

BALTIMORE COUNTY COUNCIL MINUTES
LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 19
November 17, 2025 6:00 P.M.

A. The meeting was called to order by Chairman Ertel at 6:04 P.M. The Chairman asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag led by Scout Troop #340 of St. Johns United Methodist Church. There were approximately 55 persons in attendance. The following Councilmembers were present:

PAT YOUNG	FIRST DISTRICT
IZZY PATOKA	SECOND DISTRICT
*WADE KACH	THIRD DISTRICT
JULIAN E. JONES	FOURTH DISTRICT
DAVID MARKS	FIFTH DISTRICT
MICHAEL ERTEL	SIXTH DISTRICT
TODD CRANDELL	SEVENTH DISTRICT

*Attended via WebEx video teleconference.

B. APPROVAL OF JOURNAL

Upon motion by Councilman Young, seconded by Councilman Jones, the reading of the Journal Entries for the meeting of November 3, 2025 was waived and accepted by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

C. ENROLLMENT OF BILLS

The Chairman stated that the following Bills were passed by the County Council and signed by the County Executive. He certified and delivered to the Secretary, Bills 68-25, 69-25, 70-25, 71-25 and 78-25.

G. MISCELLANEOUS BUSINESS

9. Reappointment – Planning Board – Emily Brophy

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Emily Brophy to the Baltimore County Planning Board. There being no further discussion, upon motion by Councilman Jones, seconded by Councilman Ertel, this Reappointment was unanimously approved.

D. INTRODUCTION OF BILLS

Bill 82-25 entitled An Act the purpose of amending the 2025-2026 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from state funds and made available to the County through the Maryland Department of Health.

Bill 83-25 entitled An Act for the purpose of amending the 2025-2026 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the Maryland Department of Health, Behavioral Health Administration.

Bill 84-25 entitled An Act for the purpose of amending the 2025-2026 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from state funds and made

Bill 85-25 entitled An Act for the purpose of amending the 2025-2026 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the Maryland Department of Emergency Management.

Bill 86-25 entitled An Act the purpose of amending the 2025-2026 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the U.S. Department of Homeland Security.

Bill 87-25 entitled An Act for the purpose of amending the 2025-2026 Capital Budget, by appropriating to the Capital Budget Monies derived from state funds and made available to the County from the State of Maryland.

Bill 88-25 entitled An Act for the purpose of granting a certain property tax credit for certain marine trade waterfront property; granting a certain property tax credit for certain property located in a foreign trade zone; and generally relating to such property tax credits.

Bill 89-25 entitled An Act Ordinance concerning authorization of the issuance, sale and delivery by Baltimore County, Maryland (the “County”) of its (i) general obligation consolidated public improvement bonds in the maximum aggregate principal amount of \$198,000,000, (ii) general obligation metropolitan district bonds in the maximum aggregate principal amount of \$160,000,000, (iii) general obligation bond anticipation notes in anticipation of the issuance of such bonds in the maximum aggregate principal amount equal to the maximum aggregate principal amount of such bonds, provided that the aggregate principal amount of the bond anticipation notes issued and outstanding at any one time pursuant to the authority hereof, together with any bond anticipation notes issued and outstanding pursuant to the authority of any other ordinance of the County heretofore enacted, shall not exceed \$358,000,000 and (iv) general obligation refunding bonds in an aggregate principal amount not to exceed 130% of the aggregate principal amount of the bonds authorized to be refunded; and the determination of various matters relating to the authorization, issuance, sale and delivery of such bonds and notes.

Bill 90-25 entitled An Act for the purpose of establishing an exception to the requirement that all streets in the Honeygo Area have sidewalks such that sidewalks are not required to connect a single-family development to a public road if a pre-existing hiker-biker pathway connects such a development to a public road; and generally relating to uses in the Honeygo Overlay District.

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 73-25, Zoning Regulations – Artisan Manufacturing, was called. Councilman Crandell commented. There being no further discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this Bill passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Bill 74-25, Zoning Regulations – Uses Permitted in the B.M.-C.C.C. District, was called. Council Ertel commented. There being no further discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this Bill passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Bill 75-25, Rental Property Inspections – Authorizations and Enforcement, was called. Councilman Ertel commented and moved to amend this Bill with the following amendments:

1. On page 1, in the third line of the purpose paragraph, strike “with permission of the tenant”; in the sixth line of the purpose paragraph, after “bedrooms;” insert “providing for a remedy for refusal of entry;”.
2. On page 2, in line 15, strike the colon after “of”; in line 16, strike “(I)”; in line 17, strike “; OR”; strike lines 18 through 23.
3. On page 3, strike lines 1 through 4; after line 9, start a new line and insert the following:
“**(3) (I) THE CODE OFFICIAL MAY ENTER AND INSPECT A STRUCTURE OR PREMISES FOR THE PURPOSE OF INVESTIGATING A COMPLAINT OF OR A REASONABLE BELIEF OF A VIOLATION FOR:**
 - 1. AN UNAUTHORIZED ROOMING AND BOARDING HOUSE, AS DEFINED IN THE BALTIMORE COUNTY ZONING REGULATIONS;**
 - 2. A FAILURE TO MAINTAIN THE MINIMUM STANDARDS FOR FIRE SAFETY FACILITIES AND EQUIPMENT UNDER §§ 35-5-213 AND 35-5-213.1 OF THE COUNTY CODE; OR**
 - 3. AN UNAUTHORIZED ALTERATION TO OR DISCREPANCY IN THE NUMBER OF BEDROOMS FOR A LICENSED RESIDENTIAL RENTAL PROPERTY, AS REPORTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.****(II) IF A TENANT OR PROPERTY OWNER REFUSES ENTRY TO THE CODE OFFICIAL UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH, THE COUNTY MAY SEEK A COURT ORDER IN ORDER TO OBTAIN ENTRY.”**

Councilman Jones seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Thereafter, upon motion by Councilman Crandell, seconded by Councilman Ertel, Bill 75-25, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Bill 76-25, This Bill was withdrawn prior to the meeting.

Bill 77-25, Planning of Sewerage Projects – Property Owner Obligations, was called. Councilman Marks commented and moved to amend this Bill with the following amendments:

1. On page 1, in the title, strike “Obligations” and substitute “Notifications”; in the first line of the purpose paragraph, strike “when a property with an operating septic system can be obligated to participate in the apportionment of costs of the construction of a sewerage line system;” and substitute “a notification and opt-out process for a property owner impacted by a sewer line construction project upon a certain point in the design of the project; requiring the opt-out form to meet certain legal requirements and have certain estimates; exempting certain properties from the notification and opt-out process;”
2. On page 2, strike from “NOTWITHSTANDING” in line 8 through “COUNTY.” in line 18 and substitute “(1)”; in line 22, insert the following:
 - “(2) (I) UPON COMPLETION OF THE 95% DESIGN REVIEW, THE COUNTY SHALL NOTIFY IMPACTED PROPERTY OWNERS.
 - (II) SUBJECT TO § 20-2-102 OF THE CODE, AN IMPACTED PROPERTY OWNER MAY OPT-OUT OF THE PROJECT ON A FORM PROVIDED BY THE DEPARTMENT WITHIN 30 DAYS OF THE NOTICE.
 - (III) THE FORM PROVIDED BY THE DEPARTMENT SHALL:
 1. BE LEGALLY SUFFICIENT TO CREATE A BINDING LEGAL OBLIGATION;
 2. INCLUDE A REASONABLE ESTIMATE OF COSTS TO THE IMPACTED PROPERTY OWNER; AND
 3. INCLUDE OTHER RELEVANT INFORMATION RELATED TO THE PROJECT AND ITS IMPACT TO THE PROPERTY OWNER.
 - (IV) THIS PARAGRAPH DOES NOT APPLY TO PROPERTIES IDENTIFIED BY THE COUNTY AS HAVING MARGINAL OR FAILING SEPTIC SYSTEMS.”.

Councilman Ertel seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Thereafter, upon motion by Councilman Marks, seconded by Councilman Jones, Bill 77-25, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

F. APPROVAL OF FISCAL MATTERS

The Chairman stated that the Council would now consider Fiscal Matters. Extensive testimony on each item was taken at the Council's work session on November 12, 2025. The witnesses who testified at the work session were available to restate their testimony if needed. If a Councilmember had any questions regarding a particular Fiscal Matter, that item would be discussed as a separate matter. Chairman Ertel then called upon the Secretary to read the cover letters for Fiscal Matters 1 and 3 through 6. Fiscal Matter 2 was discussed as a separate matter.

1. Amendment #2 to Contract – Redgate Real Estate Advisors, LLC – Real estate advisory services – Security Sq. Mall site

Amendment #2 to the contract with Redgate Real Estate Advisors, LLC, to provide real estate advisory services at the Security Square Mall site.

3. Contracts – (2) – Clean services – Clean-up of derelict buildings

Two contracts with J.L. Santos, LLC and P2 Cleaning Services, LLC, to provide for the clean-up of derelict buildings and lots at locations in Baltimore County on an as-needed basis.

4. Contract – Daikin Applied Americas, Inc. – Service and maintenance of chillers – Courts Building & Historic Courthouse

A contract with Daikin Applied Americas, Inc., to provide for the service and Maintenance of chillers in Baltimore County Courts building and the Historic Courthouse building.

5. Amendment to Contract – CDW, LLC – Hardware, software and related services/Network & data security

An amendment to the contract with CDW, LLC, to provide hardware, software and related services – including network and data security, workplace collaboration tools, scalable network solutions, software installation, upgrades and maintenance, and system and network integration.

6. Amendment to Contract – Microwave Networks, Inc.–Maintenance of digital microwave radios–P25 public safety radio system

An amendment to the contract with Microwave Networks, Inc., to provide for the maintenance of the digital microwave radios used for P25 public safety radio system.

There being no discussion, upon motion by Councilman Jones, seconded by Councilman Ertel, Fiscal Matters 1 and 3 through 6 were unanimously approved.

Chairman Ertel then called upon the Secretary to read the cover letter for Fiscal Matter 2.

2. Amendment to Contract – Rummel, Klepper & Kahl, LLP – On-call Sanitary sewer pipeline design services

An amendment to the contract with Rummel, Klepper & Kahl, LLP, to provide sanitary sewer and pipeline design services, on an on-call as needed basis. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Crandell, Fiscal Matter 2 was unanimously approved by the following roll call vote:

Aye - Young, Kach, Jones, Marks, Ertel, Crandell
Nay – None
Abstain - Patoka

G. MISCELLANEOUS BUSINESS

1. Correspondence - Non-Competitive Awards

At the direction of the Chairman, the Secretary read the correspondence from the Office of Budget and Finance listing the non-competitive awards made during October, 2025.

2. Res. 51-25 – Approve review of a Planned Unit Development (PUD) – Red Run Meadows

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to approve the review of a proposed general development planned unit development in accordance with County law. Councilman Jones commented and moved to amend this Resolution with the following amendments:

1. On page 2, in the fourth full WHEREAS paragraph, in the second line, strike “and”;
2. On page 3, in the first line, after “residents” insert “and (iii) A capital improvement benefit in the form of a contribution of \$25,000 each to three Baltimore County volunteer fire departments or companies at the time of recordation of the record plat as follows – Glyndon Volunteer Fire Department, 4812 Butler Road, Glyndon, MD 21071; Reisterstown Volunteer Fire Company, 108 Main Street, Reisterstown, MD 21136; and Liberty Road Volunteer Fire Company, 10010 Liberty Road, Randallstown, MD 21133”.

Councilman Ertel seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Thereafter, upon motion by Councilman Jones, seconded by Councilman Kach, Resolution 51-25, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

3. Res. 56-25 – Authorize payment in lieu of property taxes (PILOT) – LRO Apartments Four LLC

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to authorize the County Executive or other authorized administrative official to enter into a written agreement on behalf of the County with LRO Apartments Four LLC (the “Future Owner”) for the payment of stipulated amounts in lieu of regular real property taxes in order to facilitate the development of a rental housing project to benefit eligible persons in Baltimore County. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this Resolution was unanimously approved.

4. Res. 57-25 – Approval of Loan – LRO Apartments Four LLC – 8712 Loch Raven Blvd., Towson

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to approve a loan to LRO Apartments Four LLC (the “Future Owner”) to assist in the financing of the construction of rental housing at 8712 Loch Raven Boulevard, Towson, Baltimore County, Maryland. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this Resolution was unanimously approved.

5. Res. 58-25 – Authorize payment in lieu of property taxes (PILOT) – LRO Apartments Nine LLC

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to authorize the County Executive or other authorized administrative official to enter into a written agreement on behalf of the County with LRO Apartments Nine LLC (the “Future Owner”) for the payment of stipulated amounts in lieu of regular real property taxes in order to facilitate the development of a rental housing project to benefit eligible persons in Baltimore County. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Crandell, this Resolution was unanimously approved.

6. Res. 59-25 – Accept donation – The Rotary Club of Catonsville – Catonsville Community Park

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to authorize the County to accept a cash donation in the amount of eight thousand, two hundred ninety-nine dollars and fifty-three cents (\$8,299.53). There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Young, this Resolution was unanimously approved.

7. Res. 60-25 – Accept donation–The Wawa Foundation–Fire Dept. – Community Risk Reduction Division

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to authorize the County to accept a donation of one thousand dollars (\$1,000) from The Wawa Foundation as a charity recipient for the Hoagies for Heroes hoagie building competition. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this Resolution was unanimously approved.

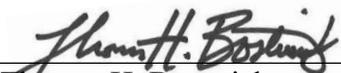
8. Res. 61-25 – Amending the boundary of the Towson Commercial Revitalization District

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council for the purpose of amending the boundary of the Towson Commercial Revitalization District. Councilman Ertel commented. There being no further discussion, upon motion by Councilman Ertel, seconded by Councilman Marks, this Resolution was unanimously approved.

10. Res. 62-25 – Approval of FY25-26 Agricultural Preservation Easement Purchases

This Resolution was for introduction only.

There being no further business to come before the Council at this time, upon motion by Councilman Crandell, seconded by Councilman Young, the meeting was adjourned at 6:55 P.M.



Thomas H. Bostwick
Legislative Counsel/Secretary