

**WORK SESSION – MARCH 10, 2026, 4 P.M.**

**FOR**

**BALTIMORE COUNTY COUNCIL AGENDA  
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 7  
MARCH 16, 2026 6:00 P.M.**

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

**A. CALL OF BILLS FOR FINAL READING AND VOTE**

- Bill 15-26 – Mr. Ertel(By Req.) – CEB – Smart Growth America Community Connectors Grant
- Bill 16-26 – Mr. Ertel(By Req.) – CEB – Statewide Voucher Program
- Bill 17-26 – Mr. Jones – Zoning Regs. – Permitted Uses in the M.L. Zone in Owings Mills Growth Area
- Bill 18-26 – Mr. Patoka – Conduct of Law Enforcement Officers – Masks Prohibited and Identification Required
- Bill 19-26 – Mr. Patoka – Employees Retirement System – County Council Members – Repeal of Bill 40-24
- Bill 20-26 – Mr. Marks – Development Impact Fee
- Bill 21-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the Business, Local (B.L.) Zone – Catering Hall

**B. BILLS FOR FIRST CONSIDERATION**

- Bill 22-26 – Mr. Ertel(By Req.) – CEB – Special Supplemental Nutrition Program – WIC
- Bill 23-26 – Mr. Kach – Zoning Regs. – Uses Permitted in the M.L.R. and M.L. Zones – Housing for the Elderly
- Bill 24-26 – Councilmembers Kach & Marks – Baltimore County Final Landmarks List
- Bill 25-26 – Mr. Marks – Zoning Regs. – Residential Performance Standards – Panhandle Lots
- Bill 26-26 – Mr. Jones – County Charter – County Council Compensation and Redistricting

**C. APPROVAL OF FISCAL MATTERS/CONTRACTS**

1. Amendment #2 to Contract – United States Tower Services, LTD, Blue Sky Marketing, Inc. – Radio tower maintenance services
2. Contract – Bureau Veritas Technical Assessments, LLC-Review/assessment of residential dwelling units – Fair housing accessibility requirements
3. Contract – Precision Concrete Cutting of Delaware and Maryland, Inc.–Sidewalk gridding and tripping hazard removal services
4. Contracts – (3) – Snow removal and deicing services

**D. MISCELLANEOUS BUSINESS**

1. Correspondence - (a) (5) - Non-Competitive Awards (February 12, 2026)
2. Res. 8-26 – Mr. Ertel(By Req.) – Baltimore County Water Supply and Sewerage Plan – Cycle 43
3. Appointment – Mr. Ertel(By Req.) – Baltimore County Adult Public Guardianship Review Board – Robert Ermer

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

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*Issued: March 5, 2026  
Work Session: March 10, 2026  
Legislative Day No. 7 : March 16, 2026*

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*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**

**March 16, 2026**

**NOTES TO THE AGENDA**

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**AGENDA**  
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**CALL OF BILLS FOR FINAL READING AND VOTE**

- STEVE LAFFERTY, DIRECTOR, DEPARTMENT OF PLANNING**  
1 Bill 15-26 – Mr. Ertel(By Req.) – CEB – Smart Growth America Community Connectors Grant
- TERRY HICKEY, DIRECTOR, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
4 Bill 16-26 – Mr. Ertel(By Req.) – CEB – Statewide Voucher Program
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7 Bill 17-26 – Mr. Jones – Zoning Regs. – Permitted Uses in the M.L. Zone in Owings Mills Growth Area  
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14 Bill 19-26 – Mr. Patoka – Employees Retirement System – County Council Members – Repeal of Bill 40-24  
15 Bill 20-26 – Mr. Marks – Development Impact Fee  
17 Bill 21-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the Business, Local (B.L.) Zone – Catering Hall

**BILLS FOR FIRST CONSIDERATION**

- LAWRENCE RICHARDSON, DEPUTY DIRECTOR, DEPARTMENT OF HEALTH & HUMAN SERVICES**  
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- COUNCIL**  
21 Bill 23-26 – Mr. Kach – Zoning Regs. – Uses Permitted in the M.L.R. and M.L. Zones – Housing for the Elderly  
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25 Bill 26-26 – Mr. Jones – County Charter – County Council Compensation and Redistricting

**APPROVAL OF FISCAL MATTERS/CONTRACTS**

- CHRIS MARTIN, DIRECTOR, OFFICE OF INFORMATION TECHNOLOGY**  
27 1. Amendment #2 to Contract – United States Tower Services, LTD, Blue Sky Marketing, Inc. – Radio tower maintenance services
- TERRY HICKEY, DIRECTOR, DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT**  
32 2. Contract – Bureau Veritas Technical Assessments, LLC-Review/assessment of residential dwelling units – Fair housing accessibility requirements
- TONY RUSSELL, DEPUTY DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION**  
\* 3. Contract – Precision Concrete Cutting of Delaware and Maryland, Inc.–Sidewalk grinding and tripping hazard removal services  
36 4. Contracts – (3) – Snow removal and deicing services

\* Addendum

**MISCELLANEOUS BUSINESS**

**COUNCIL**

- 45 1. Correspondence - (a) (5) - Non-Competitive Awards (February 12, 2026)

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

- 41 2. Res. 8-26 – Mr. Ertel(By Req.) – Baltimore County Water Supply and Sewerage Plan – Cycle 43

**COUNCIL**

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

**Bill 15-26 (Supplemental Appropriation)**

**Council District(s) 6**

**Mr. Ertel (By Req.)**

**Department of Planning**

**Smart Growth America Community Connectors Grant**

The Administration is requesting a supplemental appropriation of private funds totaling \$20,000 to the Smart Growth America Community Connectors Grant Gifts and Grants Fund program. The Department advised that it will utilize the funds to plan and install temporary transportation improvements in Historic East Towson. See Exhibit A.

**Fiscal Summary**

<b>Funding Source</b>	<b>Supplemental Appropriation</b>	<b>Current Appropriation</b>	<b>Total Appropriation</b>
<b>County</b>	--	--	--
<b>State</b>	--	--	--
<b>Federal</b>	--	--	--
<b>Other<sup>(1)</sup></b>	\$ 20,000	--	\$ 20,000
<b>Total</b>	<u>\$ 20,000</u>	<u>--</u>	<u>\$ 20,000</u>

<sup>(1)</sup> Private funds from Smart Growth America, a nonprofit organization. No County matching funds are required.

**Analysis**

The Department advised that it will use the proposed grant funding to plan and install temporary transportation improvements in Historic East Towson. Specifically, the funds will support the implementation of a quick-build Complete Streets demonstration project focused on the intersection of East Towsontown Boulevard, Fairmount Avenue, Hillen Road, Aigburth Avenue, and the adjacent blocks to test safety improvements (e.g., traffic calming measures, enhanced crossings, and pedestrian-friendly design elements) to reduce speeding. The Department further

advised that the improvements will improve safety, connectivity, and cohesion for residents and pedestrians in Historic East Towson.

The grant period commences upon execution of the grant agreement and continues through June 30, 2026. The Department advised that no County matching funds are required; however, Department staff will provide project support.

With the affirmative vote of five members of the County Council, Bill 15-26 will take effect March 29, 2026.

## **Executive Summary**

The Community Connectors Grant Agreement for FY26 allows Baltimore County to receive \$20,000 in funding from Smart Growth America. These funds will be used to plan and install temporary transportation improvements near the intersection of East Towsontown Boulevard and Fairmount Avenue. This intersection serves as a critical connector, but also presents safety and connectivity challenges for residents and pedestrians in Historic East Towson, a historically Black community founded in 1829 by formerly enslaved people and one of the oldest Black communities in the County. The project will test safety improvements—such as traffic calming measures, enhanced crossings, and pedestrian-friendly design elements—that reduce speeding, improve connectivity, and restore a sense of cohesion for Historic East Towson. The Conditions of Award and Terms and Conditions of this supplement are defined in a Grant Agreement that must be executed by June 30, 2026.

Prepared by: Department of Planning

Bill 16-26 (Supplemental Appropriation)

Council District(s) All

Mr. Ertel (By Req.)

Department of Housing and Community Development

Statewide Voucher Program

The Administration is requesting a supplemental appropriation of State funds totaling \$1,816,944 to the Statewide Voucher Program Grant Gifts and Grants Fund program. The Department advised that the funds will be used to provide temporary rental assistance to families awaiting a federal Housing Choice Voucher (HCV). See Exhibit A.

Fiscal Summary

<u>Funding Source</u>	<u>Supplemental Appropriation</u>	<u>Current Appropriation</u>	<u>Total Appropriation</u>
County	--	--	--
State <sup>(1)</sup>	\$ 1,816,944	--	\$ 1,816,944
Federal	--	--	--
Other	--	--	--
<b>Total</b>	<b>\$ 1,816,944</b>	<b>--</b>	<b>\$ 1,816,944</b>

<sup>(1)</sup> Maryland Department of Housing and Community Development funds. No County matching funds are required.

Analysis

The Department advised that the Statewide Rental Assistance Voucher Program (SVP) was established in 2023, modified in 2025, and recently began awarding grants to political subdivisions to be disbursed as SVP rental assistance payments. The Department further advised that the proposed funds will be used to provide temporary rental assistance to Maryland residents on the County’s HCV waitlist who meet low-income eligibility limits under the HCV Program or income

requirements as determined by the Baltimore County Office of Housing and who would otherwise not be called off the waitlist (\$1,544,402). Families may receive SVP payments for up to 5 years, or until receiving a federal HCV, whichever occurs first. The Department advised that in accordance with Program guidelines, it will prioritize families that include a child under age 18; a foster child who is at least 18 years old but less than 24 years old; a military veteran; an individual experiencing homelessness; a disabled individual; or an elderly individual at least 62 years old. Additionally, funds will be used to support administrative costs, including the salary and benefits of two existing full-time Housing Specialist positions (\$163,525) and federally-required unit inspections (\$109,017). The Department estimates that the program will serve 305 County families during FY 2026, including 44 families who currently receive rental assistance through an expiring COVID-era emergency program.

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 16-26 will take effect March 29, 2026.

## **Executive Summary**

The Baltimore County Department of Housing and Community Development (DHCD) – Office of Housing (BCOH), seeks County Council approval of a supplemental appropriation allowing the County to accept funding made available from the Maryland Department of Housing and Community Development’s (MD-DHCD) Statewide Rental Assistance Voucher Program (SVP).

The SVP was established during the 2023 General Assembly session and modified during the 2025 session. MD-DHCD is authorized to make grants to political subdivisions to be disbursed as SVP payments. BCOH, serving as the Public Housing Authority (PHA) operating in Baltimore County, is eligible to receive funds for the administration of the SVP.

In State Fiscal Year 2026, Baltimore County is eligible to receive a total of \$1,816,944 with the possibility of additional funds later in the state fiscal year, which closes on June 30, 2026, for the purpose of providing temporary rental assistance to families while awaiting a federal Housing Choice Voucher (HCV), in accordance with guidelines under the federal HCV Program. BCOH estimates this funding will be able to assist 305 families.

Families must meet the following criteria to be eligible to participate in the SVP: (1) currently reside in Maryland; (2) be on the PHA’s federal HCV Waiting List; and (3) meet the low-income eligibility limits under the HCV Program or income requirements as determined by the PHA. Families can remain on the SVP for up to 5 years, or until a federal HCV becomes available, whichever occurs first.

PHAs must equally prioritize SVP vouchers for families that include the following:

- A child under the age of 18;
- A foster child who is at least 18 years old, but less than age of 24;
- A military veteran;
- An individual experiencing homelessness;
- A disabled individual; or
- An elderly individual that is at least 62 years old.

Prepared by: Department of Housing and Community Development

Bill 17-26

Council District(s) 4

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**Mr. Jones**

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**Zoning Regs. – Permitted Uses in the M.L. Zone in Owings Mills Growth Area**

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Bill 17-26 authorizes certain residential uses and senior housing facilities under specific circumstances in the Manufacturing Light (M.L.) Zone if located in the Owings Mills Growth Area, as identified in Master Plan 2020.

Currently, certain areas that are zoned M.L. in the Owings Mills Growth Area consist of under-utilized or vacant office or industrial space. Demand for this class of space has seen a steady decline since the COVID-19 pandemic. The current M.L. regulations provide little flexibility to address such demand fluctuations. To make better use of these areas, Bill 17-26 seeks to broaden the permitted uses for certain M.L. zoned properties in Owings Mills. This vacant or underutilized M.L. zoned land presents an opportunity to help address the County's housing shortage in addition to providing an opportunity to develop senior housing facilities and other uses.

Bill 17-26 permits residential uses, including multi-family units (apartments, stacked townhomes, or townhouse apartments) or single-family attached units and senior housing facilities by right in the M.L. Zone located south of I-795/Northwest Expressway in the Owings Mills Growth Area as identified in the Master Plan 2020. The senior housing facilities permitted may include continuing-care facilities, housing for the elderly, assisted living facilities, nursing homes, or age-restricted independent living units in the form of multi-family units (apartments, stacked townhomes, or townhouse apartments) or single-family attached.

The maximum permitted floor area ratio is the same as the ratio permitted in the Business Major (B.M.) Zone. Accordingly, the specific number of density or dwelling units is not limited. The residential uses or senior housing facilities must maintain front, side, and rear building setbacks to external property lines of 20 feet and a maximum building height of 65 feet. No other bulk, height, area, or special regulations, including those contained in the comprehensive manual of development policies, shall apply. Last, any use allowed by Section 233.1 of the Zoning Regulations is permitted by right and shall be subject to the bulk and area regulations applicable to the underlying zoning classification.

With the affirmative vote of five members of the County Council, Bill 17-26 will take effect 14 days after its enactment.

Bill 18-26

Council District(s) All

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**Mr. Patoka**

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**Conduct of Law Enforcement Officers – Masks Prohibited  
and Identification Required**

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Bill 18-26 prohibits any law enforcement officer performing their duties in Baltimore County from wearing masks, except under specific circumstances, and requires such officers to wear and display appropriate identification in a visible manner while interacting with the public, except under specific circumstances. The bill also states that, to the extent that any provision in the bill conflicts with State or federal law, regulation, or policy, the provisions of the bill will not control, but must be interpreted as complementary to the intent of open and transparent policing.

**Masks Prohibited**

Bill 18-26 prohibits a law enforcement officer from wearing a mask, personal disguise, or face covering while interacting with the public in the performance of their duties in Baltimore County, with certain exceptions. The bill defines a “law enforcement officer” as a sworn member of a governmental police force, Sheriff's office, or security force or law enforcement organization of the United States, the State of Maryland, a county, or a municipal corporation that by statute, ordinance, or common law is authorized to enforce the general criminal laws of or within the United States or the State of Maryland. The bill also defines a “personal disguise” as any alteration of an individual’s appearance with the intent to conceal the individual’s identity or mislead others. Also, “face covering” includes a neck gaiter that is worn in a way that conceals an individual’s identity.

Bill 18-26 lists several exceptions to the prohibition as follows:

- A translucent face shield or clear mask that does not conceal the wearer’s facial identity;
- A medical or surgical grade mask, N95 respirator, or other breathing apparatus worn to prevent the transmission of airborne diseases;
- A mask or breathing apparatus worn to protect against exposure to smoke during a fire involved situation;
- A mask or helmet necessary to perform duties during a water involved situation;

- A mask worn to protect against exposure to biological or chemical agents during an incident where such agents may be present;
- A mask or face covering worn to protect against exposure during a weather event that may cause injury to the officer while in the performance of their duties;
- A mask that provides physical protection to the face while the officer is engaged in high-risk situations, including a shootout, standoff, hostage-taking situation, or terrorist situation;
- A motorcycle helmet worn while the officer is utilizing a motorcycle or other vehicle that requires a helmet for safe operations while in the performance of their duties; and
- Eyewear necessary to protect from the use of retinal weapons, including lasers.

In addition to the exceptions, the bill authorizes SWAT team (defined as a Special Weapons and Tactics team, which includes any other tactical team that has similar duties) officers to utilize gear necessary to protect their faces from physical harm while in the performance of their SWAT team duties.

#### Identification Required

Bill 18-26 requires a law enforcement officer to wear and display appropriate identification in a manner that is readily visible while interacting with the public in the performance of their duties in Baltimore County. “Appropriate identification” is defined as an item or items that display the officer’s name or badge number and the full name or initials of the officer’s employing agency.

Bill 18-26 lists several exceptions under which a law enforcement officer is not required to wear identification as follows:

- An operation during which an officer must conceal their identity or purpose to investigate or gather evidence of criminal activity while in the performance of their duties;
- Exigent circumstances that involve imminent danger to persons or property or the escape of a perpetrator or the destruction of evidence, including if the officer is responding to those circumstances while off-duty;
- An officer wearing personal protective equipment that prevents display of identification;
- A SWAT team officer while in the performance of their SWAT team duties; or
- An officer engaged in protective operations involving elected officials, judicial officers, or other designated dignitaries where the display of identification would compromise the safety, anonymity, or tactical effectiveness of the protection detail.

### Similar Legislation in Other Jurisdictions

Several states (including Maryland) and local governments (including other Maryland counties) have introduced, considered, or enacted law enforcement mask bans similar to Bill 18-26. According to a research [paper](#) published by the University of Wisconsin Law School's State Democracy Research Initiative, as of January 29, 2026, lawmakers in at least 17 states have proposed legislation to prohibit law enforcement from masking. Additionally, hundreds of cities and local governments around the country, including places like Chicago, Seattle, and St. Paul, are considering law enforcement mask bans.

### California

In September 2025, California became the first (and so far, only) state to enact a mask ban (Senate Bill 627). That law makes it a crime for law enforcement to "wear a facial covering that conceals or obscures their facial identity in the performance of their duties." There are certain delineated exceptions to this rule. The exceptions found in Bill 18-26 and SB 1 are largely modeled after those found in California's Senate Bill 627. Notably, the law applies to law enforcement officers at both the local and federal level, but exempts state officials.

On November 17, 2025, the United States filed a lawsuit in the California federal district courts challenging the constitutionality of Senate Bill 627 and shortly thereafter filed a motion for a preliminary injunction that would block California from enforcing the law upon its effective date of January 1, 2026. Generally, the federal government argued that the Supremacy Clause of the U.S. Constitution preempted California from interfering with operations that are the exclusive purview of the federal government (i.e., immigration enforcement). Conversely, California argued that a law enforcement mask ban is within the State's police powers, which is one power reserved for States under the 10<sup>th</sup> Amendment of the U.S. Constitution. The federal government countered that police powers are preempted if the law itself obstructs the federal government's operations (as they argued Senate Bill 627 does). Generally, caselaw has resolved this by requiring a fact-specific analysis to determine when a state law may be obstructive.

On February 9, 2026, a district court judge issued a preliminary injunction enjoining California from enforcing Senate Bill 627. The Court blocked Senate Bill 627 because the Court found the law likely violates the intergovernmental immunity doctrine because it applies to federal law enforcement officers but not to California State law enforcement officers. In other words, the Court accepted the federal government's argument that there is no justification for Senate Bill 627 to treat California State officers better than federal officers who perform comparable duties, including investigations, stops, searches, and arrests.

“Even though the United States has failed to demonstrate that the facial covering prohibition [of Senate Bill 627] unduly interferes with federal functions, the Court acknowledges that it is nonetheless an incidental regulation on law enforcement officers. The intergovernmental immunity doctrine prohibits imposing such a regulatory burden, albeit minimal and incidental to operations, in a discriminatory manner against the federal government. The inquiry for a discriminatory burden under the intergovernmental immunity doctrine is distinct from the inquiry into whether a state law directly regulates the federal government.” And, unlike under the latter analysis, “there is no *de minimus* exception to a discriminatory burden.”

Presently, it is unclear whether either California or the United States will appeal the District Court ruling to the U.S. Court of Appeals for the Ninth Circuit.

#### The Maryland General Assembly

Currently, the Maryland General Assembly is considering SB 1/HB 155. On February 3, 2026, the Maryland Senate passed SB 1 with amendments. SB 1 is currently before the Judiciary committee in the House of Delegates for consideration. As introduced, SB 1/HB 155 would do the following:

- (1) Prohibit a law enforcement officer from wearing a face covering while performing their duties in the State of Maryland, except under specific circumstances. SB 1 defines law enforcement officers and face coverings similarly to Bill 18-26, and the exceptions are nearly identical;
- (2) Require the Maryland Police Training and Standards Commission (MPTSC) to develop a model policy prohibiting the use of a face covering by a law enforcement officer in the course of duty; and
- (3) Require a law enforcement agency with officers operating in the State to adopt a policy consistent with the model policy.

On January 21, 2026, the Office of the Attorney General of Maryland (OAG) issued a letter responding to a State Delegate on the constitutionality of SB 1, as introduced. The OAG produced two main conclusions. First, SB 1 “is not clearly unconstitutional, since criminalizing conduct to protect public safety and the regulation of State and local law enforcement are within the State’s police powers.” Second, “it would be difficult and likely unconstitutional for the State to enforce a masking prohibition against federal agents like Immigration and Customs Enforcement (ICE) agents, or to require them to adopt certain anti-masking policies.”

Montgomery County

On January 20, 2026, CB 5-26 was introduced before the Montgomery County Council. That bill would prohibit law enforcement agencies from wearing masks or facial coverings while on duty in Montgomery County. While the Montgomery County bill defines a law enforcement agency similarly to SB 1 and Bill 18-26, it contains fewer exceptions under which an officer may wear a mask. CB 5-26 is currently before the Montgomery County Council's Public Safety Committee for consideration.

Prince George's County

On February 17, 2026, the Prince George's County Council introduced a package of three bills and two resolutions regarding immigration protections and County actions regarding immigration enforcement. The bills in this package are construed as emergency measures, so the legislative process is not clear at this time. One bill in this package, CB 8-26, would prohibit law enforcement officers from wearing face coverings while performing their duties in Prince George's County, with some exceptions. While the relevant definitions and specific exceptions differ some in wording from the legislation discussed above, CB 8-26 generally works in the same way.

Other Large Counties in Maryland

Currently, no similar legislation regarding law enforcement mask prohibitions have been proposed in Howard or Anne Arundel Counties or Baltimore City.

With the affirmative vote of five members of the County Council, Bill 18-26 will take effect 14 days after its enactment.

**Bill 19-26****Council District(s) All**

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**Mr. Patoka**

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**Employees Retirement System – County Council Members – Repeal of Bill 40-24**

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Bill 19-26 repeals Bill 40-24, which amended the pension calculation process for retired members of the County Council.

Enacted in June 2024, Bill 40-24 modified this calculation to establish two pension calculations for retired councilmembers based on their retirement date. For councilmembers who retired before January 1, 2025, the rules established prior to Bill 40-24 would apply. For members retiring on or after January 1, 2025, Bill 40-24 established a new calculation that required a recalculation of their retirement allowance if the compensation paid to current members of the County Council is changed in accordance with § 2-1-102 of the Baltimore County Code. In addition, any retired councilmember whose retirement allowance is recalculated is not eligible for regular retiree cost-of-living adjustments.

Bill 19-26 would repeal all changes enacted under Bill 40-24. This means that the retirement allowance for all retired councilmembers, regardless of when they retire, would be calculated under the rules in place prior to Bill 40-24. All retired councilmembers would be eligible for regular retiree cost-of-living adjustments.

The long-term cost impact of Bill 40-24, and therefore the fiscal implications of repeal, is dependent on future salary growth and tenure patterns that may not be anchored in established compensation or service history and would require consideration of scenario-based actuarial projections.

Bill 19-26 will take effect 45 days after its enactment.

**Bill 20-26****Council District(s) All**

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**Mr. Marks**

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**Development Impact Fee**

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

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

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

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

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

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

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

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

**Bill 21-26**

**Council District(s) All**

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**Mr. Patoka**

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**Zoning Regs. – Uses Permitted in the Business, Local (B.L.) Zone – Catering Hall**

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Bill 21-26 permits a catering hall in the Business, Local (B.L.) Zone under certain circumstances. The Zoning Regulations define a catering hall as a facility or part of a facility used regularly for serving beverages and food to groups which reserve the facility for banquets or gatherings before the day of the event. A catering hall is not a standard restaurant.

Currently, only a community building or other land use devoted to civic, social, recreational, and educational activities may be used as a catering hall in the B.L. Zone by special exception. Bill 21-26 permits a catering hall in the B.L. Zone by right and without being attached to a community building or other land use. However, the catering hall must be located within an existing shopping center.

With the affirmative vote of five members of the County Council, Bill 21-26 will take effect 14 days after its enactment.

**Bill 22-26 (Supplemental Appropriation)**

**Council District(s) All**

**Mr. Ertel (By Req.)**

**Department of Health and Human Services**

**Special Supplemental Nutrition Program – WIC**

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

**Fiscal Summary**

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

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

**Analysis**

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

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

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

With the affirmative vote of five members of the County Council, Bill 22-26 will take effect April 19, 2026.

## **Executive Summary**

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

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

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

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

Prepared by: Department of Health and Human Services

**Bill 23-26**

**Council District(s) All**

**Mr. Kach**

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

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

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

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

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

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

**Councilmembers Kach & Marks**

**Baltimore County Final Landmarks List**

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

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

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

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

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

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

Mr. Marks

**Zoning Regs. – Residential Performance Standards – Panhandle Lots**

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

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

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

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

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

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

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

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

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

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

Bill 26-26

Council District(s) All

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**Mr. Jones**

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**County Charter – County Council Compensation and Redistricting**

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

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

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

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

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

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

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

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

**FM-1 (2<sup>nd</sup> Amendment to Contract)**

**Council District(s) All**

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**Office of Information Technology**

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**Radio Tower Maintenance Services**

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The Administration is requesting retroactive approval of a second amendment to a contract with United States Tower Services, Ltd. (USTS) to release USTS from the contract and assign the contract, with certain rights and obligations, to its sister company, Blue Sky Marketing, Inc. The contract provides annual inspections, maintenance, and repair of the County's radio towers and monopoles. The proposed second amendment also incorporates certain recitals, modifications, and provisions relevant to the contract's reassignment. The Office advised that the proposed second amendment is necessary because USTS has transitioned similar contracts to Blue Sky Marketing, Inc. as part of an internal restructuring. The Office further advised that the County requires additional time to procure a new agreement for these services because the USTS contract expired March 1, 2026; accordingly, the proposed second amendment extends the contract by approximately 10 months, from March 2, 2026 through the earlier of December 31, 2026 or the date upon which a new agreement has been executed. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. According to the Office, estimated compensation totals \$704,341 for the entire 6-year and 2-month term, including the renewal and extension periods (an increase of approximately \$169,200 over the current estimated compensation prior to the proposed extension period). The contract commenced November 2, 2020. See Exhibit A.

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**Fiscal Summary**

<b>Funding Source</b>	<b>Contract Amendment</b>	<b>Current Estimated Compensation</b>	<b>Amended Combined Estimated Compensation</b>
<b>County</b> <sup>(1)</sup>	\$ 169,200	\$ 535,141	\$ 704,341
<b>State</b>	--	--	--
<b>Federal</b>	--	--	--
<b>Other</b>	--	--	--
<b>Total</b>	<u>\$ 169,200</u> <sup>(2)</sup>	<u>\$ 535,141</u>	<u>\$ 704,341</u> <sup>(3)</sup>

<sup>(1)</sup> General Fund Operating Budget.

<sup>(2)</sup> The proposed second amendment extends the contract by 10 months, from March 2, 2026 through the earlier of December 31, 2026 or the date upon which a new agreement has been executed and continues the existing billing rate.

<sup>(3)</sup> Estimated compensation for the entire 6-year and 2-month term, including the extension period.

**Analysis**

On November 2, 2020, the Council approved 5-year and 4-month contracts with USTS (primary contractor) and Infinigy Solutions, LLC (secondary contractor) for annual inspections, maintenance, and repair of the County’s radio towers and monopoles, with combined compensation not to exceed \$511,066. On August 7, 2023, the Council approved the first amendments to the contracts, removing the compensation cap and limiting compensation for both contractors combined to the amount appropriated for the entire contract term; at the time, OIT advised that estimated compensation for both contractors combined totaled \$750,000 for the entire 5-year and 4-month term, including the renewal and extension periods.

The contracts expired March 1, 2026. The proposed second amendment retroactively commences March 2, 2026 and extends the contract through the earlier of December 31, 2026 or the date upon which a new agreement has been executed. Accordingly, Council approval is being requested after the commencement date of the proposed amendment.

The proposed second amendment releases USTS from the contract and assigns the contract, with certain rights and obligations, to its sister company, Blue Sky Marketing, Inc. The proposed second amendment also incorporates certain recitals, modifications, and provisions relevant to the contract’s reassignment. The Office advised that the proposed amendment is necessary because USTS has transitioned similar contracts to Blue Sky Marketing, Inc. as part of an internal

restructuring. The Office further advised that the County requires additional time to procure a new agreement for radio tower maintenance and repair services. All other terms and conditions remain the same.

The Office advised that estimated compensation for the 10-month extension totals approximately \$169,200, bringing total estimated compensation for the entire amended 6-year and 2-month term to \$704,341, including the renewal and extension periods.

According to the County's financial system, as of February 20, 2026, expenditures/encumbrances under the USTS contract totaled \$733,971 (\$529,218 expended). (The County's financial system reflects, as of February 20, 2026, no funds have been expended to the County's secondary contractor, Infinigy Solutions, LLC, and the Office advised that the contract is not being extended beyond its March 1, 2026 expiration date.)

Blue Sky Marketing, Inc. will furnish all labor, materials, tools, equipment, services, and supervision to perform the required annual inspections, repairs, and preventative maintenance of the County's radio towers and monopoles. The contract continues to provide for annual inspection of 21 of the County's 26 radio towers and monopoles; the remaining 5 radio towers and monopoles will continue to receive repair services only. For repair services, the contractor must report to the job site within 24 hours of notification and commence repair work within 10 days of the notice to proceed; in an emergency situation, the contractor must report within 4 hours and commence repair work immediately upon the notice to proceed.

The cost for the annual inspections ranges from \$1,434 to \$4,884, depending on the type of tower. Repair work will be performed at an hourly rate of \$107.50 during regular business hours (Monday through Friday, 8:00 a.m. to 4:00 p.m.) and \$149.50 during overtime hours (evenings 4:00 p.m. to 8:00 a.m., weekends, and holidays). Mark-up on materials will be billed at 33.0%. Any cost estimate for the repair, modification, or installation of additional equipment exceeding \$2,500 may, at the discretion of the County, be re-bid.

The County may terminate the agreement by providing 30 days prior written notice.

The County awarded the USTS and Infinigy Solutions, LLC contracts through a competitive procurement process based on low bid from three bids received. According to the bid documents, there is not an M/WBE participation requirement.

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

## Executive Summary

**Summary** – This fiscal matter seeks approval for an amendment to the existing service contract with United States Tower Services LTD to extend the current term for radio tower maintenance services during the ongoing solicitation process, until award and execution of a new agreement. Additionally, this amendment formalizes the assignment of the contract from United States Tower Services LTD to Blue Sky Management Group.

**History** - United States Tower Services LTD has served as the County's primary contractor for radio tower inspections, preventive maintenance, and both emergency and non-emergency repairs. Services have been provided on a project-by-project basis under the existing agreement.

Baltimore County maintains 21 towers, at 20 locations, requiring annual inspections and routine or emergency service. The County has equipment on an additional five towers, owned by CCBC or the State, which also require similar repair services (not inspection/maintenance).

**Purpose** - The purpose of this contract is to ensure the continued reliability and longevity of Baltimore County's radio towers and associated equipment through quality preventive maintenance and expert repair of unforeseen failures. All work must comply with FAA, FCC, state, local, and manufacturer guidelines, while delivering the best possible value to the County.

**Fiscal Impact** - The amendment will be retroactively effective from March 2, 2026, through December 31, 2026, or until a new agreement is executed, whichever occurs first. Upon County Council approval, the contract's compensation cap is not to exceed County Council approved appropriation.

Prepared by: Office of Information Technology

**FM-2 (Contract)**

**Council District(s) All**

**Department of Housing and Community Development**

**Review/Assessment of Residential Dwelling Units – Fair Housing Accessibility Requirements**

The Administration is requesting approval of a contract with Bureau Veritas Technical Assessments, LLC to assess existing and newly constructed affordable “Accessible Units,” as defined in the Voluntary Compliance Agreement (VCA), in order to determine full compliance with all requirements in the Section 504/Uniform Federal Accessibility Standards (UFAS) regulations, Americans with Disabilities Act (ADA) design standards, and other applicable fair housing accessibility requirements. The contract commences March 24, 2026, continues through June 4, 2028, and will renew automatically for two additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals \$200,000 for the entire approximate 4-year and 6.5-month term, including the renewal and extension periods.

**Fiscal Summary**

<b>Funding Source</b>	<b>Total Compensation</b>	<b>Notes</b>
<b>County</b> <sup>(1)</sup>	\$ 200,000	<sup>(1)</sup> General Fund Operating Budget. <sup>(2)</sup> Estimate for the entire approximate 4-year and 6.5-month term.
<b>State</b>	--	
<b>Federal</b>	--	
<b>Other</b>	--	
<b>Total</b>	\$ 200,000 <sup>(2)</sup>	

**Analysis**

The contractor will assess existing and newly constructed affordable “Accessible Units,” as defined in the VCA, in order to determine whether such units have been designed and constructed or renovated in full compliance with all requirements in the Section 504/UFAS regulations, ADA

design standards, and other applicable fair housing accessibility requirements. The Department advised that the contractor will provide accessibility support services, including but not limited to: reviewing and providing comments on plans/specifications; visiting the construction worksite and monitoring the work for compliance; quality control of accessibility issues; inspections; interfacing with regulatory entities; participating in conference calls with developers, contractors and County staff; providing presentations and training on accessibility compliance for County developers, landlords, property managers, contractors, and County staff; compiling reports and responses on accessibility work; and issuing professional certifications that the work was constructed in compliance with the guidelines or other applicable codes and regulations.

The Department advised that if construction work is not in full compliance with the applicable requirements, the contractor will identify the deficiencies, the necessary remedial action(s) necessary to bring the construction work into full compliance, and a cost estimate of the remedial action(s). The Department further advised that all services performed must comply with all applicable federal regulations, State of Maryland and Baltimore County laws and regulations, and Baltimore County building code requirements.

The Department estimates that the contractor will assess, inspect, and certify up to 100 Accessible Units and perform subject-matter trainings on an as-needed basis during the term of the contract. Hourly rates range from \$107 to \$175, depending on the position (e.g., administrative support, principal).

The contract commences March 24, 2026, continues through June 4, 2028, and will renew automatically for two additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals \$200,000 for the entire approximate 4-year and 6.5-month term, including the renewal and extension periods.

Prior to the commencement of each renewal period, the County shall permit an escalation in unit prices in the amount of a 3% increase on the current pricing. The County may terminate the agreement by providing 30 days prior written notice.

The County awarded the contract as a cooperative procurement of an existing competitively-bid 5-year Maryland Stadium Authority agreement that was effective June 5, 2025. The Department advised that there is not an M/WBE participation requirement.

On January 18, 2022, the Council approved a similar 4-year and 6-month contract not to exceed \$265,000 with Bureau Veritas Technical Assessments, LLC as a cooperative procurement from a competitively-bid Housing Authority of Prince George's County (HAPG) agreement that was awarded February 18, 2021; the contract expires March 23, 2026. The County's financial system indicates that, as of February 23, 2026, the County has expended/encumbered \$68,744 under the contract.

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 Council approval is being requested for a contract between Baltimore County and Bureau Veritas Technical Assessments, LLC to ensure units funded with County financial assistance are "Accessible Units," as defined in the Voluntary Compliance Agreement (VCA) dated March 9, 2016. Bureau Veritas will conduct comprehensive, rigorous and thorough reviews of certain residential dwelling units to assess whether such units have been designed and constructed or renovated in full compliance with all of the requirements in the Section 504/Uniform Federal Accessibility Standards (UFAS) regulations, Americans with Disabilities Act design standards (ADA), and other applicable fair housing accessibility requirements. Bureau Veritas will issue certifications of compliance, when appropriate.

DHCD has undertaken a cooperative purchase in procuring Bureau Veritas as the contractor, utilizing a Maryland Stadium Authority competitively bid MSA CONTRACT NO. 25-060 executed on June 5, 2025.

Bureau Veritas Technical Assessments, LLC will be responsible for providing accessibility support services, including, but not limited to: reviewing and providing comments on plans/specifications, visiting the construction worksite and monitoring the work for compliance, quality control of accessibility issues; inspections; interfacing with HUD and other regulatory entities; participating in conference calls with developers, contractors and County staff, making presentations and providing training on accessibility compliance for County developers, landlords, property managers, contractors and staff, compiling reports and responses on accessibility work(the "Accessibility Report") and issuing a stamped professional certification that the work was constructed in full compliance with the requirements of the Section 504/UFAS guidelines or other applicable state or federal fair housing accessibility codes and regulations.

If the construction work is not constructed in full compliance with the requirements of Section 504/UFAS regulations or HUD's Alternative Accessibility Standard, the Accessibility Report shall identify the deficiencies, the necessary remedial action(s) necessary to bring the construction work into full compliance with the Section 504/UFAS or applicable accessibility regulations, and a cost estimate of the remedial action(s). Contractor's employees are expected to have any and all appropriate licenses, professional certifications, and maintain expertise on real time developments in the field of disability compliance, particularly as it relates to federally subsidized housing including any changes in law, interpretations, regulations or guidance from HUD, DOJ, the Access Board, Maryland and Baltimore County codes, and other such government or legal entities that make or enforce laws or regulations regarding physical accessibility.

Any and all services performed must be in compliance with all applicable Federal regulations including, but not limited to, Section 504, UFAS, HUD's Alternative Accessibility Standard, ADA, environmental requirements, and federal procurement requirements. In addition, all services must be performed in compliance with applicable State of Maryland and Baltimore County laws and regulations and Baltimore County building code requirements.

Prepared By: Department of Housing and Community Development

**FM-4 (3 Contracts)**

**Council District(s) All**

**Department of Public Works and Transportation**

**Snow Removal and Deicing Services**

The Administration is requesting approval of three contracts, with Xscape 2 Nature, Inc., K&S Services, LLC, and Yibo Landscaping, LLC to provide on-call snow removal and de-icing services. Each contract commenced November 1, 2025, continues through April 30, 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 these services 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**

<b>Funding Source</b>	<b>Initial Term</b>	<b>Combined Total Compensation</b>
<b>County</b> <sup>(1)</sup>	*	*
<b>State</b>	--	--
<b>Federal</b>	--	--
<b>Other</b>	--	--
<b>Total</b>	* <sup>(2)</sup>	* <sup>(3)</sup>

<sup>(1)</sup> General Fund Operating Budget.

<sup>(2)</sup> The hourly rates range from \$115 to \$175, depending on the contractor and the type of equipment provided. Each contract may not exceed \$25,000 unless approved by the Council.

<sup>(3)</sup> 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) is assigned to contractors, allowing the County to focus its efforts on subdivision streets more quickly. The Office of Budget and Finance, Purchasing Division previously advised that the County currently has 44 snow removal contractors that provide approximately 196 trucks and 48 pieces of equipment, excluding the proposed contracts on this agenda.

The proposed three contractors will provide the following:

<u>Contractor</u>	<u>Equipment</u>	<u>Hourly Rate per Vehicle</u>
Xscape 2 Nature, Inc.	4 four-wheel drive pick-up trucks with plows and spreaders	\$115
K&S Services, LLC	5 four-wheel drive pick-up trucks with plows and spreaders, and 2 one-ton pick-up trucks or small single-axle dump trucks with plows and spreaders	\$115/\$135
Yibo Landscaping, LLC	4 four-wheel drive pick-up trucks with plows and spreaders, and 2 single-axle dump trucks with plows and spreaders	\$115/\$175

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 April 30, 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 1-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 contract includes an additional incentive payment to the contractor 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 contractor was 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 contracts through a solicitation process. The Purchasing Division advised that the County received eleven bids in response to its solicitation (including one which was subsequently withdrawn). On January 20, 2026, the Council approved six contracts pursuant to the solicitation. The Department advised that there is not an M/WBE participation requirement.

According to the County's financial system, as of February 20, 2026, \$95,000 has been expended/encumbered under the three contracts: \$50,000 (with \$33,480 expended) to K&S Services, LLC, \$25,000 to Xscape 2 Nature, Inc., and \$20,000 to Yibo Landscaping, LLC. The Purchasing Division and the Department advised that while the County has not utilized Yibo Landscaping, LLC nor Xscape 2 Nature, Inc., Yibo Landscaping, LLC's vehicles were inspected, but the County has not yet been billed.

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....” The County Administrative Officer approved lifting the \$25,000 not-to-exceed amount on an emergency basis for the proposed contract with K&S Services, LLC; the Administration subsequently submitted the contract to the County Council for approval.

## **Executive Summary**

### **Snow Removal and Deicing Services, Term Contract**

**K&S Services LLC**  
**Xscape 2 Nature Inc**  
**Yibo Landscaping LLC**

**Purpose** – The Contractors 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.

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

**Term** – Initial term 11/1/2025 through 4/30/2026; upon County Council approval, will be extended to allow up to four (4) one-year renewals through 4/30/2030.

**Vendor Selection method** – B-10000365, opened 9/15/2025.

**MBE/WBE** – 0%

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

**MB-2 (Res. 8-26)****Council District 2 & 4**

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**Mr. Ertel (By Req.)**

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**Department of Public Works & Transportation**

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**Baltimore County Water Supply and Sewerage Plan – Cycle 43**

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Resolution 8-26 amends the Baltimore County Water Supply and Sewerage Plan as part of the County's annual amendment process (Amendment Cycle 43). Under the governing Executive Orders of April 11, 1990, July 22, 2003, and August 28, 2009, amendments to the Plan may be made on an annual basis, or when warranted, on an emergency basis.

On July 17, 2025, the Planning Board held an advertised public hearing on the requests for amendments to the Plan and reported the results of the hearing to the County Executive. The Departments of Environmental Protection and Sustainability, Public Works and Transportation, and Planning, as well as the Planning Board, reviewed the requests and offered recommendations. Planning Board approval occurred on September 4, 2025. The County Executive reviewed the proposed amendments and submitted them to the Council for approval. Resolution 8-26 adopts the recommendations for these requests.

Upon County Council approval, the amendments to the Plan will be submitted to the Maryland Department of the Environment, which has 90 days to act on the amendments. If approved, the amendments become part of the regulatory Plan.

S = Sewer

W= Water

- 
- 1. S-1 and W-1: Existing water and/or sewer area.
  - 2. S-2 and W-2: Not utilized.
  - 3. S-3 and W-3: Capital facilities area – in order to provide service, facilities need to be built and money is in the current year’s Capital Budget or the ensuing 5 years’ estimated budgets. Facilities are subject to budget limitations, petitions made for service, public works agreements, etc.
  - 4. S-4 and W-4: Not utilized.
  - 5. S-5 and W-5: Master Plan area – capital facilities are required to support the Land Use Master Plan. However, these areas are usually not in the Metropolitan District and the owners must petition to be included.
  - 6. S-6 and W-6: Areas of future consideration for Metropolitan District facilities.
  - 7. S-7 and W-7: No planned Metropolitan District facilities.

The requested amendments to the Plan are as follows:

Address/Property Name	Current Designation	Proposed Designation
3117 Rices Lane – Parcel 37	W-7; S-7	W-6; S-1
8400 Park Heights Avenue – Parcels 471 and 561	W-7; S-7	W-1; S-3

Resolution 8-26 shall take effect from the date of its passage by the County Council.

This item was deferred from the Council’s March 2, 2026 legislative agenda.

## Executive Summary

Title of Project:

Cycle 43 Amendments to the Water & Sewerage plan

Project Scope:

To amend the water supply and sewerage plan as requested by petitioners under the executive order of April 11, 1990 and as further described in the attached planning board report and resolution.

Petitions were considered for the following areas:

3117 Rices Lane, District 2c4

The 20.04-acre property is located outside the Urban Rural Demarcation Line (URDL) and inside the Metropolitan District Boundary. The Petitioner proposes to change the current water and sewer designations on specific parcels from W-7/S-7 No Planned Service Areas, to W-6/S-1 Area of Future Consideration and Existing Service Area for future development, public health, and environmental protection and sustainability reasons.

8400 Park Heights Avenue, District 3c2

The 39-acre property is located outside the Urban Rural Demarcation Line (URDL) and inside the Metropolitan District Boundary. The Petitioner proposes to change the current water and sewer designations on specific parcels from W-7/S-7 No Planned Service Areas, to W-1/S-3 Existing Service Area and Capital Facilities Area for future development and public health reasons. Note that the site is currently served by public water service.

Purpose:

This resolution would allow changes to the Baltimore County Water Supply and Sewerage Plan requested by petitioners under the Executive Order of April 11, 1990, which provides for updates to the Plan through an annual amendment cycle. The resolution request was prepared at the direction of the Executive Office by the December 8, 2025 memo from the Director of Planning countersigned by the County Executive.

Term:

N/A

Contract Value:

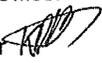
N/A. The amendments create no additional cost to the County. On-site water supply and sewage disposal systems and public water & sewer connections are built at the property owner's expense.

Prepared by: Department of Public Works & Transportation

BALTIMORE COUNTY COUNCIL  
NOTES TO THE AGENDA  
APPENDIX A

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

**TO:** County Administrative Officer **DATE:** 2/12/26

**FROM:** Kevin D. Reed, Director   
Office of Budget & Finance **COUNCIL MEETING**  
**DATE:** 3/16/26

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

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

Award Document

PO 10031934 KCI Technologies, Inc.

This Purchase Order is for the purchase of Annual Licenses to include 63 Named Licenses and 12 Concurrent for the County's OnBase Software through KCI Technologies, Inc.

As detailed in the 902f Justification signed by Chris Martin, OnBase is a dual-purpose application serving both internal and external users and is integrated with the County's enterprise permitting and licensing system. It is also a custom public portal which enables constituents and businesses to review and update development plans, upload additional documents and streamline the permitting process.

Award Total: \$91,741.85  
Award Date: 2/6/26

PO 10033495 Churchill Navigation, Inc.

This Purchase Order is for the purchase of two (2) Shotover Augmented Reality Mapping Systems from Churchill Navigation, Inc. that will be installed in the two (2) older helicopters presently in use by the Aviation Unit of the Police Department. The current mapping system has failed repeatedly and repairs have been unsuccessful.

As detailed in the 902(f) Justification signed by Chief McCullough's, using the same system across the fleet ensures consistency and continuity, as the system is compatible with GIS, ATAK, Vislink, CAD and onboard recording systems. Additionally, our Pilots and Tactical Flight Officers are already trained in its use, allowing operators to utilize a single advanced, proprietary system. This reduces training time, streamlines operations and improves overall efficiency.

Award Total: \$244,600.00  
Award Date: 2/6/26

SCON 10003576 Control Technologies of Central Florida, Inc.

This Supplier Contract is for the purchase of Video Traffic Detection Equipment (FLIR-ITS) through Control Technologies of Central Florida, Inc for the Department of Public Works and Transportation, Bureau of Traffic Engineering and Transportation.

As detailed in the 902f Justification signed by Lauren Buckler, Control Technologies of Central Florida Inc. provides equipment which is the industry standard and is also compatible with the existing traffic infrastructure. The FLIR product is used for the County's traffic signals to detect approaching vehicles, and offers related features. While there are other solutions on the market, the County has used Control Technologies' products for over twenty years and has made significant investments in improving the video network supported by FLIR.

If the County would move to another manufacturer, the County would not be able to find a compatible replacement quickly, and would thereby be required to retrofit cameras and approximately 500,000 feet of video cabling, at significant cost to the County. Additionally, the Bureau of Traffic Engineering and Transportation would not be able to maintain the signal equipment, resulting in an immediate threat to public safety, including vehicular accidents.

Estimated 5 Year Award Total: \$2,050,000.00  
Award Date: 2/6/26

SCON 10003583 Peterbilt of Baltimore, LLC

This Supplier Contract is for the purchase of Peterbilt Parts and Service for Peterbilt Trucks through Peterbilt of Baltimore LLC.

As detailed in the Sole Source Justification signed by Lauren Buckler, Peterbilt of Baltimore, LLC is the sole source for Peterbilt trucks' parts and service in the State of Maryland. The parts and labor purchased through this Contract will be utilized to maintain and repair existing Peterbilt trucks in the County's fleet. If the fleet is not maintained, it would impair essential public services, across multiple agencies and could cause issues for the public.

Estimated 5 Year Award Total: \$500,000.00  
Award Date: 2/9/26

SCON 10003616 Atlantic Emergency Solutions, Inc.

This Supplier Contract is for the purchase and service repairs of Bullard NXT Pro Thermal Imaging Cameras (TIC's) through Atlantic Emergency Solutions, Inc.

As detailed in the Sole Source Justification signed by Chief Dixon, field testing during live fires was performed with thermal imaging cameras from three (3) different manufacturers. Of the three (3) offerings, the Bullard NXT Pro was found to best suit the Fire Department's needs. Pursuant to correspondence received from the E.D. Bullard Company, Atlantic Emergency Solutions is the sole distributor of Bullard Thermal Imaging products in the State of Maryland.

Estimated 5 Year Award Total: \$650,000.00  
Award Date: 2/11/26

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