

**COUNTY COUNCIL
OF
HOWARD COUNTY, MARYLAND**

2025 Legislative Session

**Legislative Day No.12
July 30, 2025**

HOWARD COUNTY TO WIT:

The Vice Chair called the legislative session to order at **11:08** a.m.

Vice Chair Opel Jones, Council Member Deb Jung, Council Member Christiana Rigby, and Council Member David Yungmann were present.

Michelle Harrod, Council Administrator; Gary Kuc, County Solicitor; Amanda Mihill, Assistant County Solicitor; Jen Sager, Legislative Coordinator; Theodore Wimberly, Administrative Manager; Christopher Ashman, County Auditor; Janine McGregor, Deputy County Auditor; Isaiah Anderson, Executive Assistant I; and Trish Hammond, Administrative Assistant were also present.

APPROVE JOURNAL

Vice Chair Jones moved to approve the Journal of:

Legislative Session – July 7, 2025
Legislative Session – July 21, 2025

The motion was seconded by Council Member Rigby.

The roll call vote called by the Administrator on the motion to approve the Journal was: Yea: Council Members Jones, Jung, and Rigby. Abstained: Council Member David Yungmann.

The motion to approve the Journal passed.

APPROVE MINUTES

The Vice Chair moved to approve the Minutes of:

Budget Work Session – Operating #5 – May 16, 2025
Legislative Public Hearing – July 21, 2025

The motion was seconded by Council Member Jung.

The roll call vote called by the Administrator on the motion to approve the Minutes was: Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve the Minutes passed.

Final Consideration

Appointments

CR117-2025 - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointment – Ira R. Greenstein – Pension Oversight Commission
Title: A RESOLUTION confirming the appointment of Ira R. Greenstein to the Pension Oversight Commission

CR118-2025 - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointment – Mark Lovelace – Police Accountability Board
Title: A RESOLUTION confirming the appointment of Mark Lovelace to the Police Accountability Board

CR120-2025 - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointing - Keshava Dasarathy – Board to Promote Self-Sufficiency
Title: A RESOLUTION confirming the appointment of Keshava Dasarathy to the Board to Promote Self-Sufficiency

CR121-2025 - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointing- Patrick Fromal - Economic Development Authority Board of Directors
Title: A RESOLUTION confirming the appointment of Patrick Fromal to the Board of Directors of the Economic Development Authority

CR122-2025 - Introduced by Liz Walsh
Short Title: Appointment – Meagan Braganca - Citizens' Election Fund Commission
Title: A RESOLUTION appointing Meagan Braganca to the Citizens' Election Fund Commission

CR123-2025 - Introduced by Christiana Rigby
Short Title: Appointment – Matt Dellinger - Citizens' Election Fund Commission
Title: A RESOLUTION appointing Matt Dellinger to the Citizens' Election Fund Commission

CR124-2025 - Introduced by David Yungmann
Short Title: Appointment – Steven H. Wilson - Citizens' Election Fund Commission
Title: A RESOLUTION appointing Steven H. Wilson to the Citizens' Election Fund Commission

CR125-2025 - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointment - Ellen Flynn Giles – Compensation Review Commission
Title: A RESOLUTION appointing Ellen Flynn Giles to the Compensation Review Commission; providing that the Commission shall recommend the compensation and

allowances of the County Council to be elected in November 2026 by Resolution not later than December 21, 2025; providing that the Commission shall make a recommendation concerning compensation and allowances of the County Executive to be elected in November 2026; and providing that the Commission shall terminate on April 30, 2026

CR126-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Valarie Montague – Compensation Review Commission

Title: A RESOLUTION appointing Valarie Montague to the Compensation Review Commission; providing that the Commission shall recommend the compensation and allowances of the County Council to be elected in November 2026 by Resolution not later than December 21, 2025; providing that the Commission shall make a recommendation concerning compensation and allowances of the County Executive to be elected in November 2026; and providing that the Commission shall terminate on April 30, 2026

CR127-2025 - Introduced by Opel Jones

Short Title: Appointment – Kia Payne – Compensation Review Commission

Title: A RESOLUTION appointing Kia Payne to the Compensation Review Commission; providing that the Commission shall recommend the compensation and allowances of the County Council to be elected in November 2026 by Resolution not later than December 21, 2025; providing that the Commission shall make a recommendation concerning compensation and allowances of the County Executive to be elected in November 2026; and providing that the Commission shall terminate on April 30, 2026

CR128-2025 - Introduced by Christiana Rigby

Short Title: Appointment – Rashida George – Compensation Review Commission

Title: A RESOLUTION appointing Rashida George to the Compensation Review Commission; providing that the Commission shall recommend the compensation and allowances of the County Council to be elected in November 2026 by Resolution not later than December 21, 2025; providing that the Commission shall make a recommendation concerning compensation and allowances of the County Executive to be elected in November 2026; and providing that the Commission shall terminate on April 30, 2026

CR129-2025 - Introduced by Deb Jung

Short Title: Appointment – Ginnie Gick – Compensation Review Commission

Title: A RESOLUTION appointing Ginnie Gick to the Compensation Review Commission; providing that the Commission shall recommend the compensation and allowances of the County Council to be elected in November 2026 by Resolution not later than December 21, 2025; providing that the Commission shall make a recommendation concerning compensation and allowances of the County Executive to be elected in November 2026; and providing that the Commission shall terminate on April 30, 2026

CR130-2025 - Introduced by David Yungmann

Short Title: Appointment – Scott Houghton – Compensation Review Commission

Title: A RESOLUTION appointing Scott Houghton to the Compensation Review Commission; providing that the Commission shall recommend the compensation and allowances of the County Council to be elected in November 2026 by Resolution not later than December 21, 2025; providing that the Commission shall make a recommendation concerning compensation and allowances of the County Executive to be elected in November 2026; and providing that the Commission shall terminate on April 30, 2026

- CR144-2025** - Introduced by Liz Walsh
Short Title: Appointment – Marisa McCurdy – Board of Appeals
Title: A RESOLUTION confirming the appointment of Marisa McCurdy to the Howard County Board of Appeals
- CR131-2025** - Introduced by The Chairperson at the request of the County Executive
Short Title: Reappointment – Walter L. Davis – Housing and Community Development Board
Title: A RESOLUTION confirming the reappointment of Walter L. Davis to the Housing and Community Development Board
- CR132-2025** - Introduced by The Chairperson at the request of the County Executive
Short Title: Reappointment – Phillip Dodge – Board of Library Trustees
Title: A RESOLUTION confirming the reappointment of Phillip Dodge to the Board of Library Trustees
- CR133-2025** - Introduced by The Chairperson at the request of the County Executive
Short Title: Reappointment – Kelly L. Smith – Board of Library Trustees
Title: A RESOLUTION confirming the reappointment of Kelly L. Smith to the Board of Library Trustees
- CR134-2025** - Introduced by The Chairperson at the request of the County Executive
Short Title: Reappointment – Andrea LeWinter – Economic Development Authority Board of Directors
Title: A RESOLUTION confirming the reappointment of Andrea LeWinter to the Board of Directors of the Economic Development Authority
- CR135-2025** - Introduced by The Chairperson at the request of the County Executive
Short Title: Reappointment – Kimberly T. Davis – Environmental Sustainability Board
Title: A RESOLUTION confirming the reappointment of Kimberly T. Davis to the Environmental Sustainability Board
- CR136-2025** - Introduced by The Chairperson at the request of the County Executive
Short Title: Reappointment – Lawrence R. Liebesman - Environmental Sustainability Board
Title: A RESOLUTION confirming the reappointment of Lawrence R. Liebesman to the Environmental Sustainability Board
- CR137-2025** - Introduced by The Chairperson at the request of the County Executive
Short Title: Reappointment – Kim Pezza - Environmental Sustainability Board
Title: A RESOLUTION confirming the reappointment of Kim Pezza to the Environmental Sustainability Board
- CR138-2025** - Introduced by The Chairperson at the request of the County Executive
Short Title: Reappointment – Greta E. Swanson, J.D. - Environmental Sustainability Board
Title: A RESOLUTION confirming the reappointment of Greta E. Swanson, J.D. to the Environmental Sustainability Board
- CR139-2025** - Introduced by Opel Jones
Short Title: Reappointment – Douglas R. Miller - Citizens' Election Fund Commission
Title: A RESOLUTION reappointing Douglas R. Miller to the Citizens' Election Fund Commission

CR140-2025 - Introduced by Deb Jung

Short Title: Reappointment- Nadine Bernard - Citizens' Election Fund Commission
Title: A RESOLUTION reappointing Nadine Bernard to the Citizens' Election Fund Commission

The Vice Chair moved to table Council Resolutions 117; 118;120; 121; 122; 123; 124; 125; 126; 127; 128; 129; 130; 144; 131; 132; 133; 134; 135; 136; 137; 138; 139; and 140-2025. The motion was seconded by Council Member Jung.

The roll call vote called by the Administrator on the motion to table Council Resolutions 117; 118;1120; 121; 122; 123; 124; 125; 126; 127; 128; 129; 130; 144; 131; 132; 133; 134; 135; 136; 137; 138; 139; and 140-2025 Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to table Council Resolutions 117; 118;1120; 121; 122; 123; 124; 125; 126; 127; 128; 129; 130; 144; 131; 132; 133; 134; 135; 136; 137; 138; 139; and 140-2025 passed.

Financial

CB53-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Multi-year Installment Purchase Agreement – 66.7 acres – the west side of Long Corner Road, Woodbine – Purchase price \$2,307,900 – owned by Jeffrey Harrison and Sue Harrison

Title: AN ACT approving and providing for a multi-year Installment Purchase Agreement by Howard County, Maryland to acquire development rights in approximately 66.7 acres of agricultural land located on the west side of Long Corner Road, Woodbine, Howard County, Maryland, from Jeffrey and Sue Harrison, or any other owner thereof for a maximum purchase price of \$2,307,900 or, if less in acreage, not more than \$34,600 per acre or portion thereof, rounded to the next highest \$100, plus interest on the deferred portion of such purchase price; providing that the County's obligation to pay such purchase price and interest on the deferred portion of such purchase price shall be a full faith and credit general obligation of the County; providing for the levying of taxes for such payments; authorizing the County Executive to modify such Agreement; and providing for and determining various matters in connection therewith
expires – 09/15/2025; extended – 10/20/2025; extended twice – 11/24/2025

The Vice Chair moved to approve Council Bill 53-2025. The motion was seconded by Council Member Rigby.

The roll call vote called by the Administrator on the motion to approve Council Bill 53-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve Council Bill 53-2025 passed.

CR141-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Amendment - Board of Education Fiscal Year 2026 Operating Budget - \$22,646,686

Title: A RESOLUTION amending the Fiscal Year 2026 Howard County Board of Education Operating Budget, as adopted by Council Resolution No. 92-2025, to add a total of \$22,646,686, which includes \$9,850,766 to the Howard County Public School

System General Fund and \$12,795,920 to the School System's restricted funds; and generally relating to the Board of Education Budget for Fiscal Year 2026

The Vice Chair moved to approve Council Resolution 141-2025. The motion was seconded by Council Member Rigby.

The Vice Chair moved to approve Amendment 1 to Council Resolution 141-2025. The motion was seconded by Council Member Rigby.

Amendment 1 to CR141-2025
(This amendment corrects amounts.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to Council Resolution 141-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve Amendment 1 to Council Resolution 141-2025 passed.

The roll call vote called by the Administrator on the motion to approve Council Resolution 141-2025 as amended was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve Council Resolution 141-2025 as amended passed.

General

CR142-2025 - Introduced by The Chairperson at the request of the County Executive
Short Title: Adopting - Howard County Consolidated Plan for Federal Fiscal Years 2025-2029 - Federal Fiscal Year 2025 Action Plan Community Development Block Grant and Home Investment Partnerships Program (HOME) Consolidated Plan Schedule
Title: A RESOLUTION adopting the Howard County Consolidated Plan for Federal Fiscal Years 2025- 2029 for housing including the Federal Fiscal Year 2025 Action Plan Community Development Block Grant and Home Investment Partnerships Program (HOME) Consolidated Plan Schedule, and granting delegated authority to the Director of Housing and Community Development to sign as the certifying officer for housing and community development plans and activities with the U.S. Department of Housing and Urban Development (HUD)

Amendment 1 to CR142-2025
(This amendment corrects the amount reflected as "Prior Year Resources" and amends certain CBDG totals accordingly.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to Council Resolution 142-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve Amendment 1 to Council Resolution 142-2025 passed.

The roll call vote called by the Administrator on the motion to approve Council Resolution 142-2025 as amended was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve Council Resolution 142-2025 as amended passed.

CR143-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Approving – Solid Waste Management Plan

Title: A RESOLUTION approving a comprehensive revision of the Solid Waste Management Plan as required by State Law

Council Member Jung moved to table Council Resolution 143-2025. The motion was seconded by Council Member Rigby.

The roll call vote called by the Administrator on the motion to table Council Resolution 143-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to table Council Resolution 143-2025 passed.

CB54-2025 - Introduced by Christiana Rigby

Short Title: Building Excise Tax - New Construction – Definition

Title: AN ACT amends the Howard County Code to amend the definition of new construction as it relates to the building excise tax; and generally relating to the building excise tax

expires – 09/15/2025; extended – 10/20/2025; extended twice – 11/24/2025

Council Member Rigby moved to approve Council Bill 54-2025. The motion was seconded by Council Member Jones.

The roll call vote called by the Administrator on the motion to approve Council Bill 54-2025 was Yea: Council Members Jones, Rigby, and Yungmann. Nay: Council Member Jung.

The motion to approve Council Bill 54-2025 passed.

CB55-2025 (ZRA 213) - Introduced by Liz Walsh

Short Title: ZRA 213 - Age Restricted Adult Housing in Planned Employment Center (PEC) zoning district and Moderate-Income Housing Unit requirements

Title: AN ACT amending the Howard County Zoning Regulations to allow Age Restricted Adult Housing as a permitted use in the Planned Employment Center (PEC) zoning district, with additional requirements; amending the Moderate-Income Housing Unit (MIHU) requirements for Age-Restricted Units in the R-SI, POR, CCT, CEF and PSC zoning districts to require at least 5% Low-Income Housing Units (LIHU) or Disability Income Housing Units (DIHU); and generally related to MIHUs

expires – 09/15/2025; extended – 10/20/2025; extended twice – 11/24/2025

Vice Chair Jones moved to approve Council Bill 55-2025. The motion was seconded by Council Member Rigby.

Council Member Yungmann moved to allow late introduction of Amendment 1 to Council Bill 55-2025. The motion was seconded by Council Member Jones.

The roll call vote called by the Administrator on the motion to allow late introduction of Amendment 1 to Council Bill 55-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to allow late introduction of Amendment 1 to Council Bill 55-2025 passed.

Council Member Yungmann moved to approve Amendment 1 to Amendment 1 to Council Bill 55-2025. The motion was seconded by Council Member Jung.

Council Member Yungmann withdrew motion approve Amendment 1 to Amendment 1 to Council Bill 55-2025. Council Member Jung withdrew seconded.

The roll call vote called by the Administrator on the motion to approve Amendment 1 to Council Bill 55-2025 was Yea: Council Members Jones, Rigby, and Yungmann. Nay: Council Member Jung.

The motion to approve Amendment 1 to CB55-2025 passed.

The roll call vote called by the Administrator on the motion to approve Council Bill 55-2025 as amended was Yea: Council Members Jones, Rigby, and Yungmann. Nay: Council Member Jung.

The motion to approve CB55-2025 as amended passed.

CB58-2025 - Introduced by Deb Jung

Short Title: Emergency Act – Prohibition and Fines for For-Profit Parties or Entertainment on Residential Property

Title: AN ACT adding a provision to Title 8, Subtitle 9 of the Howard County Code prohibiting parties or entertainment for profit; establishing the penalty for violation of the prohibition against parties or entertainment for profit at a residential property; declaring that this Act is an Emergency Bill necessary to meet an immediate emergency affecting public health, safety or welfare; and generally related to for-profit parties or entertainment *expires – 09/29/2025; extended – 11/03/2025; extended twice – 12/08/2025*

Council Member Jung moved to approve Council Bill 58-2025. The motion was seconded by Council Member Rigby.

Council Member Jung moved to approve Amendment 1 to Council Bill 58-2025. The motion was seconded by Council Member Rigby.

Amendment 1 to CB58-2025

(This Amendment strikes language from the proposed legislation to provide more clarity to what types of uses in the Howard County Zoning Regulations are exempt from the proposed prohibition on for-profit parties.)

Council Member Jung moved to approve Amendment 2 to Amendment 1 to Council Bill 58-2025. The motion was seconded by Council Member Rigby.

Amendment 2 to Amendment 1 to CB58-2025

(This Amendment to Amendment 1 adds language to clarify that approved uses that comply with the Howard County Zoning Regulations are not prohibited)

The roll call vote called by the Administrator on the motion to approve Amendment 2 to Amendment 1 to Council Bill 58-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve Amendment 2 to Amendment 1 to Council Bill 58-2025 passed.

Council Member Rigby moved to approve Amendment 1 to Amendment 1 to Council Bill 58-2025. The motion was seconded by Council Member Jung.

Amendment 1 to Amendment 1 to CB58-2025

(This Amendment to Amendment 1 adds language to clarify the prohibition applies to residential properties that are rented on a short-term basis)

Council Member Rigby withdrew motion approve Amendment 1 to Amendment 1 to Council Bill 58-2025. Council Member Jung withdrew second.

Vice Chair Jones moved to approve Amendment 3 to Amendment 1 to Council Bill 58-2025. The motion was seconded by Council Member Jung.

Amendment 3 to Amendment 1 to CB58-2025

(This Amendment to Amendment 1 adds language to clarify the prohibition applies to residential properties that are rented for a period of 30 days or less)

The roll call vote called by the Administrator on the motion to approve Amendment 3 to Amendment 1 to Council Bill 55-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve Amendment 3 to Amendment 1 to CB58-2025 passed.

Council Member Jung moved to rescind Amendment 3 to Amendment 1 to Council Bill 58-2025. The motion was seconded by Council Member Rigby.

Amendment 3 to Amendment 1 to CB58-2025

(This Amendment to Amendment 1 adds language to clarify the prohibition applies to residential properties that are rented for a period of 30 days or less)

The roll call vote called by the Administrator on the motion to rescind Amendment 3 to Amendment 1 to Council Bill 58-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to rescind Amendment 3 to Amendment 1 to Council Bill 58-2025 passed.

Council Member Jung moved to approve Amendment 4 to Amendment 1 to Council Bill 58-2025. The motion was seconded by Council Member Rigby.

Amendment 4 to Amendment 1 to CB58-2025

(This Amendment to Amendment 1 adds language to clarify the prohibition applies to residential properties that are rented for a period of 30 days or less)

The roll call vote called by the Administrator on the motion to approve Amendment 4 to Amendment 1 to Council Bill 58-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve Amendment 4 to Amendment 1 to CB58-2025 passed.

Vice Chair Jones moved to approve Amendment 5 to Amendment 1 to Council Bill 58-2025. The motion was seconded by Council Member Rigby.

Amendment 5 to Amendment 1 to CB58-2025

(This Amendment revises the penalty amount listed to include a penalty of \$2,500 for a first-time offense, and a penalty of \$5,000 for subsequent offenses)

The roll call vote called by the Administrator on the motion to approve Amendment 5 to Amendment 1 to Council Bill 58-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve Amendment 5 to Amendment 1 to CB58-2025 passed.

The roll call vote called by the Administrator on the motion to approve Amendment 1 as amended to Council Bill 58-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve Amendment 1 as amended to CB58-2025 passed.

The roll call vote called by the Administrator on the motion to approve Council Bill 58-2025 as amended was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to approve CB58-2025 as amended passed.

CB56-2025 - Introduced by Liz Walsh

Short Title: On-site MIHU, LIHU & DIHU requirement for Age-Restricted Adult Housing developments

Title: AN ACT amending the Howard County Code to require that Moderate Income, Low Income, and Disability Income Housing Units that are developed in an Age Restricted Adult Housing development, be developed on-site; and generally relating to Moderate, Low, and Disability Income Housing Units

expires – 09/15/2025; extended – 10/20/2025; extended twice – 11/24/2025

The Administrator read the legislation, there was no motion.

CB57-2025 - Introduced by David Yungmann at the request of the Board of Appeals

Short Title: Adoption – Updated Rules of Procedure for the Howard County Board of Appeals

Title: AN ACT repealing and re-enacting Subtitle 2 “Rules of Procedure of the Board of Appeals” of Title 2 “Administrative Procedure” of the Howard County Code to revise the Rules of Procedure of the Board of Appeals; and generally relating to the Rules of Procedure

expires – 09/15/2025; extended – 10/20/2025; extended twice – 11/24/2025

Council Member Yungmann moved to approve Council Bill 57-2025. The motion was seconded by Council Member Rigby.

Council Member Yungmann moved to submit a written letter to the Attorney General to obtain an opinion on adding a member to the Board of Appeals. The motion was seconded by Council Member Jones.

The roll call vote called by the Administrator on the motion to submit a written letter to the Attorney General to obtain an opinion on adding a member to the Board of Appeals was
Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to submit a written letter to the Attorney General to obtain an opinion on adding a member to the Board of Appeals passed.

Council Member Yungmann move to extend the life of CB57-2025 to October 20, 2025. The motion was seconded by Council Member Rigby.

The roll call vote called by the Administrator to extend the life of CB57-2025 to October 20, 2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann.

The motion to extend the life of CB57-2025 to October 20, 2025 passed.

Council Member Yungmann moved to table CB57-2025. The motion was seconded by Council Member Rigby.

The roll call vote by the Administrator to table CB57-2025 was Yea: Council Members Jones, Jung. Rigby, and Yungmann.

The motion to table CB57-2025 passed.

Adjourned at 1:15 p.m.