

BALTIMORE COUNTY COUNCIL MINUTES
LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 12
July 7, 2025 6:00 P.M.

A. The meeting was called to order by Chairman Ertel at 6:06 P.M. The Chairman asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag. There were approximately 52 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 virtually via WebEx teleconference

B. APPROVAL OF JOURNAL

Upon motion by Councilman Jones, seconded by Councilman Young, the reading of the Journal Entries for the meeting of June 2, 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 33-25, 34-25, 35-25, 36-25, 37-25 and 38-25.

D. INTRODUCTION OF BILLS

Bill 43-24 entitled An Act for the purpose of amending the Voluntary Security Camera Registration Program; providing for the Police Department to maintain the registry; providing for the application of the program; authorizing the adoption of certain regulations; and generally relating to a Voluntary Security Camera Registration Program.

Bill 44-24 entitled An Act for the purpose of requiring a use permit for commercial film production in a residential zone, regardless of the number of days a lot is used; requiring certain notice to be posted; and generally relating to use permits for commercial film production.

Bill 45-24 entitled An Act for the purpose of clarifying and adding certain prohibited uses in the MD 43 Overlay District; and generally relating to uses in the MD 43 Overlay District.

Bill 46-24 entitled An Act for the purpose of permitting a certain decision of the Landmarks Preservation Commission to be appealed to the County Board of Appeals; requiring the Board of Appeals to issue a decision with a statement of grounds and facts; establishing that the decision of the Board of Appeals is final and that the proceedings provided for are exclusive; and generally relating to County Landmarks and Historical and Architectural Preservation.

Bill 47-24 entitled An Act for the purpose of requiring that all meetings and hearings of the Landmarks Preservation Commission be held in person except under certain circumstances; permitting a member of the Commission to participate virtually in a meeting or hearing; requiring that a member of the public wishing to testify at a Commission hearing register in advance; establishing that a member of the public may not be prohibited from testifying at a Commission hearing solely because they have previously submitted written testimony regarding the subject of the hearing or the matter on which they wish to testify; and generally relating to meetings and hearings of the Landmarks Preservation Commission.

Bill 48-24 entitled An Act for the purpose of prohibiting Solar Facilities on land in the R.C. Zones that constitutes Prime Farmland; and generally relating to Solar Facilities.

Bill 49-24 entitled An Act for the purpose of amending the County Charter to establish a Department of Agriculture; requiring that the Department be administered by an appointed director that is responsible directly to the County Administrative Officer; requiring that the Department have the necessary personnel to carry out its functions and duties; establishing the duties of the Department, including the promotion of agriculture as a viable component of the County's economic sector, and other duties as assigned by the County Administrative Officer or under County law; and generally relating to the Baltimore County Charter.

Bill 50-24 entitled An Act for the purpose of amending the County Charter to establish an Inspector General Appointment Board; providing for the appointment of members to the Appointment Board; and generally relating to the Office of the Inspector General and the Inspector General Appointment Board.

G. MISCELLANEOUS BUSINESS

6. Appointment – Baltimore County Community Repair and Reinvestment Commission – Ms. Katie Rouse

At the direction of the Chairman, the Secretary read this correspondence from the County Executive appointing Katie Rouse to the Community Reinvestment and Repair Commission. There being no discussion, upon motion by Councilman Crandell, seconded by Councilman Jones, this Appointment was unanimously confirmed.

7. Appointment – Baltimore County Community Repair and Reinvestment Commission – Mr. David Brown

At the direction of the Chairman, the Secretary read this correspondence from Councilman Jones appointing Mr. David Brown to the Baltimore County Commission on Community Reinvestment and Repair for a three-year term to expire on July 7, 2028. There being no discussion, upon motion by Councilman Jones, seconded by Councilman Kach, this Appointment was unanimously confirmed.

14. Appointment – Baltimore County Community Repair and Reinvestment Commission – Dr. Tecoya Farrakhan

At the direction of the Chairman, the Secretary read this correspondence from Councilman Kach appointing dr. Tecoya Farrakhan to the Baltimore County Commission on Community Reinvestment and Repair for a three-year term to expire on July 7, 2028. There being no discussion, upon motion by Councilman Kach, seconded by Councilman Crandell, this Appointment was unanimously confirmed.

10. Reappointment – Baltimore County Revenue Authority – N. Scott Phillips

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing N. Scott Phillips, to the Baltimore County Revenue Authority for a 5-year term, expiring June 31, 2030. Councilmembers Crandell, Marks and Jones commented. There being no further discussion, upon motion by Councilman Jones, seconded by Councilman Patoka, this Reappointment was confirmed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel
Nay – Crandell

11. Appointment – Police Accountability Board – Tiffany Justice

At the direction of the Chairman, the Secretary read this correspondence from the County Executive appointing Tiffany Justice to the Police Accountability Board for a two-year term expiring June 30, 2027. There being no discussion, upon motion by Councilman Marks, seconded by Councilman Ertel, this Appointment was unanimously confirmed.

12. Reappointment – Police Accountability Board – Ralph Dennis

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Ralph Dennis to the Police Accountability Board for a two-year term expiring June 30, 2027. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Kach, this Reappointment was unanimously confirmed.

13. Reappointment – Police Accountability Board – Stephanie Betterson

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Stephanie Betterson to the Police Accountability Board for a two-year term expiring June 30, 2027. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Kach, this Reappointment was unanimously confirmed.

5. Loan – Housing Opportunities Fund – Red Maple Place Rental Housing Development

At the direction of the Chairman, the Secretary read this correspondence from the County Administrative Officer for a Loan Request for Red Maple Place, a proposed rental housing development. Councilmembers Ertel, Jones, Patoka and Kach commented. There being no further discussion, upon motion by Councilman Ertel to consider approval of the loan, seconded by Councilman Kach, approval of this Loan failed by the following roll call vote:

Aye - None

Nay – Young, Patoka, Kach, Jones, Marks, Ertel, Crandell

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 39-25, Addition to the Baltimore County Final Landmarks List, was called. Councilman Marks commented. There being no further discussion, upon motion by Councilman Marks, seconded by Councilman Crandell, this Bill passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell

Nay – None

Bill 40-25, Zoning Regulations – Assisted Living Facilities – Conversion of Existing Commercial Buildings, was called. Councilman Marks commented. Councilman Kach questions Mr. Marks. Councilman Marks moved to amend this Bill with the following amendments:

1. On page 1, in the short title and the first line of the purpose paragraph, strike “commercial” and substitute “commercially used or zoned”.
2. On page 2, in the first line of the second WHEREAS paragraph, strike the first “commercial” and substitute “commercially used or zoned”; in line 7, after “OF” insert “AN” and after “EXISTING” strike “COMMERCIAL” and substitute “COMMERCIALLY USED OR ZONED”.
3. On page 3, in line 5, strike “MAXIMUM” and substitute “PERMITTED” and after “DENSITY” strike “PERMITTED”; in line 9, after “CODE” insert “UNLESS THE COUNTY BUILDING ENGINEER DETERMINES THAT PRIOR APPLICABLE REQUIREMENTS ARE SUITABLE”.

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

Councilman Marks moved to amend this Bill with the following amendment:

1. On page 3, after line 13, insert “6. THE BUILDING SHALL BE SUBJECT TO A COMPATIBILITY FINDING IN ACCORDANCE WITH § 432A.1.D OF THESE REGULATIONS.”; in line 17, strike “432A.1.C.1-3;” and substitute “432A.1.C.1-2 BY 10%, UNLESS THE PROPOSED CONVERSION IS ADJOINING A RESIDENTIAL ZONE;”

Councilman Kach seconded the motion and this amendment 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 Ertel, Bill 40-25, as amended, passed by the following roll call vote:

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

Bill 41-25, Zoning Regulations – Residential Development Proposals in the Honeygo Overlay District, was called. Councilman Marks commented and moved to amend this Bill with the following amendment:

1. On page 3, in line 3, insert “C. A DEVELOPER SHALL NOT BE REQUIRED TO EXTEND EXISTING PUBLIC ROADS THROUGH A DEVELOPMENT TO PROVIDE ACCESS TO NEW LOTS.”.

Councilman Jones seconded the motion and this amendment 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 Kach, Bill 41-25, as amended, passed by the following roll call vote:

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

Bill 42-25, Zoning Regulations – Out-of-Water Storage Facilities for Commercial Fishing and Shell Fishing Operations, was called. Councilman Marks commented and moved to amend this Bill with the following amendment:

1. On page 4, after line 3, insert the following.
 - “5. THE INTENT OF THIS PARAGRAPH IS TO PERMIT STORAGE FOR WATER-DEPENDENT OPERATIONS OR BUSINESSES ONLY AND MAY NOT BE CONSTRUED OR INTERPRETED AS PERMITTING OTHER TYPES OF BUSINESSES TO UTILIZE WATERFRONT PROPERTIES, OR PROPERTIES THAT ARE IN CLOSE PROXIMITY TO THE WATERFRONT, FOR SUCH STORAGE.
 6. THE AUTHORITY TO USE A PROPERTY FOR STORAGE AS SET FORTH IN THIS PARAGRAPH SHALL TERMINATE UPON THE SALE OF THE PROPERTY.”.

Councilman Kach seconded the motion and this amendment 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 Kach, Bill 42-25, 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 July 1, 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 through 11 and 15. Fiscal Matters 12, 13 and 14 were withdrawn prior to the meeting.

1. Lease – Pikesville Armory Foundation, Inc. – NCO Club Structure – Pikesville Community Recreation Office

A lease with Pikesville Armory Foundation, Inc., to rent approximately 1,273 square feet of space within NCO Club Structure at the former Pikesville Armory. The space will be used to house the Pikesville Community Recreation Office.

2. Contracts – (3) – Training and consulting services – Computer Training Center (CTC)

Three contracts to provide computer training services for Baltimore County employees.

3. Contracts – (3) – On-call wastewater flow monitoring, infiltration, inflow analysis & sanitary sewer eval. survey investigations

Three contracts to provide on-call services flow monitoring and I/I Analysis and SSES Investigations within the County's wastewater collection, pumping and transmission system.

4. Purchase Order – Johnson Controls, Inc. – Upgrade of building automation systems

A contract with Johnson Controls, Inc., to provide upgrades for the County's Metasys building automation systems at various County-owned facilities.

5. Contracts – (2) – Carpet cleaning and floor stripping, sealing & finishing services

Two contracts with P2 Cleaning Services, LLC and Brooks & Brooks Services, Inc., to provide carpet cleaning and floor stripping, sealing and finishing services at various County-owned locations on an as-needed basis.

6. Contract – Dr. Mahwish Khurram – Prevention, early detection, diagnosis & treatment of cancer

A contract with Dr. Mahwish Khurram, to provide prevention, early detection and diagnosis, and treatment of cancer for low-income Baltimore County residents.

7. Contract – Johns Hopkins Bloomberg School of Public Health – Residency Renewal

An agreement with Johns Hopkins Bloomberg School of Public Health General Preventive Medicine Residency Program, to provide preventive medicine residents to complete full-time longitudinal rotations with Department of Health and Human Services.

8. Amendment to Contract – ACME Auto Leasing – Regional Auto Theft Task (RATT) Unit

An amendment to the contract with ACME Auto Leasing, LLC, to provide for the inclusion of the Criminal Apprehension Support Team vehicles under the agreement. The contractor will continue to provide leased vehicles and repair services for the regional Auto Theft Task Unit.

9. Contracts – (2) – Cleaning services – Biohazard/Trauma areas

Two contracts with Islas General Cleaning Services, Inc., and BYLT, LLC, to provide for the cleaning and disposal of contaminated material removed from biohazard/trauma areas on an as-needed basis.

10. Contract – Paradise Animal Hospital, LLC – Professional veterinary services – K9 Unit

A contract with Paradise animal Hospital, to provide professional veterinarian services to the dogs assigned to the Police Department's K9 Unit.

11. Contract of Sale – Harry Gephardt – 1313 Mohrs Lane, 21220 – Drainage and utility easement

A contract of sale with Harry Gephardt, Jr., to acquire a drainage and utility easement and temporary construction easement area, located at 1313 Mohrs Lane, Middle River, Maryland 21220.

12. Contract of Sale – Anthony S. Brandon & Susan Green Rogers – 1730 Ruxton Rd., 21204 - Drainage and utility easement

This Fiscal Matter was withdrawn prior to the meeting.

13. Contract of Sale – Robert & Kathleen M. Lipke – 1732 Ruxton Rd., 21204 - Drainage and utility easement

This Fiscal Matter was withdrawn prior to the meeting.

14. Contract of Sale – Woodmoor Properties, LLC – Marston Rd. & Sedgemoor Rd., Lochearn area – Woodmoor neighborhood park

This Fiscal Matter was withdrawn prior to the meeting.

15. Contract – Beveridge & Diamond, PC – Legal Services

An agreement with Beveridge & Diamond P.C., to provide legal services and assisting with negotiation of modifying the Sanitary Sewer Overflow Consent Decree in United States et al. v. Baltimore County, Maryland, Civ. No. 05-02028-AMD.

There being no discussion, upon motion by Councilman Jones, seconded by Councilman Ertel, Fiscal Matters 1 through 11 and 15 were unanimously approved.

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 June, 2025.

2. Res. 31-25 – Amending the Perry Hall 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 Perry Hall Commercial Revitalization District. Councilman Marks commented. There being no further discussion, upon motion by Councilman Marks, seconded by Councilman Crandell, this Resolution was unanimously approved.

3. Res. 32-25 – Amending the Cowenton-Ebenezer 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 Cowenton-Ebenezer Commercial Revitalization District. Councilman Marks commented. There being no further discussion, upon motion by Councilman Marks, seconded by Councilman Ertel, this Resolution was unanimously approved.

4. Res. 33-25 – Review of PUD – The Enclave at Magnolia

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

1. On page 2, in the last line of the fourth WHEREAS paragraph, after “Avenue” insert “. No development can proceed without approval for access to the development only through Magnolia Avenue”.
2. On page 5, in the second line of the seventh listed paragraph, after “homes” insert “along the southwest open space area, the east side along Gerst Avenue, and the south side driveway of adjacent houses”.

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

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

Councilman Marks moved to amend this Resolution with the following amendments:

1. On page 4, in the second line of the fourth listed paragraph in second RESOLVED paragraph, strike “a County arborist” and substitute “the Applicant”.
2. On page 5, in the sixth listed paragraph, strike “Any open space waiver fees shall be credited toward Angel Park.” and substitute “The County Council strongly encourages that any open space waiver fees not allocated to Neighborspace of Baltimore County in accordance with § 32-6-108(F)(3) of the County Code should be credited toward Angel Park.”.

Councilman Crandell 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 Kach, Resolution 33-25, as amended, passed by the following roll call vote:

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

8. Res. 34-25 – Property Tax Exemption – BLIND – Leveren Banks

At the direction of the Chairman, the Secretary read this Resolution to approve the refund of certain real property taxes collected from Leveren Banks, who is entitled to a partial exemption from State and County real property taxes by reason of the exemption afforded to blind persons under State law. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this Resolution was unanimously approved.

9. Res. 35-25 – Property Tax Exemption – BLIND – Diana Dunbar

At the direction of the Chairman, the Secretary read this Resolution to approve the refund of certain real property taxes collected from Diana Dunbar, who is entitled to a partial exemption from State and County real property taxes by reason of the exemption afforded to blind persons under State law. There being no discussion, upon motion by Councilman Jones, seconded by Councilman Kach, this Resolution was unanimously approved.

15. Res. 36-25 – Accept monetary donation – Ms. Anne Louise Allen – DNA testing and analysis

This Resolution was for introduction only.

There being no further business to come before the Council at this time, upon motion by Councilman Jones, seconded by Councilman Crandell, the meeting was adjourned at 7:06 P.M.

OPEN MEETINGS ACT COMPLIANCE

Under the provisions of the Maryland Open Meetings Act, after a public body has met in a session closed under § 3-305 of the General Provisions Article of the Annotated Code of Maryland, it must include a summary of the session in the minutes of its next public meeting.

These Meeting Minutes shall reflect that on Tuesday, July 1, 2025 at 2:32 p.m., a public meeting of the County Council was convened in the Council Library. The meeting was properly advertised as required by the County Charter and notice was also placed on the Council's website for approximately 10 days prior to the meeting. The advertisement and notice stated that the meeting would be a public meeting, but could be subject to closure in order to discuss a personnel matter and receive legal advice from the County Attorney. In attendance were Council Chairman Mike Ertel and Councilmembers Izzy Patoka, David Marks, Todd Crandell, Wade Kach, and Pat Young; County Attorney James Benjamin; the undersigned Legislative Counsel/Secretary Tom Bostwick and Deputy Legislative Counsel Adam Phillips; and Acting County Auditor Elizabeth Irwin. There were no persons from the public in attendance. At 2:35 p.m., Councilman Kach moved to close the meeting to discuss the personnel matter and to receive legal advice, seconded by Chairman Ertel, and the motion was unanimously approved by the members present, and thereupon the meeting was closed.

Thereafter, Mr. Benjamin discussed the personnel matter with the Councilmembers and also provided his advice and interpretation of a County Code statute related to the personnel matter. Several Councilmembers asked questions and made comments related to Mr. Benjamin's legal interpretation and advice. It should also be noted that at 2:41 p.m., Councilman Julian E. Jones, Jr. arrived for the meeting, and at 2:47 p.m. Councilman Marks had to leave the meeting.

There being no further discussion during the closed portion of the meeting, at 3:02 p.m., Councilman Crandell moved to re-open the meeting, seconded by Councilman Patoka, and the motion was unanimously approved by the members present, and the meeting was re-opened. There being no further business, on motion by Councilman Patoka and seconded by Councilman Kach, and unanimously approved by the members present, the meeting was adjourned at 3:06 p.m.

A handwritten signature in black ink, reading "Thomas H. Bostwick". The signature is written in a cursive style with a horizontal line underneath it.

Thomas H. Bostwick
Legislative Counsel/Secretary