

**BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
LEGISLATIVE SESSION 2024**

*Issued: April 4, 2024
Work Session: April 9, 2024
Legislative Day No. 8: April 15, 2024*

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



OFFICE OF THE COUNTY AUDITOR

BALTIMORE COUNTY COUNCIL

April 15, 2024

NOTES TO THE AGENDA

TABLE OF CONTENTS

	PAGE
LEGISLATIVE SESSION	
Witnesses	ii
<u>BILLS – FINAL READING</u>	
Bill 9-24	1
Bill 12-24	6
Bill 14-24	8
Bill 15-24	9
<u>BILLS – FIRST CONSIDERATION</u>	
Bill 16-24	*
Bill 17-24	11
Bill 18-24	*
<u>FISCAL MATTERS</u>	
FM-1	21
FM-2	*
<u>MISCELLANEOUS BUSINESS</u>	
MB-5 (Res. 15-24)	25
APPENDIX	
Correspondence (1) (a)	30

* Addendum

**AGENDA
BALTIMORE COUNTY COUNCIL
LEGISLATIVE SESSION 2024, LEGISLATIVE DAY NO. 8
APRIL 15, 2024 6:00 P.M.**

WORK SESSION – APRIL 9, 2024, 4 P.M.

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

Page

CALL OF BILLS FOR FINAL READING AND VOTE

COUNCIL

- 1 Bill 9-24 – Councilmembers Patoka & Ertel – Mixed-Use Overlay District
- 6 Bill 12-24 – Mr. Marks – Property Tax Credits – Disabled Law Enforcement Officers
- 8 Bill 14-24 – Mr. Ertel - Zoning Regulations – Uses Permitted – C.B. Zone – Fraternal Organizations
- 9 Bill 15-24 – Mr. Marks - Zoning Regs. – Out-of-Water Storage Facilities for Commercial Fishing and Shell Fishing Operations

BILLS FOR FIRST CONSIDERATION

MAJOR GLEN WIEDECK, POLICE DEPARTMENT

- * Bill 16-24 – Mr. Patoka(By Req.) – CEB – State SRO Adequate Coverage Grant

LAUREN BUCKLER, DEPUTY DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

- 11 Bill 17-24 – All Councilmembers – 2024 Basic Services Maps

COUNCIL

- * Bill 18-24 – Mr. Jones – Revitalization Property Tax Credit

APPROVAL OF FISCAL MATTERS/CONTRACTS

DEBRA SHINDLE, CHIEF, PROPERTY MANAGEMENT

- 21 1. Contract – KLNBB, LLC – On-call real estate advisory services for real estate transactions - PM
- * 2. Contract of Sale – Maureen Carper – Acquisition of parcel of land - 222 N. Marlyn Avenue, 21221-Essex Precinct-PM

MISCELLANEOUS BUSINESS

COUNCIL

- 30 1. Correspondence - (a) (6) - Non-Competitive Awards (March 19, 2024)
- 2. Reappointment – Mr. Young – Baltimore County Board of Appeals – Fred Lauer
- 3. Reappointment – Mr. Crandell – Baltimore County Board of Appeals – Bryan Pennington
- 4. Appointment – County Administrative Officer – D’Andrea Walker

STEVE LAFFERTY, DIRECTOR, DEPARTMENT OF PLANNING

- 25 5. Res. 15-24 – Mr. Patoka(By Req.) - Approval of Maryland Rural Legacy Plan Applications (3)

* Addendum

Bill 9-24

Council District(s) All

Councilmembers Patoka & Ertel

Mixed-Use Overlay District

Bill 9-24 establishes a Mixed-Use (M.U.) Overlay District. Properties would be eligible to be re-zoned with the M.U. District, subject to the approval of the County Council, during the Comprehensive Zoning Map Process (CZMP). The M.U. District may only be applied to a tract of land that is: zoned Business Local (B.L.), Business Major (B.M.), Business Roadside (B.R.), or Manufacturing Light (M.L.); within the Urban Rural Demarcation Line (URDL); and in a node, as established in Master Plan 2030. Once a property has been assigned the M.U. District, mixed-use development is permitted.

Definitions

Bill 9-24 incorporates several definitions from Master Plan 2030 into the Zoning Regulations. Specifically, the bill defines a mixed-use development as a development that incorporates two or more uses into the same building or project, and in the same development site plan. A mixed-use development combines residential functions with commercial uses, but can also encompass cultural and institutional uses as well as public amenities and is typically characterized as walkable and pedestrian-friendly, offering residents opportunities to live, work, and shop in a single neighborhood and reduce their dependence on vehicular travel.

The bill also defines a node as a place type considered most strategic for retrofitting. A node is a geographic area which may be characterized by various criteria including but not limited to demographic status, employment opportunity, funding resources, land use and ownership, neighborhood asset, neighborhood deficiency, and transportation access. As set forth in Master Plan 2030, nodes are predominantly located along aging neighborhood centers, major arterials, within a quarter-mile of a transit corridor, or large greyfield sites. A node may consist of a walkable redevelopment with mid-to-high-residential density and a mix of uses.

Permitted and Prohibited Uses

In addition to the uses permitted by the underlying zoning, a development in the M.U. District may include several uses by right, including multi-family and single-family attached housing, community centers, offices, banks without drive-thrus, public gardens and gathering spaces, day cares, indoor live entertainment venues, educational institutions and services, Class 7 breweries and Class 1 wineries, outdoor dining, and urban farms. Also, conference centers, hotels, outdoor live entertainment venues, parking garages (as a principal use), banks with a drive-thru, and drive-thru restaurants are permitted by special exception. Several uses are prohibited, including fuel service stations, car washes, warehouses (including self-storage units), heavy manufacturing, motels, rooming and boarding houses, hookah lounges, liquor stores, and cannabis dispensaries.

Density and Floor Area Ratio

Residential density of a development in the M.U. District shall be determined by the floor area ratio. The maximum floor area ratio shall be consistent with the underlying zone, unless the development incorporates inclusionary housing. The floor area ratio may be increased by 150% in a development in the M.U. District that incorporates inclusionary housing but shall not exceed a floor area ratio of 5.0. Last, at least 25% of the gross floor area must be devoted to nonresidential use, which may include amenities in an apartment building.

A development in the M.U. District that qualifies for an increase in residential density under State law may not exceed a maximum density of either the maximum permitted under State law or the maximum permitted under the inclusionary housing bonus. However, if a development in the M.U. District reduces the square footage of pre-existing impervious surface on the development site at least by 10%, the floor area ratio may be increased by 110%, but shall not exceed a floor area ratio of 5.0.

Height and Setback Regulations

The maximum height of any point on a building in the M.U. District shall be no greater than 150% of the maximum height that is permitted by the underlying zone. The minimum building height shall be 2 stories. Except for the front yard, setbacks shall be governed by the underlying zone. Front yards shall relate to the setbacks of adjacent buildings to establish a consistent street front.

Parking Requirements

Generally, parking for a development in the M.U. District should be provided in parking structures and located to the rear of properties. A parking structure should be integrated into the design of other buildings on site, rather than completely freestanding. Surface parking may be provided in

small lots located to the rear of a property and on-street as parallel or angled parking spaces. Up to 5% of the required parking may be provided in the front of a development in the M.U. District, subject to development review.

The required number of off-street parking spaces required under the Zoning Regulations for a development in the M.U. District may be reduced under certain conditions. For example, the parking requirements may be reduced by up to 10% if the development is within one-half mile of a fixed rail transit corridor. Also, the bill permits a development in the M.U. District to share a portion of its off-street parking spaces with adjacent developments. However, in no event shall the parking requirements be reduced by more than 20%.

Open Space

The minimum open space ratio for a development in the M.U. District shall be 0.2. Unless otherwise modified, no more than 50% of the minimum required open space is permitted above the street level. The open space must be landscaped and designed to give relief and interest to the streetscape.

Open space, plazas, and parks should be not less than one-quarter mile apart. Continuous pedestrian walkways should link public open spaces together from one site to another. Site-specific open space should: contribute to a larger plan for community and regional open space; respond to the need to protect or restore sensitive environmental features; manage stormwater; and mitigate the effects of climate change.

Site Development Plans and Architectural Design

A mixed-use development plan is subject to a site development plan in accordance with § 32-4-221 of the County Code. Also, a development in the M.U. District is not eligible for a limited exemption pursuant to § 32-4-106 of the County Code. If there is a conflict between the M.U. District regulations and other zoning regulations, the M.U. District regulations prevail. Where the M.U. District provisions are silent, the regulations governing the underlying zone shall apply.

A mixed-use development must be reviewed by the Design Review Panel. The recommendations of the Design Review Panel must be incorporated into the mixed-use development plan and are binding on the Hearing Officer.

Unless subject to specific design guidelines, a mixed-use development must provide a higher quality of design and conform to the Comprehensive Manual of Development Policies and the

Landscape Development Manual. Site and architectural design of a mixed-use development must retain and reinforce local historical, architectural, and cultural character.

A mixed-use development should be designed to achieve green building standards equivalent to the silver standard of either the leadership in energy and environmental design (LEED) or the national green building standard (NGBS). When applicable, preliminary design parameters regarding LEED or NGBS silver certification must be submitted with the mixed-use development plan.

Signage

Signage shall be regulated according to the underlying zone and should be uniform within the context of a development in the M.U. District. An integrated signage program including lettering, colors, and size, should be provided. Signage should relate to the architectural design through the use of color, form, and material. Signage should be designed for visual communications to pedestrians and slow-moving vehicular traffic. Last, signage projecting from the building wall toward the sidewalk should be on the first two floors of the building.

Circulation and Transportation

All internal roadways in pedestrian areas in a development in the M.U. District must be in conformance with the Complete Streets Design Guidelines, with the exception that sidewalks should be a minimum of 10 feet in width, including a continuous streetscape zone of no less than 5 feet. The streetscape zone may include: street trees; street furniture, such as benches, bike racks, trash receptacles, and transit shelters; public art; wayfinding signage; lighting; and landscaping. Bicycle and pedestrian facilities within the site and connecting to adjacent sites shall be provided in accordance with the Bicycle and Pedestrian Master Plan and applicable adopted plans.

Inclusionary Housing

A development in the M.U. District is eligible for a greater floor area ratio if it includes a set-aside (encumbered by a recorded deed restriction and subject to an agreement with the County) of a percentage of the total number of residential units in the development for households with an income at or below 60% of the area median income for Baltimore County, Maryland. The percentage of set-aside residential units shall be based on the total number of residential units in the mixed-use development as follows: 20-49 total units – 10% set-aside; 50 or more total units – 15% set-aside.

Set-aside units may include: units encumbered by a recorded deed restriction for persons of eligible income; units with specific features intended to serve households that include persons with disabilities; units reserved for the purpose of providing temporary supportive housing.

In the event the number of set-aside units to be included would render the development economically unfeasible, the developer and property owner may enter into a written agreement with the County (encumbered by recorded deed restriction) in lieu of meeting the set-aside unit percentages that sets aside units in a manner that supports the goal of providing all residents access to decent, safe, and sanitary dwellings (as determined by the County). Specifically, such a written agreement may allow a modified percentage, but no less than 10%, of set-aside units or an alternative blended eligible income threshold mix.

A development in the M.U. District that receives County financial support shall enter into an agreement with the County to set aside units for persons of eligible income that supports, as determined by the County, the goal of providing residents access to decent, safe, and sanitary dwellings without overcrowding. County financial support may include public-private partnerships, tax increment financing, payment in lieu of taxes, grants, loans, guarantees, bonds, and tax credits.

At the request of the bill's sponsor, the Council voted at its April 1 legislative session to extend the vote on Bill 9-24 until its legislative session on April 15. The bill will be discussed at the work session on April 9.

Bill 9-24 will take effect 45 days after its enactment.

Bill 12-24

Council District(s) All

Mr. Marks

Property Tax Credits – Disabled Law Enforcement Officers

Bill 12-24 expands a local property tax credit for disabled Baltimore County law enforcement officers to a law enforcement officer that was disabled through employment in the State.

Currently, the Baltimore County property tax credit for disabled law enforcement officers or rescue workers defines a “disabled worker” as a “Baltimore County law enforcement officer or rescue worker who has been found to be permanently and totally disabled by an administrative body or court of competent jurisdiction authorized to make such a determination; and became disabled as a result of or in the course of employment as a Baltimore County law enforcement officer or while in the active service of a Baltimore County fire, rescue, or emergency medical service.”

Bill 12-24 expands the eligibility of the property tax credit to any law enforcement officer who became disabled as a result of or in the course of such employment in Maryland.

At the request of the bill’s sponsor, the Council voted at its April 1 legislative session to extend the vote on Bill 12-24 until its legislative session on April 15. The bill will be discussed at the work session on April 9. The bill’s sponsor is considering an amendment to limit the scope of the tax credit expansion to Maryland State Troopers.

The fiscal impact of the legislation depends upon the owner-occupied status and value of eligible individuals’ residences. A count of all such individuals reflected in the introduced legislation is not available; however, a count of all such individuals reflected in the limited-expansion amended legislation (applicable to State Troopers/beneficiaries) is available. Based upon a count of 74 medically-retired State Troopers/beneficiaries residing in Baltimore County zip codes (using source data from the Maryland State Retirement and Pension System), which would also conservatively capture individuals residing outside Baltimore County within zip codes along the County’s border, and the median existing home sale price of \$346,000 (as reported by Maryland Association of Realtors for February 2024), the estimated annual fiscal impact of the proposed

amended legislation totals \$281,644 (using the average home sale price of \$388,364 instead of the median yields an estimate of \$316,128 annually).

With the affirmative vote of five members of the County Council, Bill 12-24 will take effect 14 days after its enactment.

Bill 14-24

Council District(s) All

Mr. Ertel

Zoning Regulations – Uses Permitted – C.B. Zone – Fraternal Organizations

Bill 14-24 clarifies that the community building use in the Community Business (C.B.) Zone includes fraternal organizations.

In November 2023, the Council enacted Bill 79-23, which permitted a “community building or other structure or land use devoted to civic, social, recreational, and educational activities” in the C.B. Zone as a by-right commercial use. Bill 14-24 clarifies that a “community building” includes fraternal organizations.

With the affirmative vote of five members of the County Council, Bill 14-24 will take effect 14 days after its enactment.

Bill 15-24

Council District(s) 5

Mr. Marks

**Zoning Regulations – Out-of-Water Storage Facilities for Commercial Fishing
and Shell Fishing Operations**

Bill 15-24 permits the storage of certain equipment related to commercial fishing and shell fishing operations in certain areas under certain conditions. Many residents living within the Bowley's Quarters Community Action Plan 2000 area own or operate a commercial fishing or shell fishing facility, or possess a license issued by the State of Maryland to engage in such activity. On many occasions and for varying lengths of time, it becomes necessary to store gear and equipment related to the commercial fishing or shell fishing operation out of the water and on land. These residents often have limited storage options, generally having to place gear and equipment in the front yards and other areas of their waterfront homes. This gear and equipment by its nature can be bulky, be considered unsightly by other neighbors, give off odors, and generally interfere with the bucolic waterfront setting commonly enjoyed by residents living within Baltimore County's waterfront communities.

Under Bill 15-24, certain property shall be permitted to store gear, equipment, or other items associated with commercial fishing and shell fishing operations. The property, including a vacant lot, must be: (1) located within the Bowley's Quarters Community Action Plan 2000 area; (2) at least 0.75 acres in size; and (3) located within 500 feet of the commercial fishing and shell fishing operation. However, Bill 15-24 only applies to a property where a commercial fishing or shell fishing operation or business has been established by special exception, has been issued a use permit, that constitutes a legal non-conforming use, or where the owner possesses a valid commercial crabbing license issued by the State of Maryland.

Bill 15-24 permits an accessory building to be constructed on the storage lot property provided it is accessory to the permitted storage use. However, no commercial activity is permitted on the storage lot property, and the storage lot property must be properly screened and a landscape plan submitted and approved by the Department of Permits, Approvals and Inspections.

With the affirmative vote of five members of the County Council, Bill 15-24 will take effect 14 days after its enactment.

Bill 17-24

Council District(s) All

All Councilmembers

Department of Public Works & Transportation

2024 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 is scheduled for April 30, 2024.

Bill 17-24 repeals the 2023 Basic Services Maps and enacts the 2024 Basic Services Maps. A summary of the changes proposed by the Planning Board is attached as Exhibit A.

With the affirmative vote of five members of the County Council, Bill 17-24 will take effect 15 days after its enactment.



Exhibit A
Bill 17-24

JOHN A. OLSZEWSKI, JR.
County Executive

STEPHEN LAFFERTY, Director
Department of Planning

February 20, 2024

The Honorable Israel Patoka
Chairman, Baltimore County Council
County Courthouse
400 Washington Avenue
Towson, MD 21204

Re: 2024 Basic Services Maps

Dear Chairman Patoka,

At its regular meeting on February 15th, 2024, 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 2024 Basic Services Maps as presented.

The item was first introduced to the Board on January 18th, 2024. A Public Hearing was conducted on February 1st, 2024.

The proposed Water Supply, Sewerage, and Transportation Maps, at a 1" = 4000' scale, as well as 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,

Stephen Lafferty
Secretary to the Board

SL:KP: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
Justin Hall, Department of Public Works and Transportation
Krystle Patchak, Department of Planning

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E



Department of Public Works and Transportation

2024 Basic Services Map Transportation Zones

DRAFT

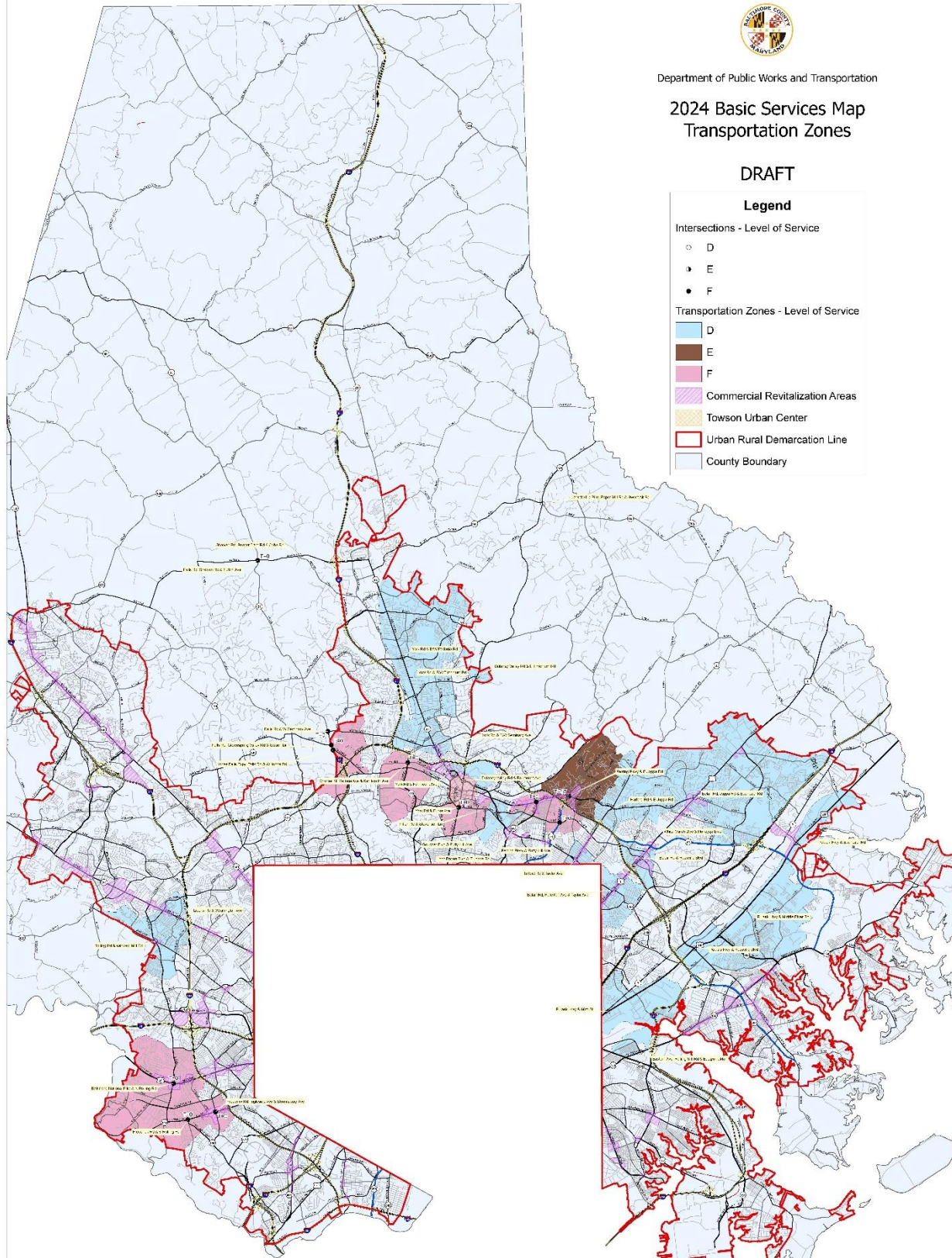
Legend

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 BY THE COUNTY COUNCIL ON _____, EFFECTIVE _____.

COUNTY COUNCIL OF BALTIMORE COUNTY



SCALE 1 INCH = 4,000 Feet



REG - The interpretation of the basic services map shall be subject to the provisions provided for in the basic services map. The basic services map shall be subject to the provisions provided for in the basic services map. The basic services map shall be subject to the provisions provided for in the basic services map.

Feature Class Product on Dates
 Transportation Zones 2024
 Intersections 2024
 Commercial Revitalization Areas 2024
 Towson Urban Center 2024
 Urban Rural Demarcation Line 2022
 Roads 2024
 County Boundary 2024

Prepared by Baltimore County Department of Public Works and Transportation
 North American Datum 1983 - NAD 83 - U.S. Survey Feet
 Units: Meter, Latency: NAD 83

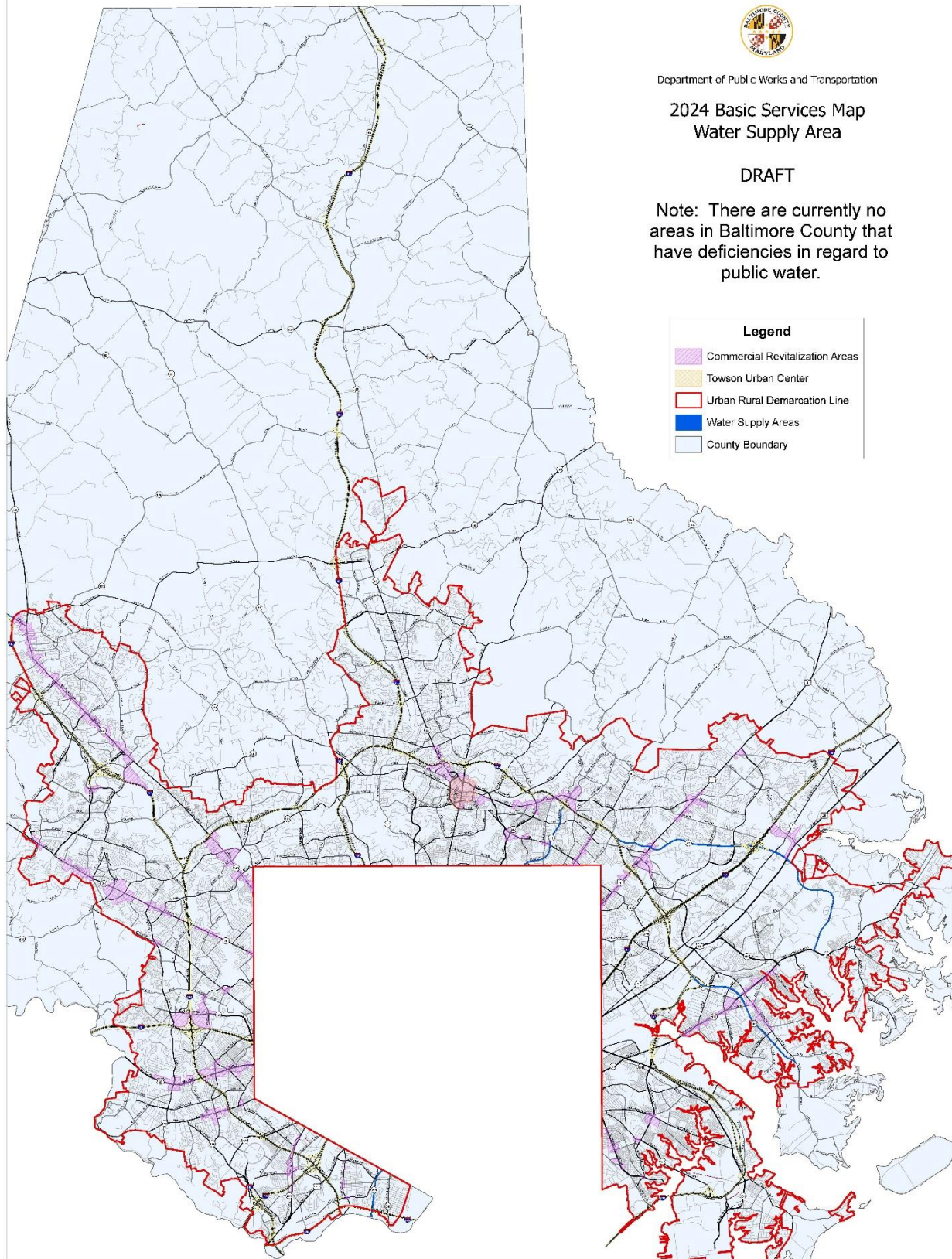


Department of Public Works and Transportation

2024 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 _____ EFFECTIVE _____.

COUNTY COUNCIL OF BALTIMORE COUNTY



SCALE 1 INCH = 4,000 Feet



RED - In recognition of the local residents who are subject to emergency preparedness for the threat of a County-wide gas outage, this map is intended to provide a visual representation of the County's gas distribution system. The map is intended to provide a visual representation of the County's gas distribution system and is not intended to be used for any other purpose. This map is subject to change without notice. The County Council of Baltimore County, MD, is the authority on the County's gas distribution system and is the authority on the County's gas distribution system.

Feature Class/Production Dates
 Water Supply Area 2024
 Commercial Revitalization Areas 2021
 Towson Urban Center 2014
 Urban Rural Demarcation Line 2012
 Roads 2014
 County Boundary 2014

Map made by Baltimore County Department of Public Works and Transportation
 Baltimore County 1800-388-3388 US Survey Feet
 Maps will vary 0.1%.



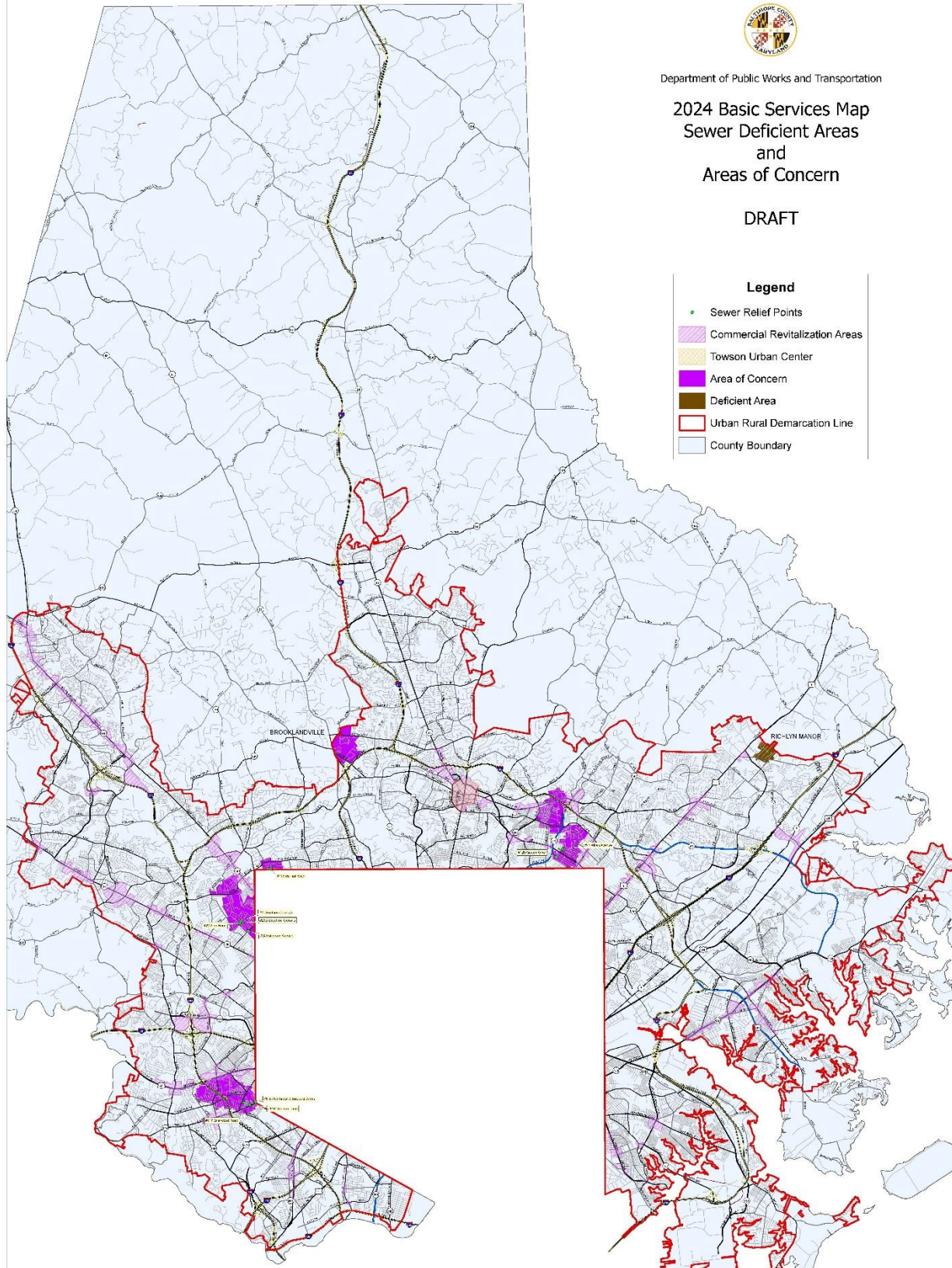
Department of Public Works and Transportation

2024 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 - In preparation of the Basic Services Map, the Department of Public Works and Transportation conducted a sewer system inventory and identified areas that are deficient in sewer service. These areas are shown on this map as Deficient Areas. The Department of Public Works and Transportation also identified areas that are deficient in sewer service as Areas of Concern. The Department of Public Works and Transportation also identified areas that are deficient in sewer service as Commercial Revitalization Areas. The Department of Public Works and Transportation also identified areas that are deficient in sewer service as Towson Urban Center. The Department of Public Works and Transportation also identified areas that are deficient in sewer service as Sewer Relief Points. The Department of Public Works and Transportation also identified areas that are deficient in sewer service as Urban Rural Demarcation Lines. The Department of Public Works and Transportation also identified areas that are deficient in sewer service as County Boundaries.

Feature Class Product on Dates

Sewer Relief Points	2024
Deficient Areas	2024
Commercial Revitalization Areas	2024
Towson Urban Center	2024
Urban Rural Demarcation Lines	2022
Boundaries	2024
County Boundary	2024

Printed by Baltimore County Department of Public Works and Transportation
North Arrow Date: 1803 - 1865 U.S. Survey Feet
Scale: 1 inch = 4,000 feet

BALTIMORE COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
INTER-OFFICE CORRESPONDENCE

DATE: January 4, 2024

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

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

SUBJECT: 2024 Basic Services Maps
Public Water & Sewer Status

In accordance with your request, we are furnishing an update for the 2024 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 McKenna-Streyle, P.E. – Chief, Water Design Section
Amy Bley, P.E. – Chief, Sewer Design Section
David Bayer, P.E. – Sewer Design Section
Jeannette Applauso, P.E. – Sewer Design Section

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

DATE: December 14, 2023

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

FROM: Angelica Daniel, Bureau Chief
Bureau of Transportation

SUBJECT: 2024 Basic Service Map – Transportation:

Our bureau has restudied all of the intersections currently on the Basic Services Map for 2023 as well as continued the update of all other signalized intersections.

CHANGES:

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

Ridgely Rd/ York Rd (MD 45) F to C

With the change above, there are ten “F” level intersections and one “E” level intersection that are being proposed on the 2024 Basic Service Transportation Map that would control development. 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) / Jones Falls Expy /Joppa Rd W	LOS = F
Falls Rd (MD 25) / Greenspring Valley Rd (MD 130) / Station Dr	LOS = F
Falls Rd (MD 25) & Shawan Rd & Tufon 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 there will be no commuter shed associated with this intersection.

Ridgely Rd/ York Rd (MD 45) was level of service F on the Basic Services Map for 2023 per Bill 19-23.

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 2024, 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	9/28/22	F	9/11/23	F		Baltimore Nat'l Pike	Rolling Rd N		
C0712	9/19/22	D	9/18/23	D		Beaver Dam Rd	Cuba Rd	Shawan Rd	
S0564	10/17/22	D	9/27/23	D		Belair Rd	Ebenezer Rd	Joppa Rd	
S0619	10/18/22	D	9/13/23	D		Belair Rd	Fullerton Ave	Taylor Ave	
S2325	10/19/22	D	9/20/23	D		Belair Rd	Rossville Blvd		
S1594	11/01/22	F	11/02/23	F		Bellona Ave	Charles St	Kenilworth Dr	
C4270	9/26/22	F	9/13/23	F		Bloomsbury Ave	Frederick Rd	Ingleside Ave	
S 087	10/27/22	F	10/19/23	F		Burke Ave	York Rd		
S1927	11/03/22	D	10/31/23	D		Dulaney Valley Rd	Fairmount Ave		
S2294	9/28/22	D	9/25/23	D		Dulaney Valley Rd	Timonium Rd E		
S0616	10/11/22	D	10/10/23	D		Eastern Ave	Rolling Mill Rd	Mall Ent	
S0605	12/14/22	D	9/27/23	D		Ebenezer Rd	Pulaski Hwy		
S3981	10/25/22	D	11/07/23	D		Fairmount Ave	York Rd		
S0268	11/29/22	F	11/14/23	F		Falls Rd	Greenspring Valley Rd	Station Dr	
S0271	11/29/22	F	11/14/23	F		Falls Rd	Jones Falls Expwy	Joppa Rd W	
S2231	11/29/22	F	11/14/23	F		Falls Rd	Seminary Ave W		
S0428	9/21/22	F	10/17/23	F		Falls Rd	Shawan Rd	Tufton Ave	
S3356	9/21/22	F	9/20/23	F		Frederick Rd	Rolling Rd S		
C0036	11/02/22	D	10/17/23	D		Goucher Blvd	Putty Hill Ave		
S3016	10/24/22	D	10/10/23	D		Harford Rd	Joppa Rd		
S2167	10/13/22	D	10/12/23	D		Harford Rd	Taylor Ave		
S0591	10/20/22	D	10/19/23	D		Hillen Rd	Stevenson Ln		
S2512	3/02/20	D	11/09/23	D		Honeygo Blvd	White Marsh Blvd		
S0917	10/05/22	D	10/31/23	D		Jarrettsville Pike	Paper Mill Rd	Sweet Air Rd	
S2015	10/26/22	F	11/07/23	F		Joppa Rd E	Loch Raven Blvd		
S4320	10/31/22	E	11/02/23	E		Joppa Rd E	Perring Pkwy		
S1911	10/03/22	D	9/18/23	D		Liberty Rd	Washington Ave		
S0628	9/12/22	D	10/02/23	D		Middle River Rd	Pulaski Hwy		
S4310	10/03/22	D	10/04/23	D		Padonia Rd E/W	York Rd		
S0852	10/05/22	F	11/09/23	F		Perring Pkwy	Putty Hill Ave		
S0889	10/11/22	D	10/02/23	D		Pulaski Hwy	66th St		
S0885	10/12/22	D	10/04/23	D		Pulaski Hwy	Rossville Blvd		
C0220	9/19/22	D	9/25/23	D		Rolling Rd	Windsor Mill Rd		
S1580	11/07/22	D	10/26/23	D		Seminary Ave E/W	York Rd		
S3008	9/26/22	D	10/12/23	D		Timonium Rd E/W	York Rd		

FM-1 (Contract)

Council District(s) All

Property Management

On-Call Real Estate Advisory Services for Real Estate Transactions

The Administration is requesting approval of a contract with KLNB, LLC to provide advisory services for real estate transactions (e.g., lease and purchase opportunities) on an as-needed basis. The contract commences upon Council approval, continues through December 17, 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 90 days. The contract provides that compensation will be paid in accordance with the fees and rates set forth in the contract and may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that the contract amount is not reasonably estimable at this time due to the unpredictable nature of the County’s lease/purchase needs. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation	Notes
County ⁽¹⁾	*	(1) General Fund Operating Budget and/or Capital Projects Fund. (2) Not reasonably estimable at this time.
State	--	
Federal	--	
Other	--	
Total	* (2)	

Analysis

The contractor will provide advisory services for real estate transactions such as researching and identifying lease and purchase opportunities for the County for designated purposes (e.g., fire stations, police precincts) on an as-needed basis. Property Management advised that contracting for these services will provide the County with the leverage of a professional real estate company

with intimate knowledge of specific communities where properties may be available or become available.

The contract commences upon Council approval, continues through December 17, 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 90 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation will be paid in accordance with the fees and rates set forth in the contract as shown below and may not exceed the amount appropriated:

Purchase and Sales Commissions (Commercial or Mixed Use Property)	Fee Type	Fee
Sale or purchase <= \$20,000	Flat Fee	\$1,000
Sale or purchase >= \$20,001; acting as buyer or seller agent only	Percentage of total sale or purchase price	2.75%
Sale or purchase >= \$20,001; acting as both buyer and seller agent	Percentage of total sale price	4.9%
Lease Transactions (residential, commercial, or mixed usage)	Flat Fee	\$2,000
Consulting Services	Fee Type	Fee
Broker (residential, commercial, mixed use); Agent (commercial or mixed use property)	Hourly Rate	\$300

Property Management advised that an estimated compensation for this contract is undeterminable due to the unpredictable nature of the County’s lease/purchase needs. The County may terminate the agreement by providing 30 days prior written notice.

The County awarded the contract as a cooperative procurement of an existing competitively-bid 3-year City of Salisbury, Maryland agreement that was awarded in December 2023. According to the bid documents, there is not an M/WBE participation requirement.

On September 20, 2021, the Council approved a similar 2-year and 6-month contract with KLNB, LLC (also a cooperative procurement of a competitively-awarded City of Salisbury, Maryland contract) that expired March 18, 2024. Property Management advised that as of April 2, 2024, the County has expended \$60,000 under the contract. Property Management further advised that

no services will be provided between the expiration of the prior contract and the commencement of the proposed 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

Property Management is requesting the approval of a contract with KLN B, LLC to provide advisory services for real estate transactions such as finding lease opportunities, conducting research to find purchase opportunities for the County to buy/build for designated purposes (fire stations, police precincts etc.) on an as needed basis.

In no event shall the total compensation paid to the Contractors exceed the sum of the County Council approved appropriated amount during the entire term of this Agreement including renewals thereof. The Agreement shall be effective when it has been properly signed by all parties and when executed by the County (the "Initial Term") through December 17, 2024. The County reserves the right to renew this Agreement for two (2) additional one (1) year renewal options on the same terms and conditions.

Prepared by: Property Management

MB-5 (Res. 15-24)**Council District(s) 2, 3, & 4**

Mr. Patoka (By Req.)

Department of Planning

Approval of Maryland Rural Legacy Plan Applications (3)

Resolution 15-24 approves and ranks, in priority order, three Rural Legacy Area Plan applications for FY 2025 funding for consideration and approval by the Maryland Rural Legacy Board. These plans include the Piney Run, Manor, and Gunpowder Valley rural legacy areas.

The Maryland Rural Legacy Program is part of the Smart Growth initiative, approved by the Maryland General Assembly during its 1997 session, and is administered by the Maryland Department of Natural Resources. The purpose of the program is to preserve large blocks of rural landscape to protect and foster rural economies such as agriculture and tourism, to protect important natural resources, and to maintain the rural culture.

The Rural Legacy Program provides for the designation of specific areas as rural legacy areas and provides the opportunity for the sponsors of the rural legacy areas to compete for State funding; the sponsors can be a political jurisdiction or a private land trust. Rural legacy areas have a specific boundary within which State funds, if awarded, may be spent. Similarly, County funds provided to rural legacy areas must be spent within the State-approved rural legacy areas. The Department advised that this program helps the County in reaching its goal to protect at least 80% of the prime agricultural and forestlands within the County's Agricultural Priority Preservation Areas.

The Department advised there are five State-approved rural legacy areas in Baltimore County, the most in the State, and two (Piney Run and Manor) have submitted applications for FY 2025 funding. The Maryland Rural Legacy Program requires local jurisdiction approval of the applications and a ranking in the case of multiple applications in one jurisdiction. The County ranking is included in the State's evaluation of the applications. County ranking is based on factors that include: completion of projects; environmental protection; public benefits; threat; and sponsor input. See Exhibit A.

The Department advised that the proposed ranking for FY 2025 is as follows (Gunpowder Valley is ranked third despite not requesting funding):

<u>Ranking</u>	<u>Rural Legacy Area</u>	<u>Council District(s)</u>
1	Piney Run	2, 3, 4
2	Manor	3
3	Gunpowder Valley	3

The Department advised that the rankings will be forwarded to the State Rural Legacy Advisory Committee, which will review the applications and make a recommendation to the Rural Legacy Board comprised of the Secretaries of the Departments of Natural Resources, Planning, and Agriculture. The Rural Legacy Board will determine the funding levels subject to the approval of the Maryland Board of Public Works.

The Department further advised that the applications for the Gunpowder Valley and Piney Run Rural Legacy Areas include expansions of the area boundaries.

This resolution shall take effect from the date of its passage by the County Council.

COUNTY COUNCIL RESOLUTION TO PRIORITIZE APPLICATIONS FOR
FUNDING FOR STATE DESIGNATED RURAL LEGACY AREA PROPOSALS FOR FY25
EXECUTIVE SUMMARY
Department of Planning
February 20, 2024

The Administration requests approval by the County Council of this Resolution to approve and prioritize three FY25 Rural Legacy Area Applications submitted to the Maryland Rural Legacy Program.

All three of the Rural Legacy Area initiatives within the County have been very successful in working with landowners to acquire easements and then to monitor the easements to ensure that the restrictions and obligations are met. The Department considered several factors including completion on projects, environmental protection, public benefits, threat and sponsor input for this ranking. The State requires that counties with more than one Rural Legacy Area prioritize their applications. Applications are available upon request.

The Sponsors of the FY25 applications include:

- Gunpowder Valley Conservancy-Gunpowder Valley Rural Legacy Area,
- Land Preservation Trust-Piney Run Watershed Rural Legacy,
- The Manor Conservancy-Manor Rural Legacy Area.

Applications for both Gunpowder Valley Rural Legacy Area and Piney Run Rural Legacy Area include expansions of the area boundaries.

- The Gunpowder extension largely follows watershed boundaries, encompassing Bee Tree Run and 4th Mine Run in Northern Baltimore County. This area was chosen to provide the necessary connectivity of two key resources. The first resource is streams, to include headwater streams that impact the quality of the Gunpowder River and the Loch Raven Reservoir. The second resource is the Torrey C. Brown Rail Trail that provides recreational opportunities for large portions of the Mid-Atlantic region.
- The Piney Run expansion extends the boundaries into two new areas. The first area is approximately north of Shawan Road and West of Cuba Road. This area is under significant development pressure due to its proximity to the Hunt Valley Town Center. The second area is North of the current Rural Legacy Area to the Prettyboy Reservoir. This area is important as part of the County's responsibility to protect the Reservoir, a significant water source for a large portion of the Baltimore Metropolitan Area.

The Department recommends approval of all three applications:

- Piney Run Watershed Rural Legacy Area (Council Districts 2, 3, 4);
- Manor Rural Legacy Area (Council District 3);
- Gunpowder Valley Rural Legacy Area (Council District 3).

With the following priority order for the two applications seeking funding:

- (1) Piney Run Watershed Rural Legacy Area (Council Districts 2, 3, 4);
- (2) Manor Rural Legacy Area (Council District 3);


The approval and ranking will be forwarded to the State Rural Legacy Advisory Committee, which reviews applications and makes a recommendation to the Rural Legacy Board comprised of the Secretaries from the Department of Natural Resources, the Department of Planning, and the Department of Agriculture. The Rural Legacy Board will determine the funding levels subject to the approval of State Board of Public Works.

The Rural Legacy Program helps the County work towards the goal of protecting at least 80,000 acres. The two Rural Legacy Areas within the county that did not submit applications for this fiscal year, include: the Coastal Rural Legacy Area (Sponsor-Baltimore County and Gunpowder Valley Conservancy) and Long Green Rural Legacy Area (Sponsor-Long Green Land Trust).

Prepared by: Department of Planning

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
APPENDIX A

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Administrative Officer **DATE:** 3/19/24
FROM: Kevin D. Reed, Director  **COUNCIL MEETING**
Office of Budget & Finance **DATE:** 4/15/24
SUBJECT: Public Recordation of Announcement
of Non-Competitive Awards Charter Sec. 902(f)

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 10014277 ACF Technologies, Inc.

This Purchase Order is for the purchase of Q-Flow System for Ticketing from ACF Technologies, Inc.

As detailed in the 902(f) Justification dated 1/29/24 and signed by OIT Director Michael Fried, Baltimore County currently has four agencies utilizing six different custom ticketing application integrations. These specific applications (listed below) were created to meet a specific business need determined by the Agency. With the exception of the dormant, ticketing applications, each listed service is a necessity for the customers who need to engage with the agencies to conduct business with the specific agency.

The implemented ACF Q-Flow Systems include web-based ticketing, kiosk stations, ticket printing, digital signage, managed virtual attorney visitations with inmates in addition to audio instruction. Each E-Ticketing service shortens customer wait times, increases access and visibility to County resources and improves the communication of estimated wait times for resources, providing a better customer experience.

Loss of any of the listed systems would cause a major disruption to agency processes implemented at agency office locations or remotely would cause a negative impact to the customer experience. Also, having the appropriate maintenance and support in place is critical to ensuring that the system runs properly by keeping it up to date and maintained properly. Furthermore, lack of access for Attorney's to interact with incarcerated clients with pending release dates at the Counties Detention Centers, could possibly create a hostile environment for inmates and staff due to overcrowding and other stressors within the Detention Centers.

Agencies that use this: Aging, Rec & Parks, HR, DEWD, Corrections (Inmate Visitation & Attorney Video Booth)

Award Total: \$47,603.72
Award Date: 3/10/24

PO 10013217-1

Aramark Services, Inc.

This Purchase Order is for the preparation and delivery of specialized meals to the County's freezing weather shelters through Aramark Services, Inc. As detailed in the 902(f) Justification dated 11/03/23 and signed by Deputy Director Lawrence Richardson, Aramark Services, Inc. (formerly known as Chartwells/Black and Gold) has expertise in preparing specialized meals and has the ability to deliver the shelter's needs in requested quantities on short notice, to multiple locations, including delivering specially requested meals to homeless shelters. Additionally, this Contractor has provided food preparation and delivery for vulnerable populations in prior years, in response to the County's State of Emergency during the COVID-19 pandemic.

This Purchase Order was originally issued on December 21, 2023, in the amount of \$36,400.00 and reported to the County Council as a non-competitive procurement exceeding \$25,000.00 in value. On February 28, 2024, a Change Order was processed to encumber an additional \$20,000.00 for 2,000 additional lunches.

Due to the increase, Purchase Order 10013217 is being reported again to the County Council, to document the \$20,000.00 non-competitive increase.

Additional Award Total: \$20,000.00

Award Date: 3/11/24

SCON 10002220

Bobs Used Parts, Inc.

This Supplier Contract provides for the purchase of genuine BMW Motorcycle parts and labor through Bob's Used Parts, Inc., dba Bob's BMW. As detailed in the justification memo from Michael Thompson, genuine BMW Motorcycle parts are only available from authorized BMW Motorcycle dealerships. Bob's BMW is the only authorized BMW Motorcycle dealership operating within fifty (50) miles of Baltimore, Maryland. The parts and labor purchased through this Contract will provide for the maintenance and repair of six (6) BMW Model R 1250 RT-P motorcycles, currently assigned to the Police Department. Funds will be encumbered each fiscal year by Purchase Order.

5yr. Estimated Award Total: 40,000.00

Award Date: 3/13/24

PO 10010647-1

Delmarva Pump Center, Inc.

This Purchase Order provides for parts/repair of Reserve Tiller Truck TR-94, a 2012 Spartan Gladiator, assigned to the Fire Department. As detailed in the Sole Source justification signed by D'Andrea Walker, Delmarva Pump Center, Inc. (DPC Emergency Equipment) is the sole dealer for Spartan chassis parts in the State of Maryland. Truck TR-94 requires extensive repairs to maintain its reserve status in the fleet. If these repairs are not completed timely, the Fire Department's daily operations will be negatively impacted and potentially, affect the safety of County residents, as the Department will have fewer trucks available for response.

This Purchase Order was awarded on September 25, 2023 in the amount of \$35,571.76, and reported to Council on the November 6, 2023 Correspondence Memo. During the course of repair, it was discovered that Truck TR-94 required additional repairs, that were not identifiable until after the Contractor began repairs. A Change Order has been issued to encumber an additional \$17,186.60, pursuant to the Contractor's revised estimate dated March 7, 2024.

As a result of the Change Order, Purchase Order 10010647 is being reported to Council once again, to document the net increase.

Additional Award Total: \$17,186.60
Award Date: 3/15/24

SCON 10002213-1 MWCOG

This Supplier Contract is for a membership fee to The Law Enforcement Information Exchange (LInX) which is an online record-sharing service developed by the Naval Criminal Investigative Services (NCIS).

This database allows federal, state and local law enforcement to search each other's records in a secure environment.

The County entered into an MOU to participate in this record sharing database in 2008. This Supplier Contract memorializes the MOU that was signed in 2008 and is effective until terminated or rescinded (see Section R of the original MOU and Addendum No. 6 Section B).

The fiduciary for the LInX system is the Metropolitan Washington Council of Governments (MWCOG).

The NCR-LInX Governance Board instituted a tier-based agency fee system, to provide funding for on-going operations. Fees are divided between member agencies and costs for each agency are based on the number of sworn personnel.

Award Total: \$30,000.00 per year
Award Date: 3/15/24

SCON 10002222 Gladiator Forensics, LLC

This Supplier Contract is for the provision of audio intercept and analytical tool through Gladiator Forensics LLC.

As detailed in the Sole Source Justification from Chief Robert McCullough, the system is utilized by the Police Department. It allows for integrated cellular-network survey gear to accurately place suspects at a crime scene, refute false alibis, hunt and search for missing evidence or bodies, and dramatically reduce latency to respond to threats. The solution utilizes a patented, non-intrusive cellular system engineering method, to digitize the telecom cellular network footprint integrated with intelligent link analytics from court ordered call records and Intercept data, to achieve its objectives. The Gladiator Forensics hardware and software is the only one in the industry that is integrated with Jacobs (KeyW) Cell Site Simulator (CSS). Baltimore County Police have a current Supplier Contract with Jacobs and already utilize Jacobs Cell Site Simulator.

5yr. Estimated Award Total: \$1,150,000.00
Award Date: 3/15/24

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