and Training Unit staff. The Department also advised that Higher Wire Leadership Development, LLC will deliver the full-day, in-person training on February 25, 2026.

The grant period is July 1, 2025 through 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 94-25 will take effect February 5, 2026.

Executive Summary

The Baltimore County Department of Corrections (BCDC) is excited to implement the "Leading Under Pressure: Developing Resilient, Risk-Ready Supervisors" program, made possible by the awarded Professional Development Fund grant through the Maryland Police and Correctional Training Commissions for FY26. This full-day, in-person training will enhance leadership and resilience skills among Lieutenants, Sergeants, and BCDC Training Unit Staff through the "Fuel Your Worth curriculum."

The program addresses critical needs in Officer wellness, burnout prevention, and supervisory development, fostering more effective leadership and safer facility operations. In partnership with Higher Wire Leadership Development, LLC, BCDC will deliver this impactful training without impacting daily operations. This investment strengthens institutional safety, staff morale, and community trust across Baltimore County.

Prepared by: Department of Corrections

Mr. Ertel

Zoning Regulations – Downtown Towson District – Tree Replacement

Bill 95-25 requires that the planting of trees to replace trees which are removed for any development located in the Towson Commercial Revitalization District within the Downtown Towson Overlay district is subject to certain County and State requirements.

Currently, the D.T. (Downtown Towson) District has specific design guidelines that are designed to help foster redevelopment and implement the goals of the Master Plan. The guidelines have several components, one of which is environmental sustainability. Under these guidelines, preservation of existing trees is strongly encouraged in all proposed development projects.

The Guidelines require that mature trees, with a diameter of breast height of ten inches or more be retained, except where the tree is dead, diseased, or injured beyond restoration as determined by a certified arborist or licensed forester, or interferes with the location of a structure, utilities, other critical site improvements, or construction access. If a mature tree is removed, multiple trees with diameters that add up to the diameter of the tree being removed must be planted on site or elsewhere in the D.T. District, provided a location is available. If another location is not available, a fee-in-lieu must be paid to cover the cost of the replacement trees and for installation of the trees only, which fee shall be used within the Downtown Towson Overlay District.

Bill 95-25 alters these requirements in certain areas by stating that, the planting of trees to replace trees which are removed for any development located in the Towson Commercial Revitalization District shall only be subject to Article 33, Title 6 of the County Code in order to meet the requirements of §§ 5-1601 through 5-1613 of the Natural Resources Article of the Annotated Code of Maryland. Article 33, Title 6 of the County Code sets forth the County's Forest Conservation requirements, and §§ 5-1601 through 5-1613 of the Natural Resources Article set forth the State Forest Conservation requirements.

With the affirmative vote of five members of the County Council, Bill 95-25 will take effect 14 days after its enactment.

Councilmembers Marks & Jones

Zoning Regulations – Nonconforming Dwelling Units

Bill 96-25 permits certain nonconforming dwelling units uses in a building based upon the continuous use of the dwelling units for a period of time. Many small apartment uses in the County have existed within single-family dwellings for several decades, providing safe, suitable, and attainable housing for County residents. The owners of these nonconforming small apartment buildings recently received notices from the County that their rental licenses will not be renewed unless the owner can establish a certain time period that the apartment use has been in existence. Currently, the Baltimore County Zoning Regulations lack any provisions designating the length of time for the existence of these apartment uses.

Bill 96-25 addresses this situation by permitting certain small apartment uses to be established based upon continuous use. Specifically, a building with at least 2 but no more than 7 dwelling units shall be considered a nonconforming use if the owner of the building can establish that the dwelling units have existed and been used continuously as dwelling units for at least 20 years.

The nonconforming use may be approved administratively through an affidavit of a person with knowledge of the use of the property. Upon the filing of a written complaint challenging the nonconforming status of the dwelling units, the Director of Permits, Approvals and Inspections may require a special hearing to confirm the nonconforming use.

With the affirmative vote of five members of the County Council, Bill 96-25 will take effect 14 days after its enactment.

Councilmembers Patoka, Young & Jones

Government Reorganization – Office of Immigrant Affairs

Bill 97-25 establishes the Office of Immigrant Affairs. Currently, Baltimore County has three positions relating to immigrant affairs, whose duties would be absorbed by the Office of Immigrant Affairs.

- A Chief of Immigrant Affairs who is responsible for developing strategic initiatives, including economic development, community well-being and immigrant integration;
- An Outreach Coordinator who ensures greater coverage, coordination, and response to the needs of our immigrant community, and engages with community, business, and faith-based organizations, as well as other stakeholders; and
- A Language Access Coordinator who helps build capacity to serve limited English proficient (LEP) residents in the County.

The Office of Immigrant Affairs (the Office) will be housed within the Office of the County Executive. The Office will be headed by a Chief of Immigrant Affairs, who shall administer the Office and supervise the operations of the Office's administrative staff, including the hiring, direction, and discharge of staff members in accordance with the County's personnel laws. The Office must have the personnel considered necessary to carry out the functions and responsibilities assigned to it.

Within the context of the Office, "agency" means any department, office, or division of Baltimore County government established under the County Charter or Code, an executive order, or County Council action. Also, "immigrant" means an individual who is a resident of Baltimore County and whose country of origin is a country other than the United States.

Purpose of the Office

The Office will serve several purposes, including to:

- promote the well-being, economic development, and integration of the County's immigrant communities;
- serve as a source of specialized knowledge and data on the issues and facts regarding immigrants in the County;

- monitor, analyze, and make recommendations for existing or proposed policies and actions, at all levels of government, for their impact on immigrants;
- serve as a means for immigrant voices to be heard and understood by County agencies and elected officials; and
- facilitate civic engagement between immigrants and County government.

Duties of the Office

The Office must fulfill several duties. The Office will advise the County Executive, the County Council, and County agencies on ways to improve access to government services and resources for immigrants and strengthen opportunities for immigrants to participate in the civic life of the County. The Office will also coordinate County and State policies regarding issues affecting immigrant communities in the County and, in consultation with relevant agencies, develop, implement, and coordinate policies that facilitate County agencies' compliance with all federal, State, and local language access laws.

The Office will also serve as a valuable research and data source by compiling data related to immigrants in the County, including addressing immigrant needs and concerns, bringing immigrant communities together for the purpose of collective engagement, facilitating access to and delivery of services and information tailored to immigrants, enhancing immigrant awareness of civil rights protections and related laws, and providing economic and workforce development opportunities for immigrants.

The Office will review proposed County and State legislation and assess its impact on the economic, physical, social, emotional, and intellectual welfare of immigrants and advocate for the equal treatment of immigrants under the law, equitable access for immigrants to government services, and changes in public policy, service delivery, and funding that would improve the services available to immigrants.

The Office will advance its mission by working in partnership with County agencies, boards and commissions, community organizations, and the private sector. At the discretion of the Chief, the Office will provide resources, including staff, if necessary, to County agencies, boards, and commissions and community advisory groups to provide strategic guidance and monitoring of relevant initiatives.

The Office will serve as a liaison between the County and its immigrant communities and will solicit community and stakeholder input regarding the Office's activities, including consultations

with County agencies, boards, and commissions, on implementation of programs and services relevant to immigrants.

Last, the Office will perform other duties as required by the County Executive or County Council.

Annual Reporting

On or before June 30 of each year, the Office must submit a report to the County Executive and County Council detailing the Office's activities and any specific policy or legislative proposals to advance the Office's goals and the needs of immigrant communities in the County.

The legislation provides that, within 180 days of the effective date of the Act, the County Administrative Officer shall submit a report to the County Executive and County Council detailing whether any positions or budgets will be consolidated under the Office, and, if so, shall include the plan for doing so and the timeline for such consideration.

The immediate fiscal impact of Bill 97-25 is negligible, as the bill does not create any new positions or require funding for any new initiatives. The FY 2026 budgeted salaries cost for the three existing positions totals approximately \$235,000. Any future budgetary needs of the Office will be submitted through the annual budget approval process.

With the affirmative vote of five members of the County Council, Bill 97-25 will take effect 14 days after its enactment.

Councilmembers Patoka & Jones

Protections for Non-U.S. Citizens

Bill 98-25 prohibits the County from discrimination based upon citizenship status. The bill also provides for no County enforcement of federal immigration laws or inquiries into citizenship status and requires the County to protect the confidentiality of citizenship status. Last, the bill limits agents, officers, or employees of the County from assisting departments within the federal government in any aspect of investigation or enforcement of immigration laws except under certain specified instances.

Employees, Departments, or Agents of Baltimore County

Bill 98-25 prohibits employees, departments, or agents of Baltimore County from several actions related to citizenship. Within this context, the bill defines an employee as any person employed by Baltimore County, including officers of the County Police Department and County officials that are elected or appointed. “Department” means any County department, agency, division, office, commission, council, committee, board, other body, or person established under the County Charter or County Code, an executive order, or any other County Council action. An “agent” of the County is defined as any person employed by or acting on behalf of a department, including contractors or other individuals, organizations, businesses, or other entities not considered employees. Last, a “contractor” means any contractor hired by Baltimore County.

No Enforcement of Immigration Laws

Bill 98-25 prohibits County employees, departments, or agents, within the scope of employment, from the following actions related to enforcement of immigration laws:

- Engaging in the enforcement of the immigration and nationality laws of the United States;
- Assisting an immigration enforcement agency in the investigation or arrest of a person for a civil or criminal violation of the immigration and nationality laws of the United States, except as required by State or federal law, or international treaty;
- Assisting immigration enforcement in the collection or distribution of information about any person, except as required by State or federal law, or international treaty;

- Disclosing, or threatening to disclose, information about any person to an immigration enforcement agency; and
- Expenditure of County resources to assist or facilitate civil immigration enforcement, unless the employee action is expressly authorized under an exception described below.

Within this context, “immigration enforcement agency” is defined as any unit of the federal government that enforces immigration laws or is engaged in immigration enforcement and includes the United States Department of Homeland Security, Immigration and Customs Enforcement. Also, “County resources” includes any County monies, facilities, property, equipment, personnel, or other assets funded as a whole or in part by Baltimore County.

Prohibited Conduct Regarding Citizenship Status

Bill 98-25 also prohibits County employees, departments, or agents, within the scope of employment, from the following actions related to citizenship status, with certain exceptions:

- Discriminating against any person on the basis of citizenship, nationality, or immigration status;
- Asking any person their citizenship, nationality, or immigration status or the citizenship or immigration status of another person; and
- Disclosing, or threatening to disclose, any information regarding the citizenship, nationality, or immigration status of an individual to a third party.

Exceptions – Federal or State Preemption

Bill 98-25 states that any provision shall not apply whenever it is preempted by State or federal law, or international treaty. In addition, several exceptions to prohibitions on conduct are stated that relate to State or federal law in order to clarify when the prohibitions are preempted by existing State or federal law.

Whenever the County Attorney learns of a State or federal law or international treaty that may preempt a provision of Bill 98-25, the County Attorney must advise the County Council and the County Executive about the law or treaty and whether the County should change any practices. Also, the County Executive must notify the public of any resulting changes in practices.

Exceptions – Collection or Disclosure

The following are exceptions to the prohibition on the collection or disclosure of citizenship, nationality, or immigration status by County employees, departments, or agents:

- The collection of information regarding citizenship status in connection with the registration or attempted registration to vote in County elections;
- The collection of information or the disclosure of information to the United States Department of State in connection with applications for United States passports;
- Inquiries by the County regarding the citizenship or immigration status of employees and applicants for employment with the County (including applicants for positions as sworn officers with the Baltimore County Police Department or the Baltimore County Department of Corrections) as required by federal law;
- Any disclosure required by County, State, or federal law or international treaty;
- Responses of the County to inquiries regarding citizenship or immigration status in compliance with State or federal law or international treaty, provided that responding to such inquiries does not include the gathering of the citizenship or immigration status of any individual or other expenditure of County resources; and
- A disclosure that is expressly authorized in writing by the subject of the information.

Exceptions – Baltimore County Police Department

The prohibitions in Bill 98-25 do not prohibit the Baltimore County Police Department from:

- Investigating or arresting violators of the State or local criminal law;
- Assisting a federal agency with investigations or arrests relating to criminal activity, or suspected criminal activity, other than violations of the immigration and nationality laws of the United States; and
- Participating in task forces with other jurisdictions to investigate, enforce, and prosecute criminal activity, even if the task force includes an immigration enforcement agency, provided that County resources are not used for the purpose of civil immigration enforcement.

However, when the Police Department participates in a task force, the Department is still prohibited from disclosing, or threatening to disclose, any information regarding the citizenship, nationality, or immigration status of an individual to another local, State, or federal agency. Also, the Department is still prohibited from asking any person about their citizenship, nationality, or immigration status, or asking any person about the citizenship, nationality, or immigration status of another person unless one of the above-described collection or disclosure exceptions would apply.

Last, when participating in a task force, if at any time an officer in charge of the County Police Department officers assigned to a task force, the Chief of Police, or the County Sheriff reasonably believes that the task force is not primarily acting to investigate or enforce criminal law, but instead is acting as a pretext for immigration enforcement, the County Police Department must immediately cease assistance and withdraw from the task force.

Enforcement and Penalties

Complaints of noncompliance with the provisions of Bill 98-25 must be filed with the Director of the Office of Human Resources (OHR); the County Administrative Officer (CAO) or their designee; the County Attorney; and the executive director, chief, or head of any department, division, office, or commission whose primary purpose is immigrant affairs, provided such person is an employee of the County.

The CAO, the Law Office, and OHR must jointly review the compliance of the County departments, agencies, commissions, and employees with the mandates of Bill 98-25 when there is question of noncompliance or when a complaint alleging noncompliance has been lodged.

An employee who violates the prohibitions in Bill 98-25 shall be sanctioned in accordance with the rules and regulations of the County's personnel system and applicable law.

Requirements of County Departments

Within 120 days of the effective date of Bill 98-25, all County departments must develop policies consistent with the bill's implementation, which must be publicly available on the County's website. The policies developed by departments must delineate employment consequences for failure to comply with developed policies.

Also, every County department must annually report through the CAO and the Office of Immigrant Affairs to the County Council and County Executive the number of requests received from immigration enforcement agency officials and the manner in which each request was handled, as well as whether any County employee, agent, officer, or official violated any provision of Bill 98-25. In addition, each County department is required to respond to any request for information for matters covered under Bill 98-25 by the County Council or the County Executive within a reasonable time, not to exceed 15 days.

If the disclosure of any information or record to an elected official or the public is found to be a personnel record or is otherwise prohibited from disclosure under the Maryland Public Information

Act, the County Attorney shall give a confidential briefing to the elected official, who shall be required to maintain confidentiality under the Public Information Act.

Previous Actions of Maryland Jurisdictions and the State Legislature

Bill 98-25 is substantially similar to the provisions of a Howard County law (CB 63-20) enacted in 2020. Subsequently, a referendum petition to repeal CB 63-20 placed a question on the 2022 general election ballot in Howard County to either retain CB 63-20 or repeal it. The law was upheld with approximately 61% of Howard County voters approving the law.

In 2019, Montgomery County (Executive Order No. 135-19) and Prince George's County (through Council Bill 62-19) enacted identical immigrant protections that contain similar prohibitions as Howard County.

With regard to the State legislature, in its 2025 session, the General Assembly passed H.B. 1222 (also called the Maryland Values Act), which, among other provisions, prohibited federal immigration enforcement in "sensitive locations" including public schools and libraries, courthouses, and State-run health care facilities. The bill also directed the Attorney General to publish guidance for State and local law enforcement agencies that addresses the application of State law when interacting or partnering with federal law enforcement agencies. Published by the Office of the Attorney General on October 15, 2025, the guidance is designed to help law enforcement agencies comply with State laws during a period of increased federal law enforcement activity.

With the affirmative vote of five members of the County Council, Bill 98-25 will take effect 14 days after its enactment.

Bill 1-26 (Supplemental Appropriation)**Council District(s)** All**Mr. Ertel (By Req.)****Department of Health and Human Services****MRC-STTRONG**

The Administration is requesting a supplemental appropriation of federal funds totaling \$104,424 to the MRC-STTRONG [Medical Reserve Corps – State, Territory and Tribal Nations, Representative Organizations for Next Generation] Gifts and Grants Fund program. The Department advised that the funds will be used to support the Baltimore County unit of the Medical Reserve Corps's (MRC) recruitment, training, responder safety, and public outreach efforts. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State	--	--	--
Federal ⁽¹⁾	\$ 104,424	--	\$ 104,424
Other	--	--	--
Total	\$ 104,424	--	\$ 104,424

⁽¹⁾ U.S. Department of Health and Human Services, Administration for Strategic Preparedness and Response funds passed through the Maryland Department of Health, Office of Preparedness and Response. No County matching funds are required.

Analysis

The Department advised that the MRC is a national network of volunteer units whose mission is to help their local communities prepare for and respond to public health emergencies, such as

weather events or epidemics. The Department further advised that the proposed grant funds will be used to support the Baltimore County unit of the MRC's volunteer recruitment and retention efforts through increased outreach events, training opportunities, and volunteer recognition. Specifically, funds will support the salary and benefits of an existing part-time Assistant Public Health Emergency Preparedness Coordinator position (\$60,203). Funds will also be utilized to purchase responder safety equipment (\$17,948), personal preparedness educational materials (\$14,372), and other supplies (\$2,680), as well as for indirect costs (\$9,221). The Department estimates that the County's MRC unit will serve 1,336 County residents during FY 2026.

The grant period is July 1, 2025 through May 31, 2026. The Department advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 1-26 will take effect February 15, 2026.

Executive Summary

MRC STTRONG

The Baltimore County Department of Health is seeking a supplemental appropriation in the amount of \$104,424.

PURPOSE

The Maryland Department of Health, Office of Preparedness and Response is awarding additional funds to Baltimore County to support the Medical Reserve Corps. This funding will be used to support the recruitment, training, responder safety, and public outreach efforts of the Baltimore County Unit of the Maryland Responds Medical Reserve Corps.

BACKGROUND

The Medical Reserve Corps (MRC) is a national network of volunteer units whose mission is to help their local communities prepare for and respond to public health emergencies, such as weather events or epidemics. The program is administered nationally by the Administration for Strategic Preparedness and Response (ASPR), has been active since 2006, and currently has nearly 300,000 members nationwide. In Maryland, the Maryland Responds MRC is led by the Maryland Department of Health Office of Preparedness and Response (MDH OP&R) and is comprised of 26 individual units, including the Baltimore County Unit. The Baltimore County Unit has just over 1300 registered volunteer members, made up of both clinical and non-clinical professionals. Baltimore County MRC volunteers helped make the COVID mass vaccination clinics possible, with over 100 individual volunteers donating their time and talents in both clinical and non-clinical positions. In addition, volunteers regularly participate in training, drills, and exercises within Baltimore County and neighboring jurisdictions, to help create a more prepared public health workforce for future disasters.

In 2024, MDH OP&R received a new grant funded by the American Rescue Plan Act for the purpose of strengthening the MRC network, called the MRC State, Territory and Tribal Nations, Representative Organizations for Next Generation (MRC-STTRONG). As part of this grant, Baltimore County has been offered a sub-award of \$104,424 in order to advance the goals set forth by MDH OP&R of improving MRC readiness and capacity. Baltimore County HHS plans to use these funds to recruit and retain volunteers through increased outreach events, training opportunities, and volunteer recognition. In addition, these funds will be used to purchase responder safety equipment and personal preparedness educational materials to promote a more prepared Baltimore County.

FISCAL

Funding \$104,424

Funding from the Administration for Strategic Preparedness and Response (ASPR) passthrough Maryland Department of Health, Office of Preparedness and Response to Baltimore County Department of Health and Human Services.

Prepared by: Department of Health and Human Services

Bill 2-26 (Supplemental Appropriation)**Council District(s)** All**Mr. Ertel (By Req.)****Department of Health and Human Services****Perinatal Care Coordination Infrastructure**

The Administration is requesting a supplemental appropriation of federal funds totaling \$300,000 to the Perinatal Care Coordination Infrastructure Gifts and Grants Fund program. The Department advised that the funds will be used to strengthen the County's perinatal care coordination systems. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State	--	--	--
Federal ⁽¹⁾	\$ 300,000	--	\$ 300,000
Other	--	--	--
Total	\$ 300,000	--	\$ 300,000

⁽¹⁾ U.S. Centers for Disease Control and Prevention funds passed through the Maryland Department of Health, Prevention and Health Promotion Administration/Maternal and Child Health Bureau. No County matching funds are required.

Analysis

The Department advised that the proposed grant funding will be used to strengthen the County's perinatal care coordination systems (e.g., through enhanced data infrastructure, staff capacity, and integration of digital tools) in order to improve the efficiency by which County staff process referrals connecting clients to perinatal care programs. Specifically, funds will support the salary and benefits of 23 existing positions associated with care coordination, data entry, program

supervision, project management, client engagement, and outreach (\$165,805), contracts and services (e.g., a communications campaign to improve the quality and number of referrals, software licenses) (\$93,453), supplies (e.g., diapers, promotional items) (\$13,469), and indirect costs (\$27,273).

The grant period is July 1, 2025 through November 30, 2025; accordingly, Bill 2-26 provides appropriation authority for grant-funded activities associated with a grant period that has ended. Section 715 of the County Charter requires that appropriation authority be in place prior to the expenditure of County funds; the Department has indicated that related costs were charged to the General Fund, but specific accounting detail is not presently available. The Department advised that the proposed grant funds will only be used for expenses incurred during the grant period. The Department further advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 2-26 will take effect February 15, 2026.

Executive Summary

Perinatal Care Coordination Infrastructure Grant

The administration is seeking approval of a supplemental appropriation of \$300,000 for Perinatal Care Coordination.

Background

Maryland regulations require prenatal providers to complete the Maryland Prenatal Risk Assessment (MPRA) for all Medicaid participants and share it with local health departments (LHDs) for care coordination. However, completion rates remain low—only 22% in 2022. The Postpartum Infant and Maternal Referral (PIMR) form, used by birthing hospitals to connect high-risk mothers and infants to LHDs, has shown inconsistent use across the state, ranging from none to 800 submissions per year. The Maternal Health Act of 2024 now mandates hospitals to complete and submit PIMRs for all high-risk pregnancies.

Purpose

BCDH will utilize Perinatal Care Coordination Infrastructure grant funds to strengthen our data-driven, equity-focused response to the needs of birthing people and families in our community. The department's approach centers on enhancing existing workflows, integrating new electronic reporting and tracking tools, developing and disseminating communications to community clinicians, and supporting staff capacity across the Administrative Care Coordination Unit (ACCU) and Babies Born Healthy (BBH) teams. Funding will also support partial staff salaries, technology enhancements, and training to ensure consistent data capture and follow-through.

Fiscal

This one-time \$300,000 grant originates from the Centers for Disease Control and Prevention, passing through Maryland Department of Health. The grant period is from July 1, 2025 through November 30, 2025.

Prepared by: Department of Health and Human Services

All Councilmembers

Zoning Regulations – Data Center Study

Bill 3-26 establishes temporary controls suspending the permitting of data centers until January 1, 2027. The bill also requires the Planning Board to conduct a study of data centers and submit a report with findings and recommendations to the County Council by October 1, 2026.

On August 5, 2024, the County Council enacted Bill 54-24 to, among other things, establish a definition for data centers, permit such centers in certain zones, and establish bulk and area regulations, landscaping requirements, and noise limitations for such centers in the Resource Conservation–Rural Residential (R.C. 5) Zone.

Bill 54-24 defined a data center as a building or group of buildings used to house computer systems, computer storage equipment, and associated infrastructure that businesses or other organizations use to organize, process, store, and disseminate large amounts of data. The bill also limited where a data center may be permitted to only east of Pulaski Highway (Route 40) or south of Liberty Road.

The County Council recognized the potential for economic development and growth with data centers in Bill 54-24. However, as the public infrastructure and environmental impacts of data centers have come into focus, it has become clear that additional regulation is needed, specifically regarding mitigation of the large amounts of public utility usage of data centers, such as water and electricity, in order to maintain the health, safety, and economic well-being of County residents.

In order to maintain a consistent regulatory environment for data centers, Bill 3-26 establishes a temporary moratorium on data centers while the County and the County Council formulate and enact clearer regulations. Specifically, through January 1, 2027, Bill 3-26 suspends the authority to issue or grant a permit for a data center and prohibits a County agency or department (including the Department of Permits, Approvals and Inspections) from accepting any application, petition, or request for a hearing regarding a data center, including an application for any permit regarding a data center.

Bill 3-26 also requires the Planning Board to review the current County laws and regulations for data centers and submit a report and recommendations to the County Council, no later than October 1, 2026. The report must provide the following information:

- A general summary of the permitting of data centers in Maryland and a comparison of relevant County regulations to other Maryland jurisdictions;
- A general assessment of the average electricity and public water usage of data centers, broken into relevant categories, such as the size and location of the data center; and
- A comparison of the average electricity and public water usage of a data center to other uses of a similar size currently permitted in the same zones and locations as data centers.

Also, the report must make recommendations to the County Council on the following:

- Appropriate regulations or policies to mitigate the increased demand for electricity and public water of a data center compared with other permitted uses of a similar size, including a ban on data centers, if appropriate;
- The appropriate siting of data centers, including but not limited to considerations for underserved and overburdened communities, agricultural land, and undeveloped land;
- Changes to the Baltimore County Zoning Regulations regarding data centers, including bulk, area, and size limitations;
- Changes to data center permitting requirements;
- Appropriate community notice and outreach requirements for data centers; and
- Whether data centers should be eligible for County grants, loans, and tax credits, and, if so, appropriate considerations.

With the affirmative vote of five members of the County Council, Bill 3-26 will take effect 14 days after its enactment and shall apply retroactively to the date Bill 3-26 was introduced before the County Council, which was January 5, 2026.

Mr. Patoka

Zoning Regulations – Density Residential (D.R.) Use Regulations in Existing Developments

Bill 4-26 amends the Baltimore County Zoning Regulations in order to clarify the County Council's intent regarding certain existing or proposed developments in the Density Residential (D.R.) Zone with respect to any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied, or improved in accordance with the approved subdivision plan.

On September 2, 2025, the Appellate Court of Maryland issued an unreported opinion in Case No. 499 (September 2024 Term) titled, *In the Matter of Andrew and Sarah Segal* (the "Opinion"). Among other things, the Opinion interpreted §1B01.1.B.2 of the Baltimore County Zoning Regulations to "restrict [the] use of land in existing [residential] developments [that existed prior to August 5, 1970, were in a Density, Residential (D.R.) zone as of that date, and have remained in a D.R. zone until the present day] to uses lawfully established on a particular parcel of land as of August 5, 1970, when §1B01.1.B.2 went into effect."

The Court's interpretation of §1B01.1.B.2 – as enacted in Bill 100-70 – represents an interpretation that is inconsistent with the County Council's intent, and is at odds with over 50 years of administrative rulings and caselaw regarding the County's residential Zoning Regulations. The effect of the Opinion may also call into question a number of residential and non-residential approvals the County has granted in the intervening 55 years, including dozens of synagogues, treatment facilities, rehab facilities, nursing homes, professional offices, home office conversions, parking and storage lots, and accessory dwelling units, among others.

The Court's interpretation of §1B01.1.B.2 revolves around a particular phrase which stated that the uses permitted on an existing residential property "shall be those limited to those *now lawfully established*" (emphasis added). Examples of uses currently permitted in the D.R. Zone that were not permitted under Bill 100-70 include: alternative site-design dwellings; mobile homes; produce stands in association with a farm; privately sponsored day care and nursery programs, as an ancillary use; Class A group child care centers and Class B group child care centers providing for

up to 40 children; antennas used by CATV (Cable Television) systems operated by companies franchised under Article 25 of the Baltimore County Code; transit facilities; swimming pools, tennis courts, garages, utility sheds, satellite receiving dishes or other accessory structures or uses; snowball stands; central community hubs; and converted builder show houses.

The Court's interpretation appears to ignore the context in which Bill 100-70 was enacted when it was passed by the County Council 55 years ago. The bill not only set forth §1B01.1.B.2, but also established the modern residential zoning scheme that persists today in the Zoning Regulations. Prior to Bill 100-70, the Council was constantly revising the residential zoning for individual properties being developed because such zoning changes were required to manage the density and uses of each individual plot. The modern D.R. zoning scheme in Bill 100-70 was established to give greater flexibility to develop tracts within the allowed density and uses without the need to micro-manage the zoning or use of each individual plot. This is evidenced by the declaration of findings and purpose sections of §1B00 in Bill 100-70, which precede and underpin all of the D.R. zoning regulations, including §1B01.1.B.2. The declaration of findings and purpose have remained substantially unchanged since the enactment of Bill 100-70. The sections setting forth the declaration of findings and purpose are re-stated in Bill 4-26 for context.

Bill 4-26 clarifies and reinforces the Council's original intent in Bill 100-70 by amending §1B01.1.B.2 to remove the phrase "now lawfully established." The section will now state that in existing developments, "uses shall be those uses permitted under the Zoning Regulations," or those indicated in the subdivision plans on file with the Department of Permits, Approvals and Inspections, except as may otherwise be permitted under provisions adopted pursuant to the authority of Section 504.

With the affirmative vote of five members of the County Council, Bill 4-26 will take effect 14 days after its enactment and shall apply retroactively to all approvals granted under §1B01.1.B.2 of the Baltimore County Zoning Regulations as of the enactment of Bill 100-70.

Bill 5-26 (Supplemental Appropriation)**Council District(s) 1****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 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	\$ 50,000	--	\$ 50,000

⁽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 Banneker's life and studies and provides environmental education

programs and events, volunteer stewardship activities, school field trips (historical and STEM), and monthly events based on 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 further advised that it will 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. BBMHP 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 25th 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

Bill 6-26**Council District(s) 2**

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.

Bill 7-26**Council District(s) 2**

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.

Bill 8-26**Council District(s) 5****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 9-26**Council District(s) All**

Councilmembers Marks & Patoka

**Zoning Regs. – Data Centers and Energy Storage Devices –
Partial Repeal and Clarification**

Bill 9-26 repeals the definition, permitted uses, and special regulations for data centers, as enacted by Bill 54-24, clarifies the locational requirements and the applicability of existing special regulations for energy storage devices, and permits energy storage devices in the MD 43 Overlay District, subject to certain special regulations.

As enacted by Bill 54-24, data centers were defined in the Baltimore County Zoning Regulations and permitted in the Resource Conservation–Rural Residential (R.C. 5), Business Major (B.M.), Manufacturing Restricted (M.R.), Manufacturing Light Restricted (M.L.R.), Manufacturing Light (M.L.), and Manufacturing Heavy (M.H.) Zones. Bill 9-26 repeals the definition and the permitted use in those zones. In addition, certain special regulations for data centers were enacted by Bill 54-24. Bill 9-26 also repeals the applicability of those regulations to data centers.

Bill 54-24 also enacted a definition for energy storage devices, permitted such devices in R.C. 5, B.M., M.R., M.L.R., M.L., and M.H. Zones, and established special regulations. However, the applicability of the special regulations was inconsistently applied to the permitted zones. Bill 9-26 clarifies that every permitted use of an energy storage device is subject to the special regulations for such a device, regardless of the zone.

In addition, Bill 9-26 removes a restriction that permitted energy storage devices in areas only east of Pulaski Highway (Route 40) or south of Liberty Road. Last, the bill permits energy storage devices in the MD 43 Overlay District, subject to the special regulations.

With the affirmative vote of five members of the County Council, Bill 9-26 will take effect 14 days after its enactment.

FM-1 (3 Contracts)**Council District(s) All**

Property Management

On-Call Landscaping Services

The Administration is requesting approval of three contracts, with Classic Lawn and Landscape, Inc., Strickland Services, LLC, and Lorenz Lawn and Landscape, Inc. dba Lorenz, Inc., to provide on-call landscaping services at County-owned and/or operated sites. Each contract commences upon Council approval, continues for one 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. Each contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation for all contractors combined is approximately \$2.2 million 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⁾	\$ 2,199,450	⁽¹⁾ General Fund Operating Budget and/or Capital Projects Fund.
State	--	⁽²⁾ Estimate for the entire 5-year and 4-month term.
Federal	--	
Other	--	
Total	\$ 2,199,450 ⁽²⁾	

Analysis

The contractors will provide on-call landscaping services including design, maintenance, and plant installation activities at 207 County-owned and/or operated sites. Services include but are not limited to site assessment, planting plan design, site preparation, plant installation, seeding, sod,

fertilizing, mulching, watering, pruning, mowing, trimming, weeding, plant/insect eradication, trash and debris removal, installation of sediment and erosion control measures, excavating, grading, pedestrian paving, and related repair work. Property Management advised that it intends to distribute work equally among contractors but may award individual jobs based on experience, expertise, schedule, and/or job location. The contracts provide that the contractors must physically report to the site within 24 hours for non-emergencies and within 2 hours for emergencies to provide a quote to Property Management.

Hourly labor rates range from \$30 to \$96 depending on the contractor, staffing/skill level (e.g. field supervisor, heavy equipment operator, unskilled laborer), and time status (i.e., regular time/overtime); the mark-up for materials ranges from 10% to 18%, depending on the contractor. Hourly rates for equipment range from \$28 to \$75 on the contractor and type of equipment (e.g., rubber tire front end loader, single axle dump truck, hydroseeder). The rate for dumping landscape debris is \$50 or \$126 per ton, depending on the contractor.

Each contract commences upon Council approval, 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. Each contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation for all contractors combined totals \$2,199,450 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 7 bids received. The contracts establish a 20% M/WBE participation requirement.

On April 5, 2021, the Council approved similar 5-year and 3-month contracts with Classic Lawn and Landscape, Inc., Lorenz Lawn and Landscape, Inc., and MAC Landscaping, LLC, dba Rooted in Nature, with combined compensation not to exceed \$1,804,892. According to the County's

financial system, as of January 12, 2026, expenditures/encumbrances under the contracts totaled \$1,512,549 – \$625,671 to Lorenz Lawn and Landscape, Inc., \$613,917 to MAC Landscaping, LLC, and \$272,961 to Classic Lawn and Landscape, Inc.

The County's financial system indicates that as of January 12, 2026, the County has other contracts as follows: seven with Classic Lawn and Landscape, Inc., seven with Lorenz Lawn and Landscape, Inc., and none with Strickland Services, 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 the approval of three contracts Lorenz Lawn and Landscape, Inc., Classic Lawn and Landscape, Inc. and Strickland Services, LLC to provide landscaping 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 when executed by the County and shall continue through one (1) year (the "Initial Term"), 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.

This Agreement has an MBE/WBE requirement of 20%.

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-2 (Contract)**Council District(s) All**

Department of Public Works & Transportation

Professional Engineering Services – Lead Reduction Program

The Administration is requesting approval of a contract with Hazen and Sawyer, D.P.C., to provide on-call professional engineering services to assist the County with the management of the Lead Reduction Program. 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 \$12,000,000 for the entire 10-plus-year term, including the renewal periods. The contract commences upon Council approval, continues for 6 years, and will renew automatically for up to two additional 2-year periods. The contract further provides that the agreement shall remain in effect until completion of the required services or termination by the County, whichever occurs first; accordingly, notwithstanding the stated term and renewals, the contract could remain in effect for an extended or indefinite period. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation	Notes
County ⁽¹⁾	\$ 12,000,000	(1) Capital Projects Fund – Metropolitan District.
State	--	(2) For the entire 10-plus-year term.
Federal	--	
Other	--	
Total	\$ 12,000,000	(2)

Analysis

In 1991, the Environmental Protection Agency (EPA) published a regulation to control lead and copper under the Safe Drinking Water Act. This regulation is known as the Lead and Copper Rule (LCR). The contractor will provide professional engineering services to assist the County to comply with all aspects of the LCR and subsequent revisions, including the Lead and Copper Rule

Revisions (LCRR) and the Lead and Copper Rule Improvements (LCRI). Services include, but are not limited to: developing regulatory milestone and deliverable schedules; providing project management, coordination and reporting; assisting with LCR general compliance; coordinating with stakeholders; supporting school and childcare facility sampling programs;¹ supporting funding acquisition; tracking progress; providing supplemental staffing; creating updated compliance materials; supporting public outreach, awareness, and communication; managing the County's inventory of water service lines; developing and supporting the Plumbing Service Line Partnership;² supporting lead service line replacement efforts; managing pitcher filter distribution following lead service line replacement or direct disturbance; and conducting lead and copper water quality sampling.

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 \$12,000,000 for the entire 10-plus-year term, including the renewal periods. The contract commences upon Council approval, continues for 6 years, and will renew automatically for up to two additional 2-year periods, unless the County provides notice of non-renewal. The contract further provides that the agreement shall remain in effect until completion of the required services or termination by the County, whichever occurs first; accordingly, notwithstanding the stated term and renewals, the contract could remain in effect for an extended or indefinite period. The County may terminate the agreement by providing 30 days prior written notice.

The County will compensate the contractor at the engineer's cost plus profit. Profit is limited to 10% of the combined total of direct labor costs plus overhead and payroll burden. Hourly rates and percentages for overhead, payroll burden, and profit must be within established County limits. The County will not encumber funding for the contract at this time but rather will charge contract costs to specific projects as it assigns work tasks.

The contract stipulates that should the contractor perform work under the 2005 consent decree, the contractor shall be liable for payments of penalties charged to the County for failure by the contractor to meet or achieve deadlines or requirements. Any damages payable are dependent

¹ The Department advised that under the LCRI, the County is required to perform sampling in schools and childcare facilities. This requirement includes coordinating with and sampling 20% of schools and childcare facilities annually beginning in January 2028.

² The Department advised that the Plumbing Service Line Partnership aims to leverage local plumbers to help identify service line materials on behalf of customers requiring a survey. The intent of the program is to reduce the number of unknown service lines prior to 2027 and aid customers that are unable to complete the Customer Self-Reporting Survey on their own. The contractor will assist in training staff from local licensed plumbing companies to properly identify and document service line materials through a web-based self-reporting survey.

upon the type of project and the length of the delay in completing the project. The Department advised that it does not expect to utilize this contractor for consent decree projects.

The Department advised that on August 8, 2025, the Professional Services Evaluation Committee (PSEC) selected the contractor based on qualifications and competitive bid from four proposals received. According to the procurement documents, there is a 20% M/WBE participation requirement.

The Department advised that in December 2023, the Baltimore City Department of Public Works and the Baltimore County Department of Public Works and Transportation formed the Baltimore Service Line Partnership, a collaboration to address new federal regulations aimed at protecting communities from lead exposure in drinking water. The Department further advised that the Baltimore Service Line Partnership was formed to comply with the LCRR announced in 2021, which require utilities to inventory service line materials and address locations with high lead levels. The Department advised that services on behalf of the Partnership were performed under a previous contract solicited and managed by Baltimore City, which commenced January 30, 2023 and expires January 29, 2026. The Department further advised that the joint tasks under the Service Line Partnership are complete; while Baltimore City has not yet invoiced the County for its share of project costs, the Department estimates that costs will total approximately \$2.4 million.

The County's financial system indicates that as of December 29, 2025, the County currently has three other contracts with Hazen and Sawyer, D.P.C.

The Council voted at its January 20, 2026 legislative session to defer the vote on this contract until its legislative session on February 2, 2026. The contract will be discussed at the work session on January 27, 2026.

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

Baltimore County seeks to engage qualified Professional Engineering Services to provide comprehensive program management, technical, outreach, and regulatory support for its Lead Reduction Program. This initiative is critical to safeguarding public health, ensuring regulatory compliance, and maintaining the integrity of the drinking water infrastructure in alignment with the United States Environmental Protection Agency's (EPA) Lead and Copper Rule.

Core responsibilities include compiling and maintaining the annual service line inventory of approximately 200,000 water service lines; preparing reports and correspondence for water customers, EPA and MDE; identifying unknown service line materials through records review, surveys, predictive modeling, statistical analysis, and field investigations; managing and tracking service line replacements; and supporting GIS dashboards and data visualization. The selected firm will also lead community outreach by developing educational materials, social media campaigns, and targeted messaging for diverse audiences, while assisting with customer inquiries and promoting program awareness at local events. In addition, the firm will advise on industry standards, explore innovative technologies for material identification, and ensure the County's program meets all requirements under the Lead and Copper Rule.

Prepared by: Department of Public Works & Transportation

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.

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

Mr. Patoka

Designation of Pikesville as a Sustainable Community

Resolution 4-26 endorses the State designation of the Pikesville Area as a Sustainable Community and adopts the Pikesville Sustainable Community Plan.

The Baltimore County Department of Planning proposes to designate the area of the Pikesville community in Baltimore County, as outlined on the map attached as Exhibit A (the “Area”), as a Sustainable Community.

Pikesville is currently included in the Northwest Gateways Sustainable Community Designation, which also includes Randallstown and Woodlawn. The Department of Planning recognizes the varying needs between the Pikesville community and the Randallstown and Woodlawn communities and feels that separate plans will better serve them moving forward with their sustainable growth goals.

The Sustainable Community designation requires the County to submit a Sustainable Community Application (the “Application”) to the Maryland Department of Housing and Community Development (the “Department”) or through the Maryland Smart Growth Subcabinet. As part of the Application, the County is submitting a Sustainable Community Plan (the “Plan”) for the Area, for the purposes of contributing to the reinvestment and revitalization in the Area. As required under Section 5-7B-02 of the State Finance and procurement Article of the Annotated Code of Maryland, the Area is located within a priority funding area.

The applicable law and the Community Legacy Program regulations require a local government to submit an application to the Department in order to become a designated Sustainable Community and to adopt a satisfactory Sustainable Community Plan in order to be eligible to receive financial assistance under the Community Legacy Program.

Resolution 4-26 shall take effect from the date of its passage by the County Council.

Mr. Jones

General Assembly – Strengthening Laws Against Squatters

Resolution 5-26 encourages the Maryland General Assembly to take legislative action to address the continuing crisis of squatting throughout Maryland.

In general, a “squatter” is a person living in a house or apartment who illegally or fraudulently claims to have a right to reside there. Recent cases of illegal squatting have been well documented in news stories, including a June 3, 2025 piece from Fox-45 News that detailed how squatters illegally took over a Windsor Mill house in Baltimore County while the property owner was attempting to sell it, going so far as to change the locks and forging rent payment receipts. Other news articles have detailed how groups of squatters have coordinated their illegal activity through social media and even advertised vacant houses as squatters’ houses without property owners’ knowledge or permission.

More recently, in a December 18, 2025 article, *The Sun*’s “Spotlight on Maryland” documented how a \$2.3 million home in Bethesda, one of Maryland’s wealthiest neighborhoods, had been illegally occupied by squatters on the foreclosed property since July 2025. The squatters, who were found to have criminal backgrounds that included multiple vehicle theft charges, were finally arrested on December 8, 2025 after multiple complaints from several neighbors and the filing of criminal charges.

The General Assembly in 2024 passed S.B. 46, which sped up the timetable for dealing with squatters, requiring the District Court to hear a wrongful detainer complaint within 10 days. This action was movement in the right direction, but it is evident more needs to be done at the State level to address the continuing crisis of squatting in Maryland.

In the last few years, General Assembly members have proposed solutions, such as clarifying the difference between a lawful tenant and a person illegally moving into a property; strengthening criminal laws to prohibit a person from claiming to own or sell a property they don’t actually own; or cracking down on social media squatter groups by setting up a property title in the Blockchain. Other possible solutions include establishing a clear delineation with understandable criteria

between a civil dispute involving a lawful tenant and a violation of criminal laws involving individuals committing acts such as trespassing, breaking and entering, or burglary in order to illegally possess a residence, which can and should be enforced by law enforcement.

The examples referenced in Resolution 5-26 demonstrate that this issue has arisen in multiple jurisdictions across the State and has affected property owners across a range of circumstances. Other states, such as Florida and Georgia, have tackled this issue by permitting evictions of squatters without a court order if the property owner signs an affidavit attesting to their ownership and that they never gave the squatter lawful permission to possess the property. The resolution encourages the General Assembly to explore these and other possible solutions.

Resolution 5-26 shall take effect from the date of its passage by the County Council.