TENTATIVE#1

BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 18
NOVEMBER 3, 2025 6:00 P.M.

WORK SESSION – OCTOBER 28, 2025, 4 P.M.

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

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

B. **APPROVAL OF JOURNAL** – Meeting of October 20, 2025

C. **ENROLLMENT OF BILLS** – Bill 67-25

D. **INTRODUCTION OF BILLS**

E. **CALL OF BILLS FOR FINAL READING AND VOTE**
Bill 68-25 – Mr. Ertel(By Req.) – CEB – Rural Public Transportation
Bill 69-25 – Mr. Ertel(By Req.) – CEB – 5304 Transportation Development Plan
Bill 70-25 – Mr. Ertel(By Req.) – CEB – Specialized Transportation Service
Bill 71-25 – Mr. Ertel – Open Space Fee-in-Lieu
Bill 72-25 – Mr. Marks – Zoning Regulations – Restaurants in the Honeygo Area – Hours of Operation

F. **BILLS FOR FIRST CONSIDERATION**
Bill 73-25 – Mr. Ertel(By Req.) & Mr. Marks – Zoning Regulations – Artisan Manufacturing
Bill 74-25 – Mr. Ertel – Zoning Regulations – Uses Permitted in the B.M.-C.C.C. District
Bill 75-25 – Mr. Ertel – Rental Property Inspections – Authorizations and Enforcement
Bill 76-25 – Mr. Marks – Zoning Regulations – Energy Storage Devices – Temporary Controls
Bill 77-25 – Mr. Marks – Planning of Sewerage Projects – Property Owner Obligations

G. **APPROVAL OF FISCAL MATTERS/CONTRACTS**
1. Purchase Order – Daly Computers, Inc. – Audio/visual equipment upgrades – Fire Department Headquarters'
2. Amendment to Contract – PrimeCare Medical, Inc. – Medication Assisted Treatment Program – Detention Center
3. Contract of Sale – Carney Rod and Gun Club, Inc. – Easement areas – Magledt Avenue, 21234
4. Contract – ErgoFlex Systems, Inc. – Extended warranty and repair services – 911 Center's ErgoPower Dispatch Consoles
5. Contracts – (3) – Waste management services – Community Clean-up Program
6. Contracts – (4) – Heavy equipment rentals – Landfill operations

H. **MISCELLANEOUS BUSINESS**
1. Correspondence - (a) (4) - Non-Competitive Awards (October 6, 2025)
2. Res. 51-25 – Mr. Jones - Approve review of a Planned Unit Development (PUD) – Red Run Meadows
3. Reappointment – Mr. Ertel – Planning Board – Mr. Peter Arrey
4. Reappointment – Mr. Patoka – Planning Board – Mr. Mark Heckman
5. Appointment – Mr. Ertel – Advisory Committee on Public School Capacity – Matthew Mark Klimm
6. Appointment – Mr. Marks – Advisory Committee on Public School Capacity – Charlene T. Behnke
7. Res. 53-25 – Mr. Ertel(By Req.) – Accept a donation of funds – Bureau of Animal Services
8. Res. 54-25 – Mr. Ertel – Local Open Space Waiver Fees

BALTIMORE COUNTY COUNCIL

NOTES TO THE AGENDA
LEGISLATIVE SESSION 2025

Issued: October 23, 2025
Work Session: October 28, 2025
Legislative Day No.18: November 3, 2025

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

November 3, 2025

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AGENDA
BALTIMORE COUNTY COUNCIL
LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 18
November 3, 2025 6:00 P.M.

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

MISCELLANEOUS BUSINESS

COUNCIL

52 1. Correspondence - (a) (4) - Non-Competitive Awards (October 6, 2025)
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LAWRENCE RICHARDSON, DEPUTY DIRECTOR, DEPARTMENT OF HEALTH & HUMAN SERVICES

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Lauren Buckler **Fiscal Note** November 3, 2025

Bill 68-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Public Works and Transportation

Rural Public Transportation

The Administration is requesting a supplemental appropriation (as amended) of $486,753 in federal funds ($276,053), State funds ($42,922) and County contingency funds ($167,778 from the FY 2026 Local Share Program) to the Rural Public Transportation Gifts and Grants Fund program. The Department advised that the funds will be used to support the salaries of current full-time and part-time CountyRide Bus Drivers I and II ($418,753), and to pay for the purchase and installation of four dashcams in CountyRide buses ($68,000). See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County (1)	$ 167,778	$ 211,573	$ 379,351
State (2)	42,922	20,572	63,494
Federal (3)	276,053	207,592	483,645
Other	--	--	--
Total	$ 486,753	$ 439,737	$ 926,490

(1) A required 43% County match of the total $858,490 operating grant award, or $369,151, and a required 15% County match of the $68,000 capital grant award, or $10,200, are being provided from FY 2026 appropriated funds of $211,573 and available contingency funds of $167,778 within the Local Share Program.
(2) Maryland Department of Transportation (MDOT), Maryland Transit Administration (MTA) funds.
(3) U.S. Department of Transportation, Federal Transit Administration funds passed through MDOT/ MTA.

Analysis

The Rural Public Transportation Program provides transportation services to Baltimore County residents (60 years of age or older), disabled adult residents, and rural residents of all ages with limited access to public, private, or commercial transportation due to sparse population, long distances, and/or lack of support services to various destinations (predominately, but not necessarily, for medical appointments). Transportation is free of charge. The Department advised that the funds will be used to support the salaries of current full-time and part-time CountyRide Bus Drivers I and II ($418,753), and to pay for the purchase and installation of four Samsara dashcams in CountyRide buses ($68,000).

The grant period is FY 2026. The grant requires the County to provide a 43% match of the total operating grant award, and a 15% match of the total capital grant award, which will be met with Local Share Program funds totaling $379,351.

The Rural Public Transportation operating and capital grant awards reflect a portion of the funding awarded to the County through the Maryland Transit Administration's FY 2026 Locally Operated Transit System (LOTS) funding assistance program. Bills 69-25 and 70-25 on this agenda appropriate additional FY 2026 LOTS funding to the 5304 Transportation Development Plan and the Specialized Transportation Service Gifts and Grants Fund programs, respectively.

With the affirmative vote of five members of the County Council, Bill 68-25 will take effect November 16, 2025.

EXECUTIVE SUMMARY

**MARYLAND TRANSIT ADMINISTRATION
FEDERAL RURAL PUBLIC TRANSPORTATION (5311) SUPPLEMENTAL
APPROPRIATIONS ACT**

Fiscal Year 2026

The Federal Rural Public Transportation (Section 5311) Supplemental Appropriations Act Grant Agreement for FY26 provides $486,753 in total funding to Baltimore County. This amount includes $276,053 in federal funds passed through the Maryland Department of Transportation (MDOT), $42,922 in state matching funds provided by the Maryland Transit Administration (MTA), and $167,778 in County matching funds. These additional funds will be used to provide transportation for the elderly and people with disabilities who live far from public transportation. CountyRide provides on-demand, handicapped-accessible transportation services to Baltimore County residents who are age 60+, adults with disabilities, and rural residents of all ages who have limited access to public, private, or commercial transportation. Rides are predominantly, but not exclusively, for medical visits. Additionally, $68,000 of these funds will go towards the purchase and installation of four Samsara dashcams in CountyRide buses. Samsara dashcams help CountyRide buses improve safety by providing real-time driver coaching and recording incidents for liability protection. They also reduce costs by preventing accidents and streamlining investigations with HD video evidence. The Conditions of Award and Terms and Conditions of this supplement are as previously awarded for County GR-1220. The project time period is from July 1, 2025 through June 30, 2026.

Prepared by: Department of Public Works and Transportation

Bill 69-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Public Works and Transportation

5304 Transportation Development Plan

The Administration is requesting a supplemental appropriation (as amended) of $100,000 in federal funds ($85,000), State funds ($5,000), and County contingency funds ($15,000 from the FY 2026 Local Share Program) to the 5304 Transportation Development Plan Gifts and Grants Fund program. The Department advised that the funds will be used to conduct a route optimization study for the County's LOOP circulator bus service in Towson. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County [(1)]	$ 15,000	--	$ 15,000
State [(2)]	5,000	--	5,000
Federal [(3)]	80,000	--	80,000
Other	--	--	--
Total	$ 100,000	--	$ 100,000

[(1)] A required 15% County match of the total program cost is being provided from available contingency funds within the Local Share Program.
[(2)] Maryland Department of Transportation (MDOT), Maryland Transit Administration (MTA) funds.
[(3)] U.S. Department of Transportation, Federal Transit Administration funds passed through MDOT/MTA.

Analysis

The Department advised that the County's LOOP circulator bus service operates a network of routes that connect key locations throughout the Towson area, including shopping centers, residential areas, and major employment hubs, with plans to expand to other areas. The

Department noted that the County's Circulator service aims to improve mobility for residents, reduce traffic congestion, and enhance connectivity to other transit services. The Department advised that the proposed $100,000 supplemental appropriation will be used to conduct a comprehensive optimization study for the Towson Circulator's Purple and Orange routes to determine whether route modifications can improve efficiency, increase ridership, and better serve key destinations in Towson. The Department further advised that the study will engage the public and stakeholders, evaluate current route performance, identify service gaps, model and assess route alternatives, and develop an implementation plan with cost estimates, ridership forecasts, and phasing strategies. The Department noted that the study's recommendations will inform future operational and capital planning and support long-term transit development goals.

The grant period is FY 2026. The grant requires the County to provide a 15% match of the total grant award, or $15,000, which the Department advised will be met from available contingency funds within the Local Share Program.

The Transportation Development Plan grant award reflects a portion of the funding awarded to the County through the Maryland Transit Administration's FY 2026 Locally Operated Transit System (LOTS) funding assistance program. Bills 68-25 and 70-25 on this agenda appropriate additional FY 2026 LOTS funding to the Rural Public Transportation and the Specialized Transportation Service Gifts and Grants Fund programs, respectively.

With the affirmative vote of five members of the County Council, Bill 69-25 will take effect November 16, 2025.

EXECUTIVE SUMMARY

MARYLAND TRANSIT ADMINISTRATION
SECTION 5304 TRANSIT PLANNING GRANT

Fiscal Year 2026

The Section 5304 Transportation Development Plan Grant Agreement for FY26 allows Baltimore County to receive $85,000 in federal and state funds through the Maryland Department of Transportation and the Federal Transit Administration (FTA). These funds will be used to conduct a comprehensive route optimization study for the Towson Circulator's Purple and Orange routes to improve efficiency, increase ridership, and better serve key destinations in Towson. The study will evaluate current route performance, identify service gaps, engage the public and stakeholders, model and assess route alternatives, and develop an implementation plan with cost estimates, ridership forecasts, and phasing strategies. Recommendations from the study will inform future operational and capital planning, and support long-term transit development goals. The project period is from July 1, 2025 through June 30, 2026.

Prepared by: Department of Public Works and Transportation

Bill 70-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Public Works and Transportation

Specialized Transportation Service

The Administration is requesting a supplemental appropriation (as amended) of State funds totaling $12,209 to the Specialized Transportation Service Gifts and Grants Fund program. The Department advised that the funds will be used to support the salaries of current full-time and part-time CountyRide Bus Drivers I and II. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County [1]	--	$ 675,956	$ 675,956
State [2]	$ 12,209	413,126	425,335
Federal	--	--	--
Other	--	--	--
Total	$ 12,209	$ 1,089,082	$ 1,101,291

(1) The grant requires the County to provide a 25% match of the total grant award, which will be met using Local Share Program funds totaling $675,956, or approximately 61%.
(2) Maryland Department of Transportation, Maryland Transit Administration (MTA) funds.

Analysis

The Specialized Transportation Service Program provides general-purpose transportation (predominately, but not necessarily, for medical appointments) to supplement existing transportation services for Baltimore County residents (60 years of age or older), disabled adult residents, and rural residents with limited access to public, private, or commercial transportation.

The Department advised that the proposed $12,209 supplemental appropriation will be used to support the salaries of current full-time and part-time CountyRide Bus Drivers I and II.

The grant period is FY 2026. The grant requires the County to provide a 25% match of the total grant award, which will be met with Local Share Program funds totaling $675,956, or approximately 61%.

The Specialized Transportation Service grant award reflects a portion of the funding awarded to the County through the Maryland Transit Administration's FY 2026 Locally Operated Transit System (LOTS) funding assistance program. Bills 68-25 and 69-25 on this agenda appropriate additional FY 2026 LOTS funding to the 5304 Transportation Development Plan and the Rural Public Transportation Gifts and Grants Fund programs, respectively.

With the affirmative vote of five members of the County Council, Bill 70-25 will take effect November 16, 2025.

EXECUTIVE SUMMARY

MARYLAND TRANSIT ADMINISTRATION
SPECIALIZED TRANSPORTATION SERVICE (SSTAP) SUPPLEMENTAL APPROPRIATIONS ACT

Fiscal Year 2026

The Specialized Transportation Service (SSTAP) Supplemental Appropriations Act Grant Agreement for FY26 allows Baltimore County to receive an additional $12,209 in state funds through Maryland Department of Transportation. These additional funds will be used to provide transportation for the elderly and people with disabilities who live far from public transportation. CountyRide provides on-demand, handicapped-accessible transportation services to Baltimore County residents who are age 60+, adults with disabilities, and rural residents of all ages who have limited access to public, private, or commercial transportation. Rides are predominantly, but not exclusively, for medical visits. The Conditions of Award and Terms and Conditions of this supplement are as previously awarded for County GR-1109. The project time period is from July 1, 2025 through June 30, 2026.

Prepared by: Department of Public Works and Transportation

Bill 71-25 **Council District(s) _All__**

Mr. Ertel

Open Space Fee-in-Lieu

Bill 71-25 amends the open space fee-in-lieu structure to be in conformance with Resolution 86-21 and to include three new districts enacted in 2024. The bill also amends the time of payment of fees for developments in the Mixed-Use (M.U.) district and/or developments enabled pursuant to Section 259.17.P of the Baltimore County Zoning Regulations.

In 2016, the County Council enacted Bill 73-16 which modified the Residential Open Space Waiver Fee structure within the Baltimore County Code from a zoning classification-based structure to a tier-based structure. However, the fee rates were not updated to reflect the tier-based structure until 2021. Notably, the tier fee structure and the rates still cite specific zones or districts, but do so by placing each within a tier.

Whenever the County Council establishes new zones or overlay districts, they must be added to a tier in the County Code and assigned a fee within that tier by resolution. In 2024, the County Council enacted three bills establishing new districts:

- Bill 9-24, enacted in April 2024, establishing the M.U. District;
- Bill 39-24, enacted in June 2024, establishing the Elderly and Senior Housing (E.S.H.) District; and
- Bill 43-24, enacted in June 2024, establishing the Eco Park (E.P.) District.

Accordingly, Bill 71-25 places the M.U. District and development enabled by § 259.17.P of the Zoning Regulations to Tier 3 and the E.S.H. and E.P. Districts to Tier 5. Also, the bill assigns the use of Purpose Built Student Housing (enacted in late 2021) to Tier 5, which currently references only dormitories in relation to student housing. Last, the bill updates Tier 3 to include the Commercial, Community Core (C.C.C.) District, which existed in 2016 but was not expressly assigned a tier.

Bill 71-25 also updates the time when a fee is paid for development in the M.U. District to reflect the timing established in Bill 9-24. Normally, the fee is paid before recordation of the record plat. In order to accommodate the typically significant size, scope, and complexity of developments in the M.U. District and/or enabled pursuant to § 259.17.P of the Zoning Regulations (which may or may not involve approvals and/or permits issued in phases), the bill requires payment of any fee-in-lieu for a development in the M.U. District and/or any development enabled pursuant to § 259.17.P of the Zoning Regulations to be paid upon the application for a building permit and calculated on the number of residential units authorized by the subject building permit.

Finally, in addition to establishing this modification of fee payment timing in the Zoning Regulations, Bill 71-25 establishes this modification in the fee structure set forth in the County Code.

The amount of additional fees-in-lieu collected by the County, if any, would depend on the number and size of the developments that receive a building permit.

With the affirmative vote of five members of the County Council, Bill 71-25 will take effect 14 days after its enactment.

Bill 72-25 **Council District(s) _5__**

Mr. Marks

Zoning Regulations – Restaurants in the Honeygo Area – Hours of Operation

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Bill 72-25 establishes new restrictions on the hours of operation for a standard restaurant in the Honeygo Area.

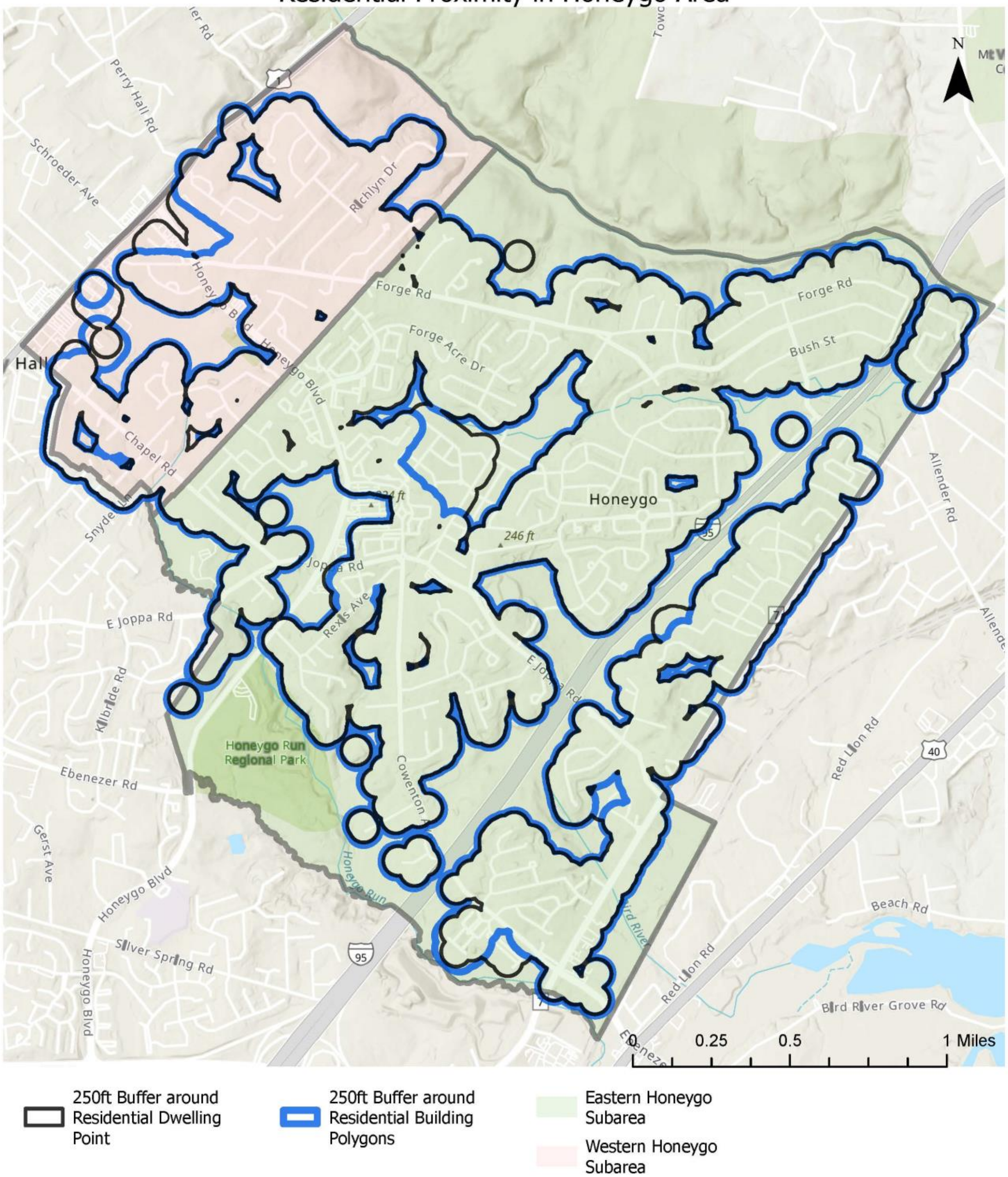
The Zoning Regulations define a “Standard Restaurant” as a facility or part of a facility used primarily for serving meals and beverages to persons seated at tables on the premises of the establishment. The term includes cafés, cafeterias, tearooms, and outdoor cafés. A Standard Restaurant may include a Class 6 Brewery as an accessory use. Generally, the term “Standard Restaurant” does not include a catering hall, a fast-food or fast-food drive-through only restaurant, or a drive-in restaurant. Also, a Standard Restaurant is different from a Carry-Out Restaurant. However, a Standard Restaurant may offer a carry-out service, provided that such service is accessory to the principal restaurant operations.

The Honeygo Area is defined as the location and boundaries shown on the Subarea Map dated February 2015 that accompanies Bill 46-15. The Honeygo Area is split into two sub-areas – the Eastern subarea, which is the portion of the area east of Cross Road, extended in a straight line south to Honeygo Run and north to Big Gunpowder Falls – and the Western subarea, which is the portion of the area west of Cross Road, extending in a straight line south to Honeygo Run and north to Big Gunpowder Falls.

Bill 72-25 prohibits a Standard Restaurant from operating between the hours of 10:00 p.m. and 5:00 a.m., if it is located in the Eastern and Western subareas of the Honeygo Area and is within 250 feet of a residential building. In the map attached as Exhibit A to this note, the areas outlined are the areas where the prohibition in Bill 72-25 would apply.

With the affirmative vote of five members of the County Council, Bill 72-25 will take effect 14 days after its enactment.

Residential Proximity in Honeygo Area



Bill 73-25 **Council District(s) _All_**

Mr. Ertel (By Req.) & Mr. Marks

Department of Planning

Zoning Regulations – Artisan Manufacturing

Bill 73-25 establishes a definition for artisan manufacturing in the Baltimore County Zoning Regulations, permits artisan manufacturing in certain zones, and establishes requirements and prohibitions for artisan manufacturing. See Exhibit A.

An artisan manufacturing business is defined as a business in which goods are fabricated in relatively small quantities compared to large-scale manufacturing operations and are stored and sold on-premise. Businesses shall have no more than 25 employees and operate in no larger than 10,000-square-foot facilities. The artisan manufacturing use is intended to revitalize aging main streets and commercial areas; diversify local economies; establish a sense of place in County communities; and celebrate artists and artisans in the County.

An artisan manufacturing business is permitted by right in Business Local (B.L.), Business Major (B.M.), and Business Roadside (B.R.) zones within a Commercial Revitalization District. The operation of makerspaces and commercial kitchens is permitted by-right in an artisan manufacturing business. Also, the fabrication, storage, and retail sales of the following are permitted by-right:

- Food and beverages;
- Jewelry;
- Candles;
- Apparel, including but not limited to clothing, shoes, and knit and crocheted items;
- Handcrafts and decorative items;
- Ceramics;
- Wood, including but not limited to carvings, furniture and related crafts;

- Leather goods;
- Paper and paper crafts;
- Musical instruments;
- Toys;
- Cosmetics and bath products; and
- Printmaking.

Other uses that are not inconsistent with the purposes of artisan manufacturing and the surrounding uses may be approved by special exception. However, uses that generate substances harmful to human health or the surrounding environment are not permitted, and not more than 25 persons shall be engaged in fabrication on premises at any given time.

An artisan manufacturing business is subject to the height and area regulation of the underlying zoning classification. An artisan manufacturing business may not exceed 10,000 square feet of total floor area. Multiple artisan manufacturing businesses may co-locate within the same building and/or address as long as each business is distinct from one another in operations and ownership and each business meets the 10,000 square feet limit. Signs are permitted, subject to section 450 of the Zoning Regulations.

An artisan manufacturing business must provide a minimum of one parking spot per employee during the largest shift and a minimum of five parking spots per 1,000 square feet of retail space. Artisan manufacturing businesses may adjust parking pursuant to Section 409.6.B of the Zoning Regulations and may request a reduction in the total parking requirements when the artisan manufacturing use is combined with a retail component as determined and approved by the Director of Permits, Approvals and Inspections.

With the affirmative vote of five members of the County Council, Bill 73-25 will take effect 14 days after its enactment.

Executive Summary

Artisan Manufacturing

This legislation would allow for Artisan Manufacturing in the Business Local, Business Roadside, and Business Major zones, within a Commercial Revitalization District. This is intended to revitalize aging main streets and commercial areas, diversify local economies, and celebrate artists and artisans in Baltimore County.

Artisan Manufacturing, sometimes referred to as Small-Scale Manufacturing, generally includes makerspaces and commercial kitchens, as well as products such as apparel, cosmetics, food items, non-alcoholic beverages, jewelry, candles, handcrafts, prints, musical instruments, and decorative items. Businesses would have fewer than 25 employees and use storefronts of less than 10,000 square feet. The use would not permit substances hazardous to human health or the surrounding environment.

The legislation also establishes bulk regulations for Artisan manufacturing, including for parking requirements.

Prepared by: Department of Planning

Council | **Fiscal Note** | November 3, 2025 First Consideration

Bill 74-25 **Council District(s) _6__**

Mr. Ertel

Zoning Regulations – Uses Permitted in the B.M.- C.C.C. District

Bill 74-25 amends the Baltimore County Zoning Regulations to permit an office with an ancillary commercial kitchen in the Commercial, Community Core (C.C.C.) Overlay District of the Business Major (B.M.) Zone. Specifically, the bill permits as of right an office including co-working spaces with an ancillary commercial kitchen in the B.M.-C.C.C. District if the use is located within the Overlea-Rossville Commercial Revitalization District.

With the affirmative vote of five members of the County Council, Bill 74-25 will take effect 14 days after its enactment.

Bill 75-25 | **Council District(s) __All__**

Mr. Ertel

Rental Property Inspections – Authorizations and Enforcement

Bill 75-25 grants additional authority for Code Enforcement to enter a rental property with permission of the tenant to enforce provisions of the Baltimore County Zoning Regulations related to the Livability Code and to investigate a complaint of or a reasonable belief of a violation for an unauthorized rooming and boarding house, a failure to maintain certain minimum fire safety standards, or an alteration to or a discrepancy in the number of bedrooms.

The County's Livability Code is a set of regulations that govern the minimum safety and sanitary standards of a residential property, including compliance with the fire safety and building codes, sanitation, rodent and pest infestations, lead paint abatement, and other public health provisions. The Livability Code applies to all residential property, regardless of whether the property is rented or owner-occupied. However, there are stricter standards and requirements for a rental property than for an owner-occupied property.

Enforcement of the County's Livability Code is conducted by the Office of Code Enforcement in the Department of Permits, Approvals and Inspections. Currently, a Code Official may enter a rental property to enforce the County's Livability Code with permission of the tenant to enforce any section of the County's rental property requirements stated in the County Code. If a property owner, tenant, or operator of a rental property refuses entry to the Code Official, the County may seek an *ex parte* order for right of entry in a court of competent jurisdiction where the County must present evidence that there is probable cause to believe that a violation of the Code exists in or on the premises.

However, the County's regulations regarding the maximum occupancy of a rental property are stated in the Baltimore County Zoning Regulations. Also, conversions of rooms in rental properties to bedrooms implicate several aspects of the Livability Code but are not always reported to the County or appropriate State agencies. Last, while Code Enforcement may already inspect a rental property for compliance with the fire safety aspects of the County's Livability Code, the authority to do so is not clearly stated.

Bill 75-25 authorizes Code Enforcement to enforce provisions of the Zoning Regulations that are related the Livability Code and bedroom conversions. Specifically, the bill authorizes a Code Official to enter a structure or premises with the permission of the tenant for the purpose of investigating a complaint of or a reasonable belief of a violation for:

- an unauthorized rooming and boarding house, as defined in the Baltimore County Zoning Regulations;
- a failure to maintain the minimum standards for fire safety facilities and equipment under County Code § 35-5-213; or
- an unauthorized alteration to or discrepancy in the number of bedrooms for a licensed residential rental property, as reported by the State Department of Assessments and Taxation.

The fiscal impact associated with Bill 75-25 will depend upon any increase in code violation complaints that are filed (which could generate additional costs), and fines that result from them (which could generate additional revenues); the net fiscal impact is anticipated to be minimal.

With the affirmative vote of five members of the County Council, Bill 75-25 will take effect 14 days after its enactment.

Bill 76-25 **Council District(s) _ 5, 6, & 7__**

Mr. Marks

Zoning Regulations – Energy Storage Devices – Temporary Controls

Bill 76-25 establishes temporary controls to suspend the permitting of energy storage devices east of Pulaski Highway (Route 40) until the Department of Planning reviews the current regulations for noise and landscaping and recommends new regulations.

On August 5, 2024, the County Council enacted Bill 54-24 to, among other things, establish a definition for energy storage devices, permit such devices in certain zones, and establish bulk and area regulations, landscaping requirements, and noise limitations for such devices in the Resource Conservation – Rural Residential (R.C. 5) Zone. Bill 54-24 generally permitted an energy storage device in two regions of the County – east of Pulaski Highway (Route 40) or south of Liberty Road. Recognizing the County's need for energy solutions generally and the freshness of the technology enabling energy storage devices specifically, the County Council took a "light touch" approach to regulating landscaping and noise requirements of energy storage devices in Bill 54-24.

Specifically, Bill 54-24 required that a landscaping buffer be provided "around the perimeter of any portion of a property containing a building or structure used as a … energy storage device adjoining a property zoned or used for residential uses" but that landscaping is not required within areas which are already vegetated or when landscaping would conflict with other regulations, such as those applicable to wetlands and the preservation of natural habitat." With regard to noise, Bill 54-24 required an energy storage device to "comply with all state and local noise ordinances and regulations, as set forth in COMAR 26.02.03.02. and Article 17, Title 3 of the Baltimore County Code."

However, in the intervening 14 months, as the plans for energy storage devices have come into focus, particularly on the east side of the County, it has become clear that additional regulation is needed, specifically regarding bulk and area regulations, landscaping requirements, and noise limitations, to maintain the health and safety of County residents living in proximity of the devices.

Accordingly, Section 2 of Bill 76-25 states that, notwithstanding any other provision of County law or regulation, the authority to issue a permit for an energy storage device east of Pulaski Highway (Route 40) be and is hereby suspended until the earlier of:

- 60 days after the Department of Planning provides the report requested under Section 3 of this Act to the County Council; or
- March 1, 2026.

Section 3 of Bill 76-25 requests that the Department of Planning review the current County laws, regulations, and practices regarding bulk and area regulations, landscaping requirements, and noise limitations for energy storage devices and submit a report to the County Council, no later than December 31, 2025, that:

- compares the relevant County regulations to other Maryland jurisdictions;
- recommends an appropriate set of requirements for landscaping and noise to shield residential neighbors from energy storage devices; and
- specifically considers the effects of climate change in low-lying areas to energy storage devices and makes recommendations to mitigate any such negative effects, including to the current height requirements and limitations for energy storage devices.

With the affirmative vote of five members of the County Council, Bill 76-25 will take effect 14 days after its enactment and shall apply retroactively to October 20, 2025.

Bill 77-25 **Council District(s) _All__**

Mr. Marks

Planning of Sewerage Projects – Property Owner Obligations

Bill 77-25 establishes when a property with an operating septic system can be obligated to participate in the apportionment of costs of the construction of a sewerage line system.

Assessment of Sewer Construction in the Metro District

Under the current law, under its own analysis or upon the request of property owners, if the County finds there is a need for new or extended sewage lines or systems within the Metropolitan (Metro) District, the County must make surveys, studies, plans, specifications, and estimates for such sewerage lines or systems before construction.

Before any sewer lines or systems can be constructed, the County's Chief Sanitary Engineer must give a written recommendation stating the need for the construction. First, the Chief Sanitary Engineer must make a thorough field inspection of the territory proposed to be served by the new construction or extension. Next, the Chief Sanitary Engineer must prepare construction plans. After that, the County must make a written cost estimate of the proposed construction or extension as well as expected revenue estimates from assessments and future Metro District charges.

Financing of New Sewer Lines or Extensions

Generally, if the plans and estimates fail to show that the proposed new construction or extension will be financially self-supporting within a reasonable time after completion, the County shall not order the construction of such new lines or extensions.

However, the County may order the construction if the property owners that requested the construction finance the construction cost themselves. The financing by the property owners must be upon a basis that will make them a permanently self-supporting part of the Metro District.

There is an exception to the self-supporting requirement for property owner financing. This requirement shall not apply if the Chief Sanitary Engineer finds that:

- the cost or expense would not be readily or fairly allocated among property owners in the affected area;
- the construction is necessary and useful to the operation or maintenance of current or future sewer system in the Metro District; and
- the Chief Sanitary Engineer prepares a schedule of equitable apportionment of cost among the property owners in the drainage area benefitted by such project in order that the difference between the cost of such project and capitalized assessment may ultimately be recovered in lump sum payments or by annual payments from such property owners.

Regardless of whether the self-supporting exception applies, whenever the County authorizes construction under the request of property owners, the County must notify any property owner that will benefit from the construction of the proposed apportionment of cost contained in the financing schedule. Next, the County must hold a hearing on the financing schedule and apportionments. After the hearing, the County may adopt the schedule as originally prepared or as subsequently amended.

<u>Bill 77-25</u>
Bill 77-25 modifies this process for any property that does not have a failing septic system. Before the County executes a contract for the construction of or the financial responsibilities for a project, the Directors of the Departments of Public Works and Transportation and Environmental Protection and Sustainability must:

- identify any participating property that does not have a failing septic system; and
- provide those property owners with a full disclosure of estimated project costs and a schedule of the anticipated assessments and financial responsibilities in a legal agreement in a form sufficient for recordation in the land records of the County.

If the County fails to identify and provide disclosures to such a property owner before the execution of a construction contract for the project, that property owner is not required to finance the project.

With the affirmative vote of five members of the County Council, Bill 77-25 will take effect 14 days after its enactment.

FM-1 (Contract) **Council District(s) _All_**

Office of Information Technology

Audio/Visual Equipment Upgrades – Fire Department Headquarters

The Administration is requesting approval of a contract with Daly Computers, Inc. to provide and install audiovisual (AV) equipment upgrades for the main conference room at the Fire Department Headquarters. The contract commences upon Council approval and continues until project completion. The contract includes a compensation cap of $38,126 for the entire term; however, the contractor provided an updated price quotation of $37,697, to which the Office of Information Technology intends to adhere. See Exhibit A.

Fiscal Summary

Funding Source	Maximum Compensation	
County		--
State		--
Federal[1]	$	37,697
Other		--
Total	$	37,697 [2]

Notes

[1] U.S. Department of Homeland Security funds.
[2] For the entire term, according to the Office of Information Technology.

Analysis

The contractor will provide and install AV equipment upgrades for the main conference room at the Fire Department Headquarters (Hampton Room). The Office advised that the current system is at “end of life” and significantly limits the Fire Department’s ability to leverage modern AV functionality for event-based situations and/or general daily business.

The contract commences upon Council approval and will continue through project completion. The contract includes a compensation cap of $38,126 for the entire term; however, the contractor provided an updated price quotation of $37,697, to which the Office of Information Technology intends to adhere. Specifically, the Office advised that the County will pay $37,697 in accordance with the updated quotation, but will not revise the contract accordingly; the remaining funds will be disencumbered. The County may terminate the agreement by providing 30 days prior written notice.

This County awarded the contract as a cooperative procurement of an existing competitively-bid Commonwealth of Virginia, Virginia Information Technologies Agency 5-year agreement that was effective July 7, 2021. The Office advised that there is not an M/WBE participation requirement.

On March 16, 2020, the Council approved 5-year and 3-month contracts which commenced December 1, 2019 with Daly Computers, Inc. and Strategic Communications, LLC to provide AV hardware and related services on an on-call, as needed basis. The contracts expired February 28, 2025. According to the County's financial system, as of October 14, 2025, expenditures/encumbrances under the contracts totaled $1,722,918: $915,615 to Daly Computers, Inc., and $807,303 to Strategic Communications, LLC. The Office advised that the County is in the process of procuring new contracts for these services. The Office further advised that since the contracts' expiration, the County has contracted for needed services via individual Purchase Orders. Specifically, the Office advised that, as of October 22, 2025, the total value of services ordered by the County since the contracts' expiration is $188,125 to Daly Computers, 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…." As previously mentioned, the County ordered services in excess of $25,000 per year to a single contractor absent Council approval. This situation constitutes a violation of the aforementioned section of the County Charter.

Executive Summary

Summary - This request is for a one-time buy for installation of audio/visual equipment in the Fire Dept Headquarters' Hampton Room. The current system is at end-of-life and significantly limits the Fire Department's ability to leverage modern audio/visual functionality for event-based situations and/or general daily business.

Purpose - The Hampton Room is currently outfitted with end-of-life AV equipment and requires a refresh to meet modern standards. As a critical facility, this space directly supports public safety initiatives across Baltimore County. Without an upgrade, the Fire Department's ability to conduct daily operations and coordinate during events may be compromised, creating potential operational impacts for both the Fire Department and the community it serves.

Fiscal - OIT wishes to utilize the CTR 000106-4 VA-210625-Daly contract with Virginia IT Agency as pricing and available scope is similar to the County's previous contract. The County is in the evaluation of response phase for the new Audio/Visual Contract.

Prepared by: Office of Information Technology

Walt Pesterfield **Fiscal Note** November 3, 2025

FM-2 (Contract Amendment) **Council District(s) _All_**

Department of Corrections

Medication Assisted Treatment Program – Detention Center

The Administration is requesting approval of an amendment to a contract with PrimeCare Medical, Inc. for providing inmate health care services at the Baltimore County Detention Center (BCDC); under the proposed amendment, which commences upon Council approval, the contractor will provide Medication Assisted Treatment (MAT) services for inmates with Opioid Use Disorder (OUD) and/or Alcohol Use Disorder (AUD). The Department advised that the proposed amendment increases the estimated compensation of the contract by $2,856,340, from $108,165,761 to $111,022,101, for the entire 9-year and 6-month term, including renewal and extension periods. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The contract commenced September 15, 2017. See Exhibit A.

Fiscal Summary

Funding Source	Contract Amendment	Current Estimated Compensation	Amended Estimated Compensation	
County [1]	--	$ 108,165,761	$ 108,165,761	
State	--	--	--	
Federal	--	--	--	
Other [2]	$ 2,856,340	--	2,856,340	
Total	$ 2,856,340	$ 108,165,761	$ 111,022,101	[3]

[1] General Fund Operating Budget.
[2] Opioid Abatement Funds.
[3] For the entire 9-year and 6-month term. (Excludes other costs such as medications and laboratory testing, which are billed separately.)

Analysis

On September 5, 2017, the Council approved the 9-year and 6-month contract (effective September 15, 2017) with PrimeCare Medical, Inc., to provide health care services (medical, behavioral, and dental) for inmates at the Baltimore County Detention Center (BCDC). The contractor provides all necessary office and medical supplies, equipment, and materials for on-site and off-site medical care, dental services, behavioral health (mental health and substance abuse) services, and pharmaceuticals to the BCDC inmate population, as well as maintains electronic health records for the inmates. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term and also provides for a set monthly compensation amount and a per-inmate-per-day fee for any inmate population in excess of 1,400 (excluding home detainees).

On November 21, 2022, the Council approved a 12-year and 4-month contract with Glass Health Programs, Inc. d/b/a Medmark Treatment Centers Timonium to provide an opioid treatment program at BCDC, including MAT services, for inmates with OUD. The Office of Budget and Finance, Purchasing Division advised that the County will terminate this contract effective December 3, 2025. According to the County’s financial system, as of October 15, 2025, $6,129,080 has been expended/encumbered under the contract.

Under the proposed amendment, which commences upon Council approval, the contractor will provide MAT services, in accordance with an incorporated scope of services and staffing/fee schedule, to two populations of individuals with OUD and/or AUD: individuals who are already engaged in treatment services in the community who will receive continued treatment upon incarceration, and individuals who are not engaged in treatment in the community but who are determined to be appropriate candidates during incarceration. These services include screening and diagnosis for OUD and AUD, dispensing of methadone, buprenorphine, and naltrexone, group counseling, medication assessments, random urinalysis testing, peer support services, case management services, and discharge planning. The contractor’s estimated annual cost for labor associated with the MAT services ranges from $1,772,733 to 1,930,239, depending on staffing levels as well as stated variable costs such as benefits and shift differentials. The Department advised that initially, it intends to staff at the low end of the cost range, but it requires the flexibility to increase staffing depending on the number of program participants. All other costs, such as medications, diagnostic and laboratory testing, and urine drug tests, will be billed separately. The Department further advised that the proposed amendment increases the contract's estimated compensation by $2,856,340, from $108,165,761 to $111,022,101, for the entire 9-year and 6-month term, including renewal and extension periods. All other terms and conditions remain the same. According to the County's financial system, as of October 15, 2025, $105,892,614 has been expended/encumbered under the contract.

The County awarded the contract through a competitive procurement process based on qualifications and best value from three proposals received. The contract established a 10% M/WBE participation requirement. The Department advised that the proposed amendment will provide short-term continuation of services until services are put out for bid in 2026, coinciding with the expiration of this contract.

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

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

An amendment to the Healthcare Services contract provided by PrimeCare Medical Inc. at the Baltimore County Department of Corrections is requested to ensure continued access to vital health services for the incarcerated population. The amendment addresses the addition of Medications for Opioid use Disorder to the scope of service, an updated funding structure, and performance expectations to better align with current institutional health needs, regulatory obligations, and available resources. These changes are designed to improve service effectiveness, support fiscal responsibility, and strengthen outcomes for participants. Funding for this amendment will be coming from Opioid Abatement Funds, ensuring targeted investment in healthcare services that are required by law.

Prepared by: Department of Corrections

FM-3 (Contract) **Council District(s) _5_**

Office of Law – Real Estate Compliance Division

Easement Areas – Magledt Avenue, 21234

The Administration is requesting approval of a contract to acquire easement access spanning approximately 0.778 acre for $12,260 for the Jennifer Branch Relief Sewer project east of Harford Road and south of Northwind Road in Parkville. Carney Rod and Gun Club, Inc. currently owns the property, which is located on Magledt Avenue and zoned DR-1-NC (Density Residential, Neighborhood Commons). The easements will be used for drainage and utility, as well as temporary construction, areas. See Exhibit A.

Fiscal Summary

Funding Source	Purchase Price	Notes
County [(1)]	$ 12,260	[(1)] Capital Projects Fund – Metropolitan District.
State	--	
Federal	--	
Other	--	
Total	$ 12,260	

Analysis

The Office advised that Everett Benfield Advisors, in its capacity as sub-contractor to the County's engineering contractor, Johnson, Mirmiran & Thompson (JMT), completed an appraisal of the property effective February 14, 2024, recommending a value of $11,560. The Office further advised that after review and analysis, JMT concurred with the appraisal, recommending the respective amount as just compensation for the acquisition; JMT offered the property owner $11,560 on behalf of the County, which the property owner rejected due to the lack of compensation for the naturally occurring trees along the easement area that will be removed for the utility project. In August 2025, the property owner solicited an estimate from a logger for the value of the impacted trees, and the logger appraised the value of the timber at $700; the property owner countered the County's initial offer by requesting an additional $700 to compensate for the adverse impact to the trees based on the value if they were timbered. The Office advised that after review and analysis, JMT concurred with the recommendation, recommending a revised total of $12,260 as just compensation for the acquisition; JMT offered the property owner $12,260 on behalf of the County, which the property owner accepted.

The total 0.778-acre property to be acquired, including drainage and utility easements (0.315 acre) and the temporary construction areas (0.463 acre), is part of a larger 5.29-acre parcel that is unimproved but is residential land that is part of a shooting range.

The Department of Public Works and Transportation advised that the Jennifer Branch Relief Sewer project includes the construction of approximately 6,000 feet of relief sewer along Jennifer Branch stream between Harford Road and Northwind Road. The Department also advised that a total of 25 acquisitions are needed for this project, and following approval of the proposed acquisition, 1 additional acquisition will require Council approval; the proposed acquisition is the 9th acquisition requiring Council approval. The Department advised that as of the adoption of the FY 2026 Capital Budget, appropriations earmarked for the project total $6.0 million; total project costs are estimated to be $9.6 million. The Department further advised that as of October 20, 2025, the County had expended/encumbered approximately $1.1 million for design, permitting, and property acquisition.

County Charter, Section 715, requires Council approval of real property acquisitions where the purchase price exceeds $5,000.

Executive Summary

PROGRAM TITLE:	Jennifer Branch Relief Sewer Project
PROJECT NO.:	010777250
FISCAL MATTER:	Contract of Sale
PROPERTY OWNERS:	Carney Rod and Gun Club, Inc.
LOCATION:	Magledt Avenue Parkville, MD 21234
CONSIDERATION:	$12,260.00
PURPOSE OF PROJECT:	This contract is for the purchase of Drainage and Utility Easement Area A 4,225 sq. ft., Drainage and Utility Easement Area B 9,515 sq. ft., Temporary Construction Easement Area A 3,520 sq. ft. and Temporary Construction Easement Area B 16,657 sq. ft.
LIMITS OF PROJECT:	Magledt Avenue

Prepared by: Office of Law – Real Estate Compliance Division

FM-4 (Contract) **Council District(s)__All_**

Office of Budget and Finance

Extended Warranty and Repair Services – 911 Center's ErgoPower Dispatch Consoles

The Administration is requesting approval of a contract with ErgoFlex Systems, Inc. dba Xybix Systems, Inc. to provide extended warranty and repair services for ErgoPower Dispatch Console furniture at the Towson and Gilroy 911 Centers. The extended warranties are retroactively effective to July 1, 2025; the Office of Budget and Finance, Purchasing Division advised that the County will limit compensation under the supplier contract to $163,983 over the two-year period that commences upon Council approval. See Exhibit A.

Fiscal Summary

Funding Source	Maximum Compensation	
County (1)	$ 163,983	
State	--	
Federal	--	
Other	--	
Total	$ 163,983	(2)

Notes

(1) General Fund.
(2) For the entire term, according to the Office of Budget and Finance, Purchasing Division.

Analysis

The contractor will provide extended warranty and repair services, including parts, labor, and travel, for ErgoPower Dispatch Console furniture at the Towson and Gilroy 911 Centers.

The extended warranties are retroactively effective to July 1, 2025; the Office of Budget and Finance, Purchasing Division advised that the County will limit compensation under the supplier contract to $163,983 over the two-year period that commences upon Council approval. Specifically, the Purchasing Division advised that the maximum compensation amount includes $59,526 for the Towson 911 Center ($28,012 in year one, and $31,514 in year two) and

$77,127 for the Gilroy 911 Center ($36,295 in year one and $40,832 in year two), plus a 20% contingency. The County may terminate the agreement by providing prior written notice.

The County initiated a sole-source procurement process with the proposed contractor because Xybix Systems, Inc., the manufacturer of the ErgoPower Dispatch Console furniture, is the only provider of extended warranties and repairs (including replacement parts) for its products.

On May 25, 2023, two correspondence items were presented to the Council for similar contracts for a combined $107,119 with ErgoFlex Systems, Inc. dba Xybix Systems, Inc., for the purchase of 2-year extended warranties and repairs for ErgoPower Dispatch Console furniture at the Towson and Gilroy 911 Centers. The contracts were also awarded through sole-source justifications.

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

County Charter, Section 715, requires that “any contract must be approved by the County Council before it is executed if the contract is…for services for a term in excess of two years or involving the expenditure of more than $25,000 per year….” As previously mentioned, the County’s prior contracts for these services were reported to the County Council via the correspondence process but were not submitted for Council approval. In addition, the proposed warranties are retroactively effective to July 1, 2025. These situations constitute violations of the aforementioned section of the County Charter.

EXECUTIVE SUMMARY

The current 911 Center consoles are ErgoPower Dispatch Console Furniture. Xybix is the manufacturer of the ErgoPower and is the only provider of extended warranties and repairs for these consoles. Xybix does not certify resellers or distributors to be able to provide the extended warranties and repairs.

The 911 Center (and Gilroy backup center) would not be able to guarantee the functionality of the consoles to perform if these warranties are not executed.

For Towson, Pricing for Year 1 Warranty is $28,012.15 and Pricing for Year 2 is $31,513.75. Pricing has escalated, but that is as expected; as the consoles age, the cost of extended warranties escalates each year. The most recent historical prices were $22,627.00 for FY24 and $24,889.70 for FY25.

For Gilroy, Pricing for Year 1 Warranty is $36,294.65 and Pricing for Year 2 is $40,831.50. Pricing has escalated, but that is as expected; as the consoles age, the cost of extend warranties escalates each year. The most recent historical prices were $27,340.60 for FY24 and $32,261.91 for FY25. The consoles at the Gilroy 911 Center are older and require more specialized and unique equipment.

Prepared by: Office of Budget and Finance

FM-5 (3 Contracts) **Council District(s) All**

Department of Public Works & Transportation

Waste Management Services – Community Clean-Up Program

The Administration is requesting approval of three contracts, with MBG Refuse Service, Inc., M&R Contracting Services, Inc., and Spindler Enterprises, LLC to provide roll-off containers as needed for the County's Community Clean-Up Program. Each contract commences upon Council approval, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contracts provide that compensation may not exceed the amount appropriated for these services during the entire contract term. The Department advised that estimated compensation for all contractors providing these services (including existing and potential future contractors) totals $1,185,000 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Combined Total Compensation	
County [1]	$ 1,185,000	
State	--	
Federal	--	
Other	--	
Total	$ 1,185,000	[2]

Notes

[1] General Fund Operating Budget.
[2] Estimate for all contractors providing these services for the entire 5-year and 4-month term.

Analysis

The County's Community Clean-Up Program allows communities of 50 households or more to host bulk trash events (one event per fiscal year per community association or clean-up area; two events per fiscal year per vector control program community) to collect trash that is not normally picked up for curbside collection. The County has six existing contractors providing 30-cubic-yard roll-off containers for these events as needed, and the Department is proposing to add three additional contractors to the County's pool. The contractors will receive two weeks' notice for providing the containers the community has requested for a given clean-up day. (The number of containers is based on community size.) Each Council District is assigned a primary contractor, secondary contractor, tertiary contractor, etc., based on the low bid among all contractors providing rental roll-off containers; if the primary contractor cannot provide the requested container(s) at the time of request, services will be requested from the secondary contractor, etc., based upon the next lowest bid.

The contractors are required to transport the containers to the designated County facility that is closest to the area serviced for disposal of the refuse, which will reduce transportation costs as follows: the Central Acceptance Facility (Cockeysville) for the central area (Council District 3); the Eastern Sanitary Landfill (White Marsh) for the eastern area (Council Districts 5, 6, and 7), and the Western Acceptance Facility (Halethorpe) for the western area (Council Districts 1, 2, and 4). The Department advised that if the containers are delivered to the designated facility within two weeks of the clean-up event, the County will waive the associated tipping fees. Rental unit prices per container range from $248-$475, depending on the contractor and geographic area.

Each contract commences upon Council approval, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contracts provide that compensation for the three contractors, combined with all other contractors providing these services, may not exceed the amount appropriated for these services during the entire contract term. The Department advised that estimated compensation for all contractors providing these services totals $1,185,000 for the entire 5-year and 4-month term, including the renewal and extension periods.

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

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

The Department advised that 250 communities participated in the Community Clean-Up Program last year at a cost of $219,922; over that time, 567 dumpsters were provided. The Department also advised that it expects more than 250 clean-up events to be held in FY 2026 at a similar cost.

On March 18, 2024, the Council approved three similar 5-year and 4-month contracts with Northwest Refuse Service, LLC, SFMS, LLC, and The Dirt Express Company. The County's financial system indicates that as of October 16, 2025, expenditures/encumbrances under these contracts totaled $148,110: $135,090 for Northwest Refuse Service; $13,020 for The Dirt Express Company; and $0 for SFMS, LLC. The contract with SFMS, LLC was not renewed beyond March 17, 2025. The Northwest Refuse Service and The Dirt Express Company contracts expire July 18, 2029 (assuming the renewal and extension periods are exercised).

On April 5, 2021, the Council approved six similar 5-year and 4-month contracts, with Atlantic Maintenance Group, LLC; AVW (Apple Valley Waste) of Maryland, Inc.; A2Z Environmental Group, LLC; Cockey's Enterprises, Inc.; Northwest Recycling, LLC; and The Goode Companies, Inc. (now GCI Residential, Inc.). The County's financial system indicates that as of October 16, 2025, expenditures/encumbrances under these contracts totaled $603,604: $305,193 for Cockey's Enterprises, Inc; $148,246 for A2Z Environmental Group, LLC; $47,355 for Atlantic Maintenance Group, LLC; $76,650 for The Goode Companies, Inc., $23,550 for Northwest Recycling, LLC; and $2,610 for AVW (Apple Valley Waste) of Maryland, Inc. The Department advised that the County terminated the contract with Atlantic Maintenance Group, LLC effective March 15, 2025. The Department also advised that the contract with AVW of Maryland, Inc. was not renewed beyond April 4, 2025. The remaining contracts expire August 5, 2026 (assuming the renewal and extension periods are exercised).

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

Executive Summary

Vendor Name: MBG Refuse Service Inc.
M&R Contracting Services Inc.
Spindler Enterprises, LLC

Scope of Contract: The Baltimore County Department of Public Works and Transportation (DPWT) is seeking waste management vendors to support its Community Cleanup Program. The program provides residents with convenient access to temporary waste disposal solutions during scheduled cleanup events. Through this contract DPWT aims to ensure safe handling and removal of bulk waste, and uphold environmental and public health standards, while offering flexible service options to meet the needs of the participating communities.

Contract Value: Estimated $1,185,000 for all contractors providing these services for the entire term.

Term: The term of the contract shall be for one (1) year. The County reserves the right to renew this contract for up to four (4) additional one-year renewal options under the same terms and conditions.

Vendor Selection Method: Competitive Bid, Best Qualified, Experienced

MBE%: 0%

Other Pertinent Information: Agreement between Baltimore County and MBG Refuse Service Inc., M&R Contracting Services Inc., and Spindler Enterprises, LLC where the contractor agrees to perform all services, in strict and entire conformity with the attachments described in the contracts.

Prepared by: Department of Public Works & Transportation

FM-6 (4 Contracts) **Council District(s) _All_**

Department of Public Works and Transportation

Heavy Equipment Rentals – Landfill Operations

The Administration is requesting approval of four contracts, with Carter Machinery Company, Inc., HERC Rentals, Inc., McClung-Logan Equipment Company, LLC, and United Rentals (North America), Inc., to provide heavy equipment rental services as needed at the Eastern Sanitary Landfill, Central Acceptance Facility, and Western Acceptance Facility, and for repair and infrastructure work as needed. Each contract commences when executed by the County (which the Department advised will be December 21, 2025), continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. Each contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation for all contractors combined totals $80,000 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Combined Total Compensation	Notes
County (1)	$ 80,000	(1) General Fund Operating Budget.
State	--	(2) Estimate for the entire 5-year and 4-month term.
Federal	--	
Other	--	
Total	$ 80,000 (2)	

Analysis

The contractors will provide heavy equipment rentals (e.g. loader, excavator, dozer, backhoe) as needed at the Eastern County Landfill, Central Acceptance Facility, and Western Acceptance

Facility, and for repair and infrastructure work as needed. The Department advised that equipment rental is required when the County does not stock the equipment in its fleet (large, expensive pieces of equipment such as an excavator), an existing piece of equipment is down/unavailable, or multiple pieces of equipment are needed to meet an unforeseen event (e.g., flood, blizzard, storm).

The Department advised that the County will rent equipment from the contractors based on equipment availability and low bid. Rental prices vary depending on the contractor, type of equipment, and the length of time the equipment is rented (weekly or monthly), ranging from $895 per week/$1,995 per month for a backhoe to $6,500 per week/$16,500 per month for a particular model bulldozer. Mobilization/demobilization rates vary depending on the contractor and type of equipment. In addition, each contract stipulates that the County may add heavy equipment to the contract at any time during the term of the contract. The County will notify the contractor, who may submit a quote; if the County rejects the quote, then it may solicit bids on the open market.

Each contract commences when executed by the County (which the Department advised will be December 21, 2025), continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. Each contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation for all contractors combined totals $80,000 for the entire 5-year and 4-month term, including the renewal and extension periods.

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

The County awarded the contracts through a competitive procurement process; no other bids were received. The contracts do not include an M/WBE participation requirement.

On December 21, 2020, the Council approved similar 5-year and 4-month contracts with Alban Tractor, LLC (now Carter Machinery Company, Inc.), JESCO, Inc., and United Rentals (North

America), Inc. The contracts expire December 20, 2025. According to the County's financial system, as of October 14, 2025, $194,733 has been expended/encumbered under the three contracts: $148,113 to Carter Machinery Company, Inc., $32,677 to JESCO, Inc., and $13,943 to United Rental (North America), Inc.

The County's financial system indicates that as of October 14, 2025, the County has one other contract with Carter Machinery Company, Inc., one other contract with United Rentals (North America), Inc., and no other contracts with HERC Rentals, Inc. and McClung-Logan Equipment Company, LLC.

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

EXECUTIVE SUMMARY

Vendor Name: Carter Machinery Inc.
HERC Rentals
McClung-Logan Equipment Co.
United Rentals

Scope of Contract: The Baltimore County Department of Public Works and Transportation (DPWT) requires heavy equipment for landfill operations. To ensure continuous, efficient, and safe waste management at county landfill sites, DPWT relies on specialized machinery that may not be available in-house or may need to supplement existing equipment during periods of peak demand or maintenance. This contract allows the department to access machinery as needed, maintain regulatory compliance, and support ongoing environmental objectives.

Contract Value: Estimated $80,000 for all contractors combined for the entire term

Term: Initial Term of the contract shall be for one (1) year.

Vendor Selection Method: Competitive Bid, Best Qualified, Experience

MBE%: 0%

Other Pertinent Information: Agreement between Baltimore County and Carter Machinery Inc., HERC Rentals, McClung-Logan Equipment Co., and United Rentals where the contractor agrees to perform all services, in strict and entire conformity with the attachments described in the contracts.

Prepared by: Department of Public Works and Transportation

MB-2 (Res. 51-25) **Council District(s) _4_**

Mr. Jones

Approve Review of a Planned Unit Development (PUD) – Red Run Meadows

Resolution 51-25 approves the review of a proposed Planned Unit Development ("PUD") in the fourth Councilmanic District.

The first step in the PUD review and approval process requires that a PUD application be submitted to the Councilmember in whose District the proposed PUD is to be located. Next, the applicant must hold a post-submission community meeting. This meeting is similar to the community input meeting that is required during the development review and approval process, except the post-submission community meeting is required at the beginning of the process, prior to the adoption of a resolution approving the further review of the PUD. The applicant must give three weeks' notice of the meeting and post the property. Notice must be mailed to adjoining property owners and community associations that represent the area.

At the meeting, the applicant must provide information about the plan, allow questions and comments, maintain a record, compile minutes of the meeting, and forward the minutes to the Councilmember and to the Department of Permits, Approvals and Inspections ("PAI"). Community residents and organizations may also provide written comments to the Councilmember. In addition, the Councilmember may require the applicant to hold another post-submission meeting.

The applicant must also send copies of the PUD application to PAI, which must then transmit copies of the application to the appropriate reviewing agencies, which, in turn, must provide a preliminary written evaluation of the PUD proposal to the Councilmember.

Once these procedures are completed to the satisfaction of the Councilmember, and if the Council finds that the proposed site is eligible for review, the Council, by adoption of a resolution that has additional advertising and posting requirements, may approve the continued review of the PUD according to the County's development review and approval process. Only after all of the aforementioned steps have concluded may the adopting resolution be introduced.

Resolution 51-25 avers that the applicant has complied with all of these procedural steps. In the proposed PUD project known as "Red Run Meadows," an application was filed by ETMAC Companies, LLC ("Applicant") for review and approval of a 29.38± acre site within the Urban Rural Demarcation Line zoned predominately Office Park Zone (O-3), with a small area zoned Manufacturing Light (M.L.) and Rural Residential (R.C. 5), and located at 11601 & 11625 Red Run Boulevard in the Owings Mills area of the fourth Councilmanic District (the "Property").

The project would redevelop the currently unimproved site with up to one hundred fifty-three (153) dwelling units with a mix of front and rear loaded townhomes, as indicated in the schematic representation of the proposed PUD that was filed with the PUD Application, which will include significantly less density than is permitted for a PUD in an office zone for a property of this size as provided in § 430.3.C.2 of the Baltimore County Zoning Regulations. According to the resolution, the project will count toward housing production targets to be published on or before January 1, 2026 by the Maryland Department of Housing and Community Development for the State, each county, and each municipality that exercises zoning or planning authority, and could possibly lead to Baltimore County receiving a Maryland Housing Leadership Award.

The applicant proposes an environmental benefit in accordance with § 32-4-242(b)(6) of the Baltimore County Code by proposing to achieve at least a silver rating according to the U.S. Green Building Council's LEED Green Building Rating System or proposing residential structures that achieve at least a silver rating according to the American National Standards Institute (ANSI) National Green Building Standard (NGBS) and a land use benefit by proposing a higher quality architectural design or use of higher quality building materials that enhance the development for its residents.

Upon its passage by the County Council, Resolution 51-25 will be forwarded to the Department of Planning and the Department of Permits, Approvals and Inspections for further processing.

Resolution 51-25 shall take effect from the date of its passage by the County Council.

MB-7 (Res. 53-25) Donation **Council District _All_**

Mr. Ertel (By Req.)

Department of Health and Human Services

Accept a Donation of Funds – Bureau of Animal Services

This resolution authorizes the County to accept a donation of $8,021 from the Estate of Mary Fredlund to be used to support the purchase of supplies and materials for animals in the care of the County's shelter, including foster animals and newly adopted animals. See Exhibit A.

The Department advised that no additional costs are anticipated, and no County matching funds are required to receive the donation authorized by this resolution. The Department further advised that the current appropriation for the Animal Services Support Gifts and Grants Fund program is sufficient to cover the revenue and expenditures associated with the proposed donation.

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

This resolution shall take effect from the date of its enactment.

Executive Summary

The administration is seeking approval to accept a donation in the amount of $8,021 from the estate of Mary Fredlund. Ms. Fredlund bequeathed the funds to Baltimore County Animal Services, and these funds will be used to support the purchase of supplies and materials for the animals in care at the Shelter.

Prepared by: Department of Health and Human Services

MB-8 (Res. 54-25) **Council District(s) __All__**

Mr. Ertel

Local Open Space Waiver Fees

Resolution 54-25 amends the Local Open Space Waiver Fee (also known as the Residential Open Space Waiver Fee) schedule. Pursuant to Section 32-6-108 of the County Code, the Department of Permits, Approvals and Inspections may allow a Developer applying for development plan approval to pay a fee-in-lieu to the Local Open Space Revenue Account instead of dedicating a certain portion of land when it is not feasible to meet the local open space requirement on-site or off-site. The fee-in-lieu (hereinafter the “Local Open Space Waiver Fee”) was established in March 2000 as a reasonably proportionate offset for the cost to the County to acquire alternate recreational land.

In 2016, the County Council enacted Bill 73-16, which modified the Local Open Space Waiver Fee structure within the Baltimore County Code from a zoning classification-based structure to a tier-based structure. The fee rates were adjusted in August 2016 with the enactment of Resolution 87-16, but did not utilize the tier fee structure adopted in Bill 73-16.

In 2021, the County Council enacted Resolution 86-21, which repealed the mix of zone-based and use-based fee structure enacted by Resolution 87-16 and replaced it with a tier fee structure. This structure mirrored the tier classifications set forth in Section 32-6-108(i)(1)(iv) of the County Code. Notably, the tier fee structure still cites specific zones or districts, but does so by placing each within a tier. Whenever the County Council establishes new zones or overlay districts, they must be added to a tier in the County Code and assigned a fee within that tier by resolution.

In 2024, the County Council enacted two bills establishing new districts: Bill 9-24, enacted in April 2024, establishing the Mixed-Use (M.U.) District; and Bill 39-24, enacted in June 2024, establishing the Elderly and Senior Housing (E.S.H.) District.

Accordingly, Resolution 54-25 assigns the M.U. District to Tier 3 at a price of $5,000 per 25 units and the E.S.H. District to Tier 5 at $5,000 per 25 units.

According to the Administration's FY 2025 Residential Open Space and Fee-in-Lieu Report, fees in lieu collected over the FY 2016 - FY 2025 period totaled $3,987,852, with FY 2025 collections totaling $32,549.

Resolution 54-25 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:** 10/6/25

FROM: Kevin D. Reed, Director
Office of Budget & Finance

COUNCIL MEETING DATE: 11/3/25

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 10029195 Skyline Technology Solutions, LLC

This Purchase Order is for the purchase of the yearly renewal of licenses for the Claris Video Management System through Skyline Technology Solutions LLC.

As detailed in the Sole Source Justification signed by Christopher Martin, Claris is a video management system used to stream CCTV video from over 2700 Baltimore County and 7,000 Baltimore County Public School cameras on demand for Baltimore County Police Department use in a command center or other emergency use in the event of a public safety event.

Award Total: $72,336.00
Award Date: 9/26/25

SCON 10003373 Martin Marietta Materials, Inc.

This Supplier Contract is for the purchase of Construction Aggregates through Martin Marietta Materials Inc.

As detailed in the 902(f) Justification signed by Lauren Buckler, Martin Marietta Materials Inc is a supplier and distributor of construction materials. Many distributors in the region are sourcing all the aggregates from Martin Marietta quarries and reselling at a markup, therefore, going directly to Martin Marietta saves the County an average of 12% to 20% depending upon the aggregate. This procurement will be used for the acquisition of construction aggregates essential to the County's infrastructure projects. This contract covers stone, pebbles, cobbles, and cement used to create drainage barriers on slopes and waterfronts to prevent soil erosion. They also help dissipate the force of water near waterfront structures and slowdown channeling from storm water. Establishing a contract will ensure dependable access to critical construction materials.

Estimated 5yr. Amount: $1,050,000.00
Award Date: 9/26/25

PO 10029209 Vislink, LLC

This Purchase Order is for the purchase of downlink hardware for the new mobile command post through Vislink LLC.

As detailed in the Sole Source Justification signed by Chief Robert McCullough, this equipment will be installed on the new mobile command unit and will allow for a direct signal to be received from the helicopter Vislink transmitter so video footage can be viewed directly in the mobile command without passing through networks and services.

This hardware must be compatible with the existing downlink system and is only available from Vislink, this will enable the helicopters to transmit the data directly to the mobile command post when it is deployed so commanders can make necessary tactical decisions. It can also be used as a duel/back up option for viewing real time video transmitted and provides connectivity even if the normal network/server becomes non-operational due to national disasters or cyber-attacks.

Award Total: $52,000.00
Award Date: 9/29/25

SCON 10001099-11 EMS Technology Solutions, LLC

This Supplier Contract Amendment is to add five (5) additional one-year renewals through May 27, 2030. As detailed in the 902f Justification signed by Christopher Martin, Operative IQ software is the Fire Department's inventory management system, with chain of custody functionality for controlled substances.

If the County did not add five (5) renewal option years, the Fire Department would be without an inventory system and would need to use excel or some other computer programs to build out their inventory tracking system. The previous system was located on the County's mainframe which was decommissioned in 2024. The County would be forced to find, implement and utilize, at least two (2) separate inventory management software systems. One (1) to track supply depot goods (uniforms items, batteries, lights, etc.), and one (1) to track controlled substances. This would result in increased implementation costs, maintenance/support fees, and training costs associated with implementing two (2) separate databases.

As the manufacturer of this software, EMS Technology continues to be the sole provider of ongoing service and maintenance for this product. The expenses are consistent with historical costs under the existing agreement.

Total Cost: $172,980 has been expended since 7/1/2022
Award Date: 9/29/25

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