

WORK SESSION – OCTOBER 27, 2026, 2 P.M.

FOR

**BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 20
NOVEMBER 2, 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 98-26 – Mr. Ertel(By Req.) – CEB – National Integrated Ballistic Information (NIBIN) Modernization Program
Bill 99-26 – Mr. Ertel(By Req.) – CEB – Woodlawn School Based Wellness Centers
Bill 100-26 – Mr. Ertel(By Req.) & Mr. Crandell – Personal Property Tax Credits for Eligible Maritime Manufacturing Property
Bill 101-26 – Mr. Ertel(By Req.) – Improper Out-of-State Registration – Enforcement
Bill 102-26 – Mr. Young - Zoning Regulations – Mixed-Use Overlay District
Bill 103-26 – Mr. Crandell – Zoning Regulations – Uses Permitted in the Resource Conservation – Critical Area (R.C. 20 and R.C. 50) Zones – VFW Post
Bill 104-26 – Mr. Mangione – Zoning Regulations – Uses Permitted in the Business, Roadside (B.R.) Zone – Car Wash
Bill 105-26 – Mr. Mangione – Zoning Regulations – Uses Permitted in the Business, Local (B.L.) Zone – Service Garage
Bill 106-26 – Mr. Marks – Zoning Regulations – Energy Storage Devices – Landscaping Requirements
Bill 107-26 – Mr. Mangione – Baltimore County Final Landmarks List – Eden Derry
Bill 108-26 – Mr. Jones - Property Tax Credit – OT Zone of Owings Mills

B. BILLS FOR FIRST CONSIDERATION

Bill 109-26 – Mr. Ertel(By Req.) & All Councilmembers – County Seal of Baltimore County
Bill 110-26 – Mr. Ertel(By Req.) – CEB – Courtroom Security Officer Support Program
Bill 111-26 – Mr. Ertel(By Req.) – Bond Ordinance
Bill 112-26 – Mr. Patoka – Animal Welfare – Dogs and Cats – Disposal of Dog Waste
Bill 113-26 – Mr. Patoka – Baltimore County Final Landmarks List – Upper Falls Odd Fellows Hall
Bill 114-26 – Mr. Mangione – Zoning Regulations – Central Community Hub
Bill 115-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the Business, Local (B.L.) Zone–Farm Wineries and Farm Breweries
Bill 116-26 – Mr. Marks – Zoning Regs. – Outside Storage of Unlicensed or Inoperative Motor Vehicles on Residential Property
Bill 117-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the Business, Major (B.M.) Zone – New or Used Automobile Sales Facility
Bill 118-26 – Mr. Young – Zoning Regulations. – Fuel Service Stations in Planned Developments
Bill 119-26 – Mr. Young – Zoning Regulations – Integrated Student Housing Development

C. APPROVAL OF FISCAL MATTERS/CONTRACTS

1. Amendments to Contracts – (2) – On-call industrial hygienist services
2. Contract of Sale – Woodmoor Properties, LLC – Neighborhood park – Woodmoor-Lochearn area
3. Amendments to Contracts – (3) – Snow removal and deicing services
4. ~~Contract – Veterans Independence Project – Services for veterans~~
5. Contracts – (2) – Temporary staffing services – Freezing weather shelters
6. Purchase Order – Towson University – SECU Arena – Baltimore County Inaugural Ceremony

WITHDRAWN

D. MISCELLANEOUS BUSINESS

1. Correspondence - (a) (3) - Non-Competitive Awards (September 14, 2026)
2. Res. 38-26 – Mr. Ertel(By Req.) – Annual compensation – County Administrative Officer
3. Res. 41-26 – Mr. Marks – Encouraging the Maryland General Assembly – Passage of Legislation – Occupational Disease Presumptions for First Responders Workers Compensation

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

*Issued: October 22, 2026
Work Session: October 27, 2026
Legislative Day No. 20: November 2, 2026*

The accompanying notes provide analysis of unaudited information obtained from the Administration and other sources; most notes for Administration-submitted agenda items are prepared primarily by the Office of the County Auditor, while most notes for Council-initiated agenda items are prepared primarily by the Office of the Legislative Counsel to the County Council.



OFFICE OF THE COUNTY AUDITOR

BALTIMORE COUNTY COUNCIL

November 2, 2026

NOTES TO THE AGENDA

TABLE OF CONTENTS

	PAGE
LEGISLATIVE SESSION	
Witnesses	iii
 <u>BILLS – FINAL READING</u>	
Bill 98-26.....	1
Bill 99-26.....	4
Bill 100-26.....	7
Bill 101-26.....	13
Bill 102-26.....	17
Bill 103-26.....	18
Bill 104-26.....	19
Bill 105-26.....	20
Bill 106-26.....	21
Bill 107-26.....	22
Bill 108-26.....	23
 <u>BILLS – FOR FIRST CONSIDERATION</u>	
Bill 109-26.....	25
Bill 110-26.....	28
Bill 111-26.....	*
Bill 112-26.....	31
Bill 113-26.....	32
Bill 114-26.....	34
Bill 115-26.....	36
Bill 116-26.....	38
Bill 117-26.....	*
Bill 118-26.....	40
Bill 119-26.....	41

TABLE OF CONTENTS (cont.)

FISCAL MATTERS

FM-1 44
FM-2 48
FM-3 51
FM-4 *
FM-5 *
FM-6 *

MISCELLANEOUS BUSINESS

MB-2 (Res. 38-26) 57
MB-3 (Res. 41-26) 59

APPENDIX

Correspondence 62

* Addendum

**AGENDA
BALTIMORE COUNTY COUNCIL
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 20
November 2, 2026 6:00 P.M.**

CEB = CURRENT EXPENSE BUDGET
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Page

CALL OF BILLS FOR FINAL READING AND VOTE

MAJOR DEANNA CHEMELLI, POLICE DEPARTMENT

- 1 Bill 98-26 – Mr. Ertel(By Req.) – CEB – National Integrated Ballistic Information (NIBIN) Modernization Program

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

- 4 Bill 99-26 – Mr. Ertel(By Req.) – CEB – Woodlawn School Based Wellness Centers

TUCKER CAVANAGH, DEPUTY COUNTY ADMINISTRATIVE OFFICER

- 7 Bill 100-26 – Mr. Ertel(By Req.) & Mr. Crandell – Personal Property Tax Credits for Eligible Maritime Manufacturing Property

MEG FERGUSON, SENIOR POLICY ADVISOR, POLICE DEPARTMENT

- 13 Bill 101-26 – Mr. Ertel(By Req.) – Improper Out-of-State Registration – Enforcement

COUNCIL

- 17 Bill 102-26 – Mr. Young - Zoning Regulations – Mixed-Use Overlay District
18 Bill 103-26 – Mr. Crandell – Zoning Regulations – Uses Permitted in the Resource Conservation – Critical Area (R.C. 20 and R.C. 50) Zones – VFW Post
19 Bill 104-26 – Mr. Mangione – Zoning Regulations – Uses Permitted in the Business, Roadside (B.R.) Zone – Car Wash
20 Bill 105-26 – Mr. Mangione – Zoning Regulations – Uses Permitted in the Business, Local (B.L.) Zone – Service Garage
21 Bill 106-26 – Mr. Marks – Zoning Regulations – Energy Storage Devices – Landscaping Requirements
22 Bill 107-26 – Mr. Mangione – Baltimore County Final Landmarks List – Eden Derry
23 Bill 108-26 – Mr. Jones - Property Tax Credit – OT Zone of Owings Mills

BILLS FOR FIRST CONSIDERATION

BRAD KRONER, DEPUTY LEGISLATIVE OFFICER, EXECUTIVE OFFICE

- 25 Bill 109-26 – Mr. Ertel(By Req.) & All Councilmembers – County Seal of Baltimore County

JAMES BLACK, CHIEF DEPUTY SHERIFF, SHERIFF'S OFFICE

- 28 Bill 110-26 – Mr. Ertel(By Req.) – CEB – Courtroom Security Officer Support Program

KEVIN REED, DIRECTOR, OFFICE OF BUDGET & FINANCE

- * Bill 111-26 – Mr. Ertel(By Req.) – Bond Ordinance

COUNCIL

- 31 Bill 112-26 – Mr. Patoka – Animal Welfare – Dogs and Cats – Disposal of Dog Waste
32 Bill 113-26 – Mr. Patoka – Baltimore County Final Landmarks List – Upper Falls Odd Fellows Hall
34 Bill 114-26 – Mr. Mangione – Zoning Regulations – Central Community Hub
36 Bill 115-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the Business, Local (B.L.) Zone–Farm Wineries and Farm Breweries

BILLS FOR FIRST CONSIDERATION (cont.)

COUNCIL

- 38 Bill 116-26 – Mr. Marks – Zoning Regs. – Outside Storage of Unlicensed or Inoperative Motor Vehicles on Residential Property
- * Bill 117-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the Business, Major (B.M.) Zone – New or Used Automobile Sales Facility
- 40 Bill 118-26 – Mr. Young – Zoning Regulations. – Fuel Service Stations in Planned Developments
- 41 Bill 119-26 – Mr. Young – Zoning Regulations – Integrated Student Housing Development

APPROVAL OF FISCAL MATTERS/CONTRACTS

DEBRA SHINDLE, CHIEF, PROPERTY MANAGEMENT

- 44 1. Amendments to Contracts – (2) – On-call industrial hygienist services

JON HERBST, CHIEF, REAL ESTATE COMPLIANCE

- 48 2. Contract of Sale – Woodmoor Properties, LLC – Neighborhood park – Woodmoor-Locheam area

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

- 51 3. Amendments to Contracts – (3) – Snow removal and deicing services

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

- * 4. Contract – Veterans Independence Project – Services for veterans
- * 5. Contracts – (2) – Temporary staffing services – Freezing weather shelters

JONATHAN SCHWARTZ, SPECIAL ASSISTANT FOR PROJECTS, EXECUTIVE OFFICE

- * 6. Purchase Order – Towson University – SECU Arena – Baltimore County Inaugural Ceremony

MISCELLANEOUS BUSINESS

COUNCIL

- 62 1. Correspondence - (a) (5) - Non-Competitive Awards (September 14, 2026)
- 57 2. Res. 38-26 – Mr. Ertel(By Req.) – Annual compensation – County Administrative Officer
- 59 3. Res. 41-26 – Mr. Marks – Encouraging the Maryland General Assembly – Passage of Legislation – Occupational Disease Presumptions for First Responders Workers Compensation

* Addendum

Bill 98-26 (Supplemental Appropriation)**Council District(s) All**

Mr. Ertel (By Req.)

Police Department

National Integrated Ballistic Information (NIBIN) Modernization Program

The Administration is requesting a supplemental appropriation of anticipated federal funds totaling \$300,000 to the National Integrated Ballistic Information (NIBIN) Modernization Program Gifts and Grants Fund program. The Department advised that the funds, if awarded, will be used to modernize its ballistic imaging equipment to align with federal standards. See Exhibit A.

Fiscal Summary

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

⁽¹⁾ United States Department of Justice funds. No County matching funds are required.

Analysis

The Department advised that it was invited to apply for a United States Department of Justice (DOJ) grant to fund an upgrade and system refresh of its ballistic imaging equipment to align with federal standards. The Department further advised that grant funds will be used to upgrade the Department's existing IBIS BrassTrax H3 system to the IBIS BrassTrax H4 system (including 5 years of system support); the Department advised that the new system offers several technological advancements that will streamline ballistic evidence processing and reduce overall

turnaround time. The Department further advised that, without this upgrade, the current system will become non-operational as it will not align with federal standards, restricting the Department's access to ballistic databases necessary for investigative best practices; however, the current system will remain functional until the upgraded system is validated and approved for casework. The Department advised that the timeline for implementing the upgrade is 4-6 months after the grant is awarded, depending on the length of the procurement process.

The Department advised that the County has not yet received notice of a grant award in response to its grant application. The Department further advised the grant period is 5 years following the award's start date, which will be established after the grant is awarded. The Department also advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 98-26 will take effect November 15, 2026.

Executive Summary

The Baltimore County Police Department (BCoPD) requests Council approval to appropriate a \$300,000 National Integrated Ballistic Information (NIBIN) Modernization Program grant award from the Department of Justice (DOJ). This grant was not included in the FY 2027 budget request.

Baltimore County-Forensics was part of a selected group of Forensic Laboratories across the nation which were invited to apply for a National Integrated Ballistic Information Modernization Program upgrade and system refresh. BCoPD, and all others on the list of qualifying labs nationally, were unaware of this grant opportunity until it was set forth by the DOJ in early July 2026.

Without this upgrade, our current system will become non-operational as it will not align with current DOJ Bureau for Alcohol, Tobacco, and Firearms (ATF) standards restricting our access to ballistic databases necessary for investigative best practices. This grant will provide new equipment, and five years of support for the equipment.

Prepared by: Police Department

Bill 99-26 (Supplemental Appropriation)

Council District(s) All

Mr. Ertel (By Req.)

Department of Health and Human Services

Woodlawn School Based Wellness Centers

The Administration is requesting a supplemental appropriation of State funds totaling \$53,805 to the Woodlawn School-Based Wellness Centers Grant Gifts and Grants Fund program to increase the appropriation to the actual grant award amount. The Department advised that the proposed supplemental appropriation, together with previously appropriated funds, will be used to support positions associated with the Woodlawn School-Based Wellness Centers, as well as for software, mileage, and supplies. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State⁽¹⁾	\$ 53,805	\$ 619,381	\$ 673,186
Federal	--	--	--
Other	--	--	--
Total	<u>\$ 53,805</u>	<u>\$ 619,381</u>	<u>\$ 673,186</u>

⁽¹⁾ Maryland Department of Health funds passed through Baltimore County Public Schools. No County matching funds are required.

Analysis

The Department advised that the County's Woodlawn School-Based Wellness Centers program is co-administered by the Department of Health and Baltimore County Public Schools; the mission

of the program is to offer school-based health care services for students with unmet health needs (i.e., disease prevention, treatment, and linkage to community resources).

The Department advised that it will utilize the proposed supplemental appropriation, together with previously appropriated funds, to support the salary, fringe benefits, uniforms, and travel costs for 4.0 FTE Nurse Practitioner positions (\$620,732). Funds will also be utilized to support a medical resident serving the Woodlawn School-Based Wellness Centers program (\$28,200) and software licenses and subscriptions, as well as medical and operational supplies (\$24,254).

The FY2027 Adopted Operating Budget included a \$619,381 appropriation to the Woodlawn School-Based Wellness Centers 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 \$53,805 to the program, increasing the total appropriation to the actual \$673,186 grant award. The grant period is July 1, 2026 through June 30, 2027. The Department advised that no County matching funds are required.

The Department advised that the State increased FY 2027 funding due to the addition of three School-Based Health Center sites and a new funding formula that accounts for the County's 16 total sites.

With the affirmative vote of five members of the County Council, Bill 99-26 will take effect November 15, 2026.

Executive Summary

Supplemental Appropriation

GR-1170 Woodlawn School-Based Wellness Centers

The Baltimore County Department of Health and Human Services is requesting a \$53,805.00 supplemental appropriation to our Woodlawn School-Based Wellness Centers (GR-1170) grant. The additional funds will be used for software, overtime, medical supplies, and operational supplies. These investments will allow us to engage in more community outreach by: covering staff overtime for after school events, modernizing our enrollment process, and expanding services provided. We anticipate an increase in the number of clients served as a result.

The School-Based Wellness Centers program in Baltimore County is co-administered by Baltimore County Public Schools (administrative sponsor) and Baltimore County Department of Health (clinical sponsor). The SBHC Program is within the Bureau of Clinical Services at the BCDH. The mission of the SBHC program is to offer school-based health care services for students with unmet health needs, including disease prevention, treatment, and linkage to community resources.

During FY2026, the Maryland Department of Health increased the FY2027 funding allocated to the Baltimore County School-Based Health Center (SBHC) program due to 3 new SBHC sites opening in FY2027 and a new funding formula that accounts for the total number of sites (now 16 total). The current award is \$673,186.00 and we previously received approval for \$619,381.00. The supplemental appropriation request is for \$53,805.00.

Prepared by: Department of Health and Human Services

Bill 100-26**Council District(s) All**

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

Administrative Office

Personal Property Tax Credits for Eligible Maritime Manufacturing Property

Bill 100-26 establishes a personal property tax credit for eligible maritime manufacturing property. See Exhibit A.

Background

In December 2025, the Baltimore County Council passed and the County Executive approved legislation establishing real and personal property tax credits to promote the development of marine terminals that handle container cargo. In passing Bill 88-25, the County Council found that marine terminals generate significant economic benefits, including by creating jobs and attracting businesses that benefit from the logistics and supply chain advantages of being located near a container terminal. The bill states that marine terminals (“ports”) also support maritime manufacturing because some manufacturing processes require access to, or location in, marine waters due to the nature of the activity; they also attract supporting businesses and suppliers to the region that benefit from the logistics and supply chain gained by their proximity to a port.

Baltimore County has a rich history of marine manufacturing dating back to the colonial era. During World War II, the Sparrows Point Shipyard built ships for the U.S. Maritime Commission’s Emergency Shipbuilding Program, including the well-known Liberty ships, and helped to rebuild the British Merchant Navy, and at the height of World War II, Bethlehem Steel employed approximately 36,000 people in its Sparrows Point facilities.

The bill states that the development of a port in Eastern Baltimore County provides the County with a unique opportunity to reclaim the County’s historical place in maritime manufacturing, which will generate significant economic benefits, including by creating direct, high-paying jobs and inducing capital investment. The bill further states that maritime manufacturing attracts significant federal and private funding to the County and the State, which supports additional economic prosperity. According to the bill, maritime manufacturing sites can also be hubs for innovation

through investments in research and development that benefit the County and the nation as a whole since many of the maritime manufacturing processes relate to the United States Armed Services.

The bill states that innovations in maritime manufacturing provide significant local opportunities for partnerships with students in the County's public schools, community colleges, and the State's universities. The bill further states that, accordingly, promoting the potential for development of maritime manufacturing sites in the County will yield the potential for the significant economic benefits that follow such operations.

Maritime Manufacturing Property Tax Credit

Bill 100-26 establishes a property tax credit of 100% against all County personal property taxes imposed on eligible maritime manufacturing property used in connection with manufacturing operations at a maritime site in the foreign trade zone, pursuant to § 9-231 of the Tax-Property Article of the Annotated Code of Maryland. The property tax credit lasts for 30 years from the date that a taxpayer first claims the credit.

Under the bill, "manufacturing operations" is defined as "activities to support the development and production of maritime goods and services" and the "foreign trade zone" is defined as "the entire area designated as Foreign-Trade Zone No. 74 under federal law."

The bill also defines "eligible maritime manufacturing property." The bill establishes nine categories of eligible machinery and equipment that are necessary for the safe, secure, and efficient manufacturing of maritime goods. They are as follows:

- general cranes, ship to shore cranes, cranes to load and unload components used in the manufacturing process, mobile cranes, gantry cranes, including rail-mounted gantry cranes to load and unload components from railcars within the maritime site, and harbor cranes;
- material handling equipment, manned, controlled, and autonomous vehicles, associated trailers, self-propelled modular transporter (SPMT) systems and similar transporters, railcars and forklifts that may be used to move manufacturing components within the maritime site, and other specialized material handling equipment;
- waterfront infrastructure and equipment, dry docks, floating dry docks and barges, and other infrastructure associated with the waterfront;

- specialized information technology servers, computers, and hardware associated with information technology related to maritime manufacturing;
- software used to enable and control the manufacturing of maritime goods;
- mills, jigs, fixtures, lathes, specialized vehicles, and equipment that is necessary to facilitate maritime manufacturing;
- signage;
- welding systems, whether vertical, horizontal, or otherwise, blast and paint or coat systems, and relevant toolings, such as hand tools and consumables; and
- other manufacturing equipment that is related to maritime manufacturing.

A taxpayer that claims a maritime manufacturing property tax credit must provide, upon the request of the Director of the Office of Budget and Finance, an itemized list of the eligible maritime manufacturing property for which the taxpayer claims is subject to the credit. The itemized list is subject to Title 13, Subtitle 2 of the Tax-General Article and Title 4, Subtitle 3 of the General Provisions Article of the Annotated Code of Maryland.

Within 6 months of the approval of an application for a maritime manufacturing property tax credit, the applicant and the County must begin a negotiation, in good faith, to enter into a reporting agreement. The tax credit may not be claimed until after a reporting agreement has been approved and executed by the County and the applicant. The reporting agreement must include the following:

- at least one development and planning update to be provided to the County at least one year prior to the tax year the applicant anticipates the maritime manufacturing site to be operational;
- any equipment that may be eligible maritime manufacturing property that does not fall under one of the categories of eligible maritime manufacturing property; and
- a yearly report requirement, following commencement of the tax credit, on the valuation of all personal property for which a maritime manufacturing property tax credit is granted and the applicant's tax savings from the credit.

The Administration has advised that Bill 100-26 is intended to serve as an economic development incentive. While the bill's fiscal and economic impacts are challenging to predict, based on assumptions and information provided by the Administration, the Administration estimates that the potential impacts of Bill 100-26 could include:

- a stream of foregone personal property tax revenues, totaling up to \$210 million over 30 years, assuming an investment of \$970 million in machinery and equipment subject to the credit and applying a generic depreciation schedule. The Administration noted that this amount depends on how the State assesses and classifies the personal property and what equipment comes on and off-line during the lifecycle.
- A stream of increased real property tax revenues, totaling up to \$476 million over 30 years, gross of any adjustments/incentives. The Administration noted that this estimate is dependent on State assessments of the property, as well as any other credits that may apply, such as the enterprise zone tax credit, and assumes a property value of \$1.1 billion at full buildout with a modest assessment increase every three years.
- Additional income tax revenue totaling an estimated \$6 million annually, assuming 60% of the expected workforce resides in the County and employees have an average salary of \$98,000 per year.

The Administration further advised that it assumes the contemplated development would not occur in the absence of the tax credit; therefore, it does not consider the estimated personal property tax revenue associated with the potential investment to represent revenue the County would otherwise receive. Additionally, the Administration anticipates that there will be ancillary economic benefits associated with this incentive, including appreciation in nearby housing and business values, local spending generated by the additional workforce, and income tax collections from construction build-out.

With the affirmative vote of five members of the County Council, Bill 100-26 will take effect 14 days from the date of its enactment.

Executive Summary

This legislation establishes a personal property tax credit for eligible maritime manufacturing property in order to promote the potential for development of maritime manufacturing in the County. Specifically, the bill creates a personal property tax credit for certain maritime manufacturing property, using the authority in § 9-231 of the Tax-Property Article of the Annotated Code of Maryland.

State Maritime Manufacturing Personal Property Tax Credit

Under § 9-231 of the State Tax-Property Article the governing body of a county or municipal corporation may grant, by law, a property tax credit against the county or municipal property tax imposed on personal property, other than operating personal property of a public utility, if the personal property is located in a foreign trade zone that is within that county or municipal corporation. A “foreign trade zone” means the entire area designated as foreign-trade zone no. 74 under federal law.

County-Eligible Maritime manufacturing Personal Property Tax Credit

This legislation establishes a property tax credit of 100% against all County personal property tax imposed on maritime manufacturing equipment used in connection with maritime manufacturing in the foreign trade zone. “Maritime manufacturing property” means the specialized machinery necessary for the safe, secure, and efficient manufacturing of maritime goods, including:

- General cranes, ship to shore cranes, cranes to load and unload components used in the manufacturing process, mobile cranes, gantry cranes including rail-mounted gantry cranes to load and unload components from railcars within the maritime site, and harbor cranes;
- Manned, controlled and autonomous vehicles, associated trailers, self-propelled modular transporter systems, and similar transporters, railcars and forklifts that may be used to move manufacturing components within the maritime site;
- Waterfront infrastructure and equipment, dry docks, floating dry docks and barges, and other infrastructure associated with the waterfront;
- Specialized information technology servers, computers, hardware, and software associated with information technology related to maritime manufacturing;
- Mills, jigs, fixtures, lathes, specialized vehicles, and equipment that is necessary to facilitate maritime manufacturing;
- Welding systems, whether vertical, horizontal, or otherwise, blast and paint or coat systems, and relevant toolings, such as hand tools and consumables.

A taxpayer claiming a maritime manufacturing personal property tax credit must provide to the Director of Budget and Finance, upon request, an itemized list of the equipment for which the taxpayer claimed the credit.

Bill 100-26 is intended to serve as an economic development incentive and is expected to attract significant investment to Baltimore County. The Administration notes that in the absence of this incentive, there would not be any revenue increase or foregone revenue. Further, the Administration anticipates that a maritime manufacturing facility will create thousands of new jobs, in addition to indirect and induced economic benefits.

With the affirmative vote of five members of the County Council, Bill 100-26 will take effect 14 days from the date of its enactment.

Prepared by: Administration

Bill 101-26**Council District(s) All**

Mr. Ertel (By Req.)

Police Department

Improper Out-of-State Registration - Enforcement

Bill 101-26 establishes an enforcement framework in Baltimore County relating to improperly registered motor vehicles and authorizes certain County employees and agents to take possession of certain out-of-state registration plates displayed on parked motor vehicles under certain circumstances. The bill also authorizes the County Attorney to bring certain civil actions relating to the enforcement of motor vehicle registration requirements in Baltimore County.

The bill states that Baltimore County has a compelling interest in ensuring that motor vehicles are registered and operated in compliance with Maryland law. In addition, law enforcement agencies have identified improperly registered vehicles as a significant impediment to the enforcement of traffic laws and the collection of administrative penalties for traffic safety violations.

The bill also states that motor vehicles that are improperly registered in another jurisdiction may cause significant costs for the community, including raising insurance premiums for Maryland drivers and contributing to uncompensated losses from vehicle crashes. Improperly registered vehicles evade Maryland's emissions testing requirements and can avoid payment of speeding and parking violations issued in this State. Improper out-of-state registration deprives the State and the County of titling and registration revenue that funds essential public services, including emergency medical services.

Immobilization of a Vehicle with a Boot

Under current County law, the Chief of Police may impound a vehicle for unpaid parking citations if a vehicle has three unpaid citations, and the impoundment for non-payment may not occur within 30 days after the deadline for paying the third of the three citations. The Administration advises that, in some circumstances, the use of a boot instead of towing and impounding motor vehicles may be more cost-effective for the County and for vehicle owners. A "boot" is defined as "a device

that is attached to a motor vehicle to immobilize the vehicle and prevent its operation, or the act of attaching such a device to a motor vehicle.”

Bill 101-26 authorizes a police officer or other County employee or agent designated by the County Administrative Officer to use a boot to immobilize a motor vehicle. To defray the costs of immobilizing a motor vehicle with a boot, the County Administrative Officer may adopt and amend a schedule of reasonable charges to be paid by the owner of an immobilized vehicle before the boot may be removed. These charges must be paid in addition to any other fine or penalty imposed for the violation of any traffic or vehicle law or regulation. If an owner fails to pay the required charges for boot removal within 10 calendar days after the boot is affixed, the Chief of Police may take possession of and remove the vehicle. Last, the County may boot a motor vehicle by means of County equipment or by contract in accordance with the purchasing provisions of the County Code.

Current State Law – Out-of-State Registration

Unless otherwise exempt, each motor vehicle, trailer, semitrailer, and pole trailer driven on a State highway must be registered with the Motor Vehicle Administration (MVA). Registration is not required for a vehicle owned by a new resident of the State during the first 60 days of residency if the vehicle displays a valid out-of-state registration. If a motor vehicle required to be registered is not registered, State law prohibits a person from parking the unregistered motor vehicle on any public alley, street, or highway or on private property used by the public in general, including parking lots of shopping centers, condominiums, apartments, or town house developments. Also, a person may not drive or attempt to drive a vehicle on any highway in the State without a valid registration as required by the MVA. Under State law, a person who has not properly registered a vehicle is guilty of a misdemeanor and is subject to a maximum fine of \$500. Also, the MVA may take possession of any certificate of title, registration card, permit, license, or registration plate that has been issued by another jurisdiction but is being illegally used or displayed.

Individuals meeting specified criteria are exempt from Maryland vehicle registration requirements. However, these individuals may be required to, or may choose to, obtain a nonresident permit, which allows a licensed driver to maintain and operate a vehicle registered out of state. Generally, the nonresident permit must be displayed on the windshield of the nonresident's exempt vehicle in the place and manner described by the MVA. Examples of these individuals include students enrolled in Maryland colleges and universities, active-duty military, and temporary employees. If a nonresident temporarily maintains or occupies a dwelling in the State for a period of more than 30 days, but not more than one year, the nonresident must obtain a nonresident permit from the

MVA, in lieu of registration, within 10 days immediately following the 30-day period. A nonresident permit is generally valid for up to one year. However, a nonresident who is a student enrolled in an accredited school, college, or university of the State or of a bordering state must obtain a nonresident permit from the MVA, in lieu of registration, within 30 days of maintaining or occupying a dwelling in Maryland. A nonresident permit issued to a student is valid for up to one year but may be renewed annually in accordance with the nonresident's eligibility for the exemption.

Authority to Take Possession of a Registration Plate

During its 2026 session, the General Assembly passed SB 111, which, among other provisions, amended § 26–301 of the Transportation Article of the Annotated Code of Maryland, enabling local jurisdictions to pass local ordinances on the enforcement of improper vehicle registration.

Under the authority of SB 111, Bill 101-26 authorizes a police officer or other County employee or agent designated by the County Administrative Officer to take possession of a registration plate that has been issued by another jurisdiction but is being displayed on a parked vehicle if the registered owner of the vehicle has been a resident of Maryland for more than 60 days and at least one of the following has occurred:

- the owner has failed to comply with 2 or more traffic citations issued in Maryland, including citations generated by automated traffic enforcement systems;
- the owner's license or privilege to drive in Maryland is suspended for failure to pay child support; or
- the vehicle's registration has, at any point, been suspended for a period of 6 months or more due to a lapse in required insurance coverage.

In addition to taking improper registration plates, Bill 101-26 authorizes a police officer or other County employee or agent designated by the County Administrative Officer to impound a motor vehicle by towing and removal or immobilize a motor vehicle by booting if the County has obtained a court order under § 26-301 of the Transportation Article. The County may obtain such a court order because of the owner's failure to either properly register and display valid Maryland registration plates or to satisfy the MVA that the motor vehicle is not subject to registration in Maryland. A motor vehicle impounded or immobilized under this process may not be released until the owner has paid the charges and any fines or penalties assessed by the County.

The Administration advised that it does not anticipate additional costs associated with enforcement of the bill's out-of-state registration provisions and that the Police Department and

Office of Law can perform the associated enforcement activities using existing resources. The Administration further advised that it has not yet determined whether or when it will implement the bill's authorization to immobilize vehicles using boots and advises that it will evaluate the costs and benefits before doing so. The Administration anticipates that enhanced enforcement of Maryland vehicle registration requirements may result in additional collections of outstanding automated enforcement citations; however, the amount of any additional revenue is unknown.

With the affirmative vote of five members of the County Council, Bill 101-26 will take effect immediately from the date of its enactment.

Bill 102-26**Council District(s) All**

Mr. Young

Zoning Regulations – Mixed-Use Overlay District

Bill 102-26 removes certain restrictions and modifies certain requirements regarding townhomes and residential uses in the Mixed Use (M.U.) District.

Currently, at least 25% of the gross floor area within an overall mixed-use development in the M.U. District shall be developed for nonresidential use, which may include amenities in an apartment building. Bill 102-26 would reduce that percentage to 20%. In addition, the bill would permit certain amounts of open space to count towards this percentage. Specifically, if the total residential open space provided by a mixed-use development exceeds the total amount of open space required under § 32-6-108 of the County Code and the residential open space is improved with one or more amenities, such as a walking path, the excess may be applied to the required percentage of nonresidential gross floor area.

The bill also modifies a restriction on certain types of residential uses. Currently, single-family attached, duplex dwellings, group homes, and alternative site design dwellings are permitted in the M.U. District, but may not constitute more than 50% of all proposed residential units. Bill 102-26 removes this 50% restriction and states that the gross floor area for these uses shall include only living space and exclude floor space used for off-street parking or accessory equipment, including heating, cooling, ventilation, and air circulation.

With the affirmative vote of five members of the County Council, Bill 102-26 will take effect 14 days after its enactment.

Bill 103-26**Council District(s) All**

Mr. Crandell

Zoning Regulations – Uses Permitted in the Resource Conservation – Critical Area (R.C. 20 and R.C. 50) Zones – VFW Post

Bill 103-26 permits a VFW Post, alone or in combination with an existing tavern, in the Resource Conservation (R.C.) 20 Zone by-right and the R.C. 50 Zone by special exception.

While the Zoning Regulations do not specifically define a VFW Post, the use is similar to the uses devoted to civic, social, recreational, and educational activities, which are permitted in several zones. Bill 103-26 permits a VFW Post as an institutional, public, or quasi-public use category, which includes schools, day cares, streets, public utilities (including cables for telephones or electricity and wireless telecom towers), transit facilities, research institutes, and volunteer fire companies.

With the affirmative vote of five members of the County Council, Bill 103-26 will take effect 14 days after its enactment.

Bill 104-26

Council District(s) 3

Mr. Mangione

**Zoning Regulations – Uses Permitted in the Business, Roadside (B.R.) Zone –
Car Wash**

Bill 104-26 requires car washes in certain areas of the Business, Roadside (B.R.) Zone be located on a property that is assigned with an Automotive Services (A.S.) Overlay District.

The Baltimore County Zoning Regulations (BCZR) define a car wash as “an area of land and/or a structure with machine or hand-operated facilities used for the cleaning, washing, polishing or waxing of motor vehicles as a principal or accessory use.” Currently, car washes are permitted in the B.R. Zone by special exception. Section 419 of the BCZR sets forth specific regulations for car wash uses. Section 419.1 states that roll-over, full-service and self-service car washes are permitted by special exception in the A.S. District (as well as other Overlay Districts, including Commercial, Rural (C.R.), Commercial, Community Core (C.C.C.), or Industrial, Major (I.M.)).

The A.S. Overlay District was first established by the County Council in Bill 172-93. As stated in the “Statements of legislative intent for districts” set forth in Section 259.2.B of the BCZR, “the A.S. District may be applied within the urban-rural demarcation line (URDL) to certain parcels of land zoned [Business Local] [(B.L.)], [Business Major] [(B.M.)] or B.R., which are appropriate for uses dominated by the parking and servicing of automobiles or characterized by frequent parking turnover, such as fuel service stations and car wash operations.

An Overlay District superimposes an additional set of regulations or requirements over an existing Zone. The District can refine or limit the uses in the underlying Zone. In order to clarify the Council’s intent with regard to a car wash use in the Hunt Valley/Timonium Master Plan area, Bill 104-26 requires that a car wash in the B.R. Zone must also be located on a property that is assigned with an A.S. Overlay District.

With the affirmative vote of five members of the County Council, Bill 104-26 will take effect 14 days after its enactment and will apply to any petition, project, or development that has not received final, non-appealable approval as of October 5, 2026, which is the date of introduction of Bill 104-26 by the County Council.

Bill 105-26

Council District(s) 3

Mr. Mangione

**Zoning Regulations – Uses Permitted in the Business, Local (B.L.) Zone –
Service Garage**

Bill 105-26 permits certain service garages in specific areas of the Business, Local (B.L.) Zone to sell used motor vehicles as an ancillary use.

The Baltimore County Zoning Regulations define a “service garage” as “a garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired or kept for remuneration, hire or sale.” Currently, service garages are permitted in the B.L. Zone by special exception. Bill 105-26 modifies the use such that a service garage that is located in the B.L. Zone and in the Hunt Valley/Timonium Master Plan area may sell used motor vehicles as an ancillary use, provided the service garage is assigned with the Automotive Service (A.S.) overlay district.

With the affirmative vote of five members of the County Council, Bill 105-26 will take effect 14 days after its enactment.

Bill 106-26**Council District(s) 5**

Mr. Marks

Zoning Regulations – Energy Storage Devices – Landscaping Requirements

Bill 106-26 establishes certain landscaping requirements for energy storage devices located adjacent to or within the Chesapeake Bay Critical Area. The Baltimore County Zoning Regulations define an energy storage device as “a resource capable of absorbing electrical energy, storing it for a period of time, and delivering the energy for use at a later time as needed.” An energy storage device is not considered a utility transmission facility. An energy storage device consists of the system of structures, wires, insulators, and associated hardware that carries electrical energy to and from the electric power system. If located in the Resource Conservation (R.C.) 5 zone, the site of an energy storage device shall be a minimum of 30 acres and located within one half-mile of a transmission line. An energy storage device is only permitted east of Pulaski Highway (Route 40) or south of Liberty Road.

Under Section 443.1.E. of the Zoning Regulations, a landscaping buffer must be provided around the perimeter of any portion of a property containing a building or structure used as an energy storage device adjoining a property zoned or used for residential uses. However, 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.

Bill 106-26 adds an additional requirement that, in areas adjacent to or within the Critical Area, an energy storage device must be shielded with a berm which must include dense landscaping that, at the time of planting, is sufficiently tall to screen from view the building in which the energy storage device is located.

With the affirmative vote of five members of the County Council, Bill 106-26 will take effect 14 days after its enactment.

Mr. Mangione

Baltimore County Final Landmarks List – Eden Derry

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 401 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 September 22, 2026.

Bill 107-26 proposes to amend the Final Landmarks List by adding the “Eden Derry” (McCullough-Johnson Farm) House, Barn, Corncrib, Springhouse, Machine Shed, Frame Aux Building, and Privy and Setting (5.64 acres), 19241 Middletown Road, Parkton.

Upon passage by the County Council, Bill 107-26 will take effect 45 days from the date of its enactment.

Bill 108-26**Council District(s) 4**

Mr. Jones

Property Tax Credit – OT Zone of Owings Mills

Bill 108-26 clarifies the number of units and percentages of affordable units needed to qualify for a revitalization tax credit for properties within a State designated transit-oriented development located in a certain area and within the Woodlawn Commercial Revitalization District.

At this time, the Metro Centre at Owings Mills is the only State-designated transit-oriented development in Baltimore County. This mixed-use development features commercial/retail, office, and residential components and also includes, as a centerpiece, a public library and a branch of the Community College of Baltimore County, which represent a multi-million-dollar investment by Baltimore County.

With the passage of Bill 61-25, the Council incentivized the intensification, particularly in the form of additional residential units, of the State-designated transit-oriented development at the Metro Centre by expanding the time for which a revitalization property tax credit can continue. The tax credit may continue for 30 years for qualified improvements to a residential building located on a qualifying property under two circumstances:

- 10% of the total number of units are affordable units. Affordability shall be calculated based on 60% of the area median income (Baltimore-Columbia-Towson) as determined annually by U.S. Department of Housing and Urban Development, and rent for those units shall not exceed 30% of annual income. In order to qualify for this tax credit, rent for the affordable units shall remain at 60% of the area median income (Baltimore-Columbia-Towson) for the duration of the tax credit; and
- any other residential building or a building for senior housing, assisted living, life care, continuing care, or elderly housing, that is at least 60 feet in height. This tax credit may be not granted unless the building has been constructed and has received a use and occupancy permit.

Bill 108-26 clarifies the percentages to state that:

- at least 10% of the total number of units are affordable units; and
- Affordability is calculated based on 60% or less of the area median income.

From a fiscal impact perspective, the bill does not change the amount or duration of the tax credit; however, by modifying the affordable housing eligibility criteria, it may affect the number of properties that are eligible to receive the credit.

With the affirmative vote of five members of the County Council, Bill 108-26 will take effect 14 days after its enactment.

Bill 109-26**Council District(s) All**

Mr. Ertel (By Req.) & All Councilmembers

Executive Office

County Seal of Baltimore County

Bill 109-26 adopts an updated County Seal to reflect the increase in councilmanic districts from seven to nine and amends the County Code provision regarding the number of stars on the County Seal. See Exhibit A.

Section 1007 of the County Charter sets forth the requirement for a County seal and the process through which the seal can be adopted. This section was part of the original charter adopted in 1956. It states that “the county council shall, by ordinance enacted at its first legislative session, adopt a county seal, and thereafter it may use and alter the same at pleasure. The seal shall contain the corporate name of the county and such other information or insignia as the county council may determine. The county executive, the secretary to the county executive, the secretary of the county council and such other officers as may be specified by ordinance of the county council shall have power to attest to the county seal.”

On April 2, 1957, the first County Council of Baltimore County passed a resolution under Charter Section 1007 soliciting designs from the citizens of Baltimore County, including students and teachers, for a Common Seal of Baltimore County to appear on all official letters and stationery. More than 33 designs were submitted, and each artist received an official certificate from the County Council. The winning design, by Towson resident Adelaide M. Haspert, featured the Calvert and Crossland Coats of Arms and seven stars representing the County’s seven councilmanic districts. The official Common Seal was approved by the County Council and enacted into law on June 10, 1957 and continues to serve as a proud symbol of Baltimore County.

This process is memorialized in § 1-1-102 of the County Code, which states “the common seal of the County, as presented to the Council by Adelaide M. Haspert, shall be circular in shape and convenient in size and shall contain: (1) the corporate name of Baltimore County, Maryland; (2)

the Calvert and Crossland coats of arms; and (3) seven stars representing the seven councilmanic districts.”

With the approval of a ballot question by the voters of Baltimore County in the 2024 general election, the Baltimore County Council will expand from seven members to nine members, beginning with the 2026 election. The first nine-member Council will be sworn in on December 7, 2026. This represents the first change to the size of the County Council since the County Charter was adopted in 1956.

Since the 2024 ballot question was approved, the Council and the Administration have worked together to prepare for the expansion to nine Councilmembers. These efforts have included updating County Code provisions, revising the membership of County boards and commissions, renovating the Council offices and Council chambers, and hours of behind-the-scenes administrative work. The Administration and the Council believe that the adoption of an updated nine-star County Seal is a fitting capstone to nearly two years of preparations and a wonderful welcome to the first nine-member County Council of Baltimore County. Accordingly, Bill 109-26 updates § 1-1-102 to state that the County seal shall have nine stars representing the nine councilmanic districts. The bill also includes an uncoded section that adopts an attached picture of the new nine-star seal as the official seal of Baltimore County.

The Administration advised that any costs associated with implementing the updated County seal are being assessed and expected to be absorbed within existing or future appropriations.

With the affirmative vote of five members of the County Council, Bill 109-26 will take effect on December 7, 2026.



Bill 110-26 (Supplemental Appropriation)

Council District(s) All

Mr. Ertel (By Req.)

Sheriff's Office

Courtroom Security Officer Support Program

The Administration is requesting a supplemental appropriation of State funds totaling \$350,000 to the Courtroom Security Officer Support Program Gifts and Grants Fund program. The Office advised that the funds will be used to enhance recruitment and retention efforts for Courtroom Security Officers. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State⁽¹⁾	\$ 350,000	--	\$ 350,000
Federal	--	--	--
Other	--	--	--
Total	<u>\$ 350,000</u>	<u>--</u>	<u>\$ 350,000</u>

⁽¹⁾ Administrative Office of the Courts – Security Administration funds. No County matching funds are required.

Analysis

The Maryland Judiciary Administrative Office of the Courts, Security Administration offers a Courtroom Security Officer Support Grant to agencies that are responsible for Circuit Court security and are experiencing staffing shortages that would make it difficult to comply with Maryland SB0544, which establishes a minimum adequate security standard for courtroom security in State courthouse facilities. SB0544 states that any entity responsible for providing

courthouse security shall use best efforts to have the following staffing in place by July 1, 2027: at least one Courtroom Security Officer in each courtroom for any criminal, family, or juvenile proceeding (and at least one Courtroom Security Officer in each courtroom for any type of proceeding by July 1, 2029); two Courtroom Security Officers in each courtroom for any proceeding involving an incarcerated individual or an individual who may be remanded to custody as a result of the proceeding; and one additional roving Courtroom Security Officer for every four or fewer courtrooms on each floor of a courthouse. The Office advised that the Security Administration determined that the County needs approximately 39 additional Courtroom Security Officers (20 current vacancies in existing County-funded positions and 19 new positions) for the County to meet the minimum adequate courtroom security staffing standard established in SB0544; the Office advised that this estimate does not include projected rover staffing needs.

The Office advised that the proposed supplemental appropriation primarily will be used to support sign-on and retention bonuses for officers (\$301,000); funds will also be used for television and social media advertising campaigns (\$49,000). The Office advised that the County currently offers hiring bonuses of \$6,000 per entry level officer and \$12,000 per experienced officer; the County does not currently offer retention bonuses. The Office further advised that the proposed grant funding will be used to supplement current County-funded bonuses by providing entry-level hiring bonuses for approximately 5 officers at \$4,000 per officer, experienced officer hiring bonuses for approximately 11 officers at \$13,000 per officer, and retention bonuses for approximately 55 officers who work courtroom security on a routine basis at \$2,500 per officer.

The grant period is September 1, 2026 through June 30, 2027. The Office advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 110-26 will take effect November 29, 2026.

Executive Summary

The Maryland Courtroom Security Officer Staffing Support Program Grant provides \$350,000 in immediate state funds through the Administrative Office of the Courts- Security Administration to support recruitment and retention initiatives for the Sheriff's Office. The funding opportunity was afforded to agencies responsible for circuit court security that are experiencing staffing shortages and would struggle with adherence to courtroom staffing requirements set forth in Maryland Senate Bill 544. Funds are front loaded and intended to augment/supplement county funded recruitment initiatives currently in place, including hire/retention bonuses and advertising campaigns, with availability until June 30, 2027.

Prepared by: Sheriff's Office

Bill 112-26**Council District(s) All**

Mr. Patoka

Animal Welfare – Dogs and Cats – Disposal of Dog Waste

Bill 112-26 requires a person to properly dispose of dog waste. Specifically, the bill would prohibit a person from disposing of dog waste in a trash bin on another person's private property. The bill also requires that a person dispose of dog waste in their own trash bin or a public trash can. A person who violates either of these requirements is subject to a civil penalty of \$250.

With the affirmative vote of five members of the County Council, Bill 112-26 will take effect 14 days after its enactment.

Bill 113-26

Council District(s) 5

Mr. Patoka

Baltimore County Final Landmarks List – Upper Falls Odd Fellows Hall

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 401 properties, with Bill 107-26 potentially adding the 402nd property. 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 has met and compiled a preliminary list of additional structures to be added to the Final Landmarks List. The Upper Falls Odd Fellows Hall structure has been identified on the preliminary landmarks list by the Commission and has been reviewed by the County Executive. Specifically, the Commission delineated the two parcels associated with the structure (tax map 64, parcels 629 and 379) as its Historical Environmental Setting.

Thereafter, the Department of Planning notified the property owners of the required public hearing, which the Council subsequently held on September 22, 2026 to consider whether the structure should be included on the “Final Landmarks List.” The County Council has decided to reduce the Historic Environmental Setting to only include the parcel that contains the structure (parcel 629, containing 0.25 acres). In considering whether the following structure contributes substantially to the architectural and historical heritage of the County, State, or nation, §32-7-303(d)(1)(i) of the

County Code requires the County Council to vote to approve or disapprove the adoption of a structure to the Final Landmarks List within 90 days after the public hearing.

Bill 113-26 proposes to amend the Final Landmarks List by adding the “Upper Falls Odd Fellows Hall” and Setting (parcel 629 only), 7801 Bradshaw Road, Upper Falls.

Upon passage by the County Council, Bill 113-26 will take effect 45 days from the date of its enactment.

Bill 114-26**Council District(s) 3, 5, & 7**

Mr. Mangione

Zoning Regulations – Central Community Hub

Bill 114-26 permits a Central Community Hub in several zones and modifies the special regulations regarding a Central Community Hub.

The Baltimore County Zoning Regulations define a Central Community Hub as “a facility or group of facilities, situated on a single tract of land, which provides a variety of commercial, civic, social, and recreational activities meant to serve the residents of the adjacent and surrounding communities.” A Central Community Hub includes, but is not limited to, retail; commercial; recreational facilities; libraries; facilities for the support of performing and other creative arts; facilities for cultural or community-based activities and organizations; group child-care centers; day camps; senior centers; studios for artists, musicians, or other similar cultural purposes; art galleries and outdoor space for artwork display and sale; vocational training spaces; offices; standard restaurants; breweries and nanobreweries; and supporting parking. A Central Community Hub may not include: Class 5A breweries; fuel service stations; service garages; warehouses (excepting ancillary storage for other uses); public storage; trucking facilities; and car washes.

Currently, a Central Community Hub is only permitted on a property that is: zoned Density Residential (D.R.) 5.5, Office Residential (OR-1), or a combination thereof and served by public utilities; at least ten acres in size; within the Pikesville Commercial Revitalization District; improved with a building on the Maryland Inventory of Historic Properties and the National Register of Historic Places; and owned or operated by a not-for-profit organization. Bill 114-26 establishes a secondary set of location criteria that permits a Central Community Hub on a tract of land that is: zoned a combination of Manufacturing Light (M.L.), Business Local-Commercial Rural (B.L.-C.R.), or Resource Conservation (R.C. 2); located outside of the Urban-Rural Demarcation Line and east of I-83; and improved with a building or buildings in existence as of January 1, 2026, at least a portion of which will be used in conjunction with the Central Community Hub. Provided these conditions are met, the bill permits a Central Community Hub in the M.L., B.L.-C.R., and R.C. 2 Zones by-right.

The bill also modifies several special regulations for a Central Community Hub. First, the bill establishes that a Central Community Hub that meets the secondary set of location criteria is not subject to the current special regulations regarding parking, the development process, or additional restrictions. However, the bill does add a parking regulation that the required number of parking spaces for such a Central Community Hub may not be calculated based on individual uses and it must provide a minimum of 100 parking spaces. The bill also exempts existing buildings on the tract of land for such a Central Community Hub from the height and area regulations governing the underlying zone, while any additions to existing buildings must meet all applicable height and area regulations.. The bill also specifies that any outdoor live music at such a Central Community Hub must end by 9:00 p.m. on Sundays through Thursdays and 10:00 p.m. on Fridays and Saturdays.

With the affirmative vote of five members of the County Council, Bill 114-26 will take effect 14 days after its enactment.

Bill 115-26

Council District(s) 5

Mr. Marks

**Zoning Regs. – Uses Permitted in the Business, Local (B.L.) Zone –
Farm Wineries and Farm Breweries**

Bill 115-26 permits farm breweries in specific areas of the Business Local (B.L.) Zone under certain circumstances. The bill also amends the definition of Brewery, Class 8 in the Baltimore County Zoning Regulations and amends certain restrictions on the permitted use of Winery, Class 4 in the B.L. Zone.

In general, the classes of alcohol manufacturers are set by State law. Currently, the Baltimore County Zoning Regulations define a brewery as an establishment with a valid alcoholic beverage manufacturer's license Class 5, 6, 7 or 8, issued in accordance with the Annotated Code of Maryland, Article 2B, Sections 2-206, 2-207, 2-208, or 2-209. The Zoning Regulations also contain several definitions for different classes of breweries.

Under the Zoning Regulations, a Brewery, Class 8 is defined as a brewery located on a minimum of ten acres with a Class 8 (farm brewery) license, which sells and delivers malt beverage manufactured in a facility on the licensed farm with an ingredient from a Maryland agricultural product grown thereon, and produces no more than 15,000 barrels of malt beverage per year. In 2015, when this definition was first enacted by Bill 64-15, this definition mirrored the State law definition. However, in the intervening 11 years, the State definition has changed such that there are substantive differences. Accordingly, Bill 115-26 simplifies the definition in the Zoning Regulations such that a Class 8 Brewery is defined as a brewery with a Class 8 license issued under Section 2-210 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland.

Next, Bill 115-26 modifies the use of Winery, Class 4 and adds Brewery, Class 8 to the uses permitted in the B.L. Zone under specific circumstances. Currently, a Winery, Class 4 with a valid license issued in accordance with the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland, Section 2-206 is permitted by-right in the B.L. Zone as an agricultural support use if: (1) the Winery is located in the Carney-Cub Hill-Parkville Area Community Plan Area; and (2) the location has been in continual use as a cider mill from 1947 to the present. Also, temporary

promotional events, such as product tasting or public gatherings associated with the Winery are permitted subject to special hearing approval by the Administrative Law Judge or Board of Appeals on appeal. The current definition also limits such a Winery to the production, manufacture, distribution, and retail of hard cider produced on the premises. Bill 115-26 removes this restriction.

Last, the bill adds the permitted use of a Brewery, Class 8, with a valid license issued in accordance with the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland, Section 2-210 as an agricultural support use with the same location and temporary promotional event restrictions as the Winery Class 4.

With the affirmative vote of five members of the County Council, Bill 115-26 will take effect 14 days after its enactment.

Bill 116-26

Council District(s) All

Mr. Marks

**Zoning Regs. – Outside Storage of Unlicensed or Inoperative Motor Vehicles
on Residential Property**

Bill 116-26 requires a property owner to provide certain proof regarding the current registration and state of motor vehicles on their residential property during an investigation of a complaint. The bill also establishes certain kinds of satisfactory proof. Last, the bill states that motor vehicles on the residential property shall be considered unlicensed and inoperative for which a citation may be issued if the property owner does not provide such proof.

Currently, the Baltimore County Zoning Regulations prohibit the outdoor storage of an inoperative motor vehicle or an unlicensed motor vehicle on a residential lot. However, outside storage of an unlicensed vehicle for a period not exceeding 15 days, unless extended by the Zoning Commissioner, in any calendar year is permitted for no more than one such vehicle per dwelling unit per year. The vehicle may not be used or dismantled for parts and may not be stored in a front or side yard unless placed in a driveway or other off-street parking area, and the vehicle may not be stored in a rear yard unless placed at least eight feet from any property line. In addition, the owner of the vehicle must reside on the lot upon which the vehicle is stored. Last, this prohibition does not apply to the outside storage of unlicensed but operative farm tractors or farm equipment actually and regularly used on a farm, farmette, or satellite farm.

Bill 116-26 establishes a requirement that a property owner must provide proof to a Code Enforcement Official who is investigating a complaint alleging a violation of the outside vehicle storage regulations that each vehicle on the property is licensed and operative, if the Code Enforcement Official cannot verify the operability or registration status of any vehicle referenced in the complaint. If the property owner does not provide the proof required, each vehicle on the property shall be considered unlicensed and inoperative and the property owner may be issued a citation for a violation of this section.

Bill 116-26 states that a property owner may prove that a vehicle is licensed and operative by providing the County with:

- A copy of the vehicle's current registration;
- A picture of the vehicle uncovered with current registration tags;
- A video of the vehicle running and moving under its own power; or
- Another form of proof acceptable to the Director of the Department of Permits, Approvals and Inspections.

With the affirmative vote of five members of the County Council, Bill 116-26 will take effect 14 days after its enactment.

Bill 118-26**Council District(s) All**

Mr. Young

Zoning Regulations – Fuel Service Stations in Planned Developments

Bill 118-26 modifies the requirements for permitting fuel service stations by right within certain planned developments, including reducing the minimum development size from 60 to 35 net acres and extending the provisions to developments zoned Business, Roadside (B.R.).

Currently, a fuel service station is permitted by right in several zones, including B.R., subject to specific lot dimension, setback, and appearance requirements. However, fuel servicing spaces may not be located within 100 feet of property zoned Density Residential (D.R.), Resource Conservation (R.C.), or Residential, Apartment, Elevator (R.A.E.) zoned property, or a Residential Office (R.O.).

The regulations provide four exceptions to this 100-foot setback restriction. For all exceptions, the fuel service station must be located on an arterial street. The fourth exception applies to a fuel service station integrated with and located within a plan of development that:

- has a minimum net area of 60 acres that is under common ownership or control;
- is zoned Business Major-Commercial, Town Center Core (B.M.-C.T.) and located in the Chesapeake Enterprise Zone; and
- does not exceed one fuel service station for each 30 acres of net area.

Bill 118-26 modifies the fourth exception by reducing the minimum net area from 60 to 35 acres and allowing the planned development to be zoned B.R. as an alternative to the existing B.M.-C.T. zoning and Chesapeake Enterprise Zone location requirements. The limitation of one fuel service station per 30 net acres remains applicable only to developments zoned B.M.-C.T. and located in the Chesapeake Enterprise Zone.

With the affirmative vote of five members of the County Council, Bill 118-26 will take effect 14 days after its enactment.

Bill 119-26**Council District(s) All**

Mr. Young

Zoning Regulations – Integrated Student Housing Development

Bill 119-26 establishes a definition for an integrated student housing development and permits such a use by right in certain areas, subject to specified requirements. An integrated student housing development must include a combination of purpose built student housing and single-family attached dwellings, with housing available for students and other residents.

Following issuance of a Staff Report from the Department of Planning and recommendation by the Planning Board, the Council enacted Bill 61-21 to regulate student housing in Baltimore County. One of the primary purposes of the bill was to create and regulate the new use of “purpose built student housing,” which the report recognized as a “way for colleges and universities to provide necessary living accommodations when on-campus space is limited or less feasible,” while providing for design review and proper oversight and management.

As with many jurisdictions, Baltimore County has an ongoing need for additional living accommodations and a wide array of development types that are suited for students attending its local colleges and universities. An integrated student housing development is intended to include purpose built student housing and residential dwellings and to allow for the integration of students within a broader occupancy development, subject to certain conditions and restrictions.

Bill 119-26 defines an integrated student housing development as a residential housing development that integrates housing options for students with housing options for general occupancy where all units are leased and managed under a common management plan and that is located on an overall tract of land at least 70 acres under common ownership or control. The tract of land must include areas zoned Density Residential (D.R.) and areas zoned for Business uses. The development plan for an integrated student housing development may be processed in phases.

An integrated student housing development must include a combination of purpose built student housing (which must be located in a business zone) and single-family attached units (which must

be located in a D.R. zone). For each of these types of housing, there are specific requirements and restrictions.

Purpose built student housing within an integrated student housing development is subject to Section 441.1 of the Zoning Regulations, with certain exceptions, and may include apartments, townhouses, or a combination of both. Occupancy for purpose built student housing within an integrated student housing development is not limited to students, resident counselors, or advisors. Leasing of the purpose built student housing must be on a per bedroom basis, regardless of unit type or whether or not the occupant is a student. The purpose built student housing portion of the development may not exceed 500 bedrooms and at least 25% of the available bedrooms within that portion of the integrated student housing development must be reserved for or leased to students.

The land area within the integrated student housing development that is designated for purpose built student housing may not be used to calculate residential density within the overall tract. Except for access, utilities, stormwater management, forest buffer, and forest conservation areas, all associated open space, amenities, and site requirements for the purpose built student housing within an integrated student housing development must be located within the portion of the tract zoned for business.

Single-family attached units that are within an integrated student housing development are subject to the bulk, area, and density regulations applicable to the underlying zone. Nothing in this section of the bill changes the classification of the single-family attached units, the permitted density within the D.R.-zoned portion of the tract, or requires reapproval of any previously approved or constructed units.

Leasing of the single-family attached units may be on a per unit basis or a per bedroom basis. If a unit is occupied by two unrelated individuals who are 18 years of age or older, there is no requirement that one individual be a student. However, Bill 119-26 permits the units to be occupied by up to 4 unrelated individuals who are 18 years of age or older, provided at least one occupant is enrolled as an undergraduate or graduate student at the time of execution of the lease. If all enrolled student occupants vacate the unit during the term of the lease, the non-student occupants may remain in the unit until the end of the lease term. When occupied and leased in accordance with these requirements, the single-family attached units may not be classified as multi-family housing or rooming and boarding houses and are not subject to the

restrictions or permit procedures for rooming and boarding houses under Section 408B of the Zoning Regulations.

To ensure an integrated student housing development is integrated with its surrounding community, a developer must propose amenities within the development, which must include: a pool and clubhouse, subject to membership requirements; walking paths; and similar amenities. The developer must make a diligent effort to obtain approval for such amenities and make those amenities available for use by community members, subject to reasonable limitations and requirements.

All housing within the integrated student housing development must be leased and managed under a common management plan, which must outline anticipated policies and procedures to ensure the safe, clean, orderly, and professional operation of the integrated student housing development in compliance with applicable regulations. The plan must address grounds maintenance; building upkeep; parking; security; transportation, including provision of a required transit stop; leasing; a code of conduct for residents; tracking of unit and bedroom utilization; verification of occupancy and student enrollment; and enforcement. The management plan shall be submitted, reviewed, and approved in the same manner as a management plan for purpose built student housing. Once approved, the management plan shall be recorded among the land records of Baltimore County and be binding on successors and assigns.

With the affirmative vote of five members of the County Council, Bill 119-26 will take effect 14 days after its enactment.

FM-1 (Amendments to 2 Contracts)**Council District(s) All**

Property Management

On-Call Industrial Hygienist Services

The Administration is requesting approval of amendments to contracts with Batta Environmental Associates, Inc. and KCI Technologies, Inc. to continue to provide on-call industrial hygienist services for various County-owned and/or operated facilities. Property Management advised that the proposed amendments, which commence upon Council approval, are necessary because, based on prior contract usage, it estimates that the remaining compensation available under the existing combined compensation cap will be insufficient to meet anticipated industrial hygienist needs through the contracts' expiration. The proposed amendments remove the existing combined compensation cap of \$276,926 and do not include a specified not-to-exceed compensation amount; instead, total compensation for both contractors combined is limited to amount appropriated for these services over the contract term. Property Management advised that combined estimated compensation totals \$348,491 for the entire 5-year and 4-month term, including the renewal and extension periods (an increase of \$71,565 from the existing upset limit). The contracts commenced October 16, 2023. See Exhibit A.

Fiscal Summary

Funding Source	Current Combined Maximum Compensation	Amended Combined Estimated Compensation ⁽²⁾
County ⁽¹⁾	\$ 276,926	\$ 348,491
State	--	--
Federal	--	--
Other	--	--
Total	<u>\$ 276,926 ⁽³⁾</u>	<u>\$ 348,491 ⁽⁴⁾</u>

⁽¹⁾ General Fund Operating Budget and/or Capital Projects Fund.

⁽²⁾ The proposed amendments remove the existing compensation cap and limit compensation to the amount appropriated for these services over the entire contract term.

⁽³⁾ Current combined maximum compensation for the entire 5-year and 4-month term.

⁽⁴⁾ Property Management's estimated combined compensation for the entire 5-year and 4-month term, including the renewal and extension periods; amount exceeds the previous combined maximum compensation by \$71,565.

Analysis

The contractors will continue to provide all labor, materials, tools, equipment, and supervision to perform industrial hygienist services for County-owned and/or operated facilities on an on-call basis. Services include monitoring, sampling, testing, and analysis of asbestos and lead-contaminated materials; sampling, testing, analysis of drinking water; and monitoring, sampling, and testing for indoor air quality (including mold spores) and the presence of PCB chemicals.

Hourly labor rates range from \$60 to \$105 depending on the contractor, worker's skill level (non-certified and certified industrial hygienists), and time status (regular or overtime). Testing costs range from \$0 to \$150, depending on the contractor and the type of test/sampling performed (e.g., air or water testing). The contracts provide that it is the intention of the County to issue work equally; however, the assignment of work is at the County's sole discretion. Property Management advised that it assigns work to the contractor with the lower cost for the proposed task; however, in certain circumstances, the contractor with the quickest response time may be selected.

On October 16, 2023, the Council approved the original 5-year and 4-month contracts with combined compensation not to exceed \$276,926. The contracts expire October 15, 2028. The

proposed amendments, which commence upon Council approval, remove the existing compensation cap and limit compensation to the amount appropriated for these services over the contract term; Property Management advised that combined estimated compensation totals \$348,491 for the entire 5-year and 4-month term, including the renewal and extension periods (an increase of \$71,565). All other conditions remain the same. Property Management advised that as of October 22, 2026, the County has incurred costs totaling \$211,687 under the contracts: \$150,614 to KCI Technologies, Inc. and \$61,073 to Batta Environmental Associates, Inc.

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

The County awarded the original contracts through a competitive procurement process based on the two lowest bids from eight bids received. According to the bid documents, there is a 10% M/WBE participation requirement.

The County's financial system indicated that as of October 9, 2026, the County has 8 other contracts with KCI Technologies, Inc. and no other contracts with Batta Environmental Associations, Inc.

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

EXECUTIVE SUMMARY

The Administration is requesting approval of an amendment to the contracts for KCI Technologies, Inc. and Batta Environmental Associates, Inc. to provide all labor, material, tools, equipment, and supervision for air monitoring, sampling, testing, and analysis of asbestos and lead contaminated materials.

Currently, there is \$70,194.01 of the NTE available on these contracts.

Paragraph 2.3 of the Agreement shall be stricken in its entirety and the following shall be inserted in lieu thereof:

“The Contractor acknowledges that the County has entered into agreements with multiple contractors for these services. The Contractor further acknowledges that it is not guaranteed any minimum amount of work under this Agreement and further acknowledges that in no event shall the compensation paid to the contractor exceed the sum of the County Council approved appropriation during the entire term of this Agreement including renewals thereof.”

All other terms, conditions and provisions of the Agreement remain in full force and effect.

Prepared by: Property Management

FM-2 (Contract)

Council District(s) 2

Office of Law – Real Estate Compliance

Neighborhood Park – Woodmoor-Lochearn Area

The Administration is requesting approval of a contract to acquire property totaling approximately 0.97 acres for \$420,000 to be used for a small neighborhood park in the Woodmoor-Lochearn area. Woodmoor Properties, LLC currently owns the property, which is located at the southwest corner of Marston Road and Sedgemoor Road and primarily zoned DR 16 (Density Residential – 16 units per acre). See Exhibit A.

Fiscal Summary

Funding Source	Purchase Price	Notes
County ⁽¹⁾	\$ 20,500	⁽¹⁾ Capital Projects Fund.
State ⁽²⁾	399,500	⁽²⁾ Program Open Space funds.
Federal	--	⁽³⁾ There is an associated reduction of approximately \$4,620 in property tax revenue annually (assuming that the property value aligns to the purchase price).
Other	--	
Total	<u>\$ 420,000</u> ⁽³⁾	

Analysis

The Administration advised that it obtained two appraisals pursuant to Program Open Space (POS) policy for review by the Maryland Department of Natural Resources (DNR): one by Associated Appraisers, LLC effective May 20, 2026, recommending \$420,000, and one by Peabody Associates, LLC effective June 7, 2026, recommending \$492,000. After review and analysis, the County's review appraiser deemed both appraisals as reasonable and acceptable compensation for the acquisition. The Office advised that, in consultation with the Department of Recreation and Parks, the County offered \$420,000 as compensation for the acquisition, and the property owner accepted the County's offer.

The Office advised that during an earlier acquisition effort by the County in December 2025, a POS application based on earlier appraisals and a previously accepted contract offer of \$399,500 was submitted and approved for this project; the Office advised that the project qualified as a “pocket park” acquisition as described in the FY 2026 Annual Program. The Office further advised that DNR confirmed that the County may collect the amount of previously-approved POS funding, as long as the new appraisals and contract amount exceed the approved amount. The Office further advised that the balance of the \$420,000 purchase price, or \$20,500, will be paid with County funds.

The approximate 0.97 acres to be acquired is improved with a gravel parking lot, several deteriorated pole lights, and a perimeter chain-link fence, along which there are also several trees and saplings. The contract states that the seller is responsible for removing any abandoned or leaking tanks and/or drums lying above or below the ground on the property, plus any environmental remediation of the property, if required; should the seller, after receiving notice of any unsatisfactory condition, fail to remediate the property, the contract may be terminated. The contract also states that the seller is responsible for removing trash, debris, and personal property; should the seller fail to do so, the purchase price of the property may be adjusted to reflect the County’s cost for the removal.

The Office advised that the County intends to use the property for a small neighborhood park in the Woodmoor-Lochearn area. Specific plans for the property have not been developed; accordingly, future capital and operating costs are undetermined and will depend upon the scope and nature of the improvements. The Office advised that no funding is currently budgeted specifically for post-acquisition improvements to the property. The Office anticipates that the fencing around the property will remain in place until the time of any future park development.

The Office advised that as of October 15, 2026, the County has expended/encumbered \$22,780 for this project, including funds for appraisals and a phase-one environmental assessment (\$16,100) and funds for appraisals and title work related to the earlier acquisition effort (\$6,680).

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

Executive Summary

PROGRAM TITLE:	Woodmoor Properties, LLC
PROJECT NO.:	126010824
FISCAL MATTER:	Contract of Sale
PROPERTY OWNERS:	Woodmoor Properties, LLC
LOCATION:	Marston Road and Sedgemoor Road
CONSIDERATION:	\$420,000.00
PURPOSE OF PROJECT:	The purpose of this contract is to acquire an approximate 1-acre property to serve as a small neighborhood park in the Woodmoor-Lochearn area.
LIMITS OF PROJECT:	Marston Road and Sedgemoor Road

Prepared by: Office of Law – Real Estate Compliance

FM-3 (Amendments to 3 Contracts)**Council District(s) All**

Department of Public Works and Transportation

Snow Removal and Deicing Services

The Administration is requesting approval of amendments to three contracts, with Goodearth Services, Inc., Crusse Construction, LLC, and J. Behn & Sons, LLC, for on-call snow removal and de-icing services to incorporate an updated payment structure, including minimum payment guarantees and revised incentive payment amounts. The Office of Budget and Finance, Purchasing Division advised that the proposed minimum guarantee could potentially cost up to \$492,000 annually for all 45 of the County's snow removal contractors; however, based on reasonable expectations that most contractors will provide services in excess of guaranteed minimum amounts each year, the actual cost of the payment structure is estimated to be significantly less, limited to the difference in the incentive payment amount, which for FY 2027 is estimated to total \$25,250. The FY 2027 budget for the Storm Emergencies Program totals \$6.1 million, including \$2.8 million for contractual snow removal services. The contracts commenced in 2017, 2019, and 2024. See Exhibit A.

Fiscal Summary

Funding Source	Combined Current Total Compensation	Combined Amended Total Compensation
County ⁽¹⁾	*	*
State	--	--
Federal	--	--
Other	--	--
Total	* (2)	* (3)

⁽¹⁾ General Fund Operating Budget.

⁽²⁾ The contract amounts are not reasonably estimable.

⁽³⁾ Compensation may not exceed the amount appropriated for these services for the entire term. The contract amounts are not reasonably estimable at this time. The Office of Budget and Finance, Purchasing Division advised that the fiscal impact of the minimum payment guarantees could total up to \$492,000 annually for all 45 snow removal contractors under contract with the County; however, it anticipates almost all contractors exceeding their guarantees each year. The Purchasing Division further advised that the fiscal impact of the updated incentive payments totals approximately \$25,250 in FY 2027 for all 45 snow removal contractors under contract with the County.

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 advised that the County currently has 45 snow removal contractors that provide approximately 227 trucks and 45 pieces of equipment.

The Purchasing Division advised that it is in the process of amending the County's snow removal contracts to reflect the County's updated payment structure and that these are the final three contracts requiring amendment. (The Purchasing Division advised that all 23 contracts approved since 2024 include the updated structure.) The November 2, 2026 agenda includes proposed amendments to three contracts, as follows:

Contractor	Council Approval	Contract Commencement	Contract Term	Expenditures/ Encumbrances as of October 13, 2026
Goodearth Services, Inc.	February 20, 2018	December 1, 2017	9 years and 5 months	\$145,300
Crusse Construction, LLC	November 18, 2019	November 1, 2019	9 years and 6 months	\$302,918
J. Behn & Sons, LLC	January 16, 2024	January 17, 2024	4 years and 3½ months	\$205,483

The proposed amendments provide for minimum payment guarantees for snow and ice removal operations in the amount of \$3,000 for each Class V or greater vehicle or dump truck (GVW 16,001 pounds or greater) with plow and spreader and \$1,500 for each four-wheel drive pickup truck with plow and spreader (GVW 16,000 pounds or less) for the current contract term and for all subsequent renewal terms; the Purchasing Division previously advised that the State's contracts also include minimum annual guarantees. The proposed amendments provide that the contractors will be ineligible for the minimum payment guarantees if they receive a "Notice of Unsatisfactory Performance" during the contract term. The proposed amendments also include an incentive payment to the contractors after the snow season ends in the amount of \$750 per Class V or larger vehicle (e.g., single-axle, tandem axle, or tri-axle dump truck) with plow and spreader and \$500 per four-wheel drive truck if the contractors were available and present for all snow events with the contracted equipment, did not receive a "Notice of Unsatisfactory Performance," and submitted all invoices by the end of the snow season; previously, the incentive payment was a flat \$500 per truck. The Purchasing Division previously advised that the change to the structure of the incentive payments was due to the fact that larger vehicles cost more to operate and maintain. All other terms and conditions remain the same.

The contractors will provide the following equipment:

<u>Contractor</u>	<u>Equipment</u>	<u>Hourly Rate</u>
Goodearth Services, Inc.	1 single-axle dump truck with plow and spreader and 1 skid loader (for emergencies only)	\$175/\$120
Crusse Construction, LLC	6 one-ton pick-up trucks with plows and spreaders and 1 single-axle dump truck with plow and spreader	\$135/\$175
J. Behn & Sons, LLC	4 one-ton pick-up trucks or small single-axle dump trucks with plows and spreaders	\$135

The original contracts provide that compensation may not exceed the amount appropriated for the entire contract term; the contract amounts are not reasonably estimable. The Purchasing Division advised that the potential fiscal impact of the minimum payment guarantees totals up to \$492,000 annually for all 45 snow removal contractors that provide approximately 227 trucks and 45 pieces of equipment; however, it anticipates almost all contractors exceeding their guarantees each year. (The Purchasing Division also advised that all contractors worked enough hours to exceed the annual guarantees during the 2025-2026 snow season.) The Purchasing Division further advised that the potential fiscal impact of the updated incentive payments totals approximately \$25,250 in FY 2027 for all 45 snow removal contractors. The FY 2027 budget for the Storm Emergencies Program totals \$6.1 million, including \$2.8 million for contractual snow removal services. The County may terminate each agreement by providing 30 days prior written notice.

The County awarded the original contracts on a noncompetitive basis (Goodearth Services, Inc. and Crusse Construction, LLC) and a solicitation process (J. Behn & Sons, LLC). The contracts do not include M/WBE participation requirements.

The County's financial system indicates that as of October 13, 2026, the County currently has one other contract with Crusse Construction, LLC and no other contracts with Goodearth Services, Inc. and J. Behn & Sons, 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

Goodearth Services, Crusse Construction and J. Behn & Sons: Snow and Ice Removal Services

Purpose – Snow removal and deicing services throughout the County. These contracts are being amended to match the minimum annual guaranteed payments provided by Maryland SHA, in the interest of improving contractor retention. The guaranteed minimum payments are as follows:

\$3,000 minimum for each Class V or greater vehicle

\$1,500 minimum for each vehicle less than Class V

\$750 annual retainer for each Class V or greater vehicle

\$500 annual retainer for each vehicle less than Class V

The guarantee will not be paid in addition to, but in lieu of, hire requirements not totaling more than the minimum for a respective vehicle class.

Scope of Contract – The Contractor shall provide snow removal and salt application services which the County may require during the Term. The County reserves the right to order such services as may be required during the Term, and it also reserves the right not to order any services, if it is found that such services are not required by the County during the Term. Snow removal shall consist of pushing all snow off the road surfaces of designated routes, to the sides of the roadways. Salt application shall involve the even distribution of rock salt across the same road surfaces being plowed by means of a salt spreader. The rate of application should be pre-calibrated as recommended by the Baltimore County Bureau of Highways during equipment installation by the Contractor.

Contract Value \$ - The contract does not specify a contract capacity. The capacity is tied to the total appropriation for snow removal services. 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.

Vendor Selection method –

Goodearth Services and Crusse Construction originally awarded through approved waiver of competitive bid.

J. Behn & Sons originally awarded through the competitive Baltimore County Request for Bid No. B-10000172.

MBE/WBE – 0%

Prepared by: Department of Public Works and Transportation

MB-2 (Res. 38-26)

Council District(s) All

Mr. Ertel (By Req.)

Office of Human Resources

Annual Compensation – County Administrative Officer

Resolution 38-26 would increase the annual compensation for the County Administrative Officer in accordance with the recommendations of the Personnel and Salary Advisory Board (“PSAB”).

Section 403(a) of the Baltimore County Charter states that the County Administrative Officer “shall devote his full time to the duties of his office, and shall be paid an annual salary pursuant to Section 405 of this Charter.” Section 405 of the Charter states that “the County Council, by the affirmative vote of a majority plus one of the total number of councilmembers established by this Charter, shall have power to increase or reduce the compensation for the ... County Administrative Officer; provided, however, that in no event shall...the compensation of the County Administrative Officer be reduced during his current term.”

The PSAB has recently made a recommendation to increase the compensation to be paid to the County Administrative Officer to \$310,721 for the term of office beginning June 2027, following the election of a County Executive, as provided in §402(a) of the County Charter. Resolution 38-26 amends the compensation for the County Administrative Officer in accordance with the PSAB recommendation.

The annual salary of the County Administrative Officer is currently \$263,000; the proposed salary represents an increase of \$47,721, or 18.1%. The proposed compensation change would increase FY 2027 salary costs by approximately \$4,000, which the Administration advised can be accommodated within the existing FY 2027 appropriation.

Pursuant to County Code, § 5-1-105, as amended by Bill 40-26, as amended, on October 8, 2026, the Office of Budget and Finance provided an actuarial analysis of the retirement-related fiscal impact of Bills 91-26, 92-26, and 93-26 and Resolution 38-26. The actuary estimates that the proposed compensation changes collectively would increase the Employees’ Retirement System’s actuarial accrued liability by \$957,304 and increase the County’s annual employer

retirement system costs by \$133,259 beginning in FY 2029. Over the 10-year period from FY 2029 through FY 2038, the analysis projects approximately \$1.6 million in cumulative additional employer retirement system costs. The analysis indicates no change in the Retirement System's funded status attributable to the proposed compensation changes. The actuarial analysis does not separately identify the 10-year retirement-related fiscal impacts attributable to the proposed County Administrative Officer compensation increase.

The Council voted at its October 19, 2026 legislative session to extend the vote on Resolution 38-26 until its legislative session on November 2, 2026.

This resolution shall take effect from the date of its passage by the County Council and shall be effective if passed by five members of the County Council.

Mr. Marks

**Encouraging the Maryland General Assembly – Passage of Legislation –
Occupational Disease Presumptions for First Responders Workers' Compensation**

Resolution 41-26 encourages the Maryland General Assembly to pass legislation during the 2027 Legislative Session regarding Occupational Disease Presumptions for First Responders Workers' Compensation. According to the resolution, First Responders such as police officers, firefighters, EMTs, and 911 operators are the first to arrive on the scene of an emergency or accident, putting their lives on the line without hesitation, and that while working to save the lives of others, First Responders often put their own lives and mental wellbeing at risk, incurring physical and mental injuries, including Post-Traumatic Stress Disorder (PTSD) that can sometimes be fatal.

The resolution states that historically, workers' compensation systems are primarily focused on physical injuries, leaving mental health injury claims to be treated more narrowly because of concerns involving causation, proof standards, and the difficulty of distinguishing workplace trauma from broader life stressors. According to the resolution, that approach has changed in recent years, as more have rightly recognized that First Responders often face extraordinary psychological trauma as part of their jobs.

The resolution states that legislation establishing workers' compensation presumptions for PTSD treatment coverage remains an active issue both nationally and within Maryland, with occupational disease presumptions continuing to expand in many jurisdictions, and mental health coverage for First Responders is increasingly becoming a central policy priority. In its 2024 legislative session, the General Assembly considered HB 190/SB 1069 that would have established First Responder PTSD presumptions, specifically making PTSD presumptively compensable for qualifying First Responders diagnosed by licensed mental health professionals if certain conditions are met.

According to the resolution, despite the State legislative bodies in Alaska, Arizona, and Oklahoma passing similar legislation in 2024, the Maryland House of Delegates referred HB 190, cross-filed as SB 1069, for interim study in March 2024. It is the understanding of the Resolution's sponsor that Delegate Kim Ross intends to introduce legislation substantially similar to HB 190/SB 1069 in the upcoming 2027 legislative session.

Resolution 41-26 shall take effect from the date of its passage by the County Council, and copies of the resolution shall be sent to the Governor of Maryland and to the Baltimore County delegation to the Maryland General Assembly.

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
APPENDIX A

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

TO: County Administrative Officer **DATE:** 10/6/26

FROM: Kevin D. Reed, Director *KDR* **COUNCIL MEETING**
Office of Budget & Finance **DATE:** 11/2/26

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

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

Award Document

SCON 10004094 Collaborative Testing Svcs, Inc.

This Supplier Contract is for the purchase of a license of proficiency tests for the Forensic unit examiners through Collaborative Testing Services, Inc (CTS). is an ANSI National Accreditation Board (ANAB) approved provider of proficiency tests.

As detailed in the 902f Justification signed by Chief McCullough, CTS is the only vendor recognized under COMAR and is an ANSI National Accreditation Board (ANAB) approved provider of proficiency tests. They provide a complete source of major proficiency tests in all the required disciplines used by the Forensic examiners: Controlled substances, Latent Prints, Firearms, Toolmarks, Forensic Biology, Footwear/Tire Impressions and Trace.

Award Total for 5 Years: \$82,650.00
Award Date: 9/25/26

SCON 10000800-9 Jotform, Inc.

This Supplier Contract Amendment is for the provision of the County's enterprise form creation software through Jotform Inc. As detailed in the Justification signed by Chris Martin, the amendment extends the current contract by adding five additional one-year renewal terms and removes the existing compensation cap to support continued system operation.

Baltimore County needs to keep using its dedicated HIPAA-compliant Jotform server, originally obtained during the COVID-19 emergency. Jotform has become a critical, secure, enterprise-wide tool used by many County agencies for data collection, workflows, multilingual applications, and health-related program processing. Losing access would disrupt operations and reduce agencies' ability to serve residents effectively. Because usage has grown across the enterprise,

the amendment also removes the compensation cap so the County can scale the service as needed for ongoing agency, community, and grant-funded program requirements.

The amendment is considered fair because OIT reviewed other solutions and found JotForm to be the lowest-cost option that fully meets agency needs. The County also retains access to its dedicated HIPAA-compliant server as long as licenses continue. JotForm's pricing and specialized features support a longer-term agreement, and the vendor's proposed 5% annual increase is standard and expected.

Award Total for 5 Years: \$500,000.00
Award Date: 9/28/26

PO 10038947

Aviation Specialties Unlimited

This Purchase Order is for the purchase of two (2) E3 Night Vision Goggles through Aviation Specialties Unlimited.

As detailed in the 902f Justification, signed by Chief McCullough, Aviation Specialties Unlimited (ASU) is the sole manufacturer and authorized distributor of the E3 aviation night vision goggle (NVG).

NVGs are required under Aviation Standard Operating Procedures and are critical for safe nighttime flight operations.

ASU provides certified NVG inspection services under a contract approved by County Council on 09/16/2026.

Award Total: \$37,065.00
Award Date: 10/5/26

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