

**BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 2
JANUARY 20, 2026 6:00 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 5, 2026

C. ENROLLMENT OF BILLS – NONE

D. INTRODUCTION OF BILLS

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 91-25 – Mr. Kach – Zoning Regs. – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Electric Vehicle Center
Bill 92-25 – Mr. Ertel – University Housing District – Rental Housing License Density Limits
Bill 93-25 – Mr. Ertel – Development Impact Fees and Surcharges – Exemptions for Affordable Housing

F. APPROVAL OF FISCAL MATTERS/CONTRACTS

1. Leases – (2) – Karma Ventures, LLC – Multiple units – 201 Back River Neck Road
2. Amendment to Contracts – National Testing Network, Inc. – Consulting services – Entry level/promotional examinations
3. Contract – Hazen and Sawyer, D.P.C. – Professional engineering services – Lead Reduction Program
4. Contracts – (6) – Snow removal and deicing services

G. MISCELLANEOUS BUSINESS

1. Correspondence - (a) (7) - Non-Competitive Awards (December 15, 2025)
2. Res. 1-26 – Mr. Marks – Special Council Investigative Committee – Middle River Logistics Park
3. Res. 2-26 – Mr. Marks – Removal of Parcel – Baltimore County Surplus Property List – Middle River area
4. Appointment – Mr. Kach – Baltimore County Advisory Committee on Public School Capacity – Robin Campbell
5. Reappointment – Mr. Ertel(By Req.) – Design Review Panel – Scott Walters
6. Reappointment – Mr. Ertel(By Req.) – Design Review Panel – Julie Soss
7. Reappointment – Mr. Ertel(By Req.) – Design Review Panel – Om Khurjekar

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

*Issued: January 8, 2026
Reissued: January 13, 2026
Work Session: January 13, 2026
Legislative Day No. 2 : January 20, 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

January 20, 2026

NOTES TO THE AGENDA

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* Note included in reissued package

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**AGENDA
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LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 2
January 20, 2026 6:00 P.M.**

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

COUNCIL

- 1 Bill 91-25 – Mr. Kach – Zoning Regs. – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Electric Vehicle Center
- 2 Bill 92-25 – Mr. Ertel – University Housing District – Rental Housing License Density Limits
- 5 Bill 93-25 – Mr. Ertel – Development Impact Fees and Surcharges – Exemptions for Affordable Housing

BILLS FOR FIRST CONSIDERATION

WALT PESTERFIELD, DIRECTOR, DEPARTMENT OF CORRECTIONS

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

COUNCIL

- 10 Bill 95-25 – Mr. Ertel – Zoning Regulations – Downtown Towson District – Tree Replacement
- 11 Bill 96-25 – Councilmembers Marks & Jones – Zoning Regulations – Nonconforming Dwelling Units
- 12 Bill 97-25 – Mr. Patoka – Government Reorganization – Office of Immigrant Affairs
- 15 Bill 98-25 – Mr. Patoka – Protections for Non-U.S. Citizens

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

- 20 Bill 1-26 – Mr. Ertel(By Req.) – CEB – MRC-STTRONG
- 23 Bill 2-26 – Mr. Ertel(By Req.) – CEB – Perinatal Care Coordination Infrastructure

COUNCIL

- 26 Bill 3-26 – Councilmembers Young, Patoka & Marks - Zoning Regulations – Data Center Study
- 28 Bill 4-26 – Mr. Patoka - Zoning Regulations – Density Residential (D.R.) Use Regulations in Existing Developments

APPROVAL OF FISCAL MATTERS/CONTRACTS

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

- 30 1. Leases – (2) – Karma Ventures, LLC – Multiple units – 201 Back River Neck Road

RENEE COLEMAN, DIRECTOR, OFFICE OF HUMAN RESOURCES

- 34 2. Amendment to Contracts – National Testing Network, Inc. – Consulting services – Entry level/promotional examinations

LAUREN BUCKLER, DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

- 38 3. Contract – Hazen and Sawyer, D.P.C. – Professional engineering services – Lead Reduction Program
- 42 4. Contracts – (6) – Snow removal and deicing services

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LEGISLATIVE SESSION 2026 LEGISLATIVE DAY NO. 2
January 20, 2026 6:00 P.M.

MISCELLANEOUS BUSINESS

COUNCIL

- | | |
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| 47 | 2. Res. 1-26 – Mr. Marks – Special Council Investigative Committee – Middle River Logistics Park |
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| | 4. Appointment – Mr. Kach – Baltimore County Advisory Committee on Public School Capacity – Robin Campbell |

Mr. Kach

Zoning Regs. – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Electric Vehicle Center

Bill 91-25 establishes a definition of an electric vehicle center in the Baltimore County Zoning Regulations and permits an electric vehicle center in certain areas of the Industrial, Major (I.M.) overlay district in the Manufacturing, Light (M.L.) zone. The bill also sets parking requirements for an electric vehicle center.

An electric vehicle center is a facility where passenger or commercial electric vehicles are sold, serviced, and repaired, which may include, but is not limited to: a showroom space offering demonstrations and test drives; a space for customer service and delivery of vehicles; office space; shop space for service and repair of vehicles; vehicle wash and detailing space; interior storage space; parking and overnight storage of vehicles; and associated electric vehicle chargers, ports, and related electrical infrastructure. This definition does not prohibit the sale, service, and repair of electric vehicles as otherwise allowed by the Zoning Regulations.

The bill permits an electric vehicle center by right in the M.L. Zone if the use is located on a property that is in the I.M. District and within a planned industrial park. The center may not: contain a lot for used vehicles; display used vehicles for sale; or erect signage relating to used vehicles.

The bill requires that there are two off-street parking spaces per 1,000 square feet of gross floor area. In addition to required parking, the center must provide storage for any vehicle being serviced or repaired, and this area shall be adequately screened from view from a public road.

With the affirmative vote of five members of the County Council, Bill 91-25 will take effect 14 days after its enactment.

Mr. Ertel

University Housing District – Rental Housing License Density Limits

Bill 92-25 establishes a University Housing District and sets restrictions on the issuance of new rental housing licenses in that area based on the number of active licenses relative to the number of residential houses.

Blocks and Neighborhoods in the University Housing District

First, the bill establishes the University Housing District, which is defined as any block or neighborhood of which any portion is located within one mile of any section of the Towson University main campus. Notably, while the County has approved or recognized many individual community plans, the County does not have a standard or generic definition for a block or a neighborhood. The County also has no systematic method for assigning a particular property to a block or neighborhood outside of community plans.

Accordingly, Bill 92-25 establishes generic definitions for a block and a neighborhood and a systematic process for assigning properties to each. A block is defined as a group of properties on a segment of a continuous public road that is either bounded by intersecting public roads or is a no-outlet road. A neighborhood is defined as a contiguous set of blocks that are grouped together. In order to assess whether a specific property should be assigned to a particular block or neighborhood, the County may use a variety of factors, including:

- the property address;
- the orientation of the property or buildings on the property to public roads;
- subdivision records;
- recorded maps, plats, and deeds;
- community plans;
- input from recognized community associations, homeowner associations, and condominium associations; and
- other relevant factors.

Bill 92-25 requires the Departments of Planning and Permits, Inspections and Approvals (PAI) to jointly establish and maintain a publicly available map and database of the University Housing District. The map and database must assign each property in the University Housing District to a block and neighborhood. It must also state whether each property is used residentially or non-residentially. If the property is used as a residence, the map and database must state whether there is an active rental license issued for that property, and if not, whether a new rental license may be issued for that property.

New Rental Housing License Prohibition

Bill 92-25 prohibits the PAI Director from issuing a new rental housing license for a residential property if it is located in the University Housing District and is located on a block or in a neighborhood where an active rental housing license has been issued for 30% or more of the residential properties. The bill defines a residential property as a building that is used as a dwelling that is not an apartment complex, a rooming and boarding house, temporary or supportive housing, a rehabilitation facility, a nursing home, or a condominium.

The PAI Director may issue a hardship exception to this prohibition if the following conditions are met:

- the subject property was previously occupied by the current property owner;
- the property has been listed for sale for at least 6 of the last 12 months;
- the current property owner demonstrates that they have experienced financial hardship regarding the property in the last 12 months;
- the term of the new rental housing license is no more than one year with no renewals;
- the current property owner agrees to inform any tenant in writing of the conditions of the rental housing license; and
- other conditions the Director deems necessary.

New Rental Housing License Applications

The PAI Director must establish a procedure for evaluating applications for new rental housing licenses in the University Housing District. This procedure must give adequate notice to applicants of the requirements and prohibitions associated with the District. Also, the procedure must permit applicants who are not issued a new license to place their application in a queue or be notified upon a change that may permit a license to be issued for their residential property. Upon the reduction in the number of active rental licenses for a block or neighborhood in the University Housing District below the 30% threshold, the PAI Director must give first consideration to applications received prior to the reduction.

When the PAI Director evaluates multiple equally qualified applicants for a new rental housing license in the University Housing District, the Director must prioritize applications that are reasonably likely to reduce the overall number of code enforcement complaints or parking violations generated by the block or neighborhood where the residential property is located.

The Director shall evaluate applications based upon when the application was received and the proximity of the subject property to other residential properties on the same block or in the same neighborhood with an active rental housing license. Also, the Director must evaluate whether the Applicant has maintained a rental license for another residential property in the University Housing District, and if so: the number and location of the other rental properties relative to the subject property; whether the other rental properties have generated an above average amount of code enforcement activity or parking violations; and whether the applicant has been subject to a rental housing license suspension or revocation.

The Director is not required articulate the reasons an applicant did not receive a new rental housing license, and the Director's decision is final.

The requirements of Bill 92-25 are in addition to the procedures and requirements set forth in County Code Article 35, Title 6. PAI may adopt regulations, in accordance with County Code Article 3, Title 7 to carry out the provisions of Bill 92-25.

With the affirmative vote of five members of the County Council, Bill 92-25 will take effect 14 days after its enactment.

Mr. Ertel

Development Impact Fees and Surcharges – Exemptions for Affordable Housing

Bill 93-25 establishes an exemption from the County's development impact surcharge and development impact fee for affordable housing developments that receive County financial support or that have been awarded an allocation of federal low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code from the State of Maryland.

In 2019, Baltimore County established development impact fees and development impact surcharges. In 2024, the County adjusted the payment rate for development impact fees. The County Code provides exemptions from the development impact fees and surcharges, including for age-restricted housing, hospital redevelopment, State-designated transit-oriented development, enterprise zones, opportunity zones, and Commercial Revitalization Districts. The County has sought to prioritize the development of affordable housing and currently provides discretionary and codified financial incentives to residential and mixed-use developments that include affordable housing. The County's development impact fee and surcharge offset the County's incentives, reducing the economic benefit of the incentives.

Regarding the development impact surcharge, the bill states that the surcharge shall not apply to a development that includes affordable housing and receives County financial support, which may include tax credits, loans, grants, and payments in lieu of taxes, or has been awarded an allocation of federal low-income housing tax credits from the State of Maryland pursuant to section 42 of the Internal Revenue Code.

Regarding the development impact fee, the bill states that no development impact fee shall be imposed on a development that includes affordable housing and receives County financial support, which may include tax credits, loans, grants, and payments in lieu of taxes, or has been awarded an allocation of federal low income housing tax credits from the State of Maryland pursuant to section 42 of the Internal Revenue Code. The bill also removes a superfluous 35 percent impact fee credit for affordable housing units.

This bill will result in a potential future revenue loss for the County in the form of reduced development impact fees and surcharges. The current development impact fee is \$6.00 per square foot for new residential construction, including single family homes and multi-family condominium units, and the current development impact surcharge is \$1.50 per square foot for multifamily rental units. Therefore, the magnitude of the County's future revenue loss depends on the number, size, and type of affordable housing units constructed each year. According to information available in the County's financial system as of December 4, 2025, the County collected \$208,558 in development impact fee and development impact surcharge revenue in the first five months of FY 2026, following collections of \$191,156 in FY 2025.

With the affirmative vote of five members of the County Council, Bill 93-25 will take effect 14 days after its enactment.

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

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

⁽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

Bill 95-25

Council District(s) 6

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.

Bill 96-25

Council District(s) All

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.

Bill 97-25

Council District(s) All

Mr. Patoka

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.

Bill 98-25

Council District(s) All

Mr. Patoka

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
- Expending 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 threaten 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	<u>\$ 104,424</u>	<u>--</u>	<u>\$ 104,424</u>

⁽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	<u>\$ 300,000</u>	<u>--</u>	<u>\$ 300,000</u>

⁽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

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

Councilmembers Young, Patoka & Marks

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.

Bill 4-26

Council District(s) All

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.

FM-1 (2 Leases)

Council District(s) 7

Department of Health and Human Services

Multiple Units – 201 Back River Neck Road

The Administration is requesting approval of two lease agreements with Karma Ventures, LLC to continue leasing 8,616 sq. ft. of space located at 201 Back River Neck Road in the Middleborough Plaza in Essex: one lease is for 1,600 sq. ft. of space for the Women, Infants and Children (WIC) Program (Unit 108), and the second lease is for 7,016 sq. ft. of space and a playground area for the Center for Family Success and the Essex Health Center (Units 100-103). Each lease commences February 1, 2026 and continues through January 31, 2031. Estimated compensation for the entire 5-year term totals \$535,786 in rent (\$119,321 for Unit 108 and \$416,465 for Units 100-103), and \$229,674 in additional costs for property taxes, insurance, water/sewer, HVAC maintenance, trash removal, operating costs, and utilities (\$46,814 for Unit 108 and \$182,860 for Units 100-103). See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation
County ⁽¹⁾	\$ 437,507
State ⁽²⁾	161,818
Federal ⁽³⁾	166,135
Other	--
Total	<u>\$ 765,460</u> ⁽⁴⁾

⁽¹⁾ General Fund Operating Budget for Units 100-103.

⁽²⁾ Maryland State Department of Education funds passed through the Maryland Family Network for Units 100-103.

⁽³⁾ U.S. Department of Agriculture funds passed through the Maryland Department of Health for Unit 108.

⁽⁴⁾ Estimated cost for the entire 5-year term, including a 3% annual rent increase in years 2-5. Includes additional costs for property taxes, insurance, water/sewer, HVAC maintenance, trash removal, operating costs, and utilities.

Analysis

The Department operates its WIC program, Social Services' Center for Family Success, and the Essex Health Center in 8,616 sq. ft. of leased space located at 201 Back River Neck Road in Middleborough Plaza in Essex. The WIC program provides healthy supplemental foods and nutrition counseling for income-eligible pregnant, post-partum, and breastfeeding women, and children under age 5 with medical and/or nutritional risk factors. The Center for Family Success provides family support services to strengthen families, foster financial independence, and promote the healthy development of children. The Essex Health Center provides health services to County residents. The Department advised that from July 2025 – September 2025, the Essex WIC program, the Center for Family Success, and the Essex Health Center annually serve approximately 2,000, 100, and 500 clients, respectively.

The proposed agreements provide for the continued lease of this space. Each agreement commences February 1, 2026 and continues through January 31, 2031. The agreements provide that the base rent will increase by 3% annually in lease years 2-5, and the County will pay for certain other costs and reimburse the landlord for an annual HVAC service and maintenance policy, as follows:

WIC Lease (Unit 108)

Rent totals \$22,475 for the first year and \$119,321 for the entire 5-year lease term (approximately \$15 per sq. ft. per year). In addition, the County will pay for its proportionate share (8.87%) of taxes, operating costs, and insurance; utilities (e.g., heat, water, gas, electricity, and telephones); and up to \$3,000 annually for HVAC repair/replacement (based on a 50/50 split with the landlord), except in the last year of the contract in which the County's contribution may not exceed \$750. The Department advised that estimated additional costs over the entire 5-year lease term for property taxes, insurance, water/sewer, HVAC maintenance, trash removal, operating costs, and utilities total \$46,814.

Center for Family Success and Essex Health Center Lease (Units 100-103)

Rent totals \$78,443 for the first year and \$416,465 for the entire 5-year lease term (approximately \$12 per sq. ft. per year). In addition, the County will pay for its proportionate share (39%) of taxes, operating costs, and insurance; utilities (e.g., heat, water, gas, electricity, and telephones); and up to \$12,000 annually (up to \$3,000 for each of four units) for HVAC repair/replacement (based on a 50/50 split with the landlord), except in the last year of the contract in which the County's contribution may not exceed \$3,000 in the aggregate. The Department advised that estimated

additional costs over the entire 5-year lease term for property taxes, insurance, water/sewer, HVAC maintenance, trash removal, operating costs, and utilities total \$182,860.

The County may terminate the agreements by providing at least 30 days prior written notice.

On January 19, 2021, the Council approved the current leases for the WIC program space and the Center for Family Success and Essex Health Center (which commenced February 1, 2021) with Karma Ventures, LLC. The Department advised that estimated compensation for the existing 5-year term (including rent, property taxes, insurance, water/sewer, HVAC maintenance, trash removal, operating costs, and utilities) totals \$136,507 for the WIC program lease and \$544,137 for the Center for Family Success and Essex Health Center lease.

On November 2, 2020, the Council approved 20-year agreement (with two 5-year renewals) with Set the Captives Free Outreach Center, Inc. to lease approximately 8,816 sq. ft. of space at 6901 Security Boulevard (first floor of the building) to relocate, expand, and consolidate into one location its Woodlawn Health Center and the Woodlawn WIC; the estimated cost for the initial 20-year term totals \$1,507,560 (approximately \$9 per sq. ft. per year), excluding additional costs.

On September 18, 2023, the Council approved a lease agreement with 135 E. Main St., LLLP by its agent, St. John Properties, Inc. for 3,900 sq. ft of space at 104-106 Business Center Drive in Reisterstown for the operation of the WIC program. The lease commenced July 1, 2024 and continues for 15 years (through June 30, 2039). The estimated cost for the entire 15-year term totals \$1,374,356 (approximately \$23 per sq. ft. per year).

County Charter, Section 715, requires Council approval for leases of real or leasehold property in excess of \$25,000 in the aggregate.

Executive Summary

Health and Human Services is requesting a contract to continue the lease of multiple units at 201 Back River Neck Rd, Essex MD 21221, from Karma Ventures LLC. The units are the current locations for the Essex Health Center, WIC, and Social Services Center for Family Success. These two leases are for five years each and consist of 8,616 sq feet of rentable space.

The Center for Family Success (CFFS) is a comprehensive family support and development center. The CFFS provides families with tools and resources for the development of children, and skills to guide families towards economic independence. The Essex Health Center serves over 1,500 residents health needs in the eastern portion of the County. The County will lease four units or 7,016 sq feet from Karma Ventures to house these centers.

Baltimore County WIC program provides supplemental foods and nutrition counseling for income eligible pregnant, postpartum and breastfeeding women, as well as children under age five with medical or nutritional risk factors. The County will be leasing one unit or 1,600 Sq ft from Karma Ventures to house this program.

Prepared by: Department of Health and Human Services

FM-2 (Amendment to Contract)

Council District(s) All

Office of Human Resources

Consulting Services – Entry Level/Promotional Examinations

The Administration is requesting approval of an amendment to a contract with National Testing Network, Inc. to expand the contract's scope of work to include assistance with the development of entry-level examinations for the Department of Corrections, supplementing the existing scope of work related to Fire and Police Department examinations. The Office advised that the proposed amendment, which commences upon Council approval, increases the estimated compensation of the contract by \$16,350, from \$1,590,360 to \$1,606,710, for the entire 3-year and 7-month term, including the renewal and extension periods. The contract commenced May 25, 2023. See Exhibit A.

Fiscal Summary

Funding Source	Contract Amendment	Current Estimated Compensation	Amended Estimated Compensation
County ⁽¹⁾	\$ 16,350	\$ 1,590,360	\$ 1,606,710
State	--	--	--
Federal	--	--	--
Other	--	--	--
Total	<u>\$ 16,350</u>	<u>\$ 1,590,360</u>	<u>\$ 1,606,710</u> ⁽²⁾

⁽¹⁾ General Fund Operating Budget.

⁽²⁾ For the entire 3-year and 7-month term.

Analysis

On May 25, 2023, the Council approved the original 3-year and 7-month contract with National Testing Network, Inc. to assist County staff in the development of entry-level and promotional examinations for Fire Department positions and promotional examinations for Police Department positions in accordance with the Uniform Guidelines on Employee Selection Procedures, as well

as federal, State, and local laws and labor agreements. The contractor also provides the County with all examination materials required for testing and produced during testing, documentation on the development and use of test items, instructions necessary for assessment administration, and candidate eligibility lists; the contractor also participates in the administration of the assessments.

Services include:

- Designing and developing the multiple-choice, oral, and performance exams and determining the weight of each exam.
- Printing and delivering all multiple-choice test booklets.
- Providing a written and verbal summary pertaining to procedures for developing and evaluating test items.
- Administering the oral and performance exams, including the recruitment and training of test examiners.
- Scoring the multiple choice, oral, and performance exams, conducting data analysis, and providing a score list.

The County's responsibilities include providing subject matter experts from the Fire and Police Departments, as needed; administering the written portion of the examination and sending the answer sheets to the contractor; providing a confidential meeting space when needed; and providing a secure area to house test materials.

The contractor bills the County a flat fee ranging from \$35,330 to \$50,760 per test designed/administered, depending on the position being tested, regardless of the number of participants. The contractor charged the County a one-time fee of \$4,500 for a transportability study for the entry-level Firefighter exam (which was conducted in 2024), and also charges an annual membership fee of \$2,500 for using its services for the Fire Department. The contractor charges \$55 for each test administered; the County pays 100% of the fee for County residents and 50% of the fee for Maryland residents who live outside the County; all other applicants self-pay. The contractor bills the County at hourly rates of \$300, \$215, and \$95 for litigation support by an expert counsel, litigation-related administrative services, and additional services within the scope of work, respectively.

The Office advised that as of January 2, 2026, exams for the following positions were in place:

- Police Department: Corporal, Sergeant, Lieutenant, and Captain; and
- Fire Department: Probationary Firefighter, Probationary EMT, FADO (Fire Apparatus Driver Operator), Fire Specialist, Fire Lieutenant, EMS Lieutenant, Fire Captain, EMS Captain, and Battalion Fire Chief.

The Office further advised that as of January 1, 2026, 1,491 Fire Department applicants and 587 Police Department applicants have been tested.

The proposed amendment, which commences upon Council approval, adds a scope of work that incorporates assistance in the development of entry-level examinations for the Department of Corrections. Under the proposed amendment, the contractor will charge a \$2,000 annual membership fee for services related to the Department of Corrections. The contractor will also charge \$41 for each test, which will be conducted virtually; the County will pay 100% of the fee, with the Office budgeting for 350 tests. The Office advised that the County will provide subject matter expertise from the Department of Corrections. The Office further advised that the proposed amendment increases the estimated compensation by \$16,350, from \$1,590,360 to \$1,606,710 for the entire 3-year and 7-month term, including the renewal and extension periods. All other terms and conditions remain the same. According to the County's financial system, as of December 23, 2025, expenditures/encumbrances under the contract totaled \$714,274.

Prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit prices. The County may terminate the agreement by providing 30 days prior written notice.

The County awarded the contract as a cooperative procurement from a competitively-bid Baltimore City contract awarded August 10, 2021 from 3 proposals received. According to the bid documents, there was not an M/WBE participation requirement.

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

EXECUTIVE SUMMARY

The National Testing Network, Inc. Agreement will assist County staff in developing promotional examinations for Police and entry level and promotional examinations for Fire Department staffing positions. The Amendment will include the entry level examinations for the Department of Corrections staffing positions.

Prepared by: Office of Human Resources

FM-3 (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. (2) For the entire 10-plus-year term.
State	--	
Federal	--	
Other	--	
Total	<u>\$ 12,000,000</u> ⁽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.

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

FM-4 (6 Contracts)

Council District(s) All

Department of Public Works and Transportation

Snow Removal and Deicing Services

The Administration is requesting approval of six contracts, with Booth’s Landscaping & Tree Service, LLC, Driven Pavement Maintenance and Services, LLC dba Everline Coatings and Services Baltimore NE, Green Scapes Unlimited, Inc., PL Specialist, LLC, AND Outdoor Services, LLC, and Prough’s Home Improvement, LLC, to provide on-call snow removal and de-icing services. Each contract commenced November 1, 2025, continues through February 28, 2026, and may not exceed \$25,000 unless approved by the Council. If approved, the contracts will continue through April 30, 2026 and will renew automatically for four additional one-year periods with the option to extend the initial term or any renewal term an additional 90 days. (November 1 through April 30 constitutes a snow season.) The contracts provide that compensation may not exceed the amount appropriated for the entire contract term. The contract amounts are not reasonably estimable at this time. 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	Combined Total Compensation
County ⁽¹⁾	*	*
State	--	--
Federal	--	--
Other	--	--
Total	* (2)	* (3)

⁽¹⁾ General Fund Operating Budget.

⁽²⁾ The hourly rates are \$115 or \$175, depending on the contractor and the type of equipment provided. Each contract may not exceed \$25,000 unless approved by the Council.

⁽³⁾ Compensation may not exceed the amount appropriated for these services for the entire term. The contract amounts are not reasonably estimable at this time.

Analysis

In accordance with the Department's snow removal plan, responsibility for most Priority 1 routes (i.e., roads with traffic volumes of at least 10,000 vehicles per day) will be assigned to contractors, allowing the County to focus its efforts on subdivision streets more quickly. The Office of Budget and Finance, Purchasing Division advised that the County currently has 38 snow removal contractors that provide approximately 181 trucks, and 48 pieces of equipment, excluding the proposed contracts on this agenda.

The proposed six contractors will provide the following:

<u>Contractor</u>	<u>Equipment</u>	<u>Hourly Rate per Vehicle</u>
Booth's Landscaping & Tree Service, LLC	1 four-wheel drive pick-up truck with plow and spreader	\$115
Driven Pavement Maintenance and Services, LLC	2 four-wheel drive pick-up trucks with plows and spreaders	\$115
Green Scapes Unlimited, Inc.	5 single-axle dump trucks with plows and spreaders	\$175
PL Specialist, LLC	2 four-wheel drive pick-up trucks with plows and spreaders	\$115
AND Outdoor Services, LLC	3 four-wheel drive pick-up trucks with plows and spreaders, and 1 single-axle dump truck with plow and spreader	\$115/\$175
Prough's Home Improvement, LLC	1 four-wheel drive pick-up truck with plow and spreader	\$115

Each 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). Each 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 County will provide all rock salt for spreading on the road surfaces.

Each contract commenced November 1, 2025, continues through February 28, 2026, and may not exceed \$25,000 unless approved by the Council. If approved, the contracts will continue through April 30, 2026 and will renew automatically for four additional one-year periods with the option to extend the initial term or any renewal term an additional 90 days on the same terms and conditions, unless the County provides notice of non-renewal. (November 1 through April 30 constitutes a snow season.) The contracts provide that compensation may not exceed the amount appropriated for the entire contract term. The contract amounts are not reasonably estimable at this time due to the unpredictable nature and timing of snowfalls. The County may terminate the agreements by providing 30 days prior written notice.

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 previously advised that FY 2025 snow removal expenditures totaled \$5,970,821, including \$3,128,000 for contractual services.

The contracts provide 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 contracts provide for new minimum payment guarantees for snow and ice removal operations in the amount of \$3,000 for each Class V vehicle and \$1,500 for each Class I-IV vehicle; the Purchasing Division advised that the State's contracts also include minimum annual guarantees. The contracts include an additional incentive payment to the contractors after the snow season ends in the amount of \$750 per class V or larger vehicle (e.g., single-axle, tandem axle, or tri-axle dump truck) and \$500 per Class I-IV vehicle (e.g., one-ton pick-up or small-axle truck) if the contractors were available and present for all snow events; previously, the incentive payment was a flat \$500 per truck. The Purchasing Division previously advised that the new payment structure aligns with the State's contracts and is due to the fact that larger vehicles cost more to operate and maintain.

The Department advised that the County awarded the six contracts through a solicitation process; the Purchasing Division advised that five additional contractors responded to the solicitation (including one whose response was subsequently withdrawn). The Department also advised that there is not an M/WBE participation requirement.

According to the County's financial system, as of January 5, 2026, \$120,270 has been expended/encumbered under the six contracts: \$20,270 to AND Outdoor Services, LLC, \$20,000 Prough's Home Improvement, LLC, \$20,000 to Booth's Landscape & Tree Service, LLC, \$20,000 to Driven Pavement Maintenance and Services, LLC dba Everline Coatings and Services Baltimore NE, \$20,000 to PL Specialist, LLC, and \$20,000 to Green Scapes Unlimited, Inc.

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

Snow Removal and Deicing Services, Term Contract

AND Outdoor Services LLC

Booth's Landscaping & Tree Service LLC

Driven Pavement Maintenance and Services LLC

Green Scapes Unlimited Inc.

PL Specialist LLC

Prough's Home Improvement LLC

Purpose – The Contractor hereunder shall provide and Baltimore County Government shall purchase snow removal and deicing services for County roadways. Work will be overseen by the Bureau of Highways.

Scope of Contract – The Contractor shall provide snow removal 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 equip each vehicle with a snow plow and salt spreader, and incidentals to snow removal services, per specifications.

Term – Initial Term started 11/01/2025 to 02/28/2026 with a not-to-exceed amount of \$25,000 per contract. If approved by County Council, the term will be extended through 04/30/2026 with the option to renew for four (4) one-year periods through 4/30/2030. The annual snow season is defined as the period from November 1 of the current year through April 30 of the following calendar year.

Vendor Selection method – Public solicitation/Request for Bid, with multiple awards.

MBE/WBE – 0%

Prepared by: Department of Public Works and Transportation

Mr. Marks

Special Council Investigative Committee – Middle River Logistics Park

Resolution 1-26 creates a Special Council Investigative Committee and initiates a legislative investigation into the approval process for the Chesapeake Park Re-Subdivision, also known as the Middle River Logistics Park, located at 195 Chesapeake Park Plaza, Middle River, Maryland 21220.

Resolution 1-26 asserts that the Baltimore County Council is vested with legislative and oversight authority under the Baltimore County Charter to enact, amend, repeal, and provide for the enforcement of County law. Further, the resolution avers that, as part of its legislative and oversight authority, and in accordance with Section 1008 of the Charter, the County Council is expressly authorized to administer oaths, to compel the attendance of witnesses, and to require the production of records and other materials in connection with any investigation, inquiry, or hearing authorized by the Charter or by law.

The resolution states that the County Council has received information raising substantial questions regarding the review, acceptance, processing, and approval of the development known as the Chesapeake Park Re-Subdivision, also known as the Middle River Logistics Park. Also, approvals for the project appear to have relied, in whole or in part, upon the use of the limited exemption process, the scope and application of which warrant review to determine whether such reliance was consistent with the Baltimore County Code, the Development Management Manual, and the intent of the County Council.

Resolution 1-26 states that questions have been raised regarding whether required elements of public process – including but not limited to pre-concept meetings, public notice, property posting, and community input – were properly triggered or were avoided through the sequencing or amendment of Development Review Committee filings. The resolution further states that additional questions have been raised regarding the timing of application acceptance, amendments to prior filings dating back to 2022, and whether approvals were issued during periods of active or pending Comprehensive Zoning Map Process (CZMP) activity affecting the subject property pursuant to §32-4-205 of the County Code.

Resolution 1-26 creates a Special Council Investigative Committee (the “Special Committee”) for the purpose of conducting a formal legislative investigation into the County’s review, acceptance, processing, and approval of the Chesapeake Park Re-Subdivision/Middle River Logistics Park project. Within 30 days of the passage of this Resolution, the Special Committee shall be composed of three members of the Baltimore County Council, appointed by the Council Chair. The Committee shall appoint one member to serve as Chair of the Special Committee.

The Special Committee shall be supported by the staff of the County Council. The legislative investigation shall include, but not be limited to, the review of:

- All Development Review Committee (DRC) filings associated with the subject property, including original submissions and all amendments from 2022 to the present;
- Any limited exemption applications, determinations, checklists, or approvals relied upon for the project;
- Internal communications, memoranda, staff notes, and guidance involving the Department of Permits, Approvals and Inspections, the Department of Planning, the Development Review Committee, and the Office of the County Attorney;
- The timing of application acceptance and approvals relative to applicable statutory deadlines and CZMP activity; and
- Whether required public process steps were properly triggered, satisfied, or avoided.

The Special Committee is authorized to:

- Request and receive documents and records from County departments, offices, officers, and employees;
- Conduct hearings that shall be open to the public and held in accordance with applicable open meetings and public notice requirements;
- Call County officers and employees to testify; and
- Compile and maintain a complete evidentiary record of its proceedings.

The Special Committee is authorized to retain or designate counsel to assist in the conduct of the investigation, including:

- Examination of witnesses;
- Presentation and organization of documentary evidence;
- Advising the Special Committee on procedural and evidentiary matters; and
- Assisting in the preparation of written findings and recommendations.

Upon completion of the investigation, the Special Committee shall issue written findings and recommendations for consideration by the Baltimore County Council, including whether corrective administrative action, legislative clarification, policy changes, or referral to another oversight body is warranted. Nothing in this Resolution shall be construed as directing, predetermining, or adjudicating any permit decision or enforcement action, but is intended solely to inform legislative oversight, clarify Council intent, and support potential policy or statutory action. The Special Committee, upon completion of its legislative investigation as set forth herein, shall be dissolved without the need for further action by the County Council.

The fiscal impact of Resolution 1-26 would depend on whether the Special Committee were to retain or designate counsel to assist in the conduct of the investigation.

Resolution 1-26 shall take effect from the date of its passage by the County Council.

Mr. Marks

Removal of Parcel – Baltimore County Surplus Property List – Middle River Area

Resolution 2-26 requires the County to remove an eight-acre parcel in the Middle River area from any Baltimore County surplus property list. Generally, § 3-9-104 of the County Code governs the process under which the County may dispose of any County-owned real property that the County considers surplus. However, while this section lays out the process, it does not define the term “surplus property,” nor does it require the County to maintain a list of surplus property. Accordingly, several County departments and agencies may hold non-public internal lists of surplus property that they manage or maintain using criteria that fit the purposes of that department or agency.

On January 26, 1976, the Baltimore County Board of Education transferred to the County an 8.32-acre parcel of land located in the Middle River area, situated along the north side of Eastern Avenue, east of Beasley Lane, south of the CSX train tracks, and west of Earls Road, and identified by SDAT as Account Number: District – 15 Account Identifier – 1502574121 (the “Property”). Since 1976, the Property has served as a valuable forested buffer between the private residential neighborhood on its west side and the industrial uses on its east side. Buffers such as the Property help preserve the residential character of established Middle River neighborhoods while allowing the history of industrial and manufacturing uses in the area to continue.

The Property is currently zoned Density Residential (D.R.) 1 - Neighborhood Commons (N.C.), evidencing the County Council’s clear intention that the Property remain preserved for the purpose of a community park, garden, and natural area, where residential, commercial, or industrial development is not permitted. While there is no public list of surplus County property, the sponsor of this Resolution has come to understand that the Property is currently considered surplus. Disposal of the Property by the County would potentially erode or eliminate this buffer, possibly exposing an established neighborhood to increased noise, light, and air pollution, while also running counter to the current zoning of the Property.


Accordingly, Resolution 2-26 prohibits the County from listing the Property as surplus property and requires the County to remove the Property from any list of surplus property held or maintained by any County department or agency. Last, the resolution encourages the County to maintain the Property in its current state and according to its zoning – as an undeveloped and heavily forested buffer between existing residential and industrial uses.

Resolution 2-26 shall take effect from the date of its passage by the County Council.

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
APPENDIX A

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

TO: County Administrative Officer **DATE:** 12/15/25

FROM: Kevin D. Reed, Director 
Office of Budget & Finance **COUNCIL MEETING**
DATE: 1/20/26

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 10000719-6 T2 Systems, Inc.

This Supplier Contract Amendment is to extend the current term for an additional five (5) one-year renewals through January 25, 2031 with T2 Systems Inc.

As detailed in the 902f Justification signed by Christopher Martin, the current contract for the T2 Flex Parking Management Software and the Payment Processing Software System is set to expire on January 25, 2026. T2 Systems is the sole provider of this solution, as the software is proprietary to T2. The County must continue using the Flex Software for parking enforcement and payment processing.

The Flex Parking software (Flex Permits and Enforcement Solution) is used for the County's parking enforcement operations. If this agreement is not extended, the County would lose access to an automated parking enforcement software system used to issue and track all generated citations. Additionally, the County would be unable to process registration flagging through the Motor Vehicle Administration (MVA), which is essential for collecting outstanding citations at the time of vehicle registration renewal. Maintaining the appropriate licenses and support is critical to ensuring the system remains current and properly maintained.

This extension allows the County to lock in rate increases for the five (5) year renewal period, which are approximately 3% to 4% per year and are consistent with the County's escalation language. Additionally, we have negotiated a reduction in the payment processing transaction fee by \$0.20 per transaction. The current transaction fee is \$2.35, and the new fee will be \$2.15.

Estimated 5 Year Award Total: \$771,038.00
Award Date: 12/9/25

SCON 10003512 Teleflex, LLC

This Supplier Contract is for the purchase of EZ IO drivers and intraosseous needles through Teleflex, LLC.

As detailed in the Sole Source Justification signed by Joseph Dixon, Teleflex holds the patent and manufactures the EZ IO drivers and needles that the Fire Department has successfully issued for approximately 15 years. IO drivers utilize specialty needles to access the bone marrow channel for medication and fluid administration in critically ill and injured patients. Through their direct sales team, Teleflex, LLC markets, sells and services all non-federal customers within the continental United States.

Estimated 5 Year Award Total: \$492,000.00
Award Date: 12/9/25

PO 10030260 Fire Recovery USA, LLC

This is a Purchase Order for the annual renewal of the Streamline Inspections Software for fire inspections and occupancy data management through Fire Recovery USA, LLC. Streamline was created specifically for fire prevention programs, and offers functionality that aligns directly with regulatory and operational needs to manage fire inspections and occupancy data to ensure compliance, safety and accurate recordkeeping.

As detailed in the 902f Justification signed by Chris Martin, the software provides an integrated platform that allows seamless tracking, scheduling and compliance reporting in one system. It consolidates inspection workflows with real-time occupancy information reducing administrative burdens and improving accuracy.

The County has identified a software replacement for Fire Dept Inspection Management through a contract with Locality Media (d/b/a First Due). The Statement of Work is in the process of being finalized. Implementation of the software module will be completed within the year.

Award Total: \$77,275.00
Award Date: 12/9/25

PO 10030657 International Chemstar Incorporated

This Purchase Order provides for the consultation and sampling required to fully evaluate the water supply at the Baltimore County Detention Center through International Chemstar Incorporated.

As detailed in the Emergency Justification signed by Walt Pesterfield, International Chemstar Incorporated will provide consultation and sampling of the water supply at BCDC for water testing. Due to the nature of this emergent concern in March 2025, BCDC did not have the ability to secure competitive bids.

Award Total: \$37,933.00
Award Date: 12/3/25

PO 10030461

KMEL Corp

This Purchase Order provides for the purchase of Trimble brand Survey Equipment through Keystone Precision Solutions (KMEL Corp).

As detailed in the Sole Source Justification signed by Lauren Buckler, the equipment purchased through this order will replace existing twelve-year-old Trimble survey equipment, which is out of warranty. Replacing the existing Trimble equipment with new Trimble equipment allows Public Works crews to utilize the same hardware/software across all equipment, allowing seamless integration while performing their work. Keystone Precision Solutions (KMEL Corp) is the sole distributor of Trimble brand Survey Equipment in the State of Maryland. Funding for this purchase is available through the Equipment Finance Program.

Award Total: \$58,485.44

Award Date: 12/3/25

PO 10030501

Walmart

This Purchase Order provides for the purchase of 1,200 Gift Cards valued at \$25.00 each through Walmart.

The Gift Cards will be distributed to clients of the Department of Social Services, for assistance with food on an emergency basis. This purchase was necessary, as a result of the current Federal Government shutdown and impending Federal cuts to the Supplemental Nutrition Assistance Program (SNAP). Funding for this order is available through grants previously approved by the Grants Review Administrator on July 16, 2025.

Award Total: 30,000.00

Award Date: 12/3/25

PO 10030779

Wellsky Corporation

This Purchase Order is for the annual renewal of the WellSky Aging and Disability Case Management Software for the Department of Aging through Wellsky Corporation.

As detailed in the Sole Source Justification signed by Christopher Martin, the Aging and Disability Software provides a central source to process and manage information for all services provided by the Department of Aging. The software is proprietary to WellSky and has been configured to meet the specific requirements of the Department of Aging, and provides ease of use for employees to enter information and reduces the need for paper forms. Additionally, the system provides a template to simplify the federal reporting process and makes it easier for employees to refer constituents to other agencies (eg. Refer them to County Ride or for case management with HHS)

Award Total: \$137,601.21

Award Date: 12/3/25

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