

**BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
LEGISLATIVE SESSION 2023**

Issued: May 11, 2023
Reissued: May 24, 2023
Work Session: May 16, 2023
Legislative Day No. 12: May 25, 2023

*The accompanying notes are
compiled from unaudited
information provided by
the Administration and
other sources.*



OFFICE OF THE COUNTY AUDITOR

BALTIMORE COUNTY COUNCIL

May 25, 2023

NOTES TO THE AGENDA

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* Memo included in reissued package.

AGENDA
BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2023, LEGISLATIVE DAY NO. 12
MAY 25, 2023 10:00 A.M.

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

Page

CALL OF BILLS FOR FINAL READING AND VOTE

D'ANDREA WALKER, DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

1 Bill 19-23 – All Councilmembers – 2023 Basic Services Maps

STACY RODGERS, COUNTY ADMINISTRATIVE OFFICER, ADMINISTRATIVE OFFICE

11 Bill 30-23 – Mr. Jones(By Req.) – Ethics Commission

13 Bill 31-23 – Mr. Jones(By Req.) – Government Reorganization – Division of Sustainability

16 Bill 32-23 – Mr. Jones(By Req.) – Office of Diversity, Equity and Inclusion

DR. JENNIFER LYNCH, DIRECTOR, DEPARTMENT OF ECONOMIC & WORKFORCE DEVELOPMENT

19 Bill 33-23 – Mr. Jones(By Req.) – CEB – DHCD Strategic Demolition Grant – DEWD

APPROVAL OF FISCAL MATTERS/CONTRACTS

RHODA BENJAMIN, DIRECTOR, OFFICE OF HUMAN RESOURCES

DANIELLE R. WILEY, DEPUTY DIRECTOR, OFFICE OF HUMAN RESOURCES

22 1. Contract – National Testing Network, Inc. – Consulting services – Development of examinations for Police/Fire Depts.

D'ANDREA WALKER, DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

26 2. Contract – Qualus Services, LLC – Maintenance/repair – Sewage Pumping Stations

29 3. Contract – Ecotone, LLC – Purchase of wetland mitigation bank credits – Gunpowder/White Marsh Pumping Stations

MAJOR JAN BROWN, POLICE DEPARTMENT

32 4. Contract – All City Management Services, Inc. – Pilot Program – Crossing Guard Services - PD

MISCELLANEOUS BUSINESS

COUNCIL

35 1. Res. 10-23 – Mr. Jones – Establish the Owings Mills Commercial Revitalization District

38 2. Res. 13-23 – Councilmembers Ertel & Jones – Planning Board – Short Term Rentals

39 3. Res. 14-23 – Mr. Ertel – Planning Board – EV Charging Stations

41 4. Correspondence - (a) (8) - Non-Competitive Awards (April 17, 2023)

Bill 19-23**Council District(s) All**

All Councilmembers

Department of Public Works & Transportation

2023 Basic Services Maps

Article 4A of the Baltimore County Zoning Regulations (“BCZR”) sets out the provisions for growth management in Baltimore County. The growth management provisions are designed to facilitate implementation of the Master Plan with specific regard to the quantity and timing of new growth and development. BCZR Section 4A02.1 provides that:

“The County Council finds that important public facilities in certain predominantly urban areas of the County are inadequate to serve all of the development that would be permitted under the regulations of the zones or commercial districts within which those areas lie. Basic Services Maps are hereby established to regulate nonindustrial development in those under-served areas to a degree commensurate with the availability of these facilities. Basic Services Maps are not permanent and will be reviewed annually with reports to the County Council.”

Basic Services Maps are designed to aid the County in providing public services (water, sewer, and transportation) in an amount that facilitates the level of growth allowed by the current zoning. This growth management system applies inside the Urban Rural Demarcation Line (URDL).

Article 4A requires that the three Basic Services Maps for water, sewer, and transportation be prepared annually by the appropriate Executive agencies, and thereafter the Planning Board must recommend to the County Council any proposed annual revisions to the maps. The law requires the Council to take legislative action on the maps after consideration of the Planning Board’s recommendations. The Council is required to hold one public hearing prior to the adoption of the maps; the hearing was held on April 25, 2023.

Bill 19-23 repeals the 2022 Basic Services Maps and enacts the 2023 Basic Services Maps. A summary of the changes proposed by the Planning Board is attached as Exhibit A.

At its May 1, 2023 legislative session, the Council voted to extend the vote for Bill 19-23 to the legislative session on May 25, 2023.

With the affirmative vote of five members of the County Council, Bill 19-23 as drafted is set to take effect May 15, 2023. An amendment may be necessary to make the bill's effective date coincide with the bill's actual passage.



Exhibit A
Bill 19-23

JOHN A. OLSZEWSKI, JR.
County Executive

STEPHEN LAFFERTY, *Director*
Department of Planning

February 21, 2023

The Honorable Julian Jones, Jr.
Chairman, Baltimore County Council
County Courthouse
400 Washington Avenue
Towson, MD 21204

Re: 2023 Basic Services Maps

Dear Chairman Jones,

At its regular meeting on February 16th, 2023, the Baltimore County Planning Board voted, in accordance with Section 4A02.3.E.1 of the Baltimore County Zoning Regulations (BCZR), to recommend adoption of the proposed 2023 Basic Services Maps as presented.

The item was first introduced to the Board on January 19th, 2023. A Public Hearing was conducted on February 2nd, 2023.

The proposed Water Supply, Sewerage, and Transportation maps, at a 1"= 4000' scale, and the accompanying reports from the Department of Public Works and Transportation are enclosed for Public Hearing and adoption by the County Council.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Stephen Lafferty".

Stephen Lafferty
Secretary to the Board

SL:tb

Enclosures

C: Members, Baltimore County Council
Thomas Bostwick., Legislative Counsel/Secretary
Lauren M. Smelkinson, County Auditor
Stacy L. Rodgers, Administrative Officer
James R. Benjamin Jr., County Attorney
D'Andrea L. Walker, Acting Director, Department of Public Works and Transportation
Jeannette Applauso, Department of Public Works and Transportation

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Department of Public Works and Transportation

2023 Basic Services Map Transportation Zones

DRAFT

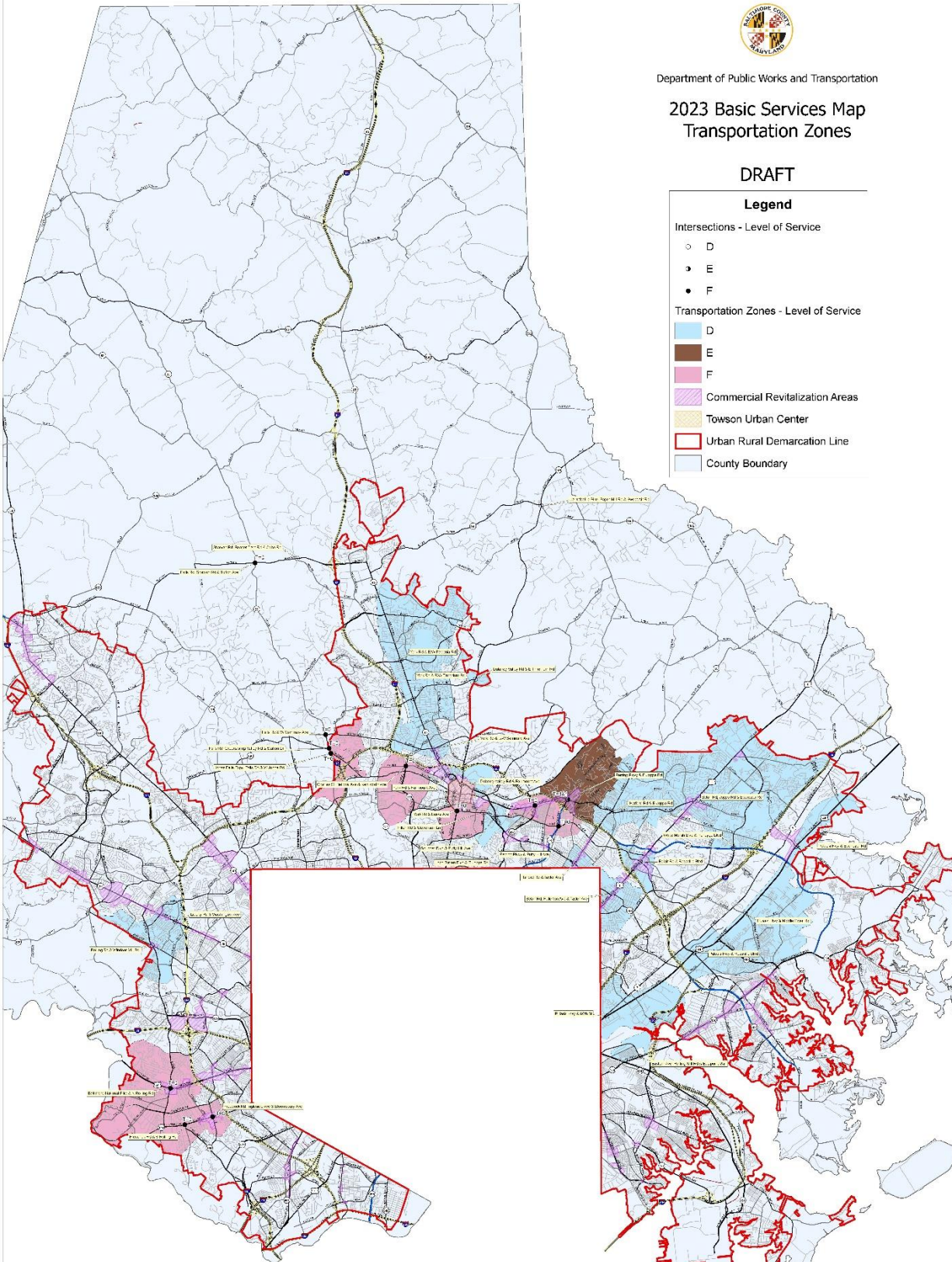
Legend

Intersections - Level of Service

- D
- E
- F

Transportation Zones - Level of Service

- D
- E
- F
- ▨ Commercial Revitalization Areas
- ▨ Towson Urban Center
- ▭ Urban Rural Demarcation Line
- ▭ County Boundary



THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER _____ AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED BY THE BILL ADOPTED _____ EFFECTIVE _____

COUNTY COUNCIL OF BALTIMORE COUNTY



SCALE 1 INCH = 4,000 Feet



NOTES: 1. The transportation of the basic services shown are subject to the conditions provided for in the basic services zoning regulations. 2. Areas shown in this map are not intended to be used as a basis for any other purposes. 3. The County Council has the honor to certify that the information shown on this map is true and correct to the best of its knowledge. 4. The County Council has the honor to certify that the information shown on this map is true and correct to the best of its knowledge. 5. The County Council has the honor to certify that the information shown on this map is true and correct to the best of its knowledge. 6. The County Council has the honor to certify that the information shown on this map is true and correct to the best of its knowledge.

Feature Class Product on Dates
 Transportation Zones 2023
 Intersections 2023
 Commercial Revitalization Districts 2023
 Towson Urban Center 2011
 Urban Rural Demarcation Line 2012
 Roads 2015
 County Boundary 2015

Printed by Baltimore County Department of Public Works and Transportation
 North Branch Drive 1803 - 1805 U.S. Route 104
 P.O. Box 141893
 Baltimore, Maryland 21243



Department of Public Works and Transportation

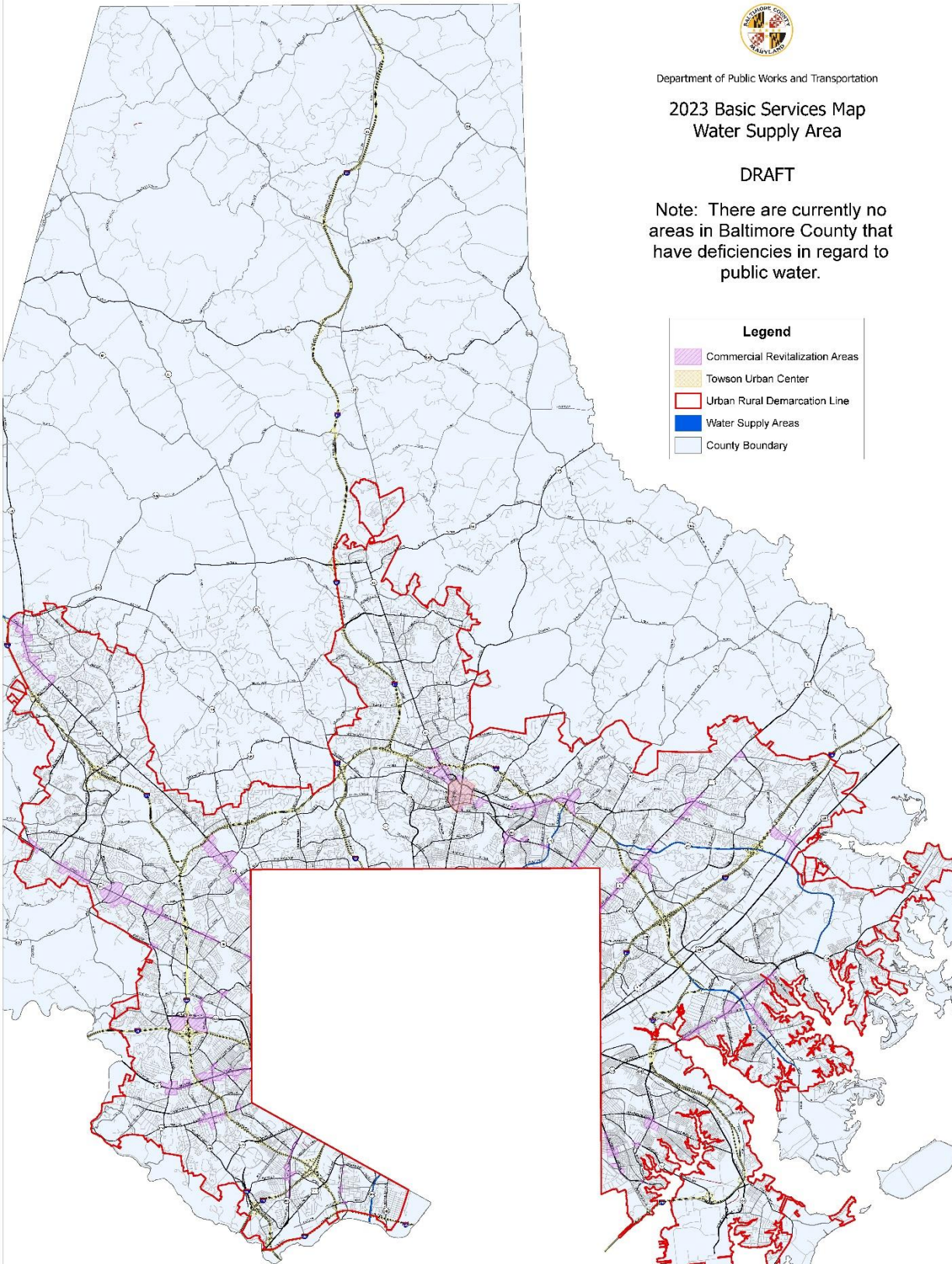
2023 Basic Services Map Water Supply Area

DRAFT

Note: There are currently no areas in Baltimore County that have deficiencies in regard to public water.

Legend

-  Commercial Revitalization Areas
-  Towson Urban Center
-  Urban Rural Demarcation Line
-  Water Supply Areas
-  County Boundary



THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER _____ AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED BY THE BILL ADOPTED BY THE COUNTY COUNCIL ON _____ EFFECTIVE _____.

COUNTY COUNCIL OF BALTIMORE COUNTY



SCALE 1 INCH = 4,000 Feet



RED - In preparation of the Basic Services Map, all subject to exceptions provided for in Article 20 of the County Zoning Regulations. Areas shown in yellow on this map are subject to the Urban Rural Demarcation Line. The Urban Rural Demarcation Line (URDL) is a line that separates the Urban Center from the Rural Area. The Urban Center is defined by the Urban Center Demarcation Line (UCDL) and the Urban Center (UC) is defined by the Urban Center Demarcation Line (UCDL) and the Urban Center (UC) is defined by the Urban Center Demarcation Line (UCDL).

Feature Class Production Dates

- Water Supply Area 2023
- Commercial Revitalization Areas 2023
- Towson Urban Center 2021
- Urban Rural Demarcation Line 2022
- Roads 2022
- County Boundary 2023

Map made by Baltimore County Department of Public Works and Transportation
 North American Datum 1983 (NAD 83) U.S. Survey Feet
 File Path: \\s:\g\m\2023\B_S_Maps



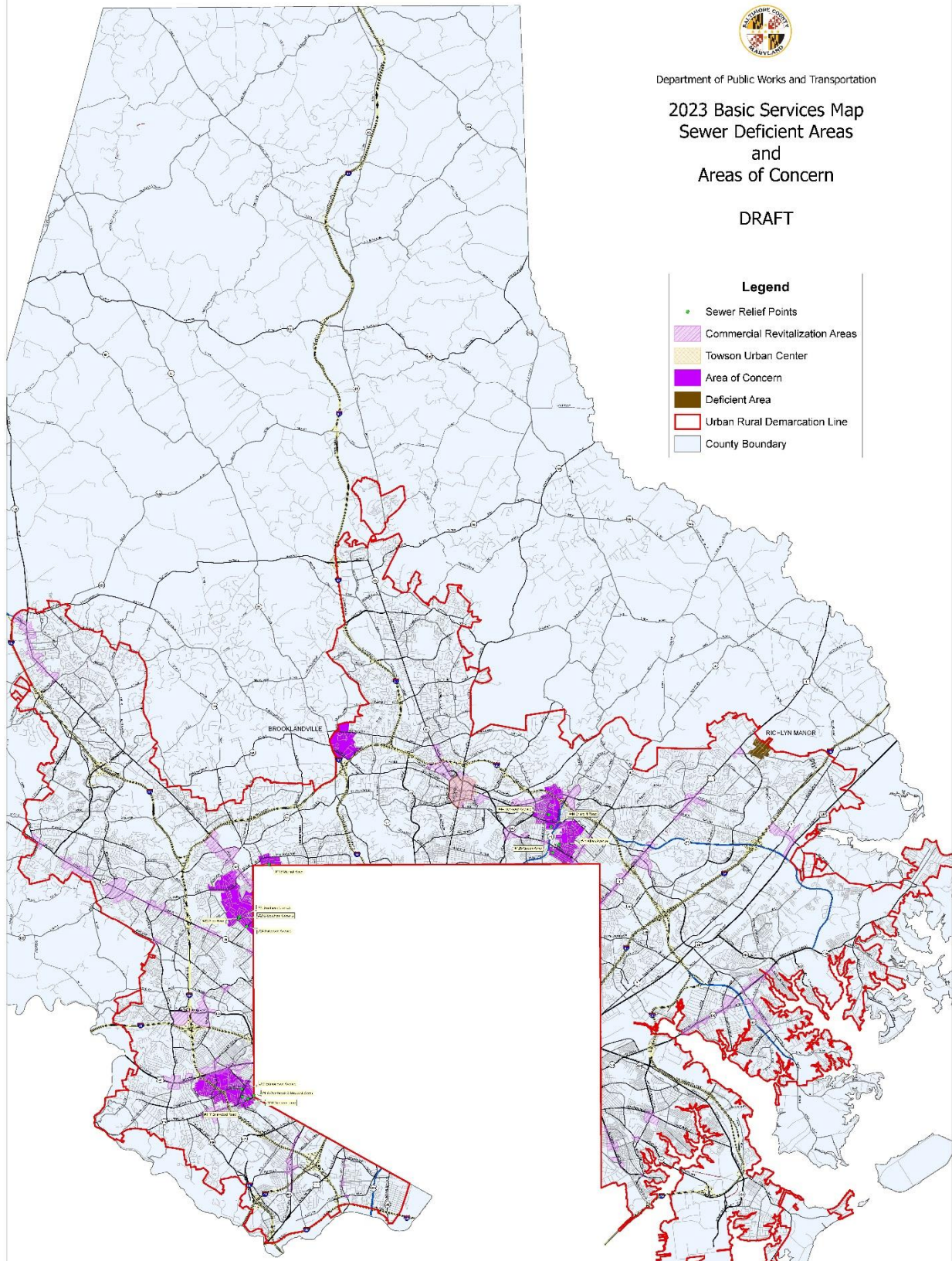
Department of Public Works and Transportation

2023 Basic Services Map Sewer Deficient Areas and Areas of Concern

DRAFT

Legend

- Sewer Relief Points
- Commercial Revitalization Areas
- Towson Urban Center
- Area of Concern
- Deficient Area
- Urban Rural Demarcation Line
- County Boundary



THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER _____ AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED BY THE BILL ADOPTED BY THE COUNTY COUNCIL ON _____, EFFECTIVE _____.

COUNTY COUNCIL OF BALTIMORE COUNTY



SCALE 1 INCH = 4,000 Feet



RED - The interpretation of the basic services areas are subject to exceptions provided for in Article 22 of the County Zoning Ordinance. Areas of Concern, Commercial Revitalization Areas, Towson Urban Center, Urban Rural Demarcation Line, and Sewer Relief Points are subject to exceptions provided in Ordinance 2022-02, the Urban Rural Demarcation Line (URDL) Ordinance, Ordinance 2022-03, the Urban Rural Demarcation Line (URDL) Ordinance, Ordinance 2022-04, and the Sewer's San Order 2022-02. The Towson Urban Center Ordinance 2022-02, and the Urban Rural Demarcation Line Ordinance 2022-02 are subject to the County Management and Public Works.

Feature Class Product on Dates

Sewer Relief Points	2023
Sewer Areas	2023
Commercial Revitalization Districts	2023
Towson Urban Center	2021
Urban Rural Demarcation Line	2022
URDL	2022
URDL	2022
County Boundary	2023

Prepared by Baltimore County Department of Public Works and Transportation
 North Carolina State 1831-1835 U.S. Survey Feet
 Data as of January 5, 2023

BALTIMORE COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
INTER-OFFICE CORRESPONDENCE

DATE: January 6, 2023

TO: D'Andrea Walker, Acting Director
Department of Public Works and Transportation

FROM: Lisa Eicholtz, PE, Chief *LKE*
Bureau of Engineering & Construction

SUBJECT: 2023 Basic Services Maps
Public Water & Sewer Status

In accordance with your request, we are furnishing an update for the 2023 Basic Services Map.

Water

No deficiencies are known to exist.

Sewer

All of the 10 remaining sewer relief point locations are being metered. We have completed several rehabilitation projects and are now performing post-construction monitoring to determine the effectiveness of the projects. In addition, we have projects in design and also construction which will eventually allow the elimination of the areas of special concern.

Revisions to the Basic Services Maps to remove an area of special concern do not mean that an area has unlimited development potential. Computer modeling and simulations to assess the impacts on the County's sewer system resulting from development are completed on a case by case basis. Determinations are made to assess if the impacts from development will require downstream improvements to ensure adequate capacity in the sewer system.

LKE: DAB

cc: Erin A. McKenna-Streyle – Chief, Water Design Section
Amy Bley-Chief, Sewer Design Section
David A. Bayer, P.E. – Sewer Design Section
Jeannette Applauso – Sewer Design Section

**BALTIMORE COUNTY, MARYLAND
BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING
INTER-OFFICE CORRESPONDENCE**

DATE: December 14, 2022

TO: D'Andrea Walker., Acting Director
Department of Public Works and Transportation

FROM: Angelica Daniel, Bureau Chief
Bureau of Transportation

SUBJECT: 2023 Basic Service Map – Transportation:

Our bureau has restudied all of the intersections currently on the Basic Services Map for 2022 as well as continued the update of all other signalized intersections, with the exception of the following intersection due to construction.

Honeygo Blvd & White Marsh Blvd (MD 43) LOS = D

As of now the proposal is to retain its level of service from 2022.

CHANGES:

Based on these studies over the past year, we are recommending the following change to the Transportation Map for 2023:

Ebenezer Rd / Pulaski Hwy (US 40) F to D

With the change above, there are eleven "F" level intersections and one "E" level intersection that are being proposed to control development on the 2023 Basic Service Transportation Map. These intersections are:

Baltimore Nat'l Pike (US 40)/ Rolling Rd N	LOS = F
Bellona Ave / Charles St (MD 139) / Kenilworth Dr	LOS = F
Bloomsbury Ave / Frederick Rd (MD 144) / Ingleside Ave	LOS = F
Burke Ave / Burke Ave W / York Rd (MD 45)	LOS = F
Falls Rd (MD 25) / Seminary Ave W (MD 131)	LOS = F
Falls Rd (MD 25) / Joppa Rd W	LOS = F
Falls Rd (MD 25) / Greenspring Valley Rd (MD 130)	LOS = F
Falls Rd (MD 25) & Shawan Rd & Tufton Ave *	LOS = F*
Frederick Rd (MD 144) / Rolling Rd S (MD 166)	LOS = F
Joppa Rd E & Loch Raven Blvd (MD 542)	LOS = F
Perring Pkwy (MD 41) / Putty Hill Ave	LOS = F
Joppa Rd E / Perring Pkwy (MD 41)	LOS = E

*The intersection of Falls Rd(MD25)/Shawan Rd and Tufton Rd is outside the URDL, therefore no commuter shed will be associated with this intersection.

At the intersection of Ebenezer & US-40, the northbound leg was widened to accommodate a fully assigned right turn lane. As a result, the level of service improved from an F to a D.

Enclosed is a list of the current D, E, and F intersections for your use. Should you have any questions in regard to the Basic Services Transportation Map for 2023, please contact me at ext.3554.

Sig#	Prev Date	Prev LOS	Curr Date	Curr LOS	Time	1st Rd Name	2nd Rd Name	3rd Rd Name	Notes
S0284	11/17/21	F	9/28/22	F		Baltimore Nat'l Pike	Rolling Rd N		
C0712	11/03/21	D	9/19/22	D		Beaver Dam Rd	Cuba Rd	Shawan Rd	
S0664	9/21/21	D	10/17/22	D		Belair Rd	Ebenezer Rd	Joppa Rd	
S0619	11/08/21	D	10/18/22	D		Belair Rd	Fullerton Ave	Taylor Ave	
S2325	10/28/21	D	10/19/22	D		Belair Rd	Rossville Blvd		
S1594	9/08/21	F	11/01/22	F		Belona Ave	Charles St	Kenilworth Dr	
C4270	9/22/21	F	9/26/22	F		Bloomsbury Ave	Frederick Rd	Ingleside Ave	
S 087	9/20/21	F	10/27/22	F		Burke Ave	York Rd		
S1927	9/23/21	D	11/03/22	D		Dulaney Valley Rd	Fairmount Ave		
S2294	11/02/21	D	9/28/22	D		Dulaney Valley Rd	Timonium Rd E		
S0616	10/18/21	D	10/11/22	D		Eastern Ave	Rolling Mill Rd	Mall Ent	
S0605	9/14/21	F	12/14/22	D		Ebenezer Rd	Pulaski Hwy		
S3981	10/04/21	D	10/25/22	D		Fairmount Ave	York Rd		
S0268	11/09/21	F	11/29/22	F		Falls Rd	Greenspring Valley Rd	Station Dr	
S0271	11/09/21	F	11/29/22	F		Falls Rd	Jones Falls Expwy	Joppa Rd W	
S2231	11/09/21	F	11/29/22	F		Falls Rd	Seminary Ave W		
S0428	9/13/21	F	9/21/22	F		Falls Rd	Shawan Rd	Tufton Ave	
S3356	9/15/21	F	9/21/22	F		Frederick Rd	Rolling Rd S		
C0036	10/19/21	D	11/02/22	D		Goucher Blvd	Putty Hill Ave		
S3016	2/25/20	D	10/24/22	D		Harford Rd	Joppa Rd		
S2167	11/01/21	D	10/13/22	D		Harford Rd	Taylor Ave		
S0591	10/26/21	D	10/20/22	D		Hillen Rd	Stevenson Ln		
S2512	4/17/19	D	3/02/20	D		Honeygo Blvd	White Marsh Blvd		
S0917	9/27/21	D	10/05/22	D		Jarrettsville Pike	Paper Mill Rd		
S2015	9/09/21	F	10/26/22	F		Joppa Rd E	Loch Raven Blvd		
S4320	11/16/21	E	10/31/22	E		Joppa Rd E	Perring Pkwy		
S1911	11/04/21	D	10/03/22	D		Liberty Rd	Washington Ave		
S0628	10/25/21	D	9/12/22	D		Middle River Rd	Pulaski Hwy		
S4310	11/24/21	D	10/03/22	D		Padonia Rd E/W	York Rd		
S0852	3/11/20	F	10/05/22	F		Perring Pkwy	Putty Hill Ave		
S0889	10/27/21	D	10/11/22	D		Pulaski Hwy	66th St		
S0885	10/12/21	D	10/12/22	D		Pulaski Hwy	Rossville Blvd		
C0220	11/15/21	D	9/19/22	D		Rolling Rd	Windsor Mill Rd		
S1580	9/29/21	D	11/07/22	D		Seminary Ave E/W	York Rd		
S3008	11/22/21	D	9/26/22	D		Timonium Rd E/W	York Rd		

Bill 30-23**Council District(s) All**

Mr. Jones (By Req.)

Administrative Office

Ethics Commission

Bill 30-23 re-establishes the Executive Director of the Ethics Commission and separates oversight of the Commission from the Office of Inspector General (OIG). Currently, the Inspector General serves in dual roles, overseeing the OIG and the administration of the Ethics Commission, which includes acting as the Executive Director of the Commission.

When the OIG was first established in 2019 with the passage of Bill 5-19, the role of Executive Director of the Ethics Commission was consolidated into the responsibilities of the Inspector General and their office (then called the Office of Ethics and Accountability).

In October 2021, the County Executive established the Blue Ribbon Commission on Ethics and Accountability to assess the County's public ethics and open government laws; it issued its final report on February 16, 2023. One of the Commission's recommendations was that "Baltimore County separate the Ethics Commission from the Office of Inspector General and hire a new Executive Director of the Ethics Commission." The recommendation also stated "[t]he new Executive Director should assess the additional staffing needs of the Ethics Commission, if any, and request additional staffing as needed."

Under Bill 30-23, the Executive Director and other staff for the Ethics Commission are appointed by the County Executive as they consider appropriate. The Executive Director must meet the requirements to be a member of the Commission and be an attorney licensed to practice law in the State and in good standing with the State Supreme Court. Office space shall be provided to the Commission, its Executive Director, and staff. The necessary supplies and equipment required by the Commission to perform its functions shall be included in the County budget and provided to the Commission and its staff.

The Office of Budget and Finance advised that the fiscal impact of this legislation is \$145,224 in salary (plus benefits) for an Executive Director III in the Office of Law's proposed FY 2024 budget.

With the affirmative vote of five members of the County Council, Bill 30-23 will take effect July 1, 2023.

Bill 31-23

Council District(s) All

Mr. Jones (By Req.)

Administrative Office

Government Reorganization – Division of Sustainability

Bill 31-23 establishes a Division of Sustainability within the Department of Environmental Protection and Sustainability. See Exhibit A.

The Division’s purpose is to coordinate actions among County agencies to develop and advance plans, policies, and practices that address climate change. The Division will direct implementation of County climate and resilience plans to reduce greenhouse gas emissions, promote energy efficiency and renewable energy use, and increase climate awareness and community-level resilience across the County.

The Division will be headed by the Chief Sustainability Officer as a cross-departmental unit working with relevant agencies. The Division shall have the personnel considered necessary to carry out the functions and responsibilities assigned to it. The Chief Sustainability Officer shall supervise the operations of the Division’s administrative staff including the hiring, direction, and discharge of staff members in accordance with the County personnel laws.

The Division will lead the development, implementation, tracking, and updating of climate, resilience, and related plans, and execute policies and projects as assigned by the County Executive and Directors. In the course of fulfilling its duties, the Division may: recommend goals for advancing sustainable practices and develop data-driven metrics to track progress; develop and implement programs, services, and trainings for County staff and public audiences that support achievement of the County’s sustainability goals; and establish policies and procedures to guide the Division’s functions and processes.

The Office of Budget and Finance advised that there is no fiscal impact associated with the proposed legislation.

With the affirmative vote of five members of the County Council, Bill 31-23 will take effect July 1, 2023.

Executive Summary

The Administration is requesting legislation to establish in the County Code a Division of Sustainability within the Department of Environmental Protection and Sustainability and require that the division be headed by the Chief Sustainability Officer. The law defines the division's purpose, duties, and responsibilities. Generally, the division will be tasked with coordinating actions among County agencies to develop and advance plans, policies, and practices that address climate change and promote sustainable policies. The division will direct implementation of county climate and resilience plans to reduce greenhouse gas emissions, promote energy efficiency and renewable energy use and increase climate awareness and community-level resilience across Baltimore County.

Prepared by: Administrative Office

Bill 32-23

Council District(s) All

Mr. Jones (By Req.)

Administrative Office

Office of Diversity, Equity and Inclusion

Bill 32-23 codifies the Office of Diversity, Equity and Inclusion. The Office currently exists through Executive Order 2019-002. See Exhibit A.

The purpose of the Office is to advance and advise on fair policies and practices by: making decisions, providing opportunities, and allocating resources and services through a diversity, equity, and inclusion lens; and ensuring engagement, growth, and prosperity for all County employees, residents, visitors, and stakeholders.

The Office shall be headed by a Chief of the Office of Diversity, Equity, and Inclusion who is appointed by the County Executive and is directly responsible to the CAO. The Office shall have the personnel considered necessary to carry out its assigned functions.

The Office would be responsible for enriching the County's fair and equitable policies and practices by working in coordination with other Offices and Departments, locally and State-wide, to promote equity-informed planning, policy development, and decision-making. The Office will develop and implement programs, services, and trainings for County staff that support achievement of the County's diversity, equity, and inclusion goals; promote equitable procurement and contracting practices; and recommend goals for advancing diversity, equity, and inclusion and develop data-driven metrics to track progress.

The Office shall: establish policies, procedures, or regulations to guide its functions and processes; refer complaints or issues of discrimination to the Baltimore County Human Relations Commission and provide support to the Commission as requested; and manage the Baltimore County Small Business Program established under § 10-2-108 of the Code.

The Chief of the Office shall also serve as the Executive Director of the Human Relations Commission. The bill also adds a seat on the Human Relations Commission to be held by a youth member. This would bring the membership of the Commission to 16 members. Last, the bill states that a member of the Human Relations Commission may not serve more than 2 terms consecutively.

The Office of Budget and Finance advised that there is no fiscal impact associated with the proposed legislation.

With the affirmative vote of five members of the County Council, Bill 32-23 will take effect July 1, 2023.

Executive Summary

The Administration is requesting approval to establish the Office of Diversity, Equity and Inclusion within *Title 15* under *Article 3. Administration* of the County's Code. The Office currently exists through Executive Order 2019-002. The goal of this legislation is to ensure that all county resources, opportunities and services are administered in an equitable manner that values diversity and inclusion for all county employees, residents, visitors and stakeholders. This measure will strengthen and expand the authority of the Office by charging it to oversee the County's Human Relations Commission, as well as the County's Minority, Women, Disadvantaged, and Small Business Programs. The Office would also be responsible for enriching the County's fair and equitable policies and practices by working in coordination with other Offices and Departments to promote equity-informed planning, policy development and decision-making.

The legislation also outlines the addition of a seat on the Human Relations Commission to be held by a youth member. This would bring the membership of the Commission to sixteen members and would add a critical voice to the panel that has not been included before.

Prepared by: Administrative Office

Bill 33-23 (Supplemental Appropriation)

Council District(s) 7

Mr. Jones (By Req.)

Department of Economic and Workforce Development

DHCD Strategic Demolition Grant

The Administration is requesting a supplemental appropriation of State funds totaling \$1,000,000 to the DHCD Strategic Demolition Grant – DEWD Gifts and Grants Fund program. The Department advised that the County will sub-grant the funds to United Safety Technology, Inc. to support the renovation of a vacant 735,000 sq. ft. building located at 6301 Bethlehem Boulevard (Tradeport Atlantic) into a nitrile glove manufacturing facility. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State ⁽¹⁾	\$ 1,000,000	--	\$ 1,000,000
Federal	--	--	--
Other	--	--	--
Total	<u>\$ 1,000,000</u>	<u>--</u>	<u>\$ 1,000,000</u>

⁽¹⁾ Maryland Department of Housing and Community Development funds. No County matching funds are required.

Analysis

The State’s Strategic Demolition Fund Program is designed to catalyze activities that accelerate economic development and job production; the program provides grants and loans to assist in predevelopment activities, including interior and exterior demolition, land assembly, architecture and engineering, and site development for revitalization projects in designated areas of the State.

The Department advised that United Safety Technology, Inc. (UST) will renovate a vacant 735,000 sq. ft. building located at 6301 Bethlehem Boulevard (Tradepoint Atlantic) into a nitrile glove manufacturing facility in three phases; total estimated project costs are approximately \$291 million for construction, machinery, equipment, and other costs. The Department advised that UST will be receiving approximately \$61.7 million in State (i.e., conditional loans, tax credits, and the proposed strategic demolition grant) and County financial assistance. The Department further advised that, subsequent to Council approval of a resolution to express support for the State's conditional loans, the County will provide a \$300,000 conditional loan at each project phase (a total of \$900,000) to fulfill State matching requirements; the County's conditional loans will be submitted to the Council via the 7-day notification process.

The Department advised that the proposed \$1,000,000 supplemental appropriation will be sub-granted (via the 14-day notification process) to UST for phase one site pre-development activities at the project location, including demolition (\$778,211), stabilization (\$121,789), and architecture/engineering design (\$100,000). Phase one expenses are expected to total \$91.4 million.

The Department advised that the project will create 550 jobs by the end of Phase I, 1,100 jobs by the end of phase II, and 1,650 jobs by the end of Phase III, with UST projected to employ at least 1,806 permanent full-time employees at the project site by December 31, 2027.

The Department advised that as a sub-grantee, UST will have to abide by the same terms and conditions required by the County's grant agreement with the State. The grant period is the date upon which the agreement is executed through project completion (expected to be June 30, 2025). No County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 33-23 will take effect June 7, 2023.

Executive Summary

Baltimore County, through its Department of Economic and Workforce Development, has been awarded a \$1,000,000 strategic demolition grant from the State of Maryland Department HCD's Statewide Strategic Demolition Fund ("SDF"). This grant funding will be sub-granted to United Safety Technology, Inc. ("UST") to support new manufacturing operations in Baltimore County, Maryland.

UST will carry out a three-phase project ("Project Jupiter") in establishing new nitrile glove manufacturing operations. Total project costs for the three phases are estimated at approximately \$291,000,000 for new plant construction, machinery, equipment and other associated costs.

The SDF grant will provide \$1,000,000 in support in stabilizing 6301 Bethlehem Boulevard, Edgemere, located on the site of the former Bethlehem Steel Sparrows Point Plant.

Prepared by: Department of Economic and Workforce Development

FM-1 (Contract)

Council District(s) All

Office of Human Resources

Consulting Services – Development of Exams for Police/Fire Depts.

The Administration is requesting approval of a contract with National Testing Network, Inc. to assist County staff in the development of examinations for certain Baltimore County Police and Fire Department positions. The contract commences upon Council approval, continues through August 25, 2024, and will renew automatically for two additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract does not specify a maximum compensation for the initial 1-year and 3-month term or for the entire 3-year and 7-month term, including the renewal and extension periods. Compensation may not exceed the amount appropriated for these services for the entire contract term. The Office advised that estimated compensation totals \$1,590,360 for the entire 3-year and 7-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation	Notes
County ⁽¹⁾	\$ 1,590,360	⁽¹⁾ General Fund Operating Budget. ⁽²⁾ Estimated Compensation for the entire 3-year and 7-month term, including the renewal and extension periods. The contract does not specify a maximum compensation for the initial 1-year and 3-month term or the entire term. Compensation may not exceed the amount appropriated for these services for the entire contract term.
State	--	
Federal	--	
Other	--	
Total	\$ 1,590,360 ⁽²⁾	

Analysis

The contractor will provide consulting services to assist County staff in the development of entry level and promotional examinations for Fire Department positions and promotional examinations for Police Department positions in accordance with the Uniform Guidelines on Employee Selection Procedures as well as federal, State, and local laws and labor agreements. The contractor will

provide the County with all examination materials required for testing and produced during testing, documentation on the development and use of test items, instructions necessary for assessment administration, and candidate eligibility lists; the contractor will also participate in the administration of the assessments.

Services include:

- Designing and developing the multiple-choice, oral, and performance exams and determining the weight of each exam.
- Printing and delivering all multiple-choice test booklets.
- Providing a written and verbal summary pertaining to procedures for developing and evaluating test items.
- Administering the oral and performance exams, including the recruitment and training of test examiners.
- Scoring the multiple choice, oral, and performance exams, conducting data analysis, and providing a score list.

The County's responsibilities include providing subject matter experts from the Fire and Police Departments, as needed; administering the written portion of the examination and sending the answer sheets to the contractor; providing a confidential meeting space when needed; and providing a secure area to house test materials.

The contractor will bill the County a flat fee ranging from \$35,330 to \$50,760 per test designed/administered, depending on the position being tested, regardless of the number of participants. The contractor will also bill the County a one-time fee of \$4,500 for a transportability study for the entry-level Firefighter exam, as well as an annual membership fee of \$2,500 for using their services. The contractor charges applicants \$55 for each test; the County will pay 100% of the fee for County residents and 50% of the fee for Maryland residents who live outside the County; all other applicants will self-pay. The contractor will bill the County at hourly rates of \$300, \$215, and \$95 for litigation support by an expert counsel, litigation-related administrative services, and additional services within the scope of work, respectively.

The contract commences upon Council approval, continues through August 25, 2024, and will renew automatically for two 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 does not specify a maximum compensation for the

initial 1-year and 3-month term or for the entire 3-year and 7-month term. Compensation may not exceed the amount appropriated for these services for the entire contract term. The Office advised that estimated compensation totals \$1,590,360 for the entire 3-year and 7-month term, including the renewal and extension periods.

According to the bid documents, prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit prices. The County may terminate the agreement by providing 30 days prior written notice.

The County awarded the contract as a cooperative procurement of a competitively bid Baltimore City contract awarded August 10, 2021 from 3 proposals received. According to the bid documents, there was not an M/WBE participation requirement.

On July 6, 2021, the Council approved two similar contracts with Industrial/Organizational Solutions, Inc.: a 2-year and 3-month contract not to exceed \$200,000 to develop and validate a new written examination for Police Officer and Cadet applicants (entry-level testing), and a 1-year and 8½-month contract not to exceed \$207,920 to provide independent third-party testing services to evaluate and rate Fire Department applicants. The Office advised that as of May 5, 2023, \$138,090 has been expended under the contract for the Police Department. According to the County's financial system, \$15,052 was expended under the contract for the Fire Department; the Office advised that the contractor administered fewer exams than anticipated.

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

National Testing Network, Inc. is a consulting service to assist County staff in the development of entry level and promotional examinations for Baltimore County Police and Fire Department positions.

Prepared by: Office of Human Resources

FM-2 (Contract)

Council District(s) All

Department of Public Works

Maintenance/Repair – Sewage Pumping Stations

The Administration is requesting approval of a contract with Qualus Services, LLC to provide maintenance and repair services for low and medium voltage switchgear⁽¹⁾ equipment and motor control centers in the County’s sewage pumping stations. 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. The contract does not specify a maximum compensation for the initial 1-year term. Compensation may not exceed \$125,000 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

⁽¹⁾ In an electric power system, switchgear is the combination of electrical disconnect switches, fuses, or circuit breakers used to control, protect, and isolate electrical equipment.

Fiscal Summary

Funding Source	Maximum Compensation	Notes
County ⁽¹⁾	\$ 125,000	⁽¹⁾ Metropolitan District Operating Funds.
State	--	⁽²⁾ Maximum compensation for the entire 5-year and 4-month term, including the renewal and extension periods. The contract does not specify a maximum compensation for the initial 1-year term.
Federal	--	
Other	--	
Total	<u>\$ 125,000</u> ⁽²⁾	

Analysis

The contractor will provide all labor, equipment, materials, supervision, and incidentals necessary to clean, test, maintain, and repair low and medium voltage switchgear equipment and motor control centers in 82 County sewage pumping stations. Hourly rates are \$185 for preventive maintenance and testing and for repair services performed Monday through Friday, 7:00 a.m.

through 5:00 p.m., and \$295 for repair services performed outside of normal business hours (Monday through Friday, 5:00 p.m. through 7:00 a.m., and on weekends and holidays). The markup for parts and materials is 20%.

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 does not specify a maximum compensation for the initial 1-year term. Compensation may not exceed \$125,000 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 County awarded the contract through a competitive procurement process based on low bid from two bids received. There was no M/WBE participation requirement.

On January 2, 2018, the Council approved a similar 5-year and 4-month contract not to exceed \$700,000 with Harford Electrical Testing Company, Inc. The Department advised that the contract expired December 31, 2022. According to the County's financial system, expenditures under this contract totaled \$110,630. The Department advised that no funds have been expended since the expiration of the contract.

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

The purpose of this contract is to provide repair and maintenance for low and medium voltage switchgear equipment and motor control centers in over 120 sewage pumping operations throughout Baltimore County.

The vendor will be responsible for annual inspections, testing, and certification of the medium and low voltage switchgears and breaker maintenance. Breaker maintenance includes testing and repair. Baltimore County may purchase replacement breakers from the vendor if repairs are not in the best interest of Baltimore County.

Qualus Services, LLC was selected based on the lowest cost, best qualified, competitive bid process. Compensation cannot exceed \$125,000 during the term of the contract, which includes one year and the option for four additional one-year renewals.

The last contract for this service was MA3798, awarded to Harford Electrical Testing, Inc., in 2018 for five years with expenditures of \$110,629.62 during the contract.

Prepared by: Department of Public Works and Transportation

FM-3 (Contract)

Council District(s) 5 & 6

Department of Public Works and Transportation

**Purchase of Wetland Mitigation Bank Credits –
Gunpowder/White Marsh Pumping Stations**

The Administration is requesting approval of a contract with Ecotone, LLC to provide approximately 1.41 acres of nontidal wetland mitigation credit for \$429,937 related to the construction of a relief sewer between the Gunpowder Pumping Station and the White Marsh Pumping Station. The contract commences upon the County’s payment of a deposit to Ecotone, LLC’s counsel/escrow agent and provides that settlement shall occur within 30 days of approval by the Maryland Department of the Environment and the U.S. Army Corps of Engineers.

Fiscal Summary

Funding Source	Purchase Price	Notes
County ⁽¹⁾	\$ 429,937	⁽¹⁾ Capital Projects Fund (Metropolitan District funds).
State	--	
Federal	--	
Other	--	
Total	\$ 429,937	

Analysis

The Department advised that the County needs to construct a relief sewer between the Gunpowder Pumping Station and the White Marsh Pumping Station to complete sewer system improvements as outlined in the 2005 consent decree. The Department further advised that this construction will impact natural resources, including wetlands, and the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (Corps) require that the impacts to the wetlands be mitigated as a condition of approval of the permits needed to construct the relief sewer.

The Department advised that the mitigation requirements involve creating equivalent sized wetlands of the same type within the same watershed as the project that requires the permit. The Department further advised that the County initially identified 13 sites but ultimately deemed only 2 as viable; one site is owned by the Maryland Department of Natural Resources, which denied the County's request to utilize the land, and the other is owned by the Baltimore County Board of Education, but long-term wetlands maintenance would limit the property's future use.

The Department advised that it evaluated alternative ways to mitigate the impacts, including the possibility of onsite mitigation, which it deemed infeasible. The Department further advised that it determined that the most cost-effective way to provide the required mitigation would be to purchase wetland mitigation credits from a private company. Mitigation banking is a system of debits and credits designed to ensure that ecological loss due to development is compensated by the preservation and restoration of wetlands, natural habitats, and streams in other areas so that there is no net loss to the environment. Rather than purchasing a parcel of land, banking credits are purchased within a mitigation bank site, and the mitigation banker is then responsible for the site. The seller's compensation from the sale of the credits can be used to restore, establish, enhance, or preserve the bank sites.

Under the proposed agreement, Ecotone, LLC will provide 1.41 acres of nontidal wetland mitigation credit from the Peige Wetland Mitigation Bank for \$429,937 in order to satisfy the County's mitigation requirements. The purchase price includes all costs of land acquisition, establishment of the Peige Property Wetland Mitigation Bank, preparation of plans, construction, planting, maintenance, monitoring, and the transfer of credits. The Department advised that Ecotone, LLC valued the cost of the mitigation bank credits at \$7 per square foot.

The contract commences upon the County's payment of a deposit to Ecotone, LLC's counsel/escrow agent and provides that settlement shall occur within 30 days of approval by MDE and Corps. If the transaction has not been approved within 30 days of the anticipated approval date, either party may terminate the agreement by providing 30 days prior written notice.

The Department requested that the Administration designate the proposed contract as a noncompetitive 902(f) award secured in the best interest of the County. The Department advised that while there are other companies that provide mitigation banking services, a County consultant (Rummel, Klepper, & Kahl, LLP) determined that the other companies could not meet the County's timeline, did not have the required amount of credits available, or did not have available credits

within the same watershed as this construction project. The Department further advised that MDE provided the County with guidance to contact Ecotone, LLC to purchase the banking credits. The Department also advised that Ecotone, LLC's site is the only site that met MDE and Corps requirements and that is also located within the project watershed, and that purchasing credits outside the project watershed would require the County to purchase twice the quantity of credits; waiting for other sites to become available would delay the project's permitting and construction, and the project has a required deadline for construction completion of April 18, 2026 per the consent decree. The Department advised that a one-time purchase of wetland bank credits eliminates long-term costs to the County related to the protection, maintenance, and monitoring of new wetlands.

The Department advised that the County previously purchased wetland mitigation services (i.e., a conservation easement, wetland construction, and post-construction monitoring) from Ecotone, LLC for \$277,000 in September 2018 related to the Campbell Boulevard extension project; the Administration notified the Council of the purchase via Correspondence announced at the October 15, 2018 legislative session. The Administration advised that Property Management will be submitting a similar contract with Ecotone, LLC for approval at the June 5, 2023 legislative session related to Sparrows Point Park.

According to the County's financial system, Ecotone, LLC currently has two other contracts with the County for stormwater repair, maintenance, and inspection services, as well as drainage design-build services.

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...."

Police Department

Pilot Program – Crossing Guard Services

The Administration is requesting approval of a contract with All City Management Services, Inc. to provide school crossing guard services for a pilot program at 94 locations throughout the County. The contract commences upon Council approval and continues through June 30, 2024 with the option to extend the term an additional 120 days. Compensation may not exceed \$2,066,084 for the entire approximate 1-year and 1-month term, including the extension period. See Exhibit A.

Fiscal Summary

Funding Source	Maximum Compensation	Notes
County ⁽¹⁾	\$ 2,066,084	⁽¹⁾ General Fund Operating Budget. ⁽²⁾ Maximum compensation for the entire approximate 1-year and 1-month term, including the extension period.
State	--	
Federal	--	
Other	--	
Total	\$ 2,066,084 ⁽²⁾	

Analysis

The contractor will provide services including the recruitment, hiring, and training of all personnel (crossing guards, back-up guards, supervisors) for the County’s Crossing Guard pilot program. Additionally, the contractor will perform background checks and drug and alcohol testing on all personnel. The contractor will also coordinate and manage the program by monitoring, supervising, and assuring the safety of children who utilize intersections and crosswalks in County school zones and guaranteeing adequate coverage at all required locations. Coverage consists of providing a crossing guard at 94 locations including private schools, all public middle schools, and schools where the Department typically has difficulty providing guard coverage.

The hourly rate for crossing guards is \$36.27, which includes compensation of \$22.50 per hour for the guard and overhead charges (e.g., payroll taxes, insurance) of \$13.77. Guards will be paid for an average of three hours per day during designated before and after school time periods for 180 school days. Each guard will also receive 22 paid days off.

The Department currently provides civilian personnel to perform school crossing guard services, and will continue to provide services at public elementary schools. However, when call-outs occur, sworn Police Officers are tasked with replacing the crossing guards, diverting them from their regular duties. The Department advised that in January 2024, it will evaluate whether contracting for these services is more cost-effective than using sworn officers to cover crosswalk locations, and that a long-term solution will be implemented for school year 2024-2025.

The contract commences upon Council approval and continues through June 30, 2024 with the option to extend the term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. Compensation may not exceed \$2,066,084 for the entire approximate 1-year and 1-month term, including the extension period. The County may terminate the agreement by providing 30 days prior written notice.

The Department requested that the proposed contract be designated as a noncompetitive 902(f) award secured in the best interest of the County. The Department advised that the contractor has been providing these services for 37 years to various jurisdictions nationwide and has developed the necessary protocols to supply turnkey crossing guard solutions.

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

The Contractor shall provide personnel who are fully trained, insured, uniformed, with background checks, for a pilot program of crossing guard services at ninety-four (94) locations throughout Baltimore County.

Historically, the Police Department has provided civilian personnel to perform school crossing guard services to County Schools. In the event of a call-out, sworn Police Officers are tasked with covering the crosswalk locations, to provide safe crossing for students, thereby, pulling the sworn Officers away from their regular duties.

Contracting with All City Management Services, Inc. will fill this gap with fully trained crossing guards, who have been vetted through the Contractor's hiring and background check process. This pilot program will allow the Police Department to evaluate whether contracting for these services is more cost-effective than constantly trying to find sworn Officers to cover crosswalk locations. To date, a pilot program for these services has not been attempted.

The Contractor was selected non-competitively, under Section 902(f) of the County Charter, based upon their previous experience with serving a number of municipalities in the Country.

The term of this Agreement is one (1) year, with the option to extend for an additional 120 days. The total compensation for this Agreement shall not exceed the sum of \$2,066,084.00 during the entire term of the Agreement, including the 120 day extension (if exercised).

Funding is available through the Police Department's Operating Budget- Cost Center 150725.

Prepared by: Police Department

MB-1 (Res. 10-23)

Council District(s) 4

Mr. Jones

Establish the Owings Mills Commercial Revitalization District

Resolution 10-23 creates the Owings Mills Commercial Revitalization District.

Currently, there are 20 Commercial Revitalization Districts in Baltimore County that have been officially designated, either by resolution of the County Council or by adoption of the Master Plan or a Master Plan amendment.

Commercial Revitalization Districts provide incentives to property owners and businesses in the districts to improve the exterior of existing buildings and to develop and redevelop underused properties. Each district is staffed by a planner from the Department of Planning who works closely with the business and property owners, business associations, and the local communities to provide a range of tools aimed at maintaining the health and vitality of neighborhood commercial areas. These tools include “Architect On Call” services, the Building Improvement Loan Program, the Commercial Revitalization Action Grant, and potential property tax credits.

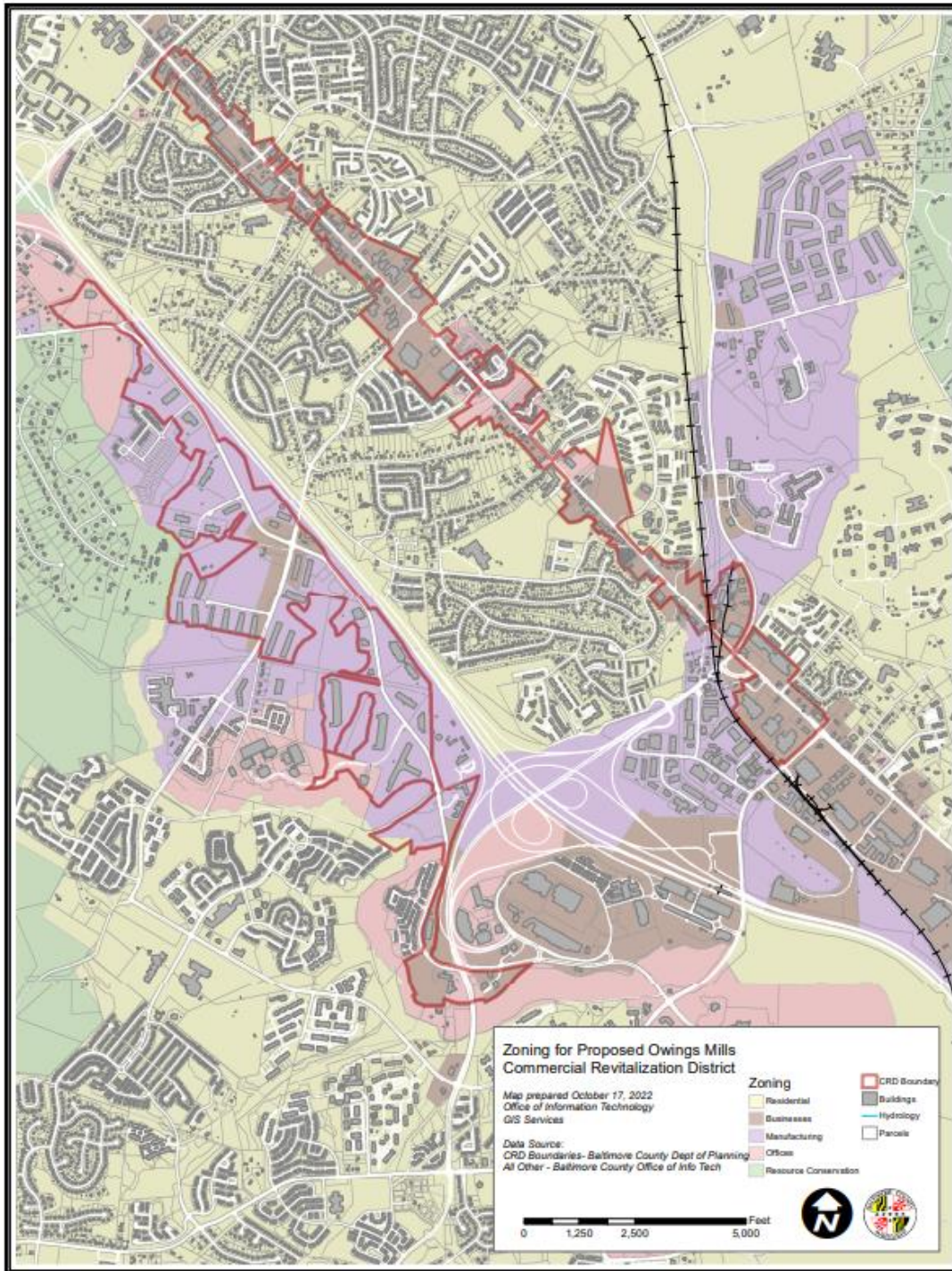
Resolution 10-23 creates the Owings Mills Commercial Revitalization District and sets its boundaries around two areas of land, the first being a section of Red Run Boulevard between Owings Mills Boulevard and Cherry Hill Court, and the second being a section of Reisterstown Road between Painters Mill Road and Dolfield Boulevard, as shown on the map attached as Exhibit A.

Generally, the Owings Mills community is located four miles outside of the Baltimore Beltway, between the communities of Reisterstown and Pikesville along the Reisterstown Road/I-795 corridor. The Owings Mills area is home to about 35,600 residents and more than 1,600 businesses and is a major employment center, drawing more than 23,000 workers each day from nearby neighborhoods and throughout the region.

Resolution 10-23 was deferred from the Council’s May 1, 2023 legislative session.

Resolution 10-23 will take effect from the date of its passage by the County Council and copies shall be sent to the Departments of Economic and Workforce Development, Public Works & Transportation, and Planning, to be used for programming departmental operations.

EXHIBIT A



Prepared by: Office of Information Technology

MB-2 (Res. 13-23)

Council District(s) All

Councilmembers Ertel & Jones

Planning Board – Short Term Rentals

Resolution 13-23 requests that the Baltimore County Planning Board conduct a review of the growing trend and proliferation of short term rental properties in the County and consider recommendations for possible legislation to integrate this short term guest housing option into the County's laws, regulations, and policies for such use. This review should include examining the geographic areas where these properties are known to exist in the County and also reviewing the laws, regulations, and policies of other similar jurisdictions related to this use. The Planning Board is requested to report its findings and recommendations to the County Council on or before October 1, 2023.

Generally, a short term rental is a facility that offers sleeping accommodations to the transient public for rent including a hotel, motel, inn, bed and breakfast home, bed and breakfast inn, or rooming house. Short term rentals have rapidly expanded both with hosts and guests, with the advent of online booking platforms such as AirBnB, VBRO, Home Away, and Flipkey.

While traditional short term rentals were limited to dedicated properties, these new booking platforms allow homeowners to list homes and properties in residentially zoned areas as short term rentals with few, if any, limitations or restrictions. There have been complaints that short term rentals in residential areas have been involved in numerous disruptive incidents, including code enforcement violations, noise complaints and citations, and calls for service to the police. Many of the most serious disruptions stem from residential properties listed as a short term rental for the purpose of hosting large parties or serving as an entertainment venue.

Several counties and municipalities around the country have implemented short term rental licensing or registration laws that may provide examples for the County to follow including Montgomery, Prince George's, and Anne Arundel Counties and Baltimore City.

Resolution 13-23 will take effect from the date of its passage by the County Council.

MB-3 (Res. 14-23)

Council District(s) All

Mr. Ertel

Planning Board – EV Charging Stations

Resolution 14-23 requests that the Baltimore County Planning Board conduct a review of public electric vehicle charging stations and consider recommendations for possible legislation to integrate this relatively new technology as a permitted use in the Baltimore County Zoning Regulations. This review should include examining the laws, regulations, policies, and best practices of other similar jurisdictions regarding the zoning, siting, and permitting of public electric vehicle charging stations. The Planning Board should report its findings and recommendations to the County Council on or before October 1, 2023.

During the past decade, the use of electric vehicles (EV) and plug-in hybrid vehicles (PHEV) has increased dramatically. As of October, 2021, nearly 40,000 EVs are registered in Maryland, representing an increase of over 10,000 new EVs registered just in 2021. Commitments by state and federal governments to expand EV infrastructure and accelerate electrification of fleets are providing new resources and incentives for businesses to build EV charging stations.


Other Maryland jurisdictions have begun to integrate EV infrastructure into their planning policies and zoning regulations. Also, in its 2023 legislative session, the Maryland General Assembly passed HB 830 that requires certain new residential developments to include EV infrastructure, including parking spaces with certain EV charging equipment.

Resolution 14-23 will take effect from the date of its passage by the County Council.

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
APPENDIX A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

MB-1(a)

TO: Administrative Officer
FROM: Kevin D. Reed, Director 
Office of Budget & Finance
SUBJECT: Public Recordation of Announcement
of Non-Competitive Awards Charter Sec. 902(f)

DATE: 4/17/23
COUNCIL MEETING DATE: 5/25/23

Whenever a contract over \$25,000 is awarded by a process other than a formal competitive bid, a copy of the contract must be given to the County Council, and at the next legislative session-day following the award of the contract, the Secretary to the County Council shall formally announce to the Council the nature of the contract and the parties to the contract. The announcement shall be recorded in the minutes of the County Council, and shall be available for inspection by the public. In compliance with this procedure, information is attached concerning the following awards, which are to be forwarded to the County Council:

Award Document

PO 10006725 ErgoFlex Systems, Inc.

This Purchase Order is for the purchase of extended warranties and repairs for the ErgoPower Dispatch Console furniture at the Towson 911 Center, to maintain functionality of the consoles which is critical to the operation of the 911 Center and the dispatchers. As stated in Director Price's Sole Source Justification dated 01/03/23, Xybix is the sole provider of warranties and repairs for the consoles they manufacture. Xybix does not certify resellers or distributors to be able to provide the extended warranties and repairs.

Award Total: \$47,516.70
Award Date: 4/10/23

PO 10006730 ErgoFlex Systems, Inc.

This Purchase Order is for the purchase of extended warranties and repairs for the ErgoPower Dispatch Console furniture at the Back-up 911 Center in Gilroy, to maintain functionality of the consoles which is critical to the operation of the Back-up 911 Center in Gilroy and the dispatchers. As stated in Director Price's Sole Source Justification dated 01/03/23, Xybix is the sole provider of warranties and repairs for the consoles they manufacture. Xybix does not certify resellers or distributors to be able to provide the extended warranties and repairs.

Award Total: \$59,602.15
Award Date: 4/10/23

PO 10007148 Governmentjobs.com, Inc.

This Purchase Order is for continued licenses, with maintenance and support to the existing Governmentjobs.com Insight Software subscription. As detailed in the Sole Source Justification dated 03/02/23 and signed by Michael Fried, Director of OIT, this software allows the Office of Human Resources to automate and support the entire employee lifecycle. Governmentjobs.com system has been in place with the County since 2006 and is the only provider for this software.

Award Total: \$75,053.28
Award Date: 4/17/23

PO 10007141

Attestor Forensics US, Inc.

This is a Purchase Order for a NINcha L31 Fingerprint Development Chamber.

This equipment, utilized by the Forensic Unit, develops latent fingerprints on porous surfaces after treatment with Ninhydrin, DFO and Indandione. These are the main techniques used for processing items like paper and cardboard.

According to Chief Delp's 902(f) Justification dated 02/15/23, processing items in the laboratory requires a controlled environment for the chemical methods to perform properly. This equipment is the only cabinet of its size to reach internal temperature settings controllable between 25 – 100 degrees C, which is necessary to process items with Ninhydrin and DFO. Additionally, the physical size of this chamber allows processing of larger items, without the need to cut them down to smaller size.

Award Total: \$30,637.49

Award Date: 4/17/23

SCON 10001634

J.J. Keller & Associates, Inc.

This Supplier Contract provides DPWT with a solution for the new Federal Motor Carrier Safety Administration (FMCSA) Commercial Driver's License (CDL) Entry Level Driver Training Testing requirements for instructing CDL at our own facility. J.J. Keller's service will provide real-time updates on student activity to the FMCSA and will track and maintain our training records. The training software offered by J.J. Keller and Associates, Inc. is recognized by the Federal Motor Carrier Safety Administration (FMCSA) and is a proven performer in the field of safety and occupational training. Evidence of this training must be submitted to the FMCSA within twenty-four (24) hours of course completion. Currently, this is a cumbersome, manual process when utilizing the hard copy training material. If DPWT were unable to transition to the online training platform, there is the potential for delaying the ability for County employees to obtain the necessary training prior to seeking their CDL. For these reasons DPWT is asking for a 5 year agreement with J.J. Keller & Associates, Inc.

Estimated Award Total: \$36,171.80

Award Date: 4/17/23

SCON 10001607

C & D Municipal Sales, Inc.

This Supplier Contract provides DPWT with a replacements parts agreement with C&D Municipal Sales, Inc., for Flowserve pumps and parts. The County utilizes sixty-three Flowserve sewage pumps in seventeen different sewage pumping stations. Sewage pumps required regular maintenance and replacement of parts that are designed to wear over time. The parts for Flowserve sewage pumps are proprietary and C&D Municipal is the sole supplier of Flowserve sewage pump parts in the State of Maryland. These instruments are critical and would affect the safety of the County constituents if one of these sewage pumps were to fail. DPWT is requesting a five (5) year term for these products as stated in the Sole Source Justification dated 03/03/23 and signed by D'Andrea L. Walker, Director of DPWT.

Estimated Award Total: \$500,000.00

Award Date: 4/10/23

PO 10007435

Baltimore Gas & Electric Co

As requested by The Bureau of Traffic Engineering & Transportation, this Purchase Order provides for the purchase of Electrical Installation for traffic signal construction at 3721 SI Old Court Road. As detailed in the Sole Source Justification dated 03/10/23, Baltimore Gas and Electric Company is the public utility for Central Maryland and is responsible for all electrical and gas distribution. Included in their distributor responsibilities is all electrical and gas hook-ups, street lighting, and the relocation, upgrading, and repairing of all distribution facilities when these facilities are impacted by construction initiated by Baltimore County. All work associated with alterations to their distribution facilities is sole sourced to Baltimore Gas and Electric company. Without this procurement, the County will be unable to complete the traffic signal construction at 3721 SI Old Court Road.

Award Total: \$35,728.00

Award Date: 4/21/23

PO 10007501

TESCO Specialty Vehicles, LLC

This Purchase Order provides for the purchase of a Mobile Clinic, which will be utilized by the Department of Health and Human Services (HHS). As detailed in the 902f Justification dated 03/27/23 and signed by Lawrence Richardson, many County constituents are unaware of the services offered by HHS, unable to access services due to time or financial constraints, or unaware that they can benefit from the services offered. A Mobile Medical Clinic will allow HHS to distribute vaccines for emerging infections, such as COVID or Mpox in areas of highest need, in addition to community gatherings. HHS has received grant funding for this purchase, which must be expended by June 30, 2023. Of the three (3) vehicle manufacturers contacted by the County, TESCO Specialty Vehicles is the only vendor able to provide a complete, turn-key Mobile Medical Clinic prior to the grant deadline of June 30, 2023.

Award Total: \$240,000.00

Award Date: 4/21/23

cc: J. Benjamin Jr.,
T. Bostwick
L. Smelkinson