

BALTIMORE COUNTY COUNCIL MINUTES
LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 14
September 2, 2025 6:00 P.M.

A. The meeting was called to order by Chairman Ertel at 6:08 P.M. The Chairman asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag led. There were approximately 70 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

* participated virtually via video teleconference

B. APPROVAL OF JOURNAL

Upon motion by Councilman Crandell, seconded by Councilman Young, the reading of the Journal Entries for the meeting of August 4, 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

At this time, there were no Bills for enrollment.

D. INTRODUCTION OF BILLS

Bill 56-25 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 available to the County through the Maryland's Office of Overdose Response.

Bill 57-25 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 private funds and made available to the County by Ms. Anne Louise Allen.

Bill 58-25 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 available to the County through the Maryland Department of Health.

Bill 59-25 entitled An Act for the purpose of adding an exception to the application of Residential Transition Areas to include additions to certain existing religious schools; and generally relating to Residential Transition Areas.

Bill 60-25 entitled An Act for the purpose of permitting certain by-right uses in the R-O Zone in the Liberty Road (East) Commercial Revitalization District; and generally relating to uses in the R-O Zone.

Bill 61-25 entitled An Act for the purpose of making available a certain revitalization tax credit for properties within a State designated transit-oriented development located in certain areas of the Owings Mills area or the Woodlawn Commercial Revitalization District under certain circumstances; establishing the conditions and duration for the tax credit; and generally relating to the revitalization tax credit.

Bill 62-25 entitled An Act for the purpose of requiring a hookah lounge or a vapor lounge to have a certain amount of on-site security personnel present on the premises during all hours of operation; and generally relating to hookah and vapor lounges.

Bill 63-25 entitled An Act for the purpose of eliminating the prohibition on residential uses on the first story of a building in the C.C.C. Overlay District if commercial uses are located in other buildings on the property or within a certain number of feet of the property; and generally relating to the C.C.C. Overlay District.

Bill 64-25 entitled An Act for the purpose of amending the time to request a review of annual Metropolitan District wastewater user charges; and generally relating to requests for review of wastewater user charges.

Bill 65-25 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 66-25 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.

G. MISCELLANEOUS BUSINESS

7. Reappointment – Baltimore County Animal Hearing Board – Cynthia Dreiband

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Cynthia Dreiband to the Baltimore County Animal Hearing Board subject to the confirmation of the Baltimore County Council, for a two-year term expiring June 30, 2027. There being no discussion, upon motion by Councilman Crandell, seconded by Councilman Jones, this Reappointment was unanimously approved.

9. Reappointment – Baltimore County Animal Hearing Board – Michele (Shelley) Silwick

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Michele (Shelley) Silwick to the Baltimore County Animal Hearing Board subject to the confirmation of the Baltimore County Council, for a two-year term expiring June 30, 2027. There being no discussion, upon motion by Councilman Jones, seconded by Councilman Ertel, this Reappointment was unanimously approved.

8. Reappointment – Baltimore County Animal Hearing Board – Amanda Serafini

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Amanda Serafini to the Baltimore County Animal Hearing Board subject to the confirmation of the Baltimore County Council, for a two-year term expiring June 30, 2027. There being no discussion, upon motion by Councilman Jones, seconded by Councilman Kach, this Reappointment was unanimously approved.

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 43-25, Voluntary Security Camera Registration Program, was called. Councilmembers Jones and Crandell commented. There being no further discussion, upon motion by Councilman Jones, seconded by Councilman Ertel, this Bill was passed by the following roll call vote:

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

Bill 44-25, Zoning Regulations – Commercial Film Production, was called. Councilman Marks commented. There being no further discussion, upon motion by Councilman Marks, seconded by Councilman Jones, this Bill was 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 August 26, 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 6 and 8. Fiscal Matter 7 was withdrawn prior to the meeting.

1. Contract of Sale – Dennis & Tama Ourand – Acquisition of easement – 3110A & 3110B Summit Avenue, 21234

A contract of sale with Dennis and Tama Ourand, to acquire a drainage and utility easement, and temporary construction easement, located at 3110A and 3110B Summit Avenue, Parkville, Maryland 21234, to be used for Jennifer Branch Relief Sewer Project.

2. Contract of Sale – Christel & Tianté Dorman – Acquisition of easement – 9803-B Harford Road, 21234

A contract of sale with Christel and Tianté Dorman, to acquire a drainage and utility easement, and temporary construction easement, located at 9803-B Harford Road, Parkville, Maryland 21234, to be used for Jennifer Branch Relief Sewer Project.

3. Deed of Donation - State of MD – SHA – County-owned parcel – US1 at Avalon Ridge Boulevard

A deed of donation with the State of Maryland, State Highway Administration, to donate a County-owned right of way, located at US 1 (Washington Boulevard) at Avalon Ridge Boulevard, Baltimore, Maryland, to the State Highway Administration.

4. Contracts – (39) – Senior assisted living services

Thirty- nine contracts to provide senior assisted living facility services to eligible Baltimore County residents.

5. Contract – Independent Maryland Achieving Growth Through Empowerment, Inc. – Disability related services

A contract with Independent Maryland Achieving Growth Through Empowerment, Inc., to provide expertise in disability related services and staffing assistance for consumer inquiries and Level 1 Screening in the Maryland Access Point office, Options Counseling as part of the Nursing Facility Education Program, and updates on community resource information for individuals with disabilities.

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

Three amendments to contracts to provide snow removal and deicing services.

7. Contracts – (2) – Recovery housing services

This Fiscal Matter was withdrawn prior to the meeting.

8. Contract – People Encouraging People, inc. – Transitional Age Youth Program

A contract with People Encouraging People, Inc., to provide oversight of the operation of the Transitional Age Youth Program and residential beds for Baltimore County.

There being no discussion, upon motion by Councilman Patoka, seconded by Councilman Marks, Fiscal Matters 1 through 6 and 8 were unanimously approved.

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 45-25, Zoning Regulations – Uses Prohibited – MD 43 Overlay District, was called. Councilmembers Marks and Crandell commented Councilman Jones questioned Councilman Marks. Councilman Marks then moved to amend this Bill with the following amendments:

1. On page 2, in line 23, insert:
“7. TRUCKING FACILITY, UNLESS IT WAS IN OPERATION PRIOR TO SEPTEMBER 1, 2025, OR IS LOCATED WITHIN AN OVERALL TRACT OF AT LEAST 800 ACRES THAT, AS OF FEBRUARY 19, 2013, IS UNDER COMMON OWNERSHIP OR CONTROL OR PART OF A COMMON SCHEME OF DEVELOPMENT.
8. NON-SOLAR POWER GENERATING OR DISTRIBUTION FACILITY, OR A FACILITY THAT COMBINES THESE USES.”.
2. On page 3, at the beginning of line 1, insert “SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall not apply to any use that was established on property zoned MD43 prior to September 1, 2020.”; in the same line, strike “2.” and substitute “3.”.

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

Thereafter, upon motion by Councilman Marks, seconded by Councilman Kach, Bill 45-25, as amended, passed by the following roll call vote:

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

Bill 46-25, This Bill was withdrawn prior to the meeting.

Bill 47-25, This Bill was withdrawn prior to the meeting.

Bill 48-25, Zoning Regulations – Solar Facilities – Prime Farmland, was called. Councilman Kach commented and then moved to amend this Bill with the following amendment:

1. On page 3, in line 2, after “enactment” insert “and shall apply to any project that has not received final, non-appealable zoning approval as of the effective date of this Act”.

Councilman Patoka 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 Young, seconded by Councilman Patoka, Bill 48-25, as amended, passed by the following roll call vote:

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

Bill 49-25, County Charter – Department of Agriculture – Establishment, was called. Councilmembers Kach, Patoka, Jones and Marks commented. Councilman Marks moved to amend this Bill with the following amendment:

1. On page 4, in line 21, after “SECTOR,” insert “ENCOURAGE LOCAL FOOD PRODUCTION AND DISTRIBUTION AS A METHOD OF ADDRESSING FOOD INSECURITY IN THE COUNTY.”.

Councilman Ertel 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 Kach, seconded by Councilman Patoka, Bill 49-25, as amended, passed by the following roll call vote:

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

Bill 50-25, County Charter – Inspector General Appointment Board, was called. Councilmembers Patoka, Jones, Young and Crandell commented. Councilman Crandell moved to amend this Bill with the following amendment:

1. On page 8, in line 1, after “REGION” insert “OR A LAW SCHOOL IN THE STATE OF MARYLAND.”

Councilman Ertel seconded the motion and this amendment passed by the following roll call vote:

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

Councilman Patoka then moved to amend this Bill with the following amendments:

1. On page 2, in line 19, after “Charter.”, insert “AS A CONDITION OF APPOINTMENT OR REAPPOINTMENT, DURING THEIR TENURE THE INSPECTOR GENERAL SHALL BE A RESIDENT OF THE BALTIMORE–COLUMBIA–TOWSON METROPOLITAN STATISTICAL AREA AS DEFINED BY THE UNITED STATES OFFICE OF MANAGEMENT AND BUDGET.”
2. On page 3, in line 12, strike “(1)”; beginning in line 14, strike “, subject to the approval of the [county council by a vote of a majority plus one of the members of the county council] AFFIRMATIVE VOTE OF A MAJORITY PLUS ONE OF THE CURRENT MEMBERS OF THE APPOINTMENT BOARD. (2) The cause of removal shall be stated in writing and a public hearing held on the removal” and substitute “IN ACCORDANCE WITH SECTION 1014.1(I) OF THIS CHARTER.”.
3. On page 11, beginning in line 15, strike “, SUBJECT TO THE APPROVAL BY THE AFFIRMATIVE VOTE OF A MAJORITY PLUS ONE OF THE CURRENT MEMBERS OF THE APPOINTMENT BOARD” and substitute “INCLUDING: (I) MISCONDUCT IN OFFICE; (II) PERSISTENT FAILURE TO PERFORM THE DUTIES OF OFFICE; (III) CONDUCT PREJUDICIAL TO THE PROPER ADMINISTRATION OF JUSTICE; OR (IV) CONVICTION OF A FELONY.”; beginning in line 18, strike “THE APPOINTMENT BOARD SHALL STATE THE CAUSE OF REMOVAL IN WRITING AND HOLD A PUBLIC HEARING ON THE REMOVAL.” and substitute “(I) BEFORE THE INSPECTOR GENERAL APPOINTMENT BOARD MAY REMOVE THE INSPECTOR GENERAL, THE BOARD SHALL PROVIDE A WRITTEN STATEMENT TO THE INSPECTOR GENERAL, THE COUNTY EXECUTIVE, AND THE COUNTY COUNCIL OF THE REASONS FOR THE REMOVAL. (II) THE INSPECTOR GENERAL MAY REQUEST A PUBLIC HEARING BEFORE THE INSPECTOR GENERAL APPOINTMENT BOARD ON THE REMOVAL WITHIN 10 DAYS. THE BOARD SHALL HOLD THE PUBLIC HEARING WITHIN 21 DAYS OF THE INSPECTOR GENERAL’S REQUEST. (III) FOLLOWING THE PUBLIC HEARING, OR IF A PUBLIC HEARING IS NOT REQUESTED, THE INSPECTOR GENERAL APPOINTMENT BOARD MAY REMOVE THE INSPECTOR GENERAL BY THE AFFIRMATIVE VOTE OF A MAJORITY PLUS ONE OF THE CURRENT MEMBERS OF THE BOARD.”.

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

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

Thereafter, upon motion by Councilman Patoka, seconded by Councilman Kach, Bill 50-25, as amended, passed by the following roll call vote:

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

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 July, 2025.

2. Res. 37-25 – Accept a donation – National Education Center for Agricultural Safety (NECAS)

This Resolution was withdrawn prior to the meeting.

3. Res. 38-25 – Authorize payment in lieu of property taxes (PILOT) – Towson Owner, 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 Towson Owner, LLC (the “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. Councilman Ertel moved to amend this Resolution with the following amendment:

1. On page 1, in the second line of the second WHEREAS clause, strike “0907411257, 0907411258, 0907411259” and substitute “0907411527, 0907411528, 0907411529”.

Councilman Young 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 Ertel, seconded by Councilman Crandell, Resolution 38-25, as amended, passed by the following roll call vote:

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

4. Res. 39-25 – Authorize payment in lieu of property taxes (PILOT) – Holiday Heights MD TC LP

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 Holiday Heights MD TC LP (the “Current 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 households in Baltimore County. There being no discussion, upon motion by Councilman Young, seconded by Councilman Ertel, this Resolution was unanimously approved.

5. Res. 40-25 – General Assembly – Inspector General Oversight of BCPS

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council encouraging the Maryland General Assembly to pass legislation during the 2026 Legislative Session providing that the Baltimore County Board of Education is subject to the jurisdiction and oversight of the Baltimore County Office of the Inspector General. Councilmembers Marks, Jones, Kach and Patoka commented. There being no discussion, upon motion by Councilman Marks, seconded by Councilman Patoka, this Resolution passed by the following roll call vote:

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

6. Res. 41-25 – Property Tax Exemption – BLIND – Russell Townes

At the direction of the Chairman, the Secretary read this Resolution to approve the refund of certain real property taxes collected from Russell Townes, 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 Crandell, this Resolution was unanimously approved.

10. Res. 42-25 – Authorize payment in lieu of property taxes (PILOT) – Melvin Park Owner LP

This Resolution was for introduction only.

11. Res. 43-25 – Approval of loan – Turner Station Preservation, LLC

This Resolution was for introduction only.

12. Res. 44-25 – Authorize payment in lieu of property taxes (PILOT) – Turner Station Preservation LLC

This Resolution was for introduction only.


13. Res. 45-25 – Amending the Towson Commercial Revitalization District

This Resolution was for introduction only.

14. Res. 46-25 – Designation of Pikesville as a Sustainable Community

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 7:51 P.M.


Thomas H. Bostwick
Legislative Counsel/Secretary