TENTATIVE#2

BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 17
SEPTEMBER 22, 2026 6:00 P.M.

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

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

B. **APPROVAL OF JOURNAL** – Meeting of September 8, 2026

C. **ENROLLMENT OF BILLS** – Bills 68-26, 69-26, 70-26 & 71-26

D. **INTRODUCTION OF BILLS**

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

Bill 72-26 – Mr. Ertel(By Req.) – CEB – Waterway Improvement Program
Bill 73-26 – Mr. Ertel(By Req.) – The Fire Prevention Code of Baltimore County
Bill 74-26 – Mr. Ertel(By Req.) – Procedures for Tenant Notice When a Court Has Issued a Warrant of Restitution
Bill 75-26 – Mr. Ertel(By Req.) – Rental Housing Licenses – Advertising
Bill 76-26 – Mr. Ertel(By Req.) – Permits, Licenses, and Business Regulations – Electricians – Licensing and Registration
WITHDRAWN ~~Bill 77-26 – Mr. Ertel – Baltimore County Business Development and Retention Corporation~~
Bill 78-26 – Councilmembers Ertel, Marks, Mangione, Crandell & Patoka – Office of the Inspector General – Technical Definition and Clarification
Bill 79-26 – Cnclmbrs. Marks, Ertel, Mangione, Crandell & Patoka – Data Centers – Extension of Temporary Controls Enacted Under Bill 3-26
Bill 80-26 – Mr. Mangione – Zoning Regs. – Uses Permitted in the M.L.R. Zone – Commercial, Retail, Institutional, Or Service Uses
Bill 81-26 – Mr. Jones – Zoning Regs. – Uses Permitted in the Residential-Office (R-O) Zone – Beauty and Wellness Services
Bill 82-26 – Councilmembers Marks, Mangione, Ertel, Jones, Patoka & Crandell – Surplus Commodities – Alternative Disposition Methods for Public and Nonprofit Entities
Bill 83-26 – Councilmembers Marks & Mangione – Property Tax Credit – Fraternal Order of Police

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

1. Amendment to Contract – Mission Critical Partners, LLC – Technical expertise – Engineering equipment design -Upgrade – 911 Back Up Center
2. Contract – KC Lanz Industries, LLC – Moving services – Portable dental equipment
3. Contract – Mobile Dredging & Video Pipe, Inc. – On-call utility infrastructure pipeline inspection & cleaning services
4. Contract – Atlantic Lining Company, Inc. – Installation and repair of geosynthetic liners – County landfills
5. Contract – Wheelabrator Baltimore, L.P. – Municipal solid waste disposal

G. **MISCELLANEOUS BUSINESS**

1. Correspondence - (a) (2) - Non-Competitive Awards (August 18, 2026)
2. Res. 27-26 – Mr. Ertel(By Req.) – Amendment to the Growth Tier Map for Baltimore County – 4122 Sweet Air Road
3. Res. 28-26 – Mr. Ertel(By Req.) – Extension of Sanitary Sewer System – Middle River Area
4. Res. 29-26 – Mr. Ertel(By Req.) – Amendment to PILOT – Turner Station Preservation LLC
5. Res. 30-26 – Mr. Ertel(By Req.) & Mr. Mangione – Endorsement of designation of the proposed Lutherville Station TOD
6. Res. 31-26 – Cnclmbrs. Marks & Mangione – Review of policies and procedures–Traffic calming devices and measures in rural areas
7. Appointment – Mr. Ertel(By Req.) – Advisory Committee on Public School Capacity – Crystal Mercer

BALTIMORE COUNTY COUNCIL

NOTES TO THE AGENDA
LEGISLATIVE SESSION 2026

Issued: September 10, 2026
Reissued: September 15, 2026
Work Session: September 15, 2026
Legislative Day No. 17: September 21, 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

September 21, 2026

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BALTIMORE COUNTY COUNCIL
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 17
September 21, 2026 6:00 P.M.

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

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MISCELLANEOUS BUSINESS

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7. Appointment – Mr. Ertel(By Req.) – Advisory Committee on Public School Capacity – Crystal Mercer

Bill 72-26 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Police Department

Waterway Improvement Program

The Administration is requesting a supplemental appropriation of anticipated State funds totaling $10,000 to the Waterway Improvement Fund Grant Gifts and Grants Fund program (as amended). The Department advised that the funds, if awarded, will be used to assist with the removal of abandoned vessels and hazardous debris from Maryland waters. (The Administration has submitted a technical amendment to the bill to correct the program name.) See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State[(1)]	$ 10,000	--	$ 10,000
Federal	--	--	--
Other	--	--	--
Total	$ 10,000	--	$ 10,000

(1) Maryland Department of Natural Resources funds. No County matching funds are required.

Analysis

The Maryland Department of Natural Resources (DNR) offers Abandoned Boat and Debris Program grants to local governments to fully reimburse costs associated with the removal of abandoned vessels or hazardous debris from State waters that pose risks to navigation and public safety. The Department advised that its Marine Unit has experienced an increasing number of Abandoned vessels requiring removal, reflecting a broader proliferation of abandoned boats throughout the State's waterways. The Department further advised that removal has become an operational priority for the Marine Unit. The Department advised that it intends to utilize the proposed grant funds to hire a contractor to tow and safely store abandoned boats while the Department investigates ownership and until DNR retrieves the vessels.

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 July 1, 2026 through June 30, 2027. The Department also advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 72-26 will take effect October 4, 2026.

Executive Summary

The Baltimore County Police Department (BCoPD) requests Council's approval to accept and appropriate a $10,000 FY 2027 Waterway Improvement Fund grant from the Maryland Department of Natural Resources. This grant was not originally included in the FY 2027 budget request.

The Maryland Department of Natural Resources' Abandoned Boat and Debris (AB&D) Program provides grant funding to assist public agencies with the removal of abandoned vessels and hazardous debris from state waters that pose risks to navigation and public safety. AB&D grants reimburse 100 percent of eligible costs.

The BCoPD Marine Unit has experienced an increasing number of abandoned vessels requiring removal, reflecting a broader proliferation of abandoned boats throughout Maryland's waterways. As these vessels can create navigational hazards and public safety risks, their timely removal has become an operational priority for the Marine Unit.

Prepared by: Police Department

Chief Joseph Dixon **Fiscal Note** September 21, 2026

Bill 73-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Fire Department

The Fire Prevention Code of Baltimore County

Bill 73-26 completes the triennial revision of the Fire Code and adopts the NFPA 1: Fire Code, 2024 Edition, with amendments, and the NFPA 101: Life Safety Code, 2024 Edition, with amendments, as the Fire Prevention Code of Baltimore County. See Exhibit A.

Bill 73-26 updates the Fire Code previously enacted in Bill 14-21. The County periodically reviews and revises its Fire Code to reflect updates to applicable fire and life safety standards. The Administration advised that the Code proposed by Bill 73-26 will align the County Fire Prevention Code with the State Fire Prevention Code and will be less complicated to enforce and easier for the building community to manage because it eliminates the need for code officials, design professionals, and contractors to review different sets of national standards to determine which is the more stringent and, therefore, the appropriate standard to apply.

With the affirmative vote of five members of the County Council and signature by the County Executive, Bill 73-26 will take effect October 4, 2026.

Executive Summary

The updated Fire Prevention Code of Baltimore County (Fire Code) incorporates, with certain amendments, the 2024 Editions of NFPA 1: Fire Code and NFPA 101: Life Safety Code. Also included are changes to align with the State of Maryland Fire Prevention Code (State Code), amended effective July 15, 2025, which included NFPA 1: Chapter 65, Fireworks.

Specific changes to the Fire Prevention Code of Baltimore County are:

- Updated the requirements for Photovoltaic Systems to align with current Baltimore County Building Code (page 25).
- Updated the Speculative Warehouse Automatic Sprinkler System design, for new and existing buildings (page 30).
- Existing High-Rise Buildings, added requirements for signage and notification within lease agreements when a building is not protected by an automatic sprinkler system (page 103).
- Updated references to “smoke detectors” to “smoke alarms” to align with the 2024 Editions of NFPA 1: Fire Code and NFPA 101: Life Safety Code (page 36).

Prepared by: Executive Office/Fire Department

Bill 74-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Executive Office

Procedures for Tenant Notice When a Court Has Issued a Warrant of Restitution

Bill 74-26 modernizes and updates the County Code to align with requirements in State law regarding the eviction process and notification requirements. Specifically, Bill 74-26 establishes new procedures under which a warrant of restitution must be executed and requires a landlord to provide at least 14 days written notice to a tenant when a court has issued a warrant of restitution. See Exhibit A.

Generally, under Maryland law, a landlord who wishes to evict a tenant must bring an action in District Court, and the Court must issue a warrant of restitution. This document directs the designated authority (in most jurisdictions, including Baltimore County, that is the local Sheriff's Office) to allow the landlord to repossess the property and move the tenant's belongings out of the premises. A Sheriff's officer must be present at the actual eviction.

Under current County law, there is no notification required to be given to a tenant prior to the execution of an eviction. The only County requirements are in regard to the removal and placement of the tenant's property upon the execution of a warrant of restitution.

Bill 74-26 aligns the County law regarding the execution of a warrant of restitution with the requirements of State law. Specifically, the bill requires that a landlord must provide written notice to the tenant of the date on which the warrant of restitution is scheduled to be executed. This notice must be given at least 14 days before the scheduled date of repossession as set by the designated authority.

The notice must include the district court case number, the tenant's name as stated in the case, the address of the leased premises, the date on which the warrant of restitution was ordered by the court, the initial scheduled date of the eviction, and the telephone number, e-mail address, and mailing address at which the landlord may be contacted.

If the warrant of restitution was issued in a "failure to pay rent" case, the notice must state that the tenant may exercise the right to redemption under § 8-401 of the Real Property Article of the Annotated Code of Maryland, if available. If the tenant still has a right to redemption of the leased premises under § 8-401(h) of the Real Property Article of the Annotated Code of Maryland, the notice must include a statement showing the amount still due to redeem the property.

Also, the notice must include a statement that the repossession may occur unless the tenant returns possession of the leased premises to the landlord and a statement that the notice is the final notice to the tenant of the intended repossession, even if the repossession is stayed for any reason. Last, the notice must include the following statement: "You could lose all your personal belongings left inside your home when the eviction occurs. Local laws and practices about disposal of any of your personal belongings upon eviction vary. You may seek advice by calling 2-1-1 for a legal referral or by contacting the District Court Help Center at (insert the telephone number for the district court help center) or (insert the address for the website of the district court help center) to speak to an attorney."

The written notice may be given under any of the following methods:

- Sending the notice by first-class mail with certificate of mailing;
- Posting the notice on the front door of the leased premises and taking a date-stamped photograph of the notice posted on the front door; and
- If the landlord knows or has on file the e-mail address or cellphone number of the tenant, sending the notice electronically to the tenant by an e-mail message or a text message.

Last, Bill 74-26 requires that, if a tenant is not present during the execution of the warrant of restitution, the designated authority must post a notice on the front door of the premises stating that repossession of the premises has been completed.

With the affirmative vote of five members of the County Council, Bill 74-26 will take effect immediately from the date of its enactment.

Executive Summary

This legislation is intended to modernize and update the County Code to align with requirements in state law regarding the eviction process and notification requirements. The bill establishes requirements for how landlords must notify tenants after a court issues a warrant of restitution and before an eviction may occur. The bill mandates that landlords provide written notice at least 14 days prior to the scheduled repossession date, in alignment with Baltimore County's peer jurisdictions across the State of Maryland.

Prepared by: Executive Office/Department of Housing and Community Development

Pete Gutwald **Fiscal Note** September 21, 2026

Bill 75-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Permits, Approvals and Inspections

Rental Housing Licenses – Advertising

Bill 75-26 requires a property owner to have a rental license in order to advertise a rental property for rent. See Exhibit A.

Currently, the County Code requires that a property owner have a rental housing license issued by the County in order to rent a dwelling unit or a portion of a dwelling unit. Additionally, a tenant may not rent a dwelling unit or a portion of a dwelling unit to another tenant or a sub-tenant unless the tenant has been issued a County rental housing license.

Permitting the advertising of a dwelling unit for rent without a license can potentially lead to that unit being rented without a license. Therefore, Bill 75-26 includes advertising a dwelling unit for rent to the actions prohibited without a rental license.

With the affirmative vote of five members of the County Council, Bill 75-26 will take effect 14 days after its enactment.

Executive Summary

The County Administration is requesting approval for legislation to require a property owner to have a rental license in order to advertise a rental property for rent. Currently, a license is required to rent a property but not to advertise a property for rent. This potentially results in rental properties being leased without a license.

Prepared by: Executive Office/Department of Permits, Approvals and Inspections

Bill 76-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Permits, Approvals and Inspections

**Permits, Licenses, and Business Regulations – Electricians –
Licensing and Registration**

Bill 76-26 updates the Baltimore County Code to be in compliance with State law, specifically S.B. 762 passed in 2021, regarding the licensing and registration of restricted electricians and master electricians. See Exhibit A.

Under State law, local jurisdictions may register master electricians, but not independently license them through an exam process. The State administers the exam for all master electricians. Additionally, State law allows local jurisdictions to license restricted, or low voltage only, electricians.

Currently, the County Code requires both master electricians and restricted electricians to pass a local exam and receive a local license. Bill 76-26 amends the County Code to remove the exam and license requirements for master electricians and replaces it with a registration requirement. Additionally, minor technical clarifications to the Baltimore County Building Code that pertain to electrical work are also proposed.

Under the current County Code, there are three classes of electricians: master general electrician, master limited electrician, and restricted electrician. Bill 76-26 eliminates the master limited electrician and clarifies that restricted electricians are for low voltage, mirroring State law.

For master general electricians, Bill 76-26 removes many requirements that are redundant with State law or that are now handled by the State for licensing purposes. Instead, Bill 76-26 requires master general electricians to complete a registration process whereby they must submit the following documents to the County:

- An active and insured master electrician license issued by the State and held in the individual's name;
- The individual's non-expired driver's license;
- The completed application for master general electrician registration; and
- The continuing education certificate required by the State for the individual's master electrician license renewal, unless continuing education was not required to obtain the master electrician license with the State, in which case this requirement shall be waived.

The registration expires at the same time as the registrant's master electrician license issued by the State. A registrant must renew their State license before applying for a registration renewal. In order to renew a registration, the registrant must: hold a current and insured State master electric license; pay the renewal fee, and, if the registration expired prior to the application for registration renewal, pay the late fee; and provide a copy of the continuing education certificate submitted with the current renewal of the registrant's State license. If the registration is not renewed within 1 year after its expiration date, the registration may not be renewed and the person may receive a registration only by applying for registration as a new registrant.

For restricted electricians, Bill 76-26 retains the exam requirements, but simplifies the process by removing the requirements for letters of recommendation and the restrictions on when an exam must be taken or can be re-taken. However, the bill does require that restricted electricians be at least 21 years old and that applicants must provide a current insurance certificate meeting the insurance requirements set by the State. The bill also specifies that "low voltage" means 50 volts or less and updates the kinds of work a restricted electrician may do to include telephone, internet, and alarm wiring.

Bill 76-26 also updates the standards for electrical installations from only needing to conform to the National Electrical Code, NFPA 70, to needing to also conform to NFPA 70E and NFPA 70B. Last, Bill 76-26 updates certain sections of the Building Code of Baltimore County, as adopted by Bill 49-24. Specifically, the bill updates Part 128.1.4.1, which requires a single emergency disconnect be provided at each service connection, to apply for all buildings, either single tenant or multiple tenant, with multiple services. The bill also updates Part 128.9 regarding solar photovoltaic connections to include electric vehicle connections. Last, the bill repeals Part 129 regarding new one- and two-family dwellings that have either a garage, carport, or driveway.

With the affirmative vote of five members of the County Council, Bill 76-26 will take effect 14 days after its enactment.

Executive Summary

This proposed legislation updates the Baltimore County Code to be in accordance with a state law that was passed in 2021 through Senate Bill 762. This bill allows local jurisdictions to register master electricians, but not independently license them through an exam process. The state administers the exam for all master electricians. Local jurisdictions can continue to license restricted, or low voltage only, electricians. The updates to the Baltimore County Code reflect these changes.

Additionally, minor technical clarifications to the Baltimore County Building Code that pertain to electrical work are also proposed.

Prepared by: Department of Permits, Approvals and Inspections

Bill 78-26 **Council District(s) __All_**

Councilmembers Ertel, Marks, Mangione, Crandell & Patoka

Office of the Inspector General – Technical Definition and Clarification

Bill 78-26 establishes a definition of “Inspector General” with regard to the phrase “Office of the Inspector General” and clarifies the ability of the Office of the Inspector General to issue reports.

Currently, neither the County Charter nor the County Code have definitions for the terms “Inspector General” and “Office of the Inspector General.” Bill 78-26 establishes a definition that clarifies that the term “Inspector General” includes the “Office of the Inspector General” and that both phrases shall be considered interchangeable. The bill also clarifies that the Office of the Inspector General may issue public reports, and removes the reference to § 3-14-111 of the Code.

With the affirmative vote of five members of the County Council, Bill 78-26 will take effect 14 days after its enactment.

Council **Fiscal Note** September 21, 2026

Bill 79-26 **Council District(s) _All_**

Councilmembers Marks, Ertel, Mangione, Crandell & Patoka

Data Centers – Extension of Temporary Controls Enacted Under Bill 3-26

Bill 79-26 extends the temporary controls enacted under Bill 3-26 that suspended the permitting of data centers.

Under Section 2 of Bill 3-26, the temporary controls on data centers were to remain in effect until either January 1, 2027 or 90 days after the Planning Board submits its report and recommendations to the County Council under Section 3 of Bill 3-26, whichever is earlier. Bill 79-26 amends Section 2 of Bill 3-26 to remove the provision regarding the Planning Board report and extend the temporary control period to December 31, 2027.

With the affirmative vote of five members of the County Council, Bill 79-26 will take effect 14 days after its enactment.

Council	**Fiscal Note**	September 21, 2026

Bill 80-26 **Council District(s) _3_**

Mr. Mangione

Zoning Regs. – Uses Permitted in the M. L. R. Zone – Commercial, Retail, Institutional, or Service Uses

Bill 80-26 permits certain commercial, retail, institutional, or service uses in certain areas of the Manufacturing, Light Restricted (M.L.R.) Zone.

Specifically, the bill permits by-right any of the commercial, retail, institutional, or service uses permitted by-right in the entire Business Local Restricted (B.L.R.) Zone and in the Manufacturing Light (M.L.) Zone as an auxiliary retail or service use or semi-industrial use that is located in a planned industrial park at least 25 acres in net area, in an Industrial Major (I.M. District), or in combination of an Automotive Service (A.S.) and I.M. District. Additionally, the uses permitted under Bill 80-26 must be in a business or office park located in the M.L.R. Zone in Hunt Valley, of which at least 15 acres is under common ownership or control. The uses permitted under the bill shall be subject to the height and bulk regulations applicable to the M.L. Zone.

With the affirmative vote of five members of the County Council, Bill 80-26 will take effect 14 days after its enactment.

Council **Fiscal Note** September 21, 2026

Bill 81-26 **Council District(s) _4_**

Mr. Jones

Zoning Regs. – Uses Permitted in the Residential-Office (R-O) Zone – Beauty and Wellness Services

Bill 81-26 permits beauty and wellness services as a by-right use in certain areas of the Residential-Office (R-O) Zone under certain conditions.

While there is no formal definition for beauty and wellness services, the use is similar to the established use of beauty shops. Under the Zoning Regulations, beauty shops are permitted in the Resource Conservation Commercial (R.C.C.) and Community Business (C.B.) Zones (along with other personal service establishments), the Residential, Apartment, Elevator (R.A.E.) 1 and 2 Zones (in an apartment building of 50 or more units), the Service Employment (S-E) and Office and Technology (O.T.) Zones (as an auxiliary use), the Business Local (B.L.) Zone, and the Manufacturing Light-Industrial, Major (M.L.-I.M.) District. In addition, in the R-O Zone, beauty salons, beauty shops, and personal service establishments are permitted, but only in the South Towson and Pikesville Design Review Areas.

Bill 81-26 permits a beauty and wellness service in the R-O Zone by right, if the use is located on Main Street within the Reisterstown Historic District.

With the affirmative vote of five members of the County Council, Bill 81-26 will take effect 14 days after its enactment.

Councilmembers Marks, Mangione & Ertel

Surplus Commodities – Alternative Disposition Methods for Public and Nonprofit Entities

Bill 82-26 establishes alternative disposition methods for surplus commodities to public entities or certain private nonprofit entities by the County Purchasing Agent. The bill also authorizes the Purchasing Agent to grant a right of first refusal to certain nonprofit entities for surplus public safety commodities, with the approval of the County Administrative Officer.

Under the Finance Article of the Baltimore County Code (Article 10), a "commodity" is defined as an article of trade or value, an item that is bought or sold, or any moveable or tangible item that is produced or used as the subject of trade or commerce and includes goods, materials, equipment, and supplies. The Finance Article also defines the "Purchasing Agent" as the Director of Budget and Finance.

Under current law, every County agency must report all surplus commodities to the Purchasing Agent. If the commodities owned by the County cannot be transferred to another agency to meet their needs or have become unsuitable for use by any County agency, the Purchasing Agent has only two options: (1) exchange or trade-in the commodities in part or in full payment for new commodities; or (2) competitively sell the commodities on the open market to the highest bidder. If the estimated value of the surplus commodities exceeds $25,000, the Purchasing Agent generally must sell the commodities by formal written contract to the highest responsive and responsible bidder.

Bill 82-26 establishes an alternative option for the Purchasing Agent to dispose of surplus commodities, if the County Administrative Officer determines the disposition would benefit the residents of Baltimore County. In that case, the Purchasing Agent may donate, lease, loan, or sell below fair market value surplus commodities to any of the following entities:

- The federal government, the State, or a public or quasi-public entity that is funded in whole or in part by County or State monies;

- A public service organization, institution, association, society, or corporation that is exempt from taxation under § 501(c)(3) or § 501(c)(4) of the Internal Revenue Code; or
- A private nonprofit entity that is headquartered in the County and whose primary purpose is to perform public safety functions in the County, such as a volunteer fire company.

If a commodity is disposed of under this alternative method, the recipient of the commodity must assume all liabilities associated with the commodity and, if applicable, all ownership responsibilities. Also, the Purchasing Agent may set additional terms and conditions regarding the disposition of the commodity. If a public safety commodity would be disposed of under this alternative method to a volunteer fire company, the disposition must be accompanied by a written recommendation by the Baltimore County Volunteer Fire Association. Last, the County Administrative Officer may authorize the Purchasing Agent to grant a right of first refusal for surplus public safety commodities to nonprofit entities that are headquartered in the County and whose primary purpose is to perform public safety functions in the County, such as a volunteer fire company.

With the affirmative vote of five members of the County Council, Bill 82-26 will take effect 14 days after its enactment.

Fiscal Note

Bill 83-26 **Council District(s) _5_**

Councilmembers Marks & Mangione

Property Tax Credit – Fraternal Order of Police

Bill 83-26 grants a property tax credit for a property owned by the Fraternal Order of Police as authorized under State law.

In its 2026 regular legislative session, the General Assembly passed Senate Bill 30, which enacted § 9-305(j) of the Tax-Property Article of the Annotated Code of Maryland. That law authorizes the governing body of Baltimore County to grant a property tax credit against the County property tax imposed on real property that is owned by the Fraternal Order of Police Lodge 34 and located at 730 Wampler Road, Middle River, Maryland. The State law requires that, for each taxable year, the amount of this property tax credit shall equal 100% of the property tax imposed on the property. Bill 83-26 enacts this property tax credit as authorized by State law.

The fiscal impact of Bill 83-26 is approximately $9,550 annually, based on the County portion of the FY 2027 property tax bill for 730 Wampler Road.

With the affirmative vote of five members of the County Council, Bill 83-26 will take effect 14 days after its enactment.

Bill 84-26 **Council District(s) _All_**

Mr. Ertel (By Req.) & Councilmembers Mangione, Young & Marks

Executive Office

Commercial House Parties – Prohibition

Bill 84-26 prohibits commercial house parties and establishes penalties and enforcement measures for County agencies. See Exhibit A.

The Baltimore County Zoning Regulations generally restrict commercial uses in residential zones. Commercial uses on residential properties are limited to those expressly permitted under the zoning regulations by-right or through a special exception. Residents are entitled to enjoy the use of their property consistent with those regulations.

The bill states that unpermitted commercial house parties cause several adverse impacts, including excessive noise, traffic congestion, fire safety violations, unlicensed sale and service of alcohol, and poor crowd control. These factors lead to public safety concerns, including disorderly conduct, underage drinking, potential criminal activity, and hinderance of response by emergency service and public safety vehicles. In order to ensure and protect quality of life and public safety in residential areas, the provisions in Bill 84-26 are considered necessary.

Bill 84-26 addresses this issue by establishing that commercial house parties are prohibited. A "commercial house party" is defined as a gathering or party that is held on a residential property for which a fee is charged by the property owner or responsible person for: entry; or, providing, in whole or in part, food, drink, or entertainment; or, providing a combination of food, drink, or entertainment; and is advertised or promoted to the general public as a commercial party, event, assembly, or gathering, including through traditional media, newspaper, magazines, flyers, handbills, television commercials, radio advertisements, outdoor advertising, direct mail, blogs or social media, electronic mail, websites, or text messages. Commercial house parties include such gatherings or parties at pools, in yards, or other areas located at a residential property.

In addition, the bill prohibits a person from promoting, organizing, or hosting a commercial house party on residential zones or property. If the responsible person is a juvenile, then the juvenile and the parents or legal guardians of the juvenile may be jointly and severally liable for civil penalties or other costs. A "responsible person" is defined as a person with a right of possession of the residential property on which a commercial house party is held, regardless of whether the individual is physically present at the event. This definition includes the person who organizes or supervises or conducts the event or any other person accepting responsibility for such a gathering.

Bill 84-26 also prohibits a person from attending or remaining at a commercial house party on residential property after being notified by law enforcement that the gathering constitutes a commercial house party and that the person is directed to leave the property.

There are several exceptions to these prohibitions. First, these prohibitions do not apply to a "private gathering," which is defined as a social, family, or recreational gathering held on residential property that is not open to the general public and for which the property owner or responsible person does not impose a fee or other charge for entry, food, beverages, or entertainment. Specifically, the bill defines a "property owner" as any person who owns a property or has charge, care, or control of a property as a legal owner, or, if applicable, as a property manager or management company, including a landlord. This private gathering exception also applies to situations where the owner or leaseholder of the apartment or condominium reserves or leases a common area that is approved by the owner of the common area.

The bill also does not apply to a gathering intended primarily to raise funds for a nonprofit, religious, or political organization that qualifies as a 501(c)(3) or other tax-exempt status under the U.S. Internal Revenue Code, as amended, or in accordance with applicable election laws and is readily identified at the event and on promotional materials as an event sponsor. The bill also does not apply to a gathering for which the County has issued a gathering or event permit. Last, the bill does not apply to an event, use, or activity that is expressly permitted by the Baltimore County Zoning Regulations or authorized by a special exception, variance, permit, or other approval issued pursuant to those regulations.

Enforcement of the prohibitions in Bill 84-26 shall be conducted by the Baltimore County Police Department. A notice of violation is not required prior to the issuance of the citation. In addition to any other applicable civil or criminal penalties, a person who violates these prohibitions is guilty of a misdemeanor and on conviction for a violation is subject to a fine up to $2,500 for the first violation and, for the second and subsequent violations within a period of 24 months from the date of the prior violation, a fine not to exceed $5,000.

Bill 84-26 may generate County expenditures associated with enforcement and revenues from fines; the extent of any such impacts cannot be determined at this time.

With the affirmative vote of five members of the County Council, Bill 84-26 will take effect immediately from the date of its enactment.

Executive Summary

This bill prohibits commercial house parties in residential zones, defining such events as fee-based, publicly advertised gatherings held on residential property. The bill aims to protect public safety and neighborhood quality of life, citing impacts like noise, traffic, fire hazards, alcohol violations, and crowd control issues. Private gatherings, nonprofit fundraisers, and permitted events are exempt. Violations may result in misdemeanor charges with fines up to $2,500 for a first offense and $5,000 for repeat offenses within 24 months, with juveniles and their parents jointly liable when applicable. Enforcement may be carried out by Baltimore County Police Department.

Prepared by: Executive Office

Bill 85-26 **Council District(s) _ All_**

Mr. Ertel (By Req.)

Executive Office

Advisory Committee on Animal Services

Bill 85-26 modernizes and updates the Baltimore County Animal Services Advisory Commission by amending its purpose, membership, duties, and responsibilities. See Exhibit A.

First, the bill renames the Commission to the Advisory Committee on Animal Services, which is a consistent naming convention with other Baltimore County advisory bodies. Next, the bill updates the name of the County agency that handles animal services from the Animal Services Division to the Animal Services Bureau. Both of these updates are made throughout the subtitle.

Next, the bill modernizes the Committee's purpose to: collaborate with the Animal Services Bureau; and advise the County Council and the County Executive on issues pertaining to animal care and welfare in the community, reducing the stray animal population, preventing animal bites and zoonotic diseases, and expanding community veterinary services.

The bill updates the Committee membership in several ways. First, the bill expands the membership from 11 voting members to 13 voting members. The two additional voting members are Council appointees based on the expansion of the County Council. The qualifications for Executive appointees are also expanded to require three appointees to fill one or more of the following qualifications: a licensed veterinarian; a representative from a humane organization; a person with experience in the daily operation of an animal shelter, including veterinary paraprofessionals; or a person with experience with the operation of kennels, animal therapy organizations, service animal organizations, or animal care facilities. The remaining Executive appointee shall be an at-large member from the public. The bill also establishes a term limit for voting members of two consecutive terms. In addition, the bill changes the selection of the Committee chair from an annual election from among Committee members to an annual designation by the County Executive. Also, the bill will require the committee to adopt a set of rules to govern its meetings and procedures.

The bill updates the duty of the Committee to visit the County animal shelter. The bill requires that such a visit occur at least once annually during hours the shelter is open to the public and be scheduled in coordination with the Animal Services Bureau liaison. It also specifies that the visit is to observe the operation of the shelter. Also, a member must coordinate the visit with the Bureau Director not less than two business days in advance if the member intends to visit non-public areas of the shelter. If a visit of non-public areas is expected to last more than two hours, the member must secure the permission of the Health Officer or the Bureau Director in advance of the visit.

The bill updates the annual report requirement of the Committee to require its submission by the end of each calendar year. The bill also clarifies that an affirmative vote by a majority of those present at any meeting where a quorum exists is sufficient for any action, including reports to be submitted to the County Council and County Executive.

Section 2 of the bill states that as of the effective date of the bill, all membership positions on the Committee shall be considered vacant and all appointments made to the Committee prior to the bill's effective date shall be considered expired, with new members to be thereafter appointed by the County Executive and County Council to all respective membership positions. The appointments must be done in accordance with Section 3 of the bill, which institutes a staggering of terms for the initial members appointed over the first three years after the bill's effective date.

The Administration did not submit an estimate of the bill's fiscal impact along with the proposed legislation; however, any such impact is anticipated to be minimal.

With the affirmative vote of five members of the County Council, Bill 85-26 will take effect December 7, 2026.

Executive Summary

The Administration is requesting support for legislation intended to revamp and rename the Animal Services Advisory Commission as the Animal Services Advisory Committee. This legislation proposes to update the duties and responsibilities of the committee and adjust its membership. Additionally, the legislation declares the committee vacant, effective December 7, 2026, and establishes staggered dates for the inaugural terms of the new members. The name change reflects the legislation's intended effect of revamping and reinvigorating the committee.

Prepared by: Executive Office

Bill 86-26 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Police Department

GOCCP– Body Armor

The Administration is requesting a supplemental appropriation of State ($2,386) and County ($2,386) funds totaling $4,772 to the GOCCP [Governor's Office of Crime Control & Prevention] – Body Armor Gifts and Grants Fund program. The Department advised that funds will be used to replace body armor prior to the end of its expected useful life. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County (1)	$ 2,386	--	$ 2,386
State (2)	2,386	--	2,386
Federal	--	--	--
Other	--	--	--
Total	$ 4,772	--	$ 4,772

(1) The County is required to provide a dollar-for-dollar match of the State grant award ($2,386). The Department advised that the matching requirement will be met through available funds within the Department's General Fund Operating Budget.
(2) Governor's Office of Crime Prevention and Policy (formerly known as the Governor's Office of Crime Control & Prevention) funds.

Analysis

The Department advised that the proposed grant funds, together with the County matching funds, will be used to be used to replace body armor (i.e., three vests) prior to the end of its expected useful life.

The grant period is July 1, 2026 through June 30, 2027.

The County is required to provide a dollar-for-dollar match of the State grant award ($2,386), for a total budget of $4,772. The Department advised that the matching requirement will be met from available funds within the Department's General Fund Operating Budget.

With the affirmative vote of five members of the County Council, Bill 86-26 will take effect October 18, 2026.

Executive Summary

The Baltimore County Police Department (BCoPD) requests Council approval to accept and appropriate a $2,386 FY 2027 Body Armor for Local Law Enforcement (BARM) grant award from the Governor's Office of Crime Prevention and Policy (GOCPP), along with a $2,386 County matching contribution. This grant was not included in the FY 2027 budget request.

The GOCPP BARM program provides funding to replace body armor before its expiration to align with best safety practices. The requested funding will support the purchase of new body armor for three BCoPD officers.

The BARM program requires a 50% local cost share. BCoPD was awarded $2,386 in grant funding from GOCPP and is requesting a matching appropriation of $2,386 from Baltimore County. Accordingly, the total appropriation request is $4,772.

Prepared by: Police Department

Council **Fiscal Note** September 21, 2026
First Consideration

Bill 87-26 **Council District(s) _5_**

Mr. Marks

Zoning Regulations – Uses Permitted in the Business, Major (B.M.) Zone - Schools

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Bill 87-26 permits schools in the Business, Major (B.M.) Zone, if located within an existing office building in a certain area.

Specifically, the bill permits by-right schools, including business or trade schools, if located within an existing office building in an area bounded by I-95, I-695, Perry Hall Boulevard, and Maryland Route 43. Also, the bill states that accessory uses may be located outside of the building on the same lot.

With the affirmative vote of five members of the County Council, Bill 87-26 will take effect 14 days after the date of its enactment.

Bill 88-26 | **Council District(s) _All__**

Mr. Marks

Notice of Limited Exemption or Waiver – Warehouses

Bill 88-26 requires notice of an application for a limited exemption or waiver for warehouses over a certain size be provided in the same manner as notice for a community input meeting and posted on the property in the same manner as a notice for a petition for a variance, special hearing, or special exception. The bill also requires the Planning Board to review the County limited exemption laws, compare them to peer jurisdictions, and submit a report to the Council.

In 2005, with the enactment of Bill 101-05, the County Council established County Code § 32-4-107.1 to reform the limited exemption and waiver process in order to provide better notice and information to the public on the activities of the County's Development Review Committee. In 2022, the Council again reformed the limited exemption and waiver process with the enactment of Bill 51-22, which required Development Review Committee meetings to be open to the public and also required further community notification.

On January 20, 2026, the Council passed Resolution 1-26, which required the Council to hold a public hearing regarding the approval process for the Middle River Logistics Park project located at 195 Chesapeake Park Plaza, Middle River, Maryland 21220, and stated that the Council may utilize the input received from the public hearing to consider changes to County law related to the development review and approval process and the Comprehensive Zoning Map Process. On March 10, 2026, the Council held a public hearing pursuant to Resolution 1-26, at which several members of the public testified. In light of the testimony received and the facts of the County's approval of the Middle River Logistics Park, the Council now finds it prudent to amend the notice requirements for certain developments that receive a limited exemption or waiver.

Currently, the Director of Permits, Approvals and Inspections must give notice of a request for a limited exemption or a request for a waiver to the normal development process. The notice must be given to the County Council and posted on the County's website. The notice must contain the following:

- the date of the application for limited exemption or waiver;
- the nature of the request;
- if a public meeting is scheduled, the date, time, and place of the hearing. If a public meeting is not scheduled, the time frame for the proposed consideration of the request and the person or agency that will render the decision;
- the councilmanic district in which the property is located; and
- the name and address of the agency or person to whom written comments may be directed.

Bill 88-26 requires that, upon a request for a limited exemption or a waiver for a warehouse with over 50,000 square feet of gross floor area, the Director of Permits, Approvals and Inspections must request that the Department of Planning identify the people or organizations to whom notice would be provided for community input meetings and provide the limited exemption or waiver notice to those people or organizations. Also, the Director of Permits, Approvals and Inspections must ensure that the person requesting the limited exemption or a waiver posts the notice on the property in the same manner as required for a petition for a variance, special hearing, or special exception prior to the consideration of the application by the Development Review Committee.

Section 2 of Bill 88-26 requires the Baltimore County Planning Board to review the current County laws and regulations regarding general and limited exemptions from the County's development review and approval process and submit a report and recommendations to the County Council no later than September 1, 2027. The report must: detail the purpose and function of each exemption and the legislative and the administrative procedure for granting, denying, appealing, or amending a request for an exemption; and compare the County's exemptions and procedure for reviewing exemptions to peer jurisdictions in Maryland and the country. The report must include recommendations concerning: changes to the County's current list of exemptions; legislative and administrative changes to the County's procedure for reviewing exemptions; and any associated changes to the County's development process or the Baltimore County Zoning Regulations regarding exemptions.

With the affirmative vote of five members of the County Council, Bill 88-26 will take effect 14 days after its enactment.

FM-1 (Contract Amendment) **Council District(s) __All__**

Office of Information Technology

Technical Expertise – Engineering Equipment Design – Upgrade – 911 Back Up Center

The Administration is requesting approval of an amendment to a contract with Mission Critical Partners, LLC for provision of consulting services and technical expertise related to the County's public safety radio communications systems. The Office advised that the proposed amendment, which commences upon Council approval, is necessary to ensure uninterrupted services for the 911 backup center upgrade project, which is expected to begin in Fall 2026 and extend for at least two years. The proposed amendment removes the existing compensation cap of $2,672,000 and does not include a specified not-to-exceed compensation amount; instead, total compensation is limited to the amount appropriated for these services over the contract term. The proposed amendment also extends the contract for one year, from November 15, 2026 through November 14, 2027, and includes the option to extend the contract for up to three additional one-year periods (through November 14, 2030). The Office advised that estimated compensation totals $721,000 for the entire amended 9-year and 4-month term, including the renewal and extension periods (a decrease of $1,951,000 from the existing not-to-exceed amount, due to no services being required or performed since the contract was executed). The contract commenced November 15, 2021. See Exhibit A.

Fiscal Summary

Funding Source	Current Maximum Compensation		Amended Estimated Compensation [2]	
County [1]	$ 2,672,000		$ 721,000	
State	--		--	
Federal	--		--	
Other	--		--	
Total	$ 2,672,000	[3]	$ 721,000	[4]

[1] Capital Projects Fund (Enhanced Productivity Thru Technology project).
[2] The proposed amendment removes the existing compensation cap and limits compensation to the amount appropriated for these services for the entire contract term.
[3] Current maximum compensation for the entire 5-year and 4-month term.
[4] Office's estimate for the entire amended 9-year and 4-month term; estimate reflects a decrease of $1,951,000 from the previous maximum compensation.

Analysis

Contract services include technical expertise regarding system upgrades and single cell implementation for the County's public safety radio system. The Office advised that the County's public safety radio communications systems include Police, Fire, 911, Public Works & Transportation, and other General Government radio users in the County; the radio systems include the P25 voice system, the P25 data system, and the system used to alert Fire Department pagers. The Office further advised that the contractor regularly reviews and updates the system design, configuration, and equipment as the manufacturer (Motorola) releases new software and hardware solutions. Contract services include FCC radio spectrum support, detailed system assessments, planning, design, project management, vendor negotiation, and system lifecycle effectiveness. Hourly rates range from $218 to $273, depending on the position (e.g., Technology Specialist, Program Manager).

On November 15, 2021, the Council approved the original 5-year and 4-month contract with compensation not to exceed $2,672,000. The proposed amendment, which commences upon Council approval, removes the existing compensation cap of $2,672,000 and does not include a specified not-to-exceed compensation amount; instead, total compensation is limited to the amount appropriated for these services over the contract term. The proposed amendment also extends the contract for one year, from November 15, 2026 through November 14, 2027, and includes the option to extend the contract for up to three additional one-year periods (through November 14, 2030). The Office advised that estimated compensation totals $721,000 (including a 20% contingency) for the entire amended 9-year and 4-month term, including the renewal and extension periods (a decrease of $1,951,000 from the existing not-to-exceed amount). All other terms and conditions remain the same. The Office advised that the proposed amendment is necessary to ensure uninterrupted services for the 911 backup center upgrade project, which is expected to begin in Fall 2026 and extend for at least two years. According to the County's financial system, as of September 1, 2026, the County has not expended any funds under the contract. The Office confirmed that no services have been required or performed since the contract was executed. The Office advised that removing the compensation cap allows flexibility to address unforeseen or supplemental requirements identified during the upgrade project and that the estimated compensation does not account for unforeseen or potential emergency needs.

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 agreement by providing 30 days prior written notice.

The County awarded the original contract as a noncompetitive 902(f) award secured in the best interest of the County due to Mission Critical Partners, LLC's experience with the installation of the County's existing public safety radio communications system and prior upgrades, as well as its familiarity with the software and hardware offered by Motorola.

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

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

EXECUTIVE SUMMARY

Summary – This fiscal matter seeks approval for an amendment to the existing service contract with Mission Critical Partners, LLC to remove the compensation cap and to extend the current term for consulting and technical expertise, assisting the County with its Public Safety radio communications systems.

History – On November 15, 2021, the County entered into Master Agreement no. 4794 for Consulting Services, Public Safety Radio Systems with Mission Critical Partners, LLC. The agreement was awarded on a justification based on their industry expertise and knowledge of the County's infrastructure.

Purpose – The purpose of this contract is to allow Mission Critical Partners, LLC to provide technical expertise to engineer the equipment design for the upgrade to the 911 backup center. These systems are critical to Police, Fire and 911, as well as to the lives of the citizens of Baltimore County. The system design, configuration and equipment are regularly reviewed and updated as new software and hardware releases and solutions become available from the manufacturer, Motorola.

Fiscal Impact – This amendment will add an additional four (4) one year renewal options to the existing agreement that currently expires on November 14, 2026. Funds will be encumbered by Purchase Order as needed, and shall not exceed the sum of the County Council approved appropriation during the entire term, including renewals thereof. All work performed through these Agreements will be requested and overseen by the Office of Information Technology.

Prepared by: Office of Information Technology

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

Department of Health and Human Services

Moving Services – Portable Dental Equipment

The Administration is requesting approval of a contract with KC Lanz Industries, LLC to provide moving services for the School-Based Dental Sealant Program as needed. The contract commences October 15, 2026, continues for one year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract provides that compensation may not exceed the amount of grant funds appropriated for these services for the entire contract term. The Department advised that estimated compensation totals $40,950 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation		Notes
County	--		(1) Baltimore County Public Schools.
State	--		(2) Department's estimate for the entire 5-year and 4-month term.
Federal	--		
Other (1)	$ 40,950		
Total	$ 40,950	(2)	

Analysis

The Department's School-Based Dental Sealant Program provides preventive dental services, including dental screenings and dental sealant placement (placed on back molar teeth to help prevent tooth decay), to elementary school students in Title 1 elementary schools throughout the County. The Department advised that schools are selected based on funding availability and the recommendation of the Baltimore County Public Schools' Director of Health Services.

The Department advised that the program has one team consisting of one dental hygienist and one dental assistant, which use portable equipment and supplies (e.g., patient chair, portable dental unit, dental light, operator chairs, portable HEPA air scrubber). The contractor will move the equipment and supplies from the Liberty Family Resource Center storage area to a participating school and between participating schools throughout the school year as needed. The contractor must return the equipment to the Liberty Family Resource Center storage area by 3:30 p.m. or, when moving equipment to a school, complete delivery by 2:30 p.m. The hourly rate for moving services is $117 and includes all labor, fuel, personnel, administrative, and other related costs.

The Department advised that during the 2025-2026 school year, 157 students received dental screenings, sealants, and health education. The Department further advised that it expects to provide services to 150 dental students annually under the proposed contract.

The contract commences October 15, 2026, continues for one year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount of grant funds appropriated for these services for the entire contract term. The Department advised that estimated compensation totals $40,950 for the entire 5-year and 4-month term, including the renewal and extension periods. The County may terminate the agreement by providing 30 days prior written notice.

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 – Medical Care Services (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 awarded the contract through a competitive procurement process based on low bid from eight bids received. According to the bid documents, there is not an M/WBE participation requirement.

On February 22, 2022, the Council approved a similar 5-year and 3-month contract (which commenced October 15, 2021) with Advance Corporation dba Advance Relocation Systems. The contract expires October 14, 2026. According to the County's financial system, as of August 31, 2026, expenditures under the contract totaled $25,238.

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

KC Lanz Industries, LLC

The Baltimore County Department of Health seeks to establish a contract with KC Lanz Industries, LLC, to provide moving services for dental equipment for $8,190 annually for a one-year term with 4 optional one-year renewals. The total estimated cost across all years is $40,950.

KC Lanz will be responsible for transporting portable dental equipment and related supplies needed for school-based dental sealant services, including a dental compressor with handpieces and an air/water syringe, a patient chair and light, two operator stools, an air purifier, and 8–10 bins of clinical materials such as gloves, masks, face shields, gowns, disposable instruments, protective eyewear, hospital-grade disinfectant, and sealant materials. The company will retrieve all equipment and supplies from the LFRC storage facility, deliver them to each participating school, and, upon completion of services, collect and transport them to the next scheduled school. After two schools have been serviced, KC Lanz will return all equipment and supplies to the LFRC storage facility, ensuring efficient and secure handling throughout the process.

The Bureau of Clinical Services administers the School-Based Dental Sealant Program, which delivers preventive oral health services to children in Title I elementary schools. These services include dental screenings, sealant placement, fluoride varnish application, and dental health education. To support program operations, a contract for moving services is required to transport portable dental equipment and supplies to participating schools. These moving services are fully funded through grant support.

The School-Based Dental Sealant Program has been in operation since its pilot launch in the 1995–1996 school year. During the 2025–2026 school year, the program provided dental sealant services to 157 students. The program expects to provide services to approximately 150 students per year during the duration of this contract.

Applying dental sealants to prevent childhood categories in school settings is recommended by the Centers for Disease Control and Prevention, the American Dental Association, and the Community Preventive Services Task Force. Strong and consistent evidence shows that school-based dental sealant programs significantly reduce the risk of new caries (cavities) in children, with clearest benefit for low income and higher risk children.

Prepared by: Department of Health and Human Services

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

Department of Public Works and Transportation

On-Call Utility Infrastructure Pipeline Inspection & Cleaning Services

The Administration is requesting approval of a contract with Mobile Dredging & Video Pipe, Inc., to provide on-call sanitary sewer and stormwater inspection and cleaning services on an as-needed basis. The contract commences November 4, 2026, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals $15,573,163 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation	Notes
County (1)	$ 15,573,163	(1) Metropolitan District Operating and/or Capital funds.
State	--	(2) Department's estimate for the entire 5-year and 4-month term.
Federal	--	
Other	--	
Total	$ 15,573,163 (2)	

Analysis

The contractor will furnish all labor, materials, supervision, and equipment to provide on-call inspection and cleaning services for sanitary and stormwater collection systems throughout the County. Services will be provided for projects that primarily relate to the County's 2005 consent decree with the U.S. Department of Justice, U.S. Environmental Protection Agency (EPA), and the Maryland Department of the Environment (MDE) for the elimination of sanitary sewer overflows. Services will include cleaning and inspection of sanitary and stormwater system pipes and manholes/structures, GPS surveys of manholes/structures, smoke testing, dyed water testing, and dyed water flooding, and must be performed in compliance with certain County standards and specifications. The contractor also is responsible for the safe and continuous maintenance of traffic in areas of cleaning and inspection. The Department advised that the contractor's work will supplement its Pipeline Maintenance Division with work assigned to best utilize the Division's staff and equipment, as well as the contractor's specialized equipment.

Unit prices for inspections range from $85 to $365 each, depending on the type of inspection (e.g., sewer, manhole/structure). Rates for CCTV inspections range from $3.10 to $8.00 per linear foot, depending on location (i.e., on- or off-road), pipe diameter, and use of sonar. Daily rates for contingent flow control range from $1,500 to $3,500 per day depending on pump size. Rates for additional pipe cleaning range from $370 to $600 per hour, depending on location (i.e., on- or off-road) and pipe diameter. On- and off-road drop connection and manhole/structure cleaning is billed at $200 each. Rates for root cutting range from $2.00 to $8.00 per linear foot, depending on location (i.e., on- or off-road) and pipe diameter. Rates for grease inhibitor injection are $1.50 and $3.50 per linear foot, depending on pipe diameter. Hourly contingent labor rates range from $20 to $195, depending on the position (i.e., crew chief or laborer) and skill level (i.e., skilled or unskilled). The hourly rate for a State-certified flagger is $40. The rate for smoke testing is $5.00 per linear foot. Unit rates for dyed water tests and dyed water floods are $500 and $950 each, respectively. Pipeline surveys and manhole/structure GPS surveys will be billed at $100 and $150 each, respectively. Temporary concrete traffic barriers will be billed at $850 each; arrow panels will be billed at $500 per day; temporary traffic signs will be billed at $10 per square foot; and plastic cone and plastic drum set ups will be billed at $850 and $1,300 per set up, respectively. The mobilization rate for dispersed areas is $1,000 each. Contingent equipment, materials not already listed, and subcontractor costs will be billed at 10%, 10% and 15% markups, respectively.

The contract commences November 4, 2026, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals $15,573,163 for the entire 5-year and 4-month term, including the renewal and extension periods.

Prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – All Urban Consumers –

United States Average – All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower. The County may terminate the agreement by providing 30 days prior written notice.

The County awarded the contract through a competitive procurement process based on low bid from four bids received. According to the procurement documents, there is a 25% M/WBE participation requirement.

On July 6, 2021, the Council approved a similar 5-year and 4-month contract not to exceed $15,573,163 with Mobile Dredging & Video Pipe, Inc. The contract expires November 3, 2026. According to the County's financial system, as of August 31, 2026, expenditures under the contract totaled $11,067,270.

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

Scope of Contract: Contractor shall furnish sanitary sewer and stormwater CCTV inspection and cleaning services. This will include pipes, manholes, and miscellaneous structures in both the sanitary sewer system and stormwater system. All CCTV work shall be completed by NASSCO certified staff.

Purpose: This contract provides supplemental CCTV inspection services for the sanitary sewer and stormwater systems to support Bureau of Utilities operations and maintain compliance with the 2005 Sewer Consent Decree.

Contract Value: Not to exceed the County Council approved appropriation or METRO funding allocation, during the entire term of agreement

Vendor Selection Method: Low Bid

MBE/WBE: Yes, 25%

Prepared by: Department of Public Works and Transportation

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

Department of Public Works and Transportation

Installation and Repair of Geosynthetic Liners – County Landfills

The Administration is requesting approval of a contract with Atlantic Lining Company, Inc. to provide geosynthetic liner installation and repair services at landfill locations within the County as needed. The contract commences upon Council approval, continues for one year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals $600,000 for the initial 1-year term and $3,000,000 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Initial Term	Total Compensation
County [1]	$ 600,000	$ 3,000,000
State	--	--
Federal	--	--
Other	--	--
Total	$ 600,000 [2]	$ 3,000,000 [3]

[1] Capital Projects Fund.
[2] Department's estimate for the initial 1-year term.
[3] Department's estimate for the entire 5-year and 4-month term.

Analysis

The Department advised that geosynthetic liners help prevent pollution from entering the groundwater, as required by the U.S. Environmental Protection Agency and the Maryland Department of the Environment; geosynthetic caps are designed to prevent erosion of the exterior of the landfill, assisting in preventing accidents and waste exposure. The contractor will provide all time, materials, and labor necessary to furnish, purchase, install, and repair geosynthetic liners and cap material at landfill locations within the County as needed. Specifically, the contractor will provide these services at the Eastern Sanitary Landfill, Hernwood Sanitary Landfill, Parkton Sanitary Landfill, and Texas Sanitary Landfill (now Central Acceptance Facility). The Department advised that the contractor will also install and repair stormwater management features at open and closed landfills (e.g., anchor trenches, lined swales, and lined ditches).

Hourly labor rates range from $50 to $200, depending on the time status (i.e., regular, overtime, weekends and holidays) and position (e.g., Equipment Operator, Fusion Welder, Project Engineer). The markup for materials, equipment, and subcontractors is 10%. The contractor will provide a quote for repairs and liner installations on either a time and materials or lump sum basis, as directed by the County.

The contract commences upon Council approval, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals $600,000 for the initial 1-year term and $3,000,000 for the entire 5-year and 4-month term, including the renewal and extension periods.

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

The Department advised that in 2025, the County procured similar services totaling $5,380 on an emergency basis from International Cover Systems, Inc. to repair a damaged liner.

The County awarded the contract through a competitive procurement process; no other proposals were received. According to the procurement documents, there is not an M/WBE participation requirement.

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

Executive Summary

Contract for County Council approval for Atlantic Lining Company, Inc.

This contract is for the installation and repairs of geosynthetic liners, landfill caps and stormwater management features at Baltimore County Department of Public Works – Bureau of Solid Waste Management's landfill locations. This contract would be for one (1) year with four (4) one-year renewals.

The contractor will perform on-call repairs for instances when penetrating the capped portion of the open and closed landfills is necessary for excavation, or when the existing liner at the Eastern Sanitary Landfill is damaged. The contractor shall also provide all time, material and labor necessary for installing geosynthetic liners for additional phases being constructed at the Eastern Sanitary Landfill, as well as installing and repairing stormwater management features at open and closed landfills including anchor trenches, lined swales, and lined ditches. The Contractor will ensure that all installations and repairs are made in a responsible manner and in accordance with all applicable codes, regulations, laws, and ordinances.

The Atlantic Lining Company was selected for this contract due to them being the best qualified and with the necessary experience. MBE% - N/A.

Geosynthetic liners help prevent pollution from entering the groundwater. They are required environmental controls per the Environmental Protection Agency as well as the Maryland Department of the Environment. Geosynthetic caps prevent erosion of the exterior of the landfill, which assist in preventing accidents and waste exposure.

Prepared by: Department of Public Works and Transportation

FM-5 (Contract) **Council District(s) _All_**

Department of Public Works and Transportation

Municipal Solid Waste Disposal

The Administration is requesting approval of a contract with Wheelabrator Baltimore, L.P. to dispose of residential municipal solid waste and to accept certain ash residue at the County's landfill. The contract commences October 1, 2026, continues for five years, and will renew automatically for five additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The contract further provides for the contractor to deliver up to 60,200 tons of ash residue to the County's landfill in each contract year and for the volume to be clarified and adjusted each contract year. The Department advised that the FY 2027 appropriation for the disposal services is $13,023,907 and that estimated compensation totals $68,146,400 for the initial 5-year term and $154,543,413 for the entire 10-year and 4-month term, including the renewal and extension periods. The Office of Budget and Finance advised that FY 2027 budgeted General Fund ash acceptance fee revenue totals $1,502,626. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation	Notes
County (1)	$ 154,543,413	(1) General Fund Operating Budget.
State	--	(2) Department's estimate for the entire 10-year and 4-month term. The contractor will separately pay the County ash acceptance fees; according to the Office of Budget and Finance, FY 2027 budgeted General Fund ash acceptance fee revenue totals approximately $1.5 million.
Federal	--	
Other	--	
Total	$ 154,543,413 (2)	

Analysis

In December 2025, the County issued a Request for Proposals (RFP) for the disposal of residential municipal solid waste (MSW); the RFP stated that respondents may submit proposals including one or more disposal sites and that the selected contractor may utilize recycling or waste-to-energy processing for any or all of the MSW in lieu of disposal in a licensed landfill. Because the County separately contracts for the transportation of MSW from its acceptance facilities to final disposal sites, the location of a proposed disposal facility also affects the County's transportation costs. Under the proposed contract, Wheelabrator will dispose of residential MSW at its Baltimore Refuse Energy System Company (BRESCO) waste-to-energy facility in Baltimore City. The County will transport the waste from its three MSW acceptance facilities (the Baltimore County Resource Recovery Facility in Cockeysville, the Eastern Sanitary Landfill in White Marsh, and the Western Acceptance Facility in Halethorpe) to BRESCO. The Department noted that contracting for this service allows the County to transfer material that would have otherwise been sent to the County's only landfill, thus preserving valuable landfill space. The Department advised that, if necessary, the County's landfill has sufficient capacity to accept the waste covered by the proposed contract throughout the initial five-year term. The Department further advised that the contract's termination provisions are intended to preserve the County's flexibility to pursue increased waste diversion or other disposal alternatives during the contract term.

The County, based on available funding, will deliver 215,000 tons of acceptable waste to the facility in each contract year (the "annual tonnage"). Unit prices for the disposal of acceptable waste ("tipping fees") are based on a two-tier pricing schedule with rates that increase 3.5% each contract year for each tier. For the first 215,000 tons of acceptable waste the County will deliver each contract year, unit prices range from $60 per ton in the first contract year to $81.77 per ton in the 10th contract year. The contract also provides for additional tonnage above the 215,000-ton annual amount and establishes unit prices for up to 35,000 additional tons per contract year, ranging from $53.25 per ton in the first contract year to $72.58 per ton in the 10th contract year.

The contract provides that Wheelabrator may deliver, at its expense, up to 60,200 tons of ash residue (i.e., the material remaining after processing acceptable waste) to the County's landfill in White Marsh each contract year. The contractor will pay the County $27.45 per ton for the first contract year, with the ash disposal rate increasing by 3.5% annually; the rate will increase to $37.41 per ton in the 10th contract year. Ash residue delivered in excess of 60,200 tons will be charged at a rate negotiated between the County and the contractor. The contract further provides that the ash residue volume may be clarified and adjusted if necessary or due to extenuating circumstances.

The contract also provides that if a vehicle delivering acceptable waste to Wheelabrator's facility on behalf of the County experiences a wait time exceeding one and one-half hours, Wheelabrator will pay the County a demurrage fee of $150 per load, plus $50 per load for each additional thirty minutes.

The contract also provides that if Wheelabrator is unable to accept and process acceptable waste at BRESCO due to a scheduled or unscheduled shutdown, waste diverted to the County's landfill or an alternate disposal site will continue to count toward the County's annual tonnage requirement based on available weight records. If records are unavailable, the County will receive a pro rata credit toward the annual tonnage requirement for the shutdown period. Wheelabrator also will pay the County $15 per ton of diverted acceptable waste to compensate for reasonable additional costs incurred by the County or its haulers as a result of the diversion.

The contract requires the County to use reasonable efforts to appropriate sufficient funds for the agreement. The contract also provides the County with the right to terminate the agreement, in whole or in part, without cause upon 30 days' prior written notice.

The contract commences October 1, 2026, continues for five years, and will renew automatically for five additional one-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that the FY 2027 appropriation for the disposal services is $13,023,907. The Department further advised that estimated compensation totals $68,146,000 for the initial 5-year term and $154,543,413 for the entire 10-year and 4-month term, including the renewal and extension periods.

The County awarded the contract through a competitive procurement process from two proposals received. The Department advised that Wheelabrator was the better-qualified respondent, submitted the more competitive bid, possessed the required experience, and is within reasonable proximity to Baltimore County's transfer stations. According to the bid documents, there is no M/WBE participation requirement.

On November 2, 2020, the Council approved the existing contract with Wheelabrator Baltimore, L.P. to dispose of residential MSW. Although the contract commenced November 2, 2020, the obligations under it were retroactive to October 1, 2020 and continue through September 30, 2026. The existing contract provides for annual guaranteed tonnage of 215,000 tons delivered to BRESCO. The Department advised that for the October 1, 2024 to September 30, 2025 contract year, the County delivered 189,000 tons to BRESCO due to scheduled shutdowns at the facility. The Department advised that, as of September 15, 2026, expenditures under the contract totaled $48,951,570 and revenue received from Wheelabrator for ash acceptance fees, demurrage fees, and diverted acceptable waste totaled $9,880,970, $50,000, and $440,688, respectively.

The County plans to transport the residential MSW from the County's three MSW acceptance facilities to BRESCO under its separate 21-year and 9-month contract, as amended, with WB Services, LLC for transportation of municipal solid waste from County transfer facilities to final disposal sites. The Council approved the original approximate six-year and 10-month contract on October 1, 2012. Transportation rates to BRESCO from the County's three MSW acceptance facilities range from $14.46 per ton to $19.55 per ton, depending on the originating facility, whether transportation occurs during peak or off-peak hours, and whether the County supplies the fuel. The contractor may purchase fuel from the County at the County's cost per gallon plus a $0.05 per-gallon administrative fee.

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

Contract for County Council approval for Wheelabrator Baltimore, L.P.

This contract is for the disposal of residential municipal solid waste. Residential waste from Baltimore County's three transfer stations will be transferred to the contractor's solid waste resource recovery facility. There the waste will be incinerated in the facility's large mass burn combustors. The contractor will ensure that all waste is handled and disposed of responsibly and in full compliance with all applicable laws, regulations, codes, and ordinances.

Wheelabrator Baltimore, L.P. was selected for this contract due to being the best qualified, having the most competitive bid, and possessing the required experience. Additionally, Wheelabrator's facility is within the most reasonable proximity of Baltimore County's transfer stations. Baltimore County is currently contracted with Wheelabrator for solid waste disposal. There is no MBE requirement for this contract.

Contracting for this service allows Baltimore County to transfer material that would have otherwise been sent to the county's only landfill, thus preserving valuable landfill space. This service ensures that the current landfill can continue to be responsibly utilized by county residents.

Prepared by: Department of Public Works and Transportation

MB-2 (Res. 27-26) **Council District(s) _3_**

Mr. Ertel (By Req.)

Department of Planning

**Amendment to the Growth Tier Map for Baltimore County –
4122 Sweet Air Road**

Resolution 27-26 adopts an amendment to the Growth Tier Map for Baltimore County. Amendments to Baltimore County's Growth Tier Map are subject to approval by the Baltimore County Council, which may accept or modify the amendments by legislative act. See Exhibit A.

The Sustainable Growth and Agricultural Act of 2012 was passed by the Maryland General Assembly in the 2012 session and became effective July 1, 2012. This State law addresses growth, infrastructure, and the environmental impact of septic systems for large subdivisions. Local jurisdictions are required to implement a growth tier system and map to guide infrastructure planning and protect sensitive areas.

The Baltimore County Department of Planning adopted a system of growth tiers and map on December 20, 2012. The owner of the property at 4122 Sweet Air Road petitioned the Planning Board to change the property's designation from Tier IV, for natural and agricultural preservation, to Tier III, allowing for a residential subdivision. The property is zoned Resource Conservation (RC) 5 for rural residential development, rather than for agriculture or preservation.

The Baltimore County Planning Board held a public hearing and vote on the Growth Tier Amendment Request for 4122 Sweet Air Road on July 18, 2026. The Planning Board voted to recommend to the County Council that the Growth Tier Map be amended to designate 4122 Sweet Air Road as Growth Tier III.

Any fiscal impact associated with the proposed Growth Tier Map amendment would depend on the extent and nature of any future development of the property and cannot be determined at this time.

Resolution 27-26 shall take effect from the date of its passage by the County Council.

Executive Summary

This resolution is to adopt an amendment to Baltimore County's Growth Tier Map, changing the designation of 4122 Sweet Air Road from Tier IV to Tier III. The Sustainable Growth and Agricultural Act of 2012 requires counties to map growth tiers to manage infrastructure planning and environmental impacts. Tier IV is for agricultural conservation and natural preservation. Tier III allows for limited residential use in areas that are not planned for water and sewer infrastructure. The property owner petitioned for the change, noting that the property is zoned for rural residential use, rather than agriculture. The change was unanimously approved by the Planning Board following a public hearing on July 18, 2026.

Prepared by: Department of Planning

MB-3 (Res. 28-26) **Council District(s) _5_**

Mr. Ertel (By Req.)

Department of Public Works and Transportation

Extension of Sanitary Sewer System – Middle River Area

Resolution 28-26 approves an extension of the County's sanitary sewer system to 2 properties on Bird River Road in the Middle River area. See Exhibit A.

Fiscal Summary

Funding Source	Construction Cost		Notes
County (1)	$	151,458	(1) Capital Projects Fund – Metropolitan District. (2) Property owners' responsibility.
State		--	
Federal		--	
Other (2)		68,056	
Total	$	219,514	

Analysis

Section 20-1-119 of the Baltimore County Code authorizes the extension of the water and sewer system to serve existing housing units without meeting the normal requirement of the Metropolitan District Act that the project be self-supporting; however, the extension must be deemed necessary for the protection of public health. Such an extension is conditioned upon the holding of a public hearing at which the Department of Public Works and Transportation (DPWT) must notify the affected property owner(s) of all project costs, and the subsequent approval by the County Council via a resolution. DPWT advised that the hearing for the proposed extension was held on August 24, 2026.

According to DPWT and the Department of Environmental Protection and Sustainability, in 2023, the County determined that a health problem exists in the area of Bird River Road in the Middle River area; the extension of the sanitary sewer system will alleviate problems related to existing septic systems.

DPWT initially planned to design the sanitary sewer to serve 3 properties on Bird River Road. However, the structure at 10609 Bird River Road was razed during the design phase, and DPWT is moving forward with the project for the remaining two properties. DPWT advised that the preliminary design included additional gravity sewer and a manhole, as well as a grinder pump and low-pressure piping, to serve 10609 Bird River Road; this infrastructure was eliminated from the project after the property was removed. DPWT further advised that project costs were not allocated until the design was near final; therefore, no cost allocation was calculated for the original 3-property project.

The project consists of installing 160 linear feet of 8-inch PVC sewer pipe, two 48-inch precast sanitary manholes, and 2 cleanouts. DPWT advised that the new sewer will be accessible to 2 additional properties: 10609 Bird River Road (Tax ID 1515690080) and Tax ID 2100013646. According to DPWT, the potential future sewer access or development/redevelopment of these or any other properties did not affect the scope or design of the proposed extension. DPWT further advised that neither additional property will have frontage along the new sewer main and that, if either property connects to public sewer in the future, the property owner will be responsible for the cost of the connection and any additional sewer extension required to obtain service, but will not be responsible for any portion of the cost of the proposed extension.

Information provided by the Office of Budget and Finance for the FY 2025 budget season noted funding earmarked for the project totaling $351,000. Construction costs for the project total $219,514. Based on DPWT's cost-allocation methodology, the Metropolitan District will fund $151,458, including a $95,762 construction cost allowance associated with 143 feet of the sewer alignment along properties already connected to public sewer and the Williams Court alley/easement. The remaining project deficit is shared equally between the Metropolitan District and the 2 property owners. DPWT advised that it applies the same standards and considerations in determining the scope and design of health extensions as it applies to other sewer extensions. Accordingly, the 2 property owners will pay the remaining $68,056 balance (along with $1,750 ($875 per property) in system connection charges not factored into the construction cost) through front-foot assessment and associated construction loan charges over a 40-year period.

DPWT advised that it plans to request that the Council consider up to 3 additional County sewer health projects on FY 2027 legislative agendas.

This resolution shall take effect from the date of its passage by the County Council.

Executive Summary

The Department of Public Works seeks approval of funds to construct the Bird River Road Sewer Extension (“Sewer Extension”). This is a health-initiated project under §20-1-119 of the County Code requiring County Council approval.

The proposed Bird River Road Sewer Extension – Health in the Middle River area in the Fifteenth Election District and the Fifth Council District of Baltimore County is serving two (2) improved properties.

The construction cost is $219,514.32, of which the property owners will pay $68,055.78. Baltimore County will be responsible for $151,458.54.

If not awarded, the bid price will expire on October 16, 2026 (120 days from the bid opening). The project has 40 working days for completion after Notice to Proceed is issued.

Prepared by: Department of Public Works and Transportation

MB-4 (Res. 29-26) PILOT Amendment **Council District(s)_7_**

Mr. Ertel (By Req.)

Department of Housing and Community Development

Amendment to PILOT – Turner Station Preservation, LLC

Resolution 29-26 authorizes the County to enter into a revised agreement with Turner Station Preservation, LLC for stipulated payments-in-lieu of real property taxes (PILOT) in order to support affordability restrictions for 34 multi-family units, all of which are income-restricted rental units for households earning up to 60% of the area median income (e.g., up to $56,280 for an individual and $64,320 for a family of two), located at the intersection of Pine Street and Chestnut Street in Dundalk. The proposed revised agreement shifts the effective and termination dates of the PILOT agreement previously authorized by the Council by one fiscal year, from July 1, 2026 to July 1, 2027 and from June 30, 2036 to June 30, 2037, respectively. All other terms remain unchanged. See Exhibit A.

Fiscal Summary

The proposed revision has no additional fiscal impact. The estimated property tax reduction is $378,515 (net present value over the 10-year PILOT term), based on the developer's estimated assessed value of $ 4,943,063. The developer calculated the estimated assessed value using an income approach, based on projected net operating income before real estate taxes and a 7.64% capitalization rate. This valuation reflects an updated approach to estimating the property tax reduction from that used in the fiscal note for the previously authorized PILOT.

Analysis

On September 15, 2025, the Council approved Resolution 43-25, which provided a 30-year, $495,000 loan from the County's HOME Loan Fund to Turner Station Preservation, LLC to assist in financing the renovation of 34 multi-family units, all of which are income-restricted rental units for households earning up to 60% of the area median income, located at the intersection of Pine Street and Chestnut Street in Dundalk. As a companion matter, the Council approved Resolution 44-25, which authorized the County to enter into a 10-year Payment in Lieu of Taxes Agreement (PILOT) with Turner Station Preservation, LLC in order to provide financial assistance to support the affordability restrictions. The terms dictated payments of $300 per unit in the first year; increasing 3% per year in the second through fifth years; $400 per unit in the sixth year; and increasing 3% per year in the seventh through tenth years.

Payments in the first year will total $10,200 ($300 per unit for 34 units). Estimated PILOT-generated revenue is $44,174 less than the estimated County property tax revenue amount in the first year. PILOT-generated revenue is estimated to be a net present value amount of $378,515 less than the County property tax amount over 10 years (assuming the developer's estimated assessed value of $ 4,943,063, calculated using projected net operating income before real estate taxes and a 7.64% capitalization rate; the property value increases by 2% each year; and the present-value discount rate equals 5% per year). Should the property no longer maintain its affordability restrictions, Turner Station Preservation, LLC will be liable for all foregone County property taxes.

The Department advised that project costs will be financed as follows:

Low Income Housing Tax Credit Equity	$	4,618,598
Freddie Mac Bond Financing		4,180,000
Rental Housing Works (State of MD)		2,500,000
Seller Note		738,223
MEEHA/EmPower (State of MD)		608,928
Baltimore County HOME Funds		495,000
Deferred Developer Fee		432,604
Interim Income		221,670
Total	$	13,795,023

The proposed resolution authorizes the County to enter into a revised PILOT agreement that shifts the effective and termination dates previously authorized by the Council by one fiscal year, from July 1, 2026 to July 1, 2027 and from June 30, 2036 to June 30, 2037, respectively. All other terms and conditions previously authorized by Resolution 44-25 remain unchanged. The Department advised that the proposed revision is necessary due to delays related to the negotiation of terms in the project's Low Income Housing Tax Credits (LIHTC) transaction, unrelated to the County or the County's proposed financial investment in the project. The Department advised that the acquisition of the property, which was originally expected to be completed in November 2025, is anticipated by the end of September 2026.

The Annotated Code of Maryland, Tax-Property Article, Section 7-506.1 exempts certain subsidized rental housing projects from property taxation if the owner and governing body of the County agree to negotiated payments-in-lieu of real property taxes.

This resolution shall take effect from the date of its passage by the County Council.

EXECUTIVE SUMMARY

2025 Resolutions and 2026 Update

At the County Council's Legislative Session on September 15, 2025, the Council unanimously approved Resolution 43-25 and Resolution 44-25, which authorized the County to provide the proposed HOME funding and the proposed PILOT Agreement, respectively. As approved, Resolution 44-25 listed the Effective Date of the ten-year PILOT Agreement as July 1, 2026, and the Termination Date as June 30, 2036. Due to the delay of the broader transaction's completion, the term of the Agreement listed within relevant County documentation will shift by one year to an Effective Date of July 1, 2027 and a Termination Date of June 30, 2037.

The purpose of this Resolution is ONLY to adjust the Effective Date and the Termination date. No other terms of the PILOT Agreement will deviate from the provisions of Resolution 44-25, and no terms of the HOME funding as expressed in Resolution 43-25 have been modified.

The project faced delays due to the negotiation of terms in the broader LIHTC transaction unrelated to the County or the County's proposed financial investment in the project.

Project Summary and Background

Turner Station Apartments was built in 1953 and is in need of significant renovations and upgrades, having had no significant renovations over the last 10 to 15 years. Substantial rehabilitation activities will comprise of upgrades to all units and commons areas, and will include the replacement of all metal windows, shower doors, shower and shower-tub surrounds, bathroom vanities, kitchen cabinets, grab bars, bathroom vanities, medicine cabinets, towel bars, exterior masonry, roofing, metal flashing and trim, doors, and door frames. The developer is proposing to complete a substantial recapitalization and renovation totaling approximately $13.8 million.

All of the units will be affordable at or below 60% of the Area Median Income ("AMI"), with many residents at or below 30% of AMI. This project encompasses the rehabilitation of eleven (11) one-bedroom flats located in the former Turner Station Elementary schoolhouse building, together with nineteen (19) adjacent two-bedroom townhomes and four (4) adjacent three-bedroom townhomes. Among the 34 units, two (2) units will be designated to accommodate households with accessibility needs and will undergo comprehensive renovations to adhere to Uniform Federal Accessibility Standards ("UFAS"). The Project includes 26,391 square feet of rentable space.

Prepared by: Department of Housing and Community Development

MB-5 (Res. 30-26) **Council District(s) _3_**

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

Department of Planning

Endorsement of Designation of the Proposed Lutherville Station TOD

Resolution 30-26 endorses the designation of the proposed Lutherville Station transit oriented mixed-use development and the associated 12.77± acre site, located at 130 W. Ridgely Road, under the State of Maryland's Transit-Oriented Development (TOD) Designation Program. See Exhibit A.

The State created the TOD Designation Program to recognize and support efforts by local jurisdictions to advance TODs at eligible sites. Sites adjacent to a planned or existing transit corridor are eligible to receive TOD Designation. As defined in Section 7-101(m) of the Transportation Article, Annotated Code of Maryland, TOD includes "a mix of private or public parking facilities, commercial and residential structures, and uses, improvements, and facilities" on property that is adjacent to a planned or existing transit station that involves a deliberate development plan or strategy intended "to maximize the use of transit, walking, and bicycling by residents and employees."

The TOD designation promotes the use of transportation alternatives, including transit accessibility by bicycles and pedestrians, and increases transit ridership, thereby supporting broader transportation network efficiencies; reducing congestion; promoting community safety, convenience, and economic development objectives; augmenting land use and environmental conservation efforts by helping minimize air and water quality impacts; and enhancing accessibility to jobs, housing and other destinations for all residents.

The State provides such designation following adoption of a resolution by the local legislative body and submission of an application to the Maryland Department of Transportation (MDOT), which reviews the application in coordination with members of the Sustainable Growth Subcabinet and provides a recommendation to the Sustainable Growth Subcabinet, which then issues a resolution approving/denying the designation.

Baltimore County has developed a process for consideration of TOD Designation applications. The process begins with the submission of an application to the Department of Planning (Planning). Planning holds a pre-concept meeting with appropriate County agencies to accept preliminary feedback on the application. Thereafter, the applicant conducts a public informational meeting to inform, educate, and discuss the potential TOD. Following this meeting, the applicant submits to Planning feedback from the meeting and provides supplemental detailed information on the TOD. Planning then submits a recommendation to the County Executive for consideration and action, including adoption of a resolution by the County Council.

On March 27, 2026, applicant Lutherville Station LLC submitted its TOD Designation application for Lutherville Station to Planning, requesting designation of 12.77± acres located on the north side of W. Ridgely Road, immediately adjacent to the Lutherville Light Rail Station in Timonium, as a State-Designated TOD.

The proposed State-Designated TOD is improved with 269,000± square feet of commercial (retail and office) space and associated off-street parking spaces. As reflected on the Concept Plan included with the application, the applicant proposes a mixed-use, transit-oriented development with 325 multi-family residential (for lease) units and 120,000± square feet of commercial space for retail, restaurant, office, or other uses. The applicant proposes to process this development through the County's Planned Unit Development (PUD) process as the project will require a modification of uses and/or densities under Section 32-4-242(d)(2) of the Baltimore County Code.

As proposed, Lutherville Station will provide an active pedestrian connection to the adjacent Lutherville Light Rail Station and connections throughout the project in the form of public sidewalks, hardscaped areas, and gathering places that support the use of public transit and enhance the walkability of the project within its larger context in the neighborhood. Lutherville Station will create residential, business, and leisure spaces within immediate walking distance of the Lutherville Light Rail Station and multiple bus routes, providing an opportunity to increase ridership and reduce demands on area roads.

The County conducted a Pre-Concept Meeting, attended by County agency representatives, on the application on May 14, 2026. Thereafter, on July 23, 2026, the applicant hosted the required public informational meeting at the Cockeysville Branch of the Baltimore County Public Library. Following the meeting, the applicant submitted to Planning a written summary of the public informational meeting and provided supplemental information in conjunction with the application. On September 1, 2026, the Director of the Department of Planning submitted his Department's recommendation of the TOD designation to the County Executive. The recommendation for the TOD designation includes the entire 12.77± acre site that would be the subject of the PUD.

The County Council has reviewed the application and related materials and considered input from County agencies and attendees of the public informational meeting and the recommendation of Planning.

The proposed resolution does not directly result in a fiscal impact to the County. If the proposed TOD receives State designation, the designation may provide eligibility or preference for certain State or local financial assistance, tax incentives, or other financing mechanisms. Any future fiscal impact to the County would depend on the extent to which such incentives or financing mechanisms are pursued and approved, as well as the ultimate scope of the proposed development and its associated impacts on County revenues and expenditures, and cannot be determined at this time.

Resolution 30-26 shall take effect from the date of its passage by the County Council, and copies of the resolution shall be sent to MDOT.

Executive Summary

The Administration is requesting support for a resolution to endorse the designation of the proposed Lutherville Station transit-oriented mixed-use development and the associated 12.77± acre site, located at 130 W. Ridgely Road, under the State of Maryland's Transit-Oriented Development (TOD) Designation Program.

Applicant Lutherville Station LLC submitted its TOD Designation Application for Lutherville Station to Planning, requesting designation of 12.77± acres located on the north side of W. Ridgely Road, immediately adjacent to the Lutherville Light Rail Station in Timonium, as a State-Designated TOD. The Department of Planning recommended the TOD designation to the County Executive.

Prepared by: Department of Planning

MB-6 (Res. 31-26) **Council District(s) _All__**

Councilmembers Marks & Mangione

Review of Policies and Procedures – Traffic Calming Devices and Measures in Rural Areas

Resolution 31-26 requests that the Departments of Planning and Public Works and Transportation: review the County's policies and procedures regarding the installation and use of traffic calming devices and measures in rural areas; hold a public hearing, either online or in-person, on rural traffic issues; review and evaluate best practices for rural traffic calming from other jurisdictions; consider alternative testing methods to improve rural road safety or the creation of a rural traffic pilot program; and submit to the County Council, by March 1, 2027, a report with specific recommendations for future legislation or adoption in the County's capital improvement program.

Recently, there have been numerous traffic accidents in the rural areas of Baltimore County that have led to serious injuries. The resolution states that as regional traffic congestion worsens, rural roads increasingly experience cut-through traffic, aggressive driving, and speeding, all of which contribute to accidents. The resolution further states that while the County cannot prevent all traffic accidents and County agencies have attempted to address road safety, the County's traffic calming programs are geared towards suburban and urban neighborhoods and commercial corridors inside the URDL.

The resolution states that there are many rural roads that do not have shoulders, which prevents Police Officers from safely parking their cars when engaging in traffic enforcement. The County's current speed camera program limits the placement of speed cameras to areas near school zones. The resolution's sponsors believe it is an appropriate time for the County to review its traffic calming efforts, evaluate best practices from other jurisdictions, and consider alternative testing methods to improve rural road safety or implementing a rural traffic pilot program.

Resolution 31-26 shall take effect from the date of its passage by the County Council, and copies of the resolution shall be sent to the Baltimore County Executive and the Directors of the Departments of Planning and Public Works and Transportation.

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
APPENDIX A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: County Administrative Officer

DATE: 8/18/26

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

COUNCIL MEETING DATE: 9/21/26

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 10004007 — Thermo Electron North America, LLC

This Supplier Contract is for the purchase of support and maintenance for the Thermo Scientific Integrion Ion Chromatography System. As detailed in the Sole Source Justification signed by Lauren Buckler, Thermo Electron North America, LLC is the only manufacturer and authorized service provider for the Thermo Scientific Chromatograpy System.

The system includes a three-year maintenance plan covering the Integrion IC instrument, its autosampler, and all associated proprietary components. Services include preventive maintenance, priority response, certified replacement parts, labor, travel, and technical support necessary to maintain operational reliability and ensure regulatory compliance for drinking water analysis performed by the Bureau of Utilities E&R Laboratory.

Award Total for 3 Years: $39,617.47
Award Date: 8/17/26

PO 10034895 — Omega Engineering, Inc.

This Purchase Order is for the purchase of the Omega FD-411 Ultrasonic Doppler Flowmeter required for pumping stations through Omega Engineering, Inc. As detailed in the 902(f) Justification signed by Lauren Buckler, currently five pumping stations are dealing with failing meters, and the County requires a flow meter that has two output signals, live data tracking and high rate of accuracy. The Omega FD-411 is the only flow meter the County has found that meets the requirements of the County.

Award Total: $37,781.66
Award Date: 8/18/26

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