

BALTIMORE COUNTY COUNCIL MINUTES
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 5
February 17, 2026 6:00 P.M.

The meeting was called to order by Chairman Ertel at 6:38 P.M. There were approximately 95 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

*Attended via WebEx video teleconference.

Councilman Crandell was absent the entire meeting.

A. APPROVAL OF JOURNAL

Upon motion by Councilman Jones, seconded by Councilman Young, the reading of the Journal Entries for the meeting of February 2, 2026 was waived and accepted by the following roll call vote:

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

B. 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 94-25, 95-25, 96-25, 97-25, 98-25, 1-26, 2-26, 3-26 and 4-26.

C. INTRODUCTION OF BILLS

Bill 15-26 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 through Smart Growth America.

Bill 16-26 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 Housing and Community Development.

Bill 17-26 entitled An Act for the purpose of expanding the list of permitted uses in the M.L. Zone within a portion of the Owings Mills Growth Area; and generally relating to the M.L. Zone.

Bill 18-26 entitled An Act for the purpose of defining certain terms; prohibiting a law enforcement officer from wearing a mask, personal disguise, or face covering while interacting with the public in the performance of their duties, except under certain circumstances; requiring a law enforcement officer to wear appropriate identification while interacting with the public in the performance of their duties, except under certain circumstances; providing for a conflict between state or federal law and the provisions of this Act; providing for the severability of the provisions of this Act; and generally relating to the conduct of law enforcement officers.

Bill 19-26 entitled An Act for the purpose repealing the provisions of Bill 40-24 regarding recalculations of a Councilmember service retirement benefit and cost-of-living adjustments; and generally relating to the Employees Retirement System.

Bill 20-26 entitled An Act for the purpose of clarifying the method for calculating the development impact fee on residential new construction; and generally relating to development impact fees.

Bill 21-26 entitled An Act for the purpose of permitting a catering hall in the Business, Local (B.L.) Zone under certain circumstances; and generally relating to the uses permitted in the B.L. Zone.

G. MISCELLANEOUS BUSINESS

4. Appointment – Baltimore County Advisory Committee on Public School Capacity – Karen L. Wolf

At the direction of the Chairman, the Secretary read this correspondence from Councilman Crandell appointing Karen L. Wolf to the Baltimore County Advisory Committee on Public School Capacity for a four-year term that expires June 30, 2028. Councilman Marks commented. There being no further discussion, upon motion by Councilman Patoka, seconded by Councilman Marks, this appointment was unanimously confirmed by the six Councilmembers present.

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 5-26, CEB – MHAA Banneker Interpretive Program Enhancement. There being no discussion, upon motion by Councilman Young, seconded by Councilman Jones, this Bill passed by the following roll call vote:

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

Bill 6-26, Zoning Regulations – Central Community Hub. Councilman Patoka commented. There being no further discussion, upon motion by Councilman Patoka, seconded by Councilman Jones, this Bill passed by the following roll call vote:

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

Bill 7-26, Baltimore County Final Landmarks List. Councilman Patoka commented. There being no further discussion, upon motion by Councilman Ertel, seconded by Councilman Marks, this Bill failed by the following roll call vote:

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

Bill 8-26, Zoning Regulations – Eco Park District – Transportation Infrastructure Prerequisite. Councilman Marks commented then motioned to defer Bill 8-26. Councilman Ertel seconded the motion and this Bill was deferred by the following roll call vote:

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

It will now be discussed at the Work Session on Tuesday, February 24, 2026 and Final Reading and Vote to occur at the Legislative Session on Monday, March 2, 2026.

Bill 9-26, This Bill was withdrawn prior to the meeting.

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 February 10, 2026. 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 2. Fiscal Matter 3 was withdrawn prior to the meeting.

1. Contract – Sterling Helicopter Inc. A/K/A Sterling Corporation– Helicopter maintenance

A contract with Sterling Helicopter, Inc. a/k/a Sterling Corporation, to provide helicopter maintenance for the County's three (3) Airbus AS350-B3.

2. Contract – Antonio's Trucking, Inc. – Liquid salt brine application – roadway treatments

A contract with Antonio's Trucking, Inc., to provide liquid salt brine application services to treat County roadways during winter weather events.

3. Contracts – (2) – Legal Counsel service

This Fiscal Matter was withdrawn prior to the meeting.

There being no discussion, upon motion by Councilman Patoka, seconded by Councilman Ertel, Fiscal Matters 1 and 2 were unanimously approved by the six Councilmembers present.

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 January, 2026.

2. Res. 3-26 – Adoption of Small Area Plan Number 11 – Master Plan 2030

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to adopt, as part of Baltimore County's Master Plan, Small Area Plan Number 11 that includes Middle River, Essex, White Marsh, Rossville, and Bowleys Quarters. Councilman Marks commented then moved to amend this Resolution with the following amendments:

1. On page 2, in the first RESOLVED paragraph, in the fourth line, strike “; and” and substitute “with the following modifications”; after the first RESOLVED paragraph, insert the following.

On page 45, in the last paragraph that starts “The Lafarge Quarry”, strike “This Small Area Plan could not focus on the Lafarge Quarry to the degree that a site of this size warrants. The opportunity remains, therefore, to explore the potential for defining a clear, community-supported vision for the Lafarge.” and substitute “Construction of this direct connection should be a priority as development proposals advance in this area.”.

On page 62, in the second column, in the third paragraph that starts “Overall roadway”, after the first bullet point, insert a new bullet point that states “improvements to Ebenezer Road at Pulaski Highway and Philadelphia Road.”

On page 74, in the seventh paragraph that starts “White Marsh Boulevard Redevelopment Area:” in the seventh line, after “housing,” insert “where appropriate.”.

On pages 74 and 75, strike the map that spans both pages and insert a new map that removes the the SAP 11 Priority Development Area at the intersection of Eastern Boulevard and Route 43 and the Broad Redevelopment and Revitalization Opportunity Area that spans from Route 43 to the intersection of Ebenezer Road and Earls Road.

On page 82, under LBE 3.4, in the second paragraph that starts “In Area 11”, strike “Explore the potential of a Locally-Operated Transit System (LOTS) to introduce a circulator or micro-transit option servicing communities in the Middle River sub-area.”; in the fourth paragraph that starts “Additionally,” strike “Support the proposes new LocalLink 35 service to”; in the same sentence, after “growth” strike “and improve connectivity”; in the fifth paragraph that starts “In areas”, strike “but where LOTS might not be immediately feasible.”.

On page 83, under LBE 3.9, in the first paragraph that starts “LBE 3.9” strike “transit services and”; in the second paragraph, strike “Service expansion and micro-mobility solutions should be prioritized to establish connectivity throughout Middle River and Bowleys Quarters.”; in the same paragraph, strike “Additionally, transit service should be explored along Pulaski Highway.”.

On page 84, under RE 2.9, in the second column, in the first paragraph, strike “Connections through, to, and from this hub should be prioritized.”; under RR2.4, in the second column, in the fifth paragraph that starts “The 2020” in the second sentence, strike “Explore and”; in the sixth paragraph that starts “Support expansion” strike “expansion and”; in the same paragraph, strike “Explore transit service expansion into the middle River sub-area.”

On page 90, under HN 3.10, in the first column, in the fourth paragraph that starts “The 2021”, strike “Develop a strategic, actionable workplan that prioritizes projects and programs in areas that disproportionately impact disadvantaged groups.”; under HN 4.6, in the second column, in the second paragraph, strike “Develop a strategic, actionable workplan that prioritizes projects and programs in areas where flood risks disproportionately impact disadvantaged groups.”

On page 95, under HC 4.3, in the second paragraph that starts “In Area 11”, in the

second sentence, strike “as well as educational or school facilities, if conditions permit.”

On page 99, after HC 1.7 and all paragraphs under it, insert the following as a new key action.

Evaluate and prioritize a branch of the Baltimore County Public Library to be located in the Eastern Avenue/Middle River node.

Baltimore County Public Library provides services, resources, and entertainment for Baltimore County Residents. Currently, there is not a library that functions as a central location of service for the residents of the Eastern Boulevard/Middle River node, with the closest location being the Essex branch at a distance of 5.1 miles as measured from the Greenleigh Community Center, and additional branches in North Point (11 miles), White Marsh (4.8 miles), or Perry Hall (6.6 miles). In library and Information Science (LIS) education programs and research, a two-mile buffer is a widely accepted advisory standard for the maximum recommended distance in urban and suburban areas from a household to a public library facility.

Find a suitable location to build or renovate an existing structure to be utilized as a branch of the Baltimore County Public Library to serve the Middle River area, primarily within or within close range of the Greenleigh community. If the Greenleigh area isn't possible, find another suitable location that will give access as many community members as possible.

On page 100, under HC 2.6 at the end of the second paragraph that starts “In Area 11” insert “and replacement facilities for the Bowleys Quarters and Middle River volunteer fire stations.”

On pages 108 and 109, strike LBE 3.5 and all paragraphs under it in their entirety.

On page 109, under RE 1.5, after the second paragraph that starts “In Area 11” insert a new paragraph that states “Encourage community participation and consider accessibility and transport in accordance with LBE 3.1, LBE 3.6, HN 2.2, HC 2.3, LBE 3.4, and RR 2.4. Additionally, consider the capability to provide a pocket park along with HN 2.4. Also consider LBE 1.3 to potentially include the Greenleigh/Middle River library as part of a mixed-use development.”

On page 120, strike figure 41 and substitute it with a new Figure 41 that includes an asterisk next to “Historic Glenn Martin Ballfield (Recreational Amenity)” with a footnote that states “*Destroyed by property-owner in December 2025/January 2026.”.

On page 121, strike Table 4 and substitute it with a Table 4 that reflects all Council amendments and adds an action that states “Develop and build Middle River Branch of the Baltimore County Public Library.”.

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

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

Nay – None

Absent - Crandell

Thereafter, upon motion by Councilman Marks, seconded by Councilman Patoka, Resolution 3-26, as amended, passed by the following roll call vote:

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

4. Res. 6-26 – Property Tax Exemption – BLIND – Nader Tajfar

At the direction of the Chairman, the Secretary read this Resolution to approve the refund of certain real property taxes collected from Nader Tajfar 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 Kach, seconded by Councilman Patoka, this Resolution was unanimously approved by the six Councilmembers present.


5. Res. 7-26 – Accept donation of services – Oregon Ridge Woodland Garden project

This Resolution was for introduction only.

6. Res. 8-26 – Baltimore County Water Supply and Sewerage Plan – Cycle 43

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 Young, the meeting was adjourned at 7:03 P.M.



Thomas H. Bostwick
Legislative Counsel/Secretary