

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 13

Resolution No. 169-2025

Introduced by: The Chairperson at the request of the County Executive

Short Title: Easement – 3,600 square feet - Baltimore Gas and Electric Company – County Property – Elkridge Library

Title: A RESOLUTION authorizing the County Executive to grant an easement containing approximately 3,600 square feet to Baltimore Gas and Electric Company so that BGE may extend electric service to new EV charging facilities at the Elkridge Library; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to grant the easement if he finds that the County may have a use for the property.

Introduced and read first time Sep 2, 2025. By order Michelle Harrod Michelle Harrod, Administrator

Read for a second time at a public hearing on Sep 15, 2025. By order Michelle Harrod Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments___, Failed___, Withdrawn___, by the County Council on Nov 3, 2025.

Certified By Michelle Harrod Michelle Harrod, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

Tabled October 6, 2025

1 **WHEREAS**, Howard County, Maryland (hereinafter the “County”) is the fee simple
2 owner of property shown as Parcel 97 on Tax Map 38 and known as the Elkridge Library (the
3 “County Property”); and
4

5 **WHEREAS**, Baltimore Gas and Electric Company (“BGE”) plans to install EV charging
6 facilities at the County Property and the new EV charging facilities require primary line extension
7 from Hunt Club Drive north of the parking area to the proposed location; and
8

9 **WHEREAS**, BGE requires an easement on County property to provide the electric service
10 for the EV charging facilities; and
11

12 **WHEREAS**, the easement allows BGE to enter upon and use a portion of the County
13 property, containing approximately 3,600 square feet of the County Property for the purpose of
14 installing and maintaining electric equipment, the “Easement Area” as shown on the attached
15 Exhibit; and
16

17 **WHEREAS**, BGE will be required to restore, at BGE’s expense, the County Property to
18 a condition equal to or better than its condition immediately preceding any opening, excavation,
19 or other work in the easement area; and
20

21 **WHEREAS**, the Department of Public Works has reviewed and approved the proposed
22 easement; and
23

24 **WHEREAS**, Section 4.201, “Disposition of Real Property”, of the Howard County Code
25 authorizes the County Council of Howard County, Maryland (the “County Council”) to declare
26 that property is no longer needed for public purposes and also authorizes the County Council to
27 waive advertising and bidding requirements for an individual conveyance of real property upon
28 the request of the County Executive; and
29

1 **WHEREAS**, the County Council has received a request from the County Executive to
2 waive the advertising and bidding requirements in this instance for the grant of an easement to
3 BGE, as shown in the attached Exhibit A.
4

5 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
6 Maryland, this 3 day of November, 2025, that the Easement Area containing
7 approximately 3,600 square feet, as shown in the attached Exhibit, is not needed by the County
8 for public purposes and a permanent easement may be conveyed to Baltimore Gas and Electric
9 Company for the installation and maintenance of electric equipment for EV charging facilities.
10

11 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
12 Executive and having held a public hearing, the County Council declares that the best interest of
13 the County will be served by authorizing the County Executive to waive the usual advertising and
14 bidding requirements of Section 4.201 of the Howard County Code for the easement conveyance.
15

16 **AND BE IT FURTHER RESOLVED** that if the County Executive finds that all or a
17 portion of the Easement Area may have a further County public use and the Easement Area should
18 not be conveyed then he is not bound to convey the easement in accordance with this Resolution.



Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement

Council Resolution No. ___ - 2025, authorizing the County Executive to grant an easement to Baltimore Gas and Electric Company so that BGE may extend electric service to new EV charging facilities at the Elkridge Library; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to grant the easement if he finds that the property may have a further public use.

To: Brandee Ganz,
Chief Administrative Officer

From: Tae Jung, Acting Director
Department of General Services

Tae Y. Jung

Digitally signed by Tae Y. Jung
DN: C=US,
E=tjung@howardcountymd.gov,
O=Department of Public Works/Howard
County Gov., OU=Bureau of Facilities,
CN=Tae Y. Jung
Date: 2025.08.20 16:52:09-04'00'

Date: August 20, 2025

The Department of General Services has been designated coordinator for preparation of testimony relative to the above referenced Council Resolution that provides for the conveyance of an easement to the Baltimore Gas and Electric Company (“BGE”) located on County property shown as Parcel 97 on Tax Map 38 and known as the Elkridge Library.

BGE plans to install EV charging facilities at the Elkridge Library on Parcel 97. The new EV charging facilities require a primary line extension from Hunt Club Drive north of the parking area to the proposed location of the facilities. BGE requires an easement on County property to provide the electric service for the EV charging facilities. The easement allows BGE to enter upon and use a portion of the County property, containing approximately 3,600 square feet of Parcel 97 for the purpose of installing and maintaining electric equipment.

The Department of General Services has reviewed and approved the proposed easement.

Section 4.201, “Disposition of Real Property”, of the Howard County Code authorizes the County Council to declare that the property is no longer needed for public purposes and authorizes the County Council to waive advertising and bidding requirements for an individual conveyance of real property upon the request of the County Executive.

The County Council has received a request from the County Executive to waive the advertising and bidding requirements in this instance for the grant of the easement to BGE.

There is no fiscal impact to the County.

Representatives of this department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

cc: Jennifer Sager
File

Amendment 1 to Council Resolution No. 169 -2025

BY: Liz Walsh

Legislative Day 15
Date: November 3, 2025

Amendment No. 1

(This Amendment adds language requiring maintenance and functionality standards for the EV charging stations and imposes penalties for failure to maintain in accordance with state law.)

1 On page 2, immediately after line 18, insert the following:
2

3 “AND BE IT FURTHER RESOLVED that Baltimore Gas & Electric Company
4 (“BG&E”), as a condition of this disposition, BG&E must only use the easement to provide the
5 electric service for the EV charging facilities at the Elkridge Library. BG&E shall maintain
6 uptime standards for each new EV charging station installed at the Elkridge Library, in
7 accordance with Section 7-904 of the Public Utilities Article of the Annotated Code of
8 Maryland.

9
10 AND BE IT FURTHER RESOLVED that as a condition of this disposition, failure to
11 satisfy the conditions in the preceding paragraph shall result in a Class A civil penalty not to
12 exceed \$1,000 for each violation, in accordance with Section 24.107 of the Howard County
13 Code. The Department of Public Works is responsible for enforcing this condition.

14
15 AND BE IT FURTHER RESOLVED that the easement shall revert to the County if
16 BG&E does not use the easement to provide the electric service for the EV charging facilities at
17 the Elkridge Library.”.

18

I certify that this a true copy of

Am 1 CR 169-2025
passed on 11/03/2025

Michelle Dossard
Council Administrator

*Failed Due to
No Second*