

C O U N T Y C O U N C I L
O F
H O W A R D C O U N T Y, M A R Y L A N D

2025 Legislative Session

Legislative Day No. 16
December 01, 2025

HOWARD COUNTY TO WIT:

The Chair called the legislative session to order at 7:53pm.

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

Michelle Harrod, Administrator to the County Council; Gary Kuc, County Solicitor; Amanda Mihill, Assistant County Solicitor; Jennifer Sager, Legislative Coordinator; Theodore Wimberly, Administrative Manager; Isaiah Anderson, Executive Assistant I; Nick Rinehart, Legislative Analyst; and Virginia Gambrell, Administrative Aide, were also present.

Election of Officers

Chair Walsh nominated Dr. Jones for Council Chairperson. The motion was seconded by Mr. Yungmann. The roll call vote called by the Administrator on the motion was: Yea: Council Members Walsh, Jones, Jung, Rigby, and Yungmann. Dr. Jones was elected Chairperson.

Chair Jones nominated Ms. Rigby for Council Vice Chairperson. The motion was seconded by Mr. Yungmann. The roll call vote called by the Administrator on the motion was: Yea: Council Members Jones, Jung, Rigby, Walsh and Yungmann; Ms. Rigby was elected Vice Chairperson.

Ms. Rigby nominated Mr. Yungmann for Chairperson of the Zoning Board. The motion was seconded by Dr. Jones. The roll call vote called by the Administrator on the motion was: Yea: Council Members Jones, Jung, Rigby, and Yungmann. Nay; Council Member Walsh. Mr. Yungmann was elected Chairperson of the Zoning Board.

Chair Jones nominated Ms. Walsh for Vice Chairperson of the Zoning Board. The motion was seconded by Ms. Jung. The roll call vote called by the Administrator on the motion was: Yea: Council Members Jones, Jung, Rigby, Walsh and Yungmann. Ms. Walsh was elected Vice Chairperson of the Zoning Board.

Ms. Rigby nominated Mr. Yungmann for Chairperson of the Board of License Commissioners. The motion was seconded by Dr. Jones. The roll call vote called by the Administrator on the motion was: Yea: Council Members Jones, Jung, Rigby, and Yungmann. Nay: Ms. Walsh. Mr. Yungmann was elected Chairperson of the Board of License Commissioners.

Chair Jones nominated Ms. Jung for Vice Chairperson of the Board of License Commissioners. The motion was seconded by Mr. Yungmann. The roll call vote called by the Administrator on the motion was: Yea: Council Members Jones, Jung, Rigby, Walsh and Yungmann. Ms. Jung was elected Vice Chairperson of the Board of License Commissioners.

Council Appointments

The Chairperson announced the following County Council appointments, effective December 2025 to December 2026:

Maryland Association of Counties Legislative Committee – Christiana Rigby

Alternate – Deb Jung

National Association of Counties liaison – Christiana Rigby

Alternate – Deb Jung

Representative for the BWI Roundtable – Deb Jung

Approve Journals

The Chair moved to approve the Journal of:

Legislative Session – November 3, 2025

Legislative Session – November 17, 2025

The motion was seconded by Ms. Rigby.

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

The motion to approve the Journals passed.

Approve Minutes

The Chair moved to approve the Minutes of:

Monthly Meeting – November 10, 2025

Closed Session – November 10, 2025

Closed Session – November 13, 2025

Joint Meeting with Board of Appeals – November 17, 2025

Legislative Public Hearing – November 17, 2025

Legislative Public Hearing Continuation – November 19, 2025

Legislative Work Session – November 20, 2025

The motion was seconded by Ms. Rigby.

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

The motion to approve the Minutes passed.

Final Consideration

Appointments

CR189-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Robert Russell Marietta – Environmental Sustainability Board
Title: A RESOLUTION confirming the appointment of Robert Russell Marietta to the Environmental Sustainability Board

CR190-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Cherise Yvette Seals – Environmental Sustainability Board
Title: A RESOLUTION confirming the appointment of Cherise Yvette Seals to the Environmental Sustainability Board

CR191-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Allison L Robinson– Environmental Sustainability Board
Title: A RESOLUTION confirming the appointment of Allison L Robinson to the Environmental Sustainability Board

CR192-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Barbara Mosier– Environmental Sustainability Board
Title: A RESOLUTION confirming the appointment of Barbara Mosier to the Environmental Sustainability Board

CR193-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment—Jeneen Y. Ramos—Public Ethics Commission
Title: A RESOLUTION confirming the appointment of Jeneen Y. Ramos to the Public Ethics Commission

CR194-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Anish Bedi – Pension Oversight Commission
Title: A RESOLUTION confirming the appointment of Anish Bedi to the Pension Oversight Commission

CR195-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment - Joseph Adler- Personnel Board
Title: A RESOLUTION confirming the appointment of Joseph Adler to the Personnel Board

CR196-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment- Nhaomie Douyon- Human Rights Commission
Title: A RESOLUTION confirming the appointment of Nhaomie Douyon to the Human Rights Commission

CR197-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment- Sabeen Sheikh- Human Rights Commission
Title: A RESOLUTION confirming the appointment of Sabeen Sheikh to the Human Rights Commission

CR198-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Abby Glassberg – Board of Library Trustees
Title: A RESOLUTION confirming the appointment of Abby Glassberg to the Board of Library Trustees

CR199-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Mary Mackenna Bowles - Human Trafficking Prevention Coordination Council

Title: A RESOLUTION confirming the appointment of Mary Mackenna Bowles to the Human Trafficking Prevention Coordination Council

CR200-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Elizabeth Marie Kimbel - Human Trafficking Prevention Coordination Council

Title: A RESOLUTION confirming the appointment of Elizabeth Marie Kimbel to the Human Trafficking Prevention Coordination Council

CR202-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Ngozi Obineme - Human Trafficking Prevention Coordination Council

Title: A RESOLUTION confirming the appointment of Ngozi Obineme to the Human Trafficking Prevention Coordination Council

CR204-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment- Nikki Highsmith Vernick- Local Children's Board

Title: A RESOLUTION confirming the appointment of Nikki Highsmith Vernick to the Howard County Local Children's Board

CR205-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment- Denise M. Giuliano- Local Children's Board

Title: A RESOLUTION confirming the appointment of Denise M. Giuliano to the Howard County Local Children's Board

CR206-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment- Ian Wright-Williams- Local Children's Board

Title: A RESOLUTION confirming the appointment of Ian Wright-Williams to the Howard County Local Children's Board

CR207-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment- Maia Imani Hanes- Local Children's Board

Title: A RESOLUTION confirming the appointment of Maia Imani Hanes to the Howard County Local Children's Board

CR208-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Jacob Bryan Blumenthal– Commission on Aging

Title: A RESOLUTION confirming the Appointment of Jacob Bryan Blumenthal to the Commission on Aging

CR209-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – James Sanders – Commission on Aging

Title: A RESOLUTION confirming the Appointment of James Sanders to the Commission on Aging

CR210-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Avinash Beri – Commission on Aging

Title: A RESOLUTION confirming the Appointment of Avinash Beri to the Commission on Aging

CR212-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Xiumin Liu – Commission on Aging

Title: A RESOLUTION confirming the Appointment of Xiumin Liu to the Commission on Aging

CR213-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Demetrius Sanders – Commission on Aging

Title: A RESOLUTION confirming the Appointment of Demetrius Sanders to the Commission on Aging

CR214-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointing- Jessamine Duvall - Housing Commission

Title: A RESOLUTION confirming the appointment of Jessamine Duvall to the Housing Commission

Reappointments

CR216-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment – Neil Madan – Equal Business Opportunity Commission

Title: A RESOLUTION confirming the reappointment of Neil Madan to the Equal Business Opportunity Commission

CR217-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment – Ronald A. Berk – Commission on Aging

Title: A RESOLUTION confirming the reappointment of Ronald A. Berk to the Commission on Aging

CR218-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment – Matthew A. Limsky, Esq. – Commission on Aging

Title: A RESOLUTION confirming the reappointment of Mathew A. Limsky, Esq., to the Commission on Aging

CR219-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointing – Fay Liberatore- LGBTQIA+ Commission

Title: A RESOLUTION confirming the reappointment of Faye Liberatore to the LGBTQIA+ Commission

CR220-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment – Cris Oviedo – La Alianza Latina Commission

Title: A RESOLUTION confirming the reappointment of Cris Oviedo to the La Alianza Latina Commission

CR221-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment – Aida Abdallah - Public Works Board

Title: A RESOLUTION confirming the reappointment of Aida Abdallah to the Public Works Board

CR222-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment – Luzmila Robinson - La Alianza Latina Commission

Title: A RESOLUTION confirming the reappointment of Luzmila Robinson to the La Alianza Latina Commission

The Chair moved to approve CR189 through CR200-2025; CR202-2025; CR204 through CR210-2025; CR212 through CR214-2025; CR216 through CR222-2025. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion to approve CR189 through CR200-2025; CR202-2025; CR204 through CR210-2025; CR212 through CR214-2025; CR216 through CR222-2025 was: Yea: Council Members Jones, Rigby, Jung, Walsh, and Yungmann

The motion to approve CR189 through CR200-2025; CR202-2025; CR204 through CR210-2025; CR212 through CR214-2025; CR216 through CR222-2025 passed.

CR188-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Teresa Weathington Guzman – Environmental Sustainability Board

Title: A RESOLUTION confirming the appointment of Teresa Weathington Guzman to the Environmental Sustainability Board

The Chair moved to approve CR188-2025. The motion was seconded by Ms. Rigby.

The Chair moved to approve Amendment 1 to CR188-2025. The motion was seconded by Ms. Rigby.

Amendment 1 to CR188-2025

(This amendment corrects the appointee's name.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to CR188-2025 was Yea: Council Members Jones, Rigby, Jung, Walsh, and Yungmann.

The motion to approve Amendment 1 to CR188-2025 passed.

The roll call vote called by the Administrator on the motion to approve CR188-2025 as amended was Yea: Council Members Jones, Rigby, Jung, Walsh, and Yungmann.

The motion to approve CR188-2025 as amended passed.

CR215-2025 - Introduced by Deb Jung

Short Title: Appointment – Andrea LeWinter – Board of Appeals

Title: A RESOLUTION appointing Andrea LeWinter to the Howard County Board of Appeals to fill a term ending on December 31, 2027

Ms. Jung moved to approve CR215-2025. The motion was seconded by Ms. Walsh.

Ms. Jung moved to approve Amendment 1 to CR215-2025. The motion was seconded by Ms. Walsh.

Amendment 1 to CR215-2025

(This Amendment adds language to clarify the start date of the nominee's term to the Board of Appeals.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to CR215-2025 was Yea: Council Members Jones, Rigby, Jung, Walsh, and Yungmann.

The motion to approve Amendment 1 to CR215-2025 passed.

The roll call vote called by the Administrator on the motion to approve CR215-2025 as amended was Yea: Council Members Jung and Walsh. Nay: Council Members Jones and Yungmann. Abstain: Council Member Rigby.

The motion to approve CR215-2025 as amended failed.

CR201-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Stephanie Gonzalez - Human Trafficking Prevention Coordination Council

Title: A RESOLUTION confirming the appointment of Stephanie Gonzalez to the Human Trafficking Prevention Coordination Council

CR203-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Laura Crovo - Human Trafficking Prevention Coordination Council

Title: A RESOLUTION confirming the appointment of Laura Crovo to the Human Trafficking Prevention Coordination Council

CR211-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Valoria Walker – Commission on Aging

Title: A RESOLUTION confirming the appointment of Valoria Walker to the Commission on Aging

The Chair moved to table CR201; 203; and 211-2025. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion to table CR201; 203; and 211-2025 was Yea: Council Members Jones, Rigby, Jung, Walsh, and Yungmann.

The motion to table CR201; 203; and 211-2025 passed.

Financial

CB69-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Amendment – Budget Ordinance – to strike a condition - L0020, New HCLS Central Branch & Relocation

Title: AN EMERGENCY ACT amending the Annual Budget and Appropriation Ordinance for Fiscal Year 2026 in order to strike a condition placed on Capital Project, L0020, New HCLS Central Branch & Relocation; and declaring that this Act is an Emergency Bill necessary to meet a public emergency affecting life, health or property
expires – 01/12/2026; extended – 02/16/2026; extended twice – 03/23/2026

The Chair moved to approve CB 69-2025. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion to approve CB69-2025 was Yea: Council Members Jones, Rigby, Walsh, and Yungmann. Nay: Council Member Jung

The motion to approve CB69-2025 passed.

General

CB74-2025 (ZRA 217) - Introduced by The Chairperson at the request of the County Executive
Co-sponsor(s) David Yungmann

Short Title: (ZRA 217) Amending Agricultural Land Uses in Howard County

Title: AN ACT amending the Howard County Zoning Regulations in accordance with HoCo By Design, the General Plan, to add certain definitions related to certain agricultural, farming and farm alcohol producer uses; to amend requirements for an Agritourism Special Farm Permit and to add a new small-scale Agritourism Use; to add Incidental Outdoor Stays as a Special Farm Permit use; to amend Bed and Breakfast Inn use on Agricultural Land Preservation Program properties and allow under Special Farm Permit; to amend uses and certain restrictions for Agricultural Land Preservation Program properties; to amend Limited Social Assembly use and renamed to Rural Venue Space; to amend the Farm Winery and Brewery use to Farm Alcohol Producer; to make certain technical corrections; and generally relating to the Howard County Zoning Regulations
expires – 01/12/2026; extended – 02/16/2026; extended twice – 03/23/2026

Ms. Walsh moved to table CB 74-2025 (ZRA 217). The motion was seconded by Ms. Jung.

The roll call vote called by the Administrator on the motion to table CB 74-2025 (ZRA 217) was
Yea: Council Members Jung and Walsh. Nay: Council Members Jones, Rigby, and Yungmann.

The motion to table CB 74-2025 (ZRA 217) failed.

The Chair moved to approve CB 74-2025 (ZRA 217). The motion was seconded by Ms. Rigby.

Ms. Walsh moved to approve Amendment 1 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Jung.

Amendment 1 to CB 74-2025 (ZRA 217)

(This Amendment removes the proposed definition of “Festival – Agritourism” and removes the language regarding hours of operation for festivals.)

The roll call vote called by the Administrator on the motion to Approve Amendment 1 to CB 74-2025 (ZRA 217) was Yea: Council Members Jung and Walsh. Nay: Council Members Jones, Rigby, and Yungmann.

The motion to approve Amendment 1 to CB 74-2025 (ZRA 217) failed.

Ms. Walsh moved to approve Amendment 2 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Jung.

Amendment 2 to CB 74-2025 (ZRA 217)

(This Amendment adds a requirement for a Farm Alcohol Producer that the primary ingredient in beverage manufacturing must grow on their farm.)

The roll call vote called by the Administrator on the motion to Approve Amendment 2 to CB 74-2025 (ZRA 217 was Yea: Council Members Jung and Walsh. Nay: Council Members Jones, Rigby, and Yungmann.

The motion to approve Amendment 2 to CB 74-2025 (ZRA 217) failed.

Ms. Walsh moved to approve Amendment 3 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Jung.

Amendment 3 to CB 74-2025 (ZRA 217)

(This Amendment adds language to clarify the scope of Farm Alcohol Producer educational programs.)

The roll call vote called by the Administrator on the motion to Approve Amendment 3 to CB 74-2025 (ZRA 217 was Yea: Council Member Walsh. Nay: Council Members Jones, Rigby, Jung, and Yungmann.

The motion to approve Amendment 3 to CB 74-2025 (ZRA 217) failed.

Ms. Walsh moved to approve Amendment 4 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Jung.

Amendment 4 to CB 74-2025 (ZRA 217)

(This Amendment removes accessory uses from the definition of "Farming" in the Zoning Regulations.)

The roll call vote called by the Administrator on the motion to Approve Amendment 4 to CB 74-2025 (ZRA 217 was Yea: Council Member Walsh. Nay: Council Members Jones, Rigby, Jung, and Yungmann.

The motion to approve Amendment 4 to CB 74-2025 (ZRA 217) failed.

The Chair moved to approve Amendment 5 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Rigby.

Amendment 5 to CB 74-2025 (ZRA 217)

(This amendment changes the definition of "festival-agritourism" to clarify that auctions are "for-profit" and to provide that live music does not constitute a festival.)

The Chair moved to approve Amendment 1 to Amendment 5 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Rigby.

Amendment 1 to Amendment 5 to CB 74-2025 (ZRA 217)

(This amendment clarifies the definition of festival-agritourism to provide that the list of examples is non-exhaustive and to clarify the conditions under which amplified sound may be allowed.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to Amendment 5 to CB74-2025 (ZRA217) was Yea: Council Members Jones, Rigby, Jung, and Yungmann. Nay: Council Member Walsh.

The motion to approve Amendment 1 to Amendment 5 to CB 74-2025 (ZRA 217) passed.

The roll call vote called by the Administrator on the motion to approve Amendment 5 to CB 74-2025 (ZRA 217) as amended was Yea: Council Members Jones, Rigby, Jung, and Yungmann. Nay: Council Member Walsh.

The motion to approve Amendment 5 to CR215-2025 as amended passed.

Council Member Walsh moved to approve Amendment 6 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Jung.

Amendment 6 to CB 74-2025 (ZRA 217)

(This Amendment removes “Farm Alcohol Producer” as a permitted Accessory Use in the RC and RR Zoning Districts and on land with ALPP Easements, removes the Accessory Use criteria for “Farm Alcohol Producer” under Section 128.0.O, and amends the minimum parcel size of a Conditional Use for “Farm Alcohol Producer”)

The roll call vote called by the Administrator on the motion to Approve Amendment 6 to CB 74-2025 (ZRA 217 was Yea: Council Member Walsh. Nay: Council Members Jones, Rigby, Jung, and Yungmann.

The motion to approve Amendment 6 to CB 74-2025 (ZRA 217) failed.

Ms. Walsh moved to approve Amendment 7 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Jung.

Amendment 7 to CB 74-2025 (ZRA 217)

(This Amendment removes the proposed size restrictions for accessory structures on lots that are 5 acres or greater in the RC and RR Zoning Districts.)

The roll call vote called by the Administrator on the motion to approve Amendment 7 to CB 74-2025 (ZRA 217 was Yea: Council Members Jung, Rigby, and Walsh. Nay: Council Members Jones and Yungmann.

The motion to approve Amendment 7 to CB 74-2025 (ZRA 217) passed.

Ms. Walsh moved to approve Amendment 8 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Jung.

Amendment 8 to CB 74-2025 (ZRA 217)

(This Amendment adds the language regarding shared driveway access to Section 128.0.I and Section 131.0.N of the Zoning Regulations as a requirement for all categories of Special Farm)

The roll call vote called by the Administrator on the motion to approve Amendment 8 to CB 74-2025 (ZRA 217) was Yea: Council Members Jung and Walsh. Nay: Council Members Jones, Rigby, and Yungmann.

The motion to approve Amendment 8 to CB 74-2025 (ZRA 217) failed.

Ms. Walsh moved to approve Amendment 9 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Jung.

Amendment 9 to CB 74-2025 (ZRA 217)

(This Amendment adds additional criteria for local road access under the Special Farm Permit use regulations, and for the Farm Alcohol Producer Conditional Use regulations.)

The roll call vote called by the Administrator on the motion to approve Amendment 9 to CB 74-2025 (ZRA 217) was Yea: Council Member Walsh. Nay: Council Members Jones, Rigby, and Yungmann.

The motion to approve Amendment 9 to CB 74-2025 (ZRA 217) failed.

The Chair moved to approve Amendment 10 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Jung.

Amendment 10 to CB 74-2025 (ZRA 217)

(This amendment modifies provisions related to driveways. The amendment will require a use-in-common easement for shared driveway access under the Agritourism, small-scale agritourism, farm alcohol producer (accessory and conditional use), and rural venue space uses. There will need to be an easement that is:

1. *Signed by all property owners using the shared driveway,*
2. *States property owners using the shared driveway do not object to the proposed use,*
3. *Runs with the land and binds future landowners,*
4. *Recorded with the land records of Howard County.)*

The Chair moved to approve Amendment 1 to Amendment 10 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Rigby.

Amendment 1 to Amendment 10 to CB 74-2025 (ZRA 217)

(This amendment corrects terminology.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to Amendment 10 to CB 74-2025 (ZRA 217) was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann

Amendment 1 to Amendment 10 to CB 74-2025 (ZRA 217) passed.

The roll call vote called by the Administrator on the motion to approve Amendment 10 to CB 74-2025 (ZRA 217) as amended was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 10 to CB 74-2025 (ZRA 217) as amended passed.

The Chair moved to approve Amendment 11 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Rigby.

Amendment 11 to CB 74-2025 (ZRA 217)

(This amendment limits festival events under the Agritourism special farm permit to 6 days/calendar month.)

The Chair moved to approve Amendment 1 to Amendment 11 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Rigby.

Amendment 1 to Amendment 11 to CB 74-2025 (ZRA 217)

(This amendment limits the hours for amplified noise for agritourism and farm alcohol producers.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to Amendment 11 to CB 74-2025 (ZRA 217) as amended was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 1 to Amendment 11 to CB 74-2025 (ZRA 217) passed.

The Chair moved to approve Amendment 2 to Amendment 11 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Rigby.

Amendment 2 to Amendment 11 to CB 74-2025 (ZRA 217)

(This amendment adds a requirement for a parking plan for events with 1,000 or more attendees.)

The roll call vote called by the Administrator on the motion to approve Amendment 2 to Amendment 11 to CB 74-2025 (ZRA 217) as amended was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 2 to Amendment 11 to CB 74-2025 (ZRA 217) passed.

Mr. Yungmann moved to approve Amendment 3 to Amendment 11 to CB 74-2025 (ZRA 217).

The motion was seconded by the Chair.

Amendment 3 to Amendment 11 to CB 74-2025 (ZRA 217)

(This amendment would add language that would cap the number of attendees at festivals or similar events at 2,5000 people)

The roll call vote called by the Administrator on the motion to approve Amendment 3 to Amendment 11 to CB 74-2025 (ZRA 217) as amended was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 3 to Amendment 11 to CB 74-2025 (ZRA 217) passed.

The roll call vote called by the Administrator on the motion to approve Amendment 11 to CB 74-2025 (ZRA 217) as amended was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 11 to CB 74-2025 (ZRA 217) as amended passed.

Ms. Jung moved to approve Amendment 12 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Walsh.

Amendment 12 to CB 74-2025 (ZRA 217)

(This Amendment adds limitations on the length of amplified noise and days and times where it's allowed for the Festival-Agritourism and Farm Alcohol Producer uses.)

The roll call vote called by the Administrator on the motion to approve Amendment 12 to CB 74-2025 (ZRA 217) Yea: Council Member Jung. Nay: Council Members Jones, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 12 to CB 74-2025 (ZRA 217) failed.

The Chair moved to approve Amendment 13 to CB 74-2025 (ZRA 217). The motion was seconded by Ms. Rigby.

Amendment 13 to CB 74-2025 (ZRA 217)

(This amendment adds a sliding scale for the small-scale agritourism special farm permit based on property size:

- 50 attendees on a 5-acre parcel,*
- 100 attendees on a parcel greater than 5 acres but less than 10 acres,*
- 150 attendees on a 10-acre parcel or greater.)*

The roll call vote called by the Administrator on the motion to approve Amendment 13 to CB 74-2025 (ZRA 217) Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 13 to CB 74-2025 (ZRA 217) passed.

Ms. Rigby moved to reconsider Amendment 7 to CB 74-2025 (ZRA 217). The motion was seconded by Mr. Yungmann.

Amendment 7 to CB 74-2025 (ZRA 217)

(This Amendment removes the proposed size restrictions for accessory structures on lots that are 5 acres or greater in the RC and RR Zoning Districts.)

The roll call vote called by the Administrator on the motion to reconsider Amendment 7 to CB 74-2025 (ZRA 217) was Yea: Council Members Jones, Rigby, Walsh, and Yungmann. Nay: Council Member Jung.

The motion to reconsider Amendment 7 to CB 74-2025 (ZRA 217) passed.

Ms. Rigby moved to approve Amendment 1 to Amendment 7 to CB 74-2025 (ZRA 217). The motion was seconded by Mr. Yungmann.

Amendment 1 to 7 to CB 74-2025 (ZRA 217)

(This amendment increases the proposed size restriction for accessory structures greater than 2 acres but less than 5 acres, and lots that are 5 acres or greater in the RC and RR Zoning districts.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to Amendment 7 to CB 74-2025 (ZRA 217) was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 1 to Amendment 7 to CB 74-2025 (ZRA 217) passed.

The roll call vote called by the Administrator on the motion to approve Amendment 7 to CB 74-2025 (ZRA 217) as amended was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 7 to CB 74-2025 (ZRA 217) as amended passed.

The roll call vote called by the Administrator on the motion to approve CB 74-2025 (ZRA 217) as amended was Yea: Council Members Jones, Rigby, Jung, and Yungmann. Nay: Council Member Walsh.

The motion to approve CB 74-2025 (ZRA 217) as amended passed.

CR223-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Central Library, Development Rights and Responsibilities Agreement

Title: A RESOLUTION declaring the intent for the County to take ownership of a portion of the Lake Kittamaqundi waterfront by entering into a purchase and sale agreement for the acquisition of the Lakefront Library property; authorizing the County Executive to negotiate a land swap agreement for certain parcels in Downtown Columbia pursuant to 4.4.C of the Downtown Columbia Development Rights and Responsibilities Agreement; and to prepare certain financing plans

The Chair moved to approve CR 223-2025. The motion was seconded by Mr. Yungmann.

The Chair moved to approve Amendment 1 to CR 223-2025. The motion was seconded by Mr. Yungmann.

Amendment 1 to CR 223-2025

(This amendment alters the narrative around the conveyance of the C-1 parcel to the Housing Commission in order to expedite the process of providing mixed income housing.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to CR 223-2025 was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 1 to CR 223-2025 passed.

Ms. Rigby moved to reconsider Amendment 1 to CR 223-2025. The motion was seconded by Dr. Jones.

The roll call vote called by the Administrator on the motion to reconsider Amendment 1 to CR 223-2025 was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to reconsider Amendment 1 to CR 223-2025 passed.

Ms. Walsh moved to approve Amendment 1 to Amendment 1 to CR 223-2025. The motion was seconded by Ms. Rigby.

Amendment 1 to Amendment 1 CR 223-2025

(This amendment adds language clarifying that C-1 Merriweather parcel shall be conveyed at no cost to the Howard County Housing Commission)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to Amendment 1 to CR 223-2025 was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 1 to Amendment 1 CR 223-2025 passed.

The roll call vote called by the Administrator on the motion to approve Amendment 1 to CR 223-2025 as amended was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 1 to CR 223-2025 as amended passed.

The roll call vote called by the Administrator on the motion to approve CR 223-2025 as amended was Yea: Council Members Jones, Rigby, Walsh, and Yungmann. Nay: Council Member Jung.

The motion to approve CR 223-2025 as amended passed.

CR224-2025 - Introduced by Liz Walsh

Short Title: Amend Scenic Roads Inventory – Add portions of Old Frederick Rd and Main Street in Ellicott City

Title: A RESOLUTION amending the Howard County Scenic Roads Inventory by adding a portion of Old Frederick Road, from Rogers Ave to the Baltimore County line; extending the existing Scenic Road designation of Main Street in Ellicott City from the edge of the Historic District, including Frederick Road, to Route 40; and generally related to Scenic Roads

Ms. Walsh moved to approve CR 224-2025. The motion was seconded by Dr. Jones

The roll call vote called by the Administrator on the motion to approve CR 224-2025 was Yea: Council Members Jung, and Walsh. Nay: Council Members Jones, Rigby, and Yungmann.

The motion to approve CR 224-2025 failed.

Tabled

Appointments

The Chair moved to remove Council Resolutions 149; 152 and 175-2025 from the table. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion to remove Council Resolutions 149; 152 and 175-2025 from the table was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to remove Council Resolutions 149; 152 and 175-2025 from the table passed.

CR149-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Monica Y. Banks – Commission on Disabilities

Title: A RESOLUTION confirming the appointment of Monica Y. Banks to the Commission on Disabilities.

CR152-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Mary Murrill – Commission on Disabilities

Title: A RESOLUTION confirming the appointment of Mary Murrill to the Commission on Disabilities.

CR175-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Algie D. Marvel – Martin Luther King, Jr. Holiday Commission

Title: A RESOLUTION confirming the appointment of Algie D. Marvel to the Martin Luther King, Jr. Holiday Commission

The Chair moved to approve CR 149; 152 and 175-2025. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion to approve Council Resolutions 149; 152 and 175-2025 was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Council Resolutions 149; 152 and 175-2025 passed.

Financial

CR167-2025 - **Short Title:** Payment in Lieu of Taxes Agreement – Solar Facility – 55 acres – 3855 Manor Lane, Ellicott City, Maryland

The Chair moved to remove CR 167-2025 from the table. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion to remove CR 167-2025 from the table was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to remove CR 167-2025 from the table passed.

CR167-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Payment in Lieu of Taxes Agreement – Solar Facility – 55 acres – 3855 Manor Lane, Ellicott City, Maryland

Title: A RESOLUTION approving the terms and conditions of a Payment in Lieu of Taxes Agreement by and among Howard County and CIR Vineyard 2 LLC, CIR Vineyard 3 LLC, CIR Vineyard 4 LLC, CIR Vineyard 5 LLC (collectively the “Facility Owner”), and John Lee Carroll Jr. and Genevive Anne Carroll (the “Landowner”) for the construction and operation of a solar array located on property located at 3855 Manor Lane, Ellicott City, Howard County, Maryland.

The Chair moved to approve CR 167-2025. The motion was approved by Ms. Rigby.

The Chair moved to approve Amendment 1 to CR 167-2025. The motion was approved by Ms. Rigby.

Amendment 1 to CR167-2025

(This amendment corrects the parties, corrects the land identification and acreage.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to CR167-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann. Nay: Council Member Walsh.

The motion to approve Amendment 1 to CR167-2025 passed.

The roll call vote called by the Administrator on the motion to approve CR167-2025 as amended was Yea: Council Members Jones, Rigby, and Jung. Nay: Council Members Walsh, and Yungmann.

The motion to approve CR167-2025 as amended passed.

General

CB67-2025 - **Short Title:** Consumer Protection – updates and amendment

The Chair moved to remove CB 67-2025 from the table. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion to approve CB67-2025 was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to remove CB67-2025 passed.

CB67-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Consumer Protection – updates and amendment

Title: AN ACT updating certain Consumer Protection provisions of the County Code; updating certain definitions; providing that the Office of Consumer Protection shall issue subpoenas instead of summons; clarifying provisions related to prohibited deceptive or unfair trade practices; adding practices that may be considered prohibited deceptive or unfair trade practices; clarifying certain legal processes; amending certain penalties; making certain grammatical and technical changes; and general relating to Consumer Protection provisions in the Howard County Code

expires – 12/15/2025; extended – 01/19/2026; extended twice – 02/23/2026

The Chair moved to approve CB 67-2025. The motion was seconded by Ms. Rigby.

The Chair moved to approve Amendment 1 to CB 67-2025. The motion was seconded by Ms. Rigby.

Amendment 1 to CB 67-2025

(This amendment changes the definition of “person” and “merchandise”.)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to CB67-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann. Nay: Council member Walsh.

The motion to approve Amendment 1 to CB 67-2025 passed.

The Chair moved to approve Amendment 2 to CB 67-2025. The motion was seconded by Ms. Rigby.

Amendment 2 to CB 67-2025

(This amendment removes certain redundant authority.)

The roll call vote called by the Administrator on the motion to approve Amendment 2 to CB67-2025 was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 2 to CB67-2025 passed.

The Chair moved to approve Amendment 3 to CB 67-2025. The motion was seconded by Ms. Rigby.

Amendment 3 to CB 67-2025

(This amendment removes redundant language related to deceptive trade practices. This amendment also makes changes to the examples of deceptive trade practices by:

1. *Clarifying that the list of examples of making or enforcing unconscionable contract terms is not exhaustive and*
2. *Clarifying what is meant by “passing off” goods and services.)*

Ms. Rigby moved to approve Amendment 1 to Amendment 3 to CB67-2025. The motion was seconded by Ms. Walsh.

Amendment 1 to Amendment 3 to CB67-2025

(This amendment retains the examples of deceptive trade practices)

The roll call vote called by the Administrator on the motion to approve Amendment 1 to Amendment 3 to CB67-2025 was Yea: Council Members Jones, Jung, Rigby, and Walsh. Nay: Council Member Yungmann.

The motion to approve Amendment 1 to Amendment 3 to CB67-2025 passed.

The roll call vote called by the Administrator on the motion to approve Amendment 3 to CB67-2025 as amended was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 3 to CB67-2025 as amended passed.

The Chair moved to approve Amendment 4 to CB67-2025. The motion was seconded by Ms. Rigby.

Amendment 4 to CB67-2025

(This amendment clarifies what may be considered a deceptive or unfair trade practice with regards to collecting a debt.)

The roll call vote called by the Administrator on the motion to approve Amendment 4 to CB67-2025 was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 4 to CB67-2025 passed.

The Chair moved to approve Amendment 5 to CB67-2025. The motion was seconded by Ms. Rigby.

Amendment 5 to CB67-2025

(This amendment clarifies actions related to costs.)

The roll call vote called by the Administrator on the motion to approve Amendment 5 to CB67-2025 was Yea: Council Members Jones, Rigby, and Yungmann. Nay: Council Members Jung, and Walsh.

The motion to approve Amendment 5 to CB 67-2025 passed.

The Chair moved to approve Amendment 6 to CB 67-2025. The motion was seconded by Ms. Rigby.

Amendment 6 to CB 67-2025

(This amendment adds a definition for the term “unconscionable”.)

The roll call vote called by the Administrator on the motion to approve Amendment 6 to CB67-2025 was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 6 to CB67-2025 passed.

The Chair moved to approve Amendment 7 to CB67-2025. The motion was seconded by Ms. Rigby.

Amendment 7 to CB 67-2025

(This amendment removes a requirement that estimates be in writing.)

The roll call vote called by the Administrator on the motion to approve Amendment 7 to CB67-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann. Nay: Council Member Walsh.

The motion to approve Amendment 7 to CB67-2025 passed.

The Chair moved to approve Amendment 8 to CB67-2025. The motion was seconded by Ms. Rigby.

Amendment 8 to CB 67-2025

(This amendment clarifies what is meant by “delivering” goods.)

The roll call vote called by the Administrator on the motion to approve Amendment 8 to CB67-2025 was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 8 to CB67-2025 passed.

The Chair moved to approve Amendment 9 to CB67-2025. The motion was seconded by Ms. Rigby.

Amendment 9 to CB 67-2025

(This amendment clarifies that use of the term “price” may not include taxes or shipping charges.)

The roll call vote called by the Administrator on the motion to approve Amendment 9 to CB67-2025 was Yea: Council Members Jones, Jung, Rigby, and Yungmann. Nay: Council Member Walsh.

The motion to approve Amendment 9 to CB67-2025 passed.

The Chair moved to approve Amendment 10 to CB67-2025. The motion was seconded by Ms. Rigby.

Amendment 10 to CB 67-2025

(This amendment clarifies who is subject to the statute.)

The roll call vote called by the Administrator on the motion to approve Amendment 10 to CB67-2025 was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 10 to CB67-2025 passed.

The roll call vote called by the Administrator on the motion to approve CB67-2025 as amended was Yea: Council Members Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve CB67-2025 as amended passed.

Adjourned at 12:07am

Visit the Council's website (<http://cc.howardcountymd.gov>) to view legislation, send written testimony, and sign-up electronically to testify at public hearings.

Persons needing accommodations to fully participate in the meeting, please contact the Council Office, 410-313-2001 or email CouncilADA@howardcountymd.gov.