

CB 71-2021

**Sayers, Margery**

---

**From:** Frank Harris III <frank@kw.com>  
**Sent:** Tuesday, November 2, 2021 10:10 AM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

## Sayers, Margery

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**From:** Sana Raja <sanatraja@gmail.com>  
**Sent:** Tuesday, November 2, 2021 7:54 AM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



## Sayers, Margery

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**From:** Bob Lucido <bob@boblucidoteam.com>  
**Sent:** Tuesday, November 2, 2021 7:52 AM  
**To:** CouncilMail  
**Subject:** Electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

GM. I cannot believe this. ( actually, yes, I can believe what Liz is considering) !! This is huge! We need public discussion on this especially an issue like this created by anti growther Liz Walsh and to be voted on by the council. We need serious debate and input to come up with something possibly better.

I have a suggestion, why don't we go thru the same circus that Bethany Glen ( development on Bethany Lane and route 99) has gone thru for the past 5 years?? Then due to Liz's creative maneuvering, she was able to reduce the density by 100 units and deprive a county who has nearly no land to build on for our 55 plus residents. We need input not a move in the middle of the night to change our homes.

Thank you.

Bob

**Bob Lucido** Realtor

**Bob Lucido Team** of Keller Williams Lucido Agency

**The #1 Keller Williams Team in the World**

c: 410.979.6024

[Bob@BobLucidoTeam.com](mailto:Bob@BobLucidoTeam.com)

o: 410-465-6900 | [BobLucidoTeam.com](http://BobLucidoTeam.com)

This

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## Sayers, Margery

---

**From:** The Fitzgerald Team <don@donfitzgerald.com>  
**Sent:** Monday, November 1, 2021 9:18 PM  
**To:** CouncilMail  
**Subject:** All Electric Vote

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Don Fitzgerald, ABR, CRS, GRI**  
Associate Broker & REALTOR®  
**Fitzgerald Team President**  
office: 443.539.8175  
mobile (cell/text): 410.707.4754



8171 Maple Lawn Blvd, Ste. 150  
Fulton, MD 20759  
[www.thefitzgeraldteam.com](http://www.thefitzgeraldteam.com)

## Sayers, Margery

---

**From:** Heidi Devereux <heidideve@gmail.com>  
**Sent:** Monday, November 1, 2021 8:55 PM  
**To:** CouncilMail  
**Subject:** No to all electric residential mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

No to the ammendate mandating all electric [County Building Code \(CB 71\)](#)

--  
**HEIDI**

**DEVEREUX, REALTOR®**

& Partner

C:

410.733.4002

| o: 410.465.6900

BobLucidoTeam.com

| Heididevereux@BobLucidoTeam

9251

Baltimore National Pike, Suite D | Ellicott City, MD 21042



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## Sayers, Margery

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**From:** shellyl.brown10@gmail.com  
**Sent:** Monday, November 1, 2021 8:51 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration. Sent from my iPhone*

Shelly Brown  
7304 Trappe Street  
Fulton, MD

## Sayers, Margery

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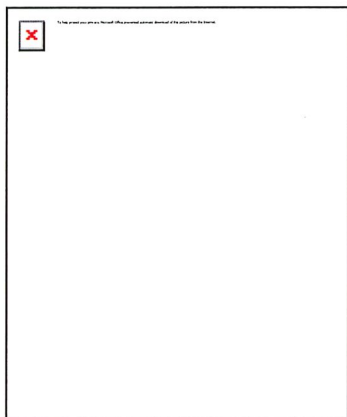
**From:** Michael McKenna <michael@mckennavane.com>  
**Sent:** Monday, November 1, 2021 8:06 PM  
**To:** CouncilMail  
**Subject:** Dear Howard County Elected Officials,

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration.

I appreciate your consideration.

--



**Michael McKenna**

Co-Founder, Associate Broker

**Cell/Text friendly 301-370-6561 Office 410-381-3331**

**Email** [michael@mckennavane.com](mailto:michael@mckennavane.com)



Professional Sales, Leasing & Management



## Sayers, Margery

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**From:** Daniel Detweiler <danieldetweiler1@gmail.com>  
**Sent:** Monday, November 1, 2021 8:17 PM  
**To:** CouncilMail  
**Subject:** Amendment to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

--

Thanks so much,  
Daniel Detweiler

## Sayers, Margery

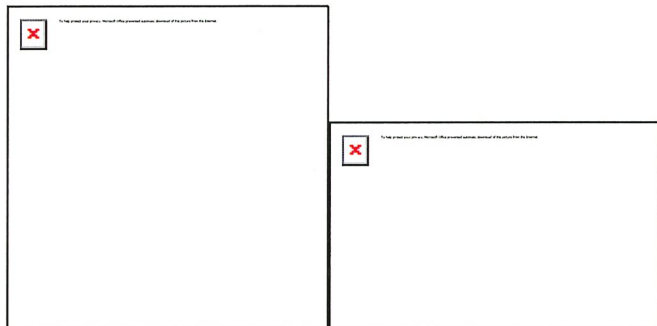
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**From:** Neal Sheehan <sheehan.neal@gmail.com>  
**Sent:** Monday, November 1, 2021 7:40 PM  
**To:** CouncilMail  
**Subject:** Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



Neal Sheehan  
REALTOR®  
443-668-1972 (c)  
The Smallwood Team  
@ Maryland Real Estate Network  
240-456-0016 (o)  
[Facebook](#)  
[Website & Blog](#)  
[Homesnap](#)  
[Current Listings](#)  
[Instagram](#)



## Sayers, Margery

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**From:** Terri Bracciale <terri.bracciale@penfedrealty.com>  
**Sent:** Monday, November 1, 2021 7:47 PM  
**To:** CouncilMail  
**Subject:** Electric Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

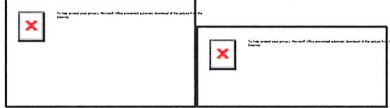
Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Regards,  
Terri

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Terri Bracciale  
Regional President, Baltimore Metro & Coastal Maryland  
Berkshire Hathaway HomeServices PenFed Realty



O | 410.647-8000 | C | 443.280.2711 | VM | 410.384.9837

## Sayers, Margery

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**From:** Rob Foy <robfoy3@me.com>  
**Sent:** Monday, November 1, 2021 7:42 PM  
**To:** CouncilMail  
**Subject:** All electric construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Rob Foy  
Associate Broker/Realtor  
Remax Advantage

Sent from my iPhone

## Sayers, Margery

---

**From:** Lynn Mejia & Manuel Mejia <mejiaservices7@gmail.com>  
**Sent:** Monday, November 1, 2021 7:38 PM  
**To:** CouncilMail  
**Subject:** Proposed Electric amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello.

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. Switching to all electric could be disastrous, especially with the strain that is already occurring on the electric grid. You can also look at what is happening to Spain to see you need to diversify your power sources.

I appreciate your consideration.

--

***Lynn A. Mejia, Salesperson / Realtor® & Howard County Citizen***

***Se habla español***

**Maryland Real Estate Network**

(o) 240.456.0016 / (c) 240.354.6161

## Sayers, Margery

---

**From:** Enoch Moon <enochmoon1@gmail.com>  
**Sent:** Monday, November 1, 2021 6:58 PM  
**To:** CouncilMail  
**Subject:** Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please!

no all electric requirement.

people want a choice.

i personally prefer gas cooking and heating.

thank you for your consideration.

--

***Enoch Moon***

REALTOR®

410-707-7448

Realty 1 Maryland, LLC

3450 Ellicott Center Dr, Ste 107

Ellicott City, MD 21043

O: 410-696-2268 // F: 866-531-7541

[www.Realty1MD.com](http://www.Realty1MD.com)



## Sayers, Margery

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**From:** Ellen McKinzie <ellen.mckinzie@c21nm.com>  
**Sent:** Monday, November 1, 2021 6:41 PM  
**To:** CouncilMail  
**Subject:** building codes

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

always working for you,



ellen mckinzie, CRS, GRI, SRES  
sales agent, REALTOR®, MRIS 67837, MD 516349  
CENTURY 21 New Millennium license: 640891-08  
6300 Woodside Ct. Ste. A, Columbia, MD 21046  
C 301.437.7030 | O 410.730.8888  
[ellen.mckinzie@c21nm.com](mailto:ellen.mckinzie@c21nm.com) [www.ellenmckinzie.REALTOR](http://www.ellenmckinzie.REALTOR)  
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## Sayers, Margery

---

**From:** Tudy Adler <tadler25@comcast.net>  
**Sent:** Monday, November 1, 2021 6:53 PM  
**To:** CouncilMail  
**Subject:** All Electric - Howard County

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

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Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

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Tudy Adler - Realtor  
Maryland Real Estate Network  
7625 Maple Lawn Blvd, Suite 175, Fulton, Md 20759  
Smallwood Team  
Broker 240-456-0016  
Mobile 301-704-6707  
[www.tudyadler.com](http://www.tudyadler.com)



## Sayers, Margery

---

**From:** Elisabeth Yeager <elisabeth@yeagerhomes.com>  
**Sent:** Monday, November 1, 2021 6:41 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



**Elisabeth Yeager**

**REALTOR®**

**Elisabeth Yeager Homes & Farms Group of Keller Williams Legacy  
West**

[443-878-5088](tel:443-878-5088) (cell)

[elisabeth@yeagerhomes.com](mailto:elisabeth@yeagerhomes.com)

532 Baltimore Blvd Suite 201, Westminster, MD 21157



## Sayers, Margery

---

**From:** Deb Zgraggen <debz@monumentsothebysrealty.com>  
**Sent:** Monday, November 1, 2021 6:40 PM  
**To:** CouncilMail  
**Subject:** URGENT read Immediately

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Deb Zgraggen*

## Sayers, Margery

---

**From:** Ann Morton <annmorton@northroprealty.com>  
**Sent:** Monday, November 1, 2021 6:22 PM  
**To:** CouncilMail  
**Subject:** Say NO to the All-Electric Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Ann

Ann Morton | REALTOR® The Miller Team  
[Northrop Realty, A Long & Foster Company](#)  
10065 Baltimore National Pike | Ellicott City, MD 21042  
Cell: 410-294-0801 | Office: 410.465.1770

*Oh, by the way... if there is any way I can be of service to you or your family during this time, please call me. I'm happy to help you however I can in a way that is healthy and safe.*



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## Sayers, Margery

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**From:** Shaun Eddy <Shaun@oxfordplanning.com>  
**Sent:** Monday, November 1, 2021 6:05 PM  
**To:** CouncilMail  
**Subject:** Do not pass CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please do not pass CB71 with Amendment 1. It has not been adequately reviewed by the community and has had inadequate review.

Best Regards,

**Shaun Eddy, CFP®, MSFA, AIF®**  
CEO and Partner

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## Sayers, Margery

---

**From:** Betty McKoy <betty@tayloredhomestaging.com>  
**Sent:** Monday, November 1, 2021 6:03 PM  
**To:** CouncilMail  
**Subject:** Concern over CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

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Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

"Price gets you interest...  
...Staging it gets you offers!" ~Gary Williams

Betty McKoy  
Accredited Staging Professional (ASP)  
International Association of Home Staging Professionals (IAHSP)  
Real Estate Staging Association (RESA)  
[betty@tayloredhomestaging.com](mailto:betty@tayloredhomestaging.com)  
[www.tayloredhomestaging.com](http://www.tayloredhomestaging.com)  
(443) 821-9073



## Sayers, Margery

---

**From:** Sarah Sells MD Homes <sarahsellsmd@yahoo.com>  
**Sent:** Monday, November 1, 2021 6:23 PM  
**To:** Walsh, Elizabeth; CouncilMail  
**Subject:** Re: Natural gas ban?

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Councilwoman Walsh and all Council members:

I just was informed about a vote today to ban natural gas in the county for future builds. I am disappointed the Howard County public was not openly informed of this.

If this is correct, I think this will be an injustice to homeowners, and not to mention, can be a financial hardship for some. Electric heat pumps are not always a reasonable cost in our area. Electric portable heaters are often dangerous also.

Consumers use gas fireplace heat sometimes in the event of a power outage. Gas Fireplace is can be used as a substitute for the heating system and gas stove for cooking.

I ask you to vote this ban down, please vote No to restricting gas heat. Allow consumers a choice. Don't restrict fuel options.

Also, I would like to know if this has been voted on and what the result is.

Thank you.

Sarah Paplauckas, Realtor  
Maryland Real Estate Network [www.SmallwoodTeam.com](http://www.SmallwoodTeam.com)  
Direct: 443-341-7984  
Office: 240-456-0016

On Monday, November 1, 2021, 11:47:37 AM EDT, Sarah Paplauckas <sarahsellsmd@yahoo.com> wrote:

Dear Mr Ball,

I just was informed about a vote today to ban natural gas in the county for future builds. I am disappointed the Howard County public was not openly informed of this.

If this is correct, I think this will be an injustice to homeowners, and not to mention, can be a financial hardship for some. Electric heat pumps are not always a reasonable cost in our area. Electric portable heaters are often dangerous also.

Consumers use gas fireplace heat sometimes in the event of a power outage. Gas Fireplace is can be used as a substitute for the heating system and gas stove for cooking.

I ask you to vote this ban down, please vote No to restricting gas heat. Allow consumers a choice. Don't restrict fuel options.

Thank you.

Sarah Paplauckas, Realtor  
Maryland Real Estate Network [www.SmallwoodTeam.com](http://www.SmallwoodTeam.com)  
Direct: 443-341-7984

Office: 240-456-0016

## Sayers, Margery

---

**From:** Janette McAnallen <Janette.McAnallen@Inf.com>  
**Sent:** Monday, November 1, 2021 6:15 PM  
**To:** CouncilMail  
**Subject:** URGENT!!! PLEASE READ PRIOR TO VOTING ON Amendment 1 to CB 71

**Importance:** High

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Janette McAnallen*, REALTOR®, Licensed in Maryland  
Long & Foster | Christie's International Real Estate

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Mobile Phone: 443-980-0703

[www.LongandFoster.com/JanetteMcAnallen](http://www.LongandFoster.com/JanetteMcAnallen)

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**Warning:** If you receive an email from anyone concerning a transaction involving Long & Foster Companies ("Long & Foster") which requests that you wire funds or that you provide nonpublic personal information by unsecured return email, do not respond to the message. To protect yourself, immediately call your real estate agent or other contact at Long & Foster.

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## Sayers, Margery

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**From:** Lisa Kirshenbaum <lisa\_kirshenbaum@yahoo.com>  
**Sent:** Monday, November 1, 2021 6:13 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

### **Lisa Kirshenbaum**

Realtor®

Monument Sotheby's International Realty

C. 443.506.6514

O. 443.746.2090

[lisa\\_kirshenbaum@yahoo.com](mailto:lisa_kirshenbaum@yahoo.com)

[lisak@monumentsothebysrealty.com](mailto:lisak@monumentsothebysrealty.com)

[www.lisakirshenbaum.com](http://www.lisakirshenbaum.com)

12143 Clarksville Pike, Suite 101  
Clarksville, MD 21029

## Sayers, Margery

---

**From:** Judy Caton <agents4u@aol.com>  
**Sent:** Monday, November 1, 2021 6:08 PM  
**To:** CouncilMail  
**Subject:** NO to all electric homes--ask the public they want gas

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Judy Caton**  
REALTOR, CRS, CNE  
Re/Max Advantage Realty  
Office: 410-740-1200  
Cell: 410-913-2939  
agents4u@aol.com

## Sayers, Margery

---

**From:** Dottie Siders <lvturkeys@hotmail.com>  
**Sent:** Monday, November 1, 2021 6:06 PM  
**To:** CouncilMail  
**Subject:** Liz Walsh's amendment to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Ms. Walsh,

I have heard that you want to add an amendment to CB 71. You want to make it so that all new development in Howard County will be strictly electric by November 2022. There would be no gas for heat, water or cooking.

I have also heard that you want to add this amendment without making it open to the public for testimony and debate.

That is very disappointing, so much so that it falls into the category of "sleazy politician". I'm sure you would not want to be that.

The voters in Howard County are watching more and more. We don't want this type of public servant.

Please remove this amendment.

Thank you,

Dorothy Siders  
Woodbine

## Sayers, Margery

---

**From:** Kara Williams <kara@samsonproperties.net>  
**Sent:** Monday, November 1, 2021 5:51 PM  
**To:** Ball, Calvin; CouncilMail  
**Subject:** Concern with Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony as they will be the ones ultimately affected by this change. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Sincerely,  
Kara Williams

*Kara Williams*  
Principal Broker,  
Maryland & Pennsylvania  
**SAMSON**  
PROPERTIES

13390 Clarksville Pike | Highland, MD 20777  
(443)756-3067 cell | (301)854-2155 office  
[Kara@SamsonProperties.net](mailto:Kara@SamsonProperties.net)  
[www.SamsonProperties.net](http://www.SamsonProperties.net)

## Sayers, Margery

---

**From:** Pam Bianco <pambianco@monumentsothebysrealty.com>  
**Sent:** Monday, November 1, 2021 5:39 PM  
**To:** CouncilMail  
**Subject:** CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

***Pam Bianco***

Associate Broker  
Monument Sotheby's International Realty  
12143 Clarksville Pike  
Clarksville, MD 21029  
[410-852-8662](tel:410-852-8662) - C  
[443-746-2090](tel:443-746-2090) - O  
[www.sothebysrealty.com](http://www.sothebysrealty.com)





## Sayers, Margery

---

**From:** Chris Weymouth <chrisweymouth1@gmail.com>  
**Sent:** Monday, November 1, 2021 5:59 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Christopher Weymouth  
Associate Broker, Broker Designated Agent  
The Weymouth Group of Keller Williams Realty Centre  
Mobile (443) 280-1922 Office (410) 312-0000  
Chris@TheWeymouthGroup.com  
[www.TheWeymouthGroup.com](http://www.TheWeymouthGroup.com)  
[www.My1stHomeRebate.com](http://www.My1stHomeRebate.com)



## Sayers, Margery

---

**From:** Gerly Oden <gerlyoden@earthlink.net>  
**Sent:** Monday, November 1, 2021 5:44 PM  
**To:** CouncilMail  
**Subject:** Electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Attitude matters,

*Gerly V. Oden*

Broker, MD, PA & Washington DC



[MAKING YOUR DREAM HOME A REALITY!](#)

C: 352-342-4008 • O: 443- 821-0707

532 Baltimore Blvd. Suite 201

Westminister, MD 21157

[gerlyoden.kw.com](http://gerlyoden.kw.com)

[Follow me on Facebook](#)

HABLO ESPAÑOL

Oh, by the way... I'm never too busy for your referrals!

## Sayers, Margery

---

**From:** jimblaney.realtor@gmail.com  
**Sent:** Monday, November 1, 2021 5:34 PM  
**To:** CouncilMail  
**Subject:** CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Thank you,

Jim Blaney, Associate Broker  
The Best Move You Will Ever Make!

Keller Williams Realty Partners  
532 Baltimore Blvd. - Suite 201  
Westminster, MD 21157

[Click here to download our Mobile app](#)

[Click here to search all homes on MLS](#)

Visit us on the web @ [www.TheBlaneyGroupRE.com](http://www.TheBlaneyGroupRE.com)



Visit our facebook page



Office: 443-821-0707  
Direct: 410-795-5500

*Oh, by the way...if you know of someone thinking of buying or selling a home, who would appreciate the kind of service I offer, I'd love to help them. So, just give me a call with their name and number and I'll be happy to follow up and take excellent care of them.*

*Each Office is Independently Owned and Operated*



## Sayers, Margery

---

**From:** Matthew Austin <matthew.austin@penfedrealty.com>  
**Sent:** Monday, November 1, 2021 5:54 PM  
**To:** CouncilMail  
**Subject:** CB 71 Amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



## Sayers, Margery

---

**From:** Lisa Dickey <lisadickey21228@gmail.com>  
**Sent:** Monday, November 1, 2021 5:52 PM  
**To:** CouncilMail  
**Subject:** Amendment to County Building Code

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Lisa Dickey, Realtor  
The Miller Team  
Northrop Realty, A Long & Foster Company  
mobile: [443-829-2826](tel:443-829-2826)  
office: 410-465-1770  
[lisa.millerteam.com](mailto:lisa.millerteam.com)  
[www.facebook.com/askarealtor](https://www.facebook.com/askarealtor)

**Sayers, Margery**

---

**From:** Eddie Keel <eddiekeelrealtor@gmail.com>  
**Sent:** Monday, November 1, 2021 5:52 PM  
**To:** CouncilMail  
**Subject:** All electric construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am against all extricate construction

Sent from my iPhone



## Sayers, Margery

---

**From:** Valerie Howard <howard7196@yahoo.com>  
**Sent:** Monday, November 1, 2021 5:46 PM  
**To:** Ball, Calvin; CouncilMail  
**Cc:** Home  
**Subject:** Bill amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Mr. Ball and County Council Members:

A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Valerie Howard  
Sent from my iPhone

## Sayers, Margery

---

**From:** Michael Blum <Michael@semperfi.org>  
**Sent:** Monday, November 1, 2021 5:40 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Regards-

*Michael A. Blum*  
*Long Reach*  
*(410) 382-3150*

**"Be kinder than necessary because everyone you meet is fighting some kind of battle."**

**A veteran is someone who, at one point in their life wrote a blank check made payable to "The United States of America," for an amount up to and including their life.**

## Sayers, Margery

---

**From:** Nikki Nail <nikki@theshelleyhomegroup.com>  
**Sent:** Monday, November 1, 2021 5:38 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to cb 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Nikki Nail  
Local Real Estate Agent*



## Sayers, Margery

---

**From:** Bob Jordan <robertjordan72@gmail.com>  
**Sent:** Monday, November 1, 2021 5:36 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 and the County Building Code 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*My concerns regard Amendment 1 and the County Building Code (CB 71). A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Bob Jordan  
Jordan Builders, LLC  
9309 Knoll Stone Court  
Ellicott City, MD 21042  
410-245-9056

## Sayers, Margery

---

**From:** randall collier <randallccollier@gmail.com>  
**Sent:** Monday, November 1, 2021 5:33 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71- OPPOSED!!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*This is a ridiculous proposed amendment, apparently developed with no actual analysis or realization of the actual economic and practical ramifications involved to both homeowners and the building/housing industry.*



## Sayers, Margery

---

**From:** John & Angela Toner <JFT@johnandangela.com>  
**Sent:** Monday, November 1, 2021 5:32 PM  
**To:** CouncilMail  
**Subject:** CB 71 - stop amendment without public comment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Gentlemen,

I heard that *CB 71* has been amended *after* its public hearing. The amendment - which *hasn't* received input from a public hearing - would require all new home construction to be **all-electric only**.

Such a **drastic change** to existing policies is best addressed through the normal public hearing process - with input from consumers, potential home buyers, home builders, REALTORS®, etc., can be given.

Please **stop this amendment** to CB 71 unless and until public comment can be given.

Thanks,  
JOHN

John F. Toner, Esq. Associate Broker  
**John & Angela Team at Keller Williams Realty Centre**  
**Cell 410-935-0386**

6250 Old Dobbin Lane #140  
Columbia, MD 21045  
410-312-0000 Broker

**Sayers, Margery**

---

**From:** Michael Ball <michael@michaelmball.com>  
**Sent:** Monday, November 1, 2021 5:31 PM  
**To:** CouncilMail  
**Subject:** Electric Houses

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I urge you NOT to mandate Electric houses. I have one now and I wish I could make it more comfortable and less expensive to operate. I think that would be very irresponsible!!!!

Sincery,

Michael M Ball

Sent from my iPhone

**Sayers, Margery**

---

**From:** Ericvanswol. <ericvanswol@gmail.com>  
**Sent:** Monday, November 1, 2021 5:28 PM  
**To:** CouncilMail  
**Subject:** Gas heated homes are needed and desired

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Don't vote on it tonight. What a ramrod action.

Sent from my iPhone  
Eric van Swol  
443-858-1628

## Sayers, Margery

---

**From:** John Koenig <john425koenig@gmail.com>  
**Sent:** Monday, November 1, 2021 5:27 PM  
**To:** CouncilMail  
**Subject:** CB 71. A

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



*Important, I will NEVER ask you about bank wiring instructions by email.  
If you receive any email requesting bank information or requesting updated wiring instructions, it is FRAUD. Do not comply with the request and make sure you inform me immediately.*

## Sayers, Margery

---

**From:** Anissa Hastings <[anissa@kw.com](mailto:anissa@kw.com)>  
**Sent:** Monday, November 1, 2021 5:25 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]



Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Anissa Hastings

---

Anissa Hastings, Realtor ~ **Keller Williams Realty Partners**

 [Anissa@kw.com](mailto:Anissa@kw.com)  443-821-0707 (office) | 443-995-1345 (cell)





## Sayers, Margery

---

**From:** Samuel Nickey <samnickey@kw.com>  
**Sent:** Monday, November 1, 2021 5:25 PM  
**To:** CouncilMail  
**Subject:** Absurd Amendment to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



**Sam Nickey**  
**Keller Williams Realty Partners**  
532 Baltimore Blvd; Suite 201  
Westminster, Maryland 21157  
Cell: 443.789.9156  
Office: 443.821.0707

## Sayers, Margery

---

**From:** Majda Saverice <majdasaverice@gmail.com>  
**Sent:** Monday, November 1, 2021 5:24 PM  
**To:** CouncilMail  
**Subject:** Amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Majda Saverice

Realtor

Keller Williams Realty Partners

532 Baltimore Blvd. Suite 201

Westminster, Maryland 21157

cell: 410.499.6998

office: 443.821.0707

## Sayers, Margery

---

**From:** Mike McEntegart <mikemcentegart@gmail.com>  
**Sent:** Monday, November 1, 2021 5:24 PM  
**To:** CouncilMail  
**Subject:** Don't Pass All Electric Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

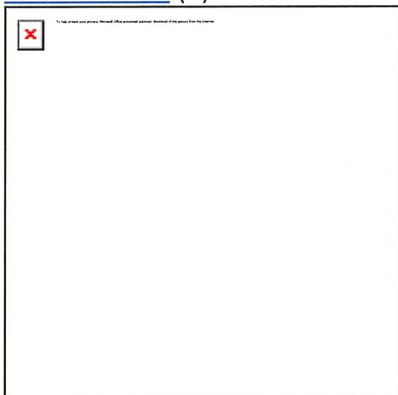
Michael McEntegart

REALTOR®

The Smallwood Team @ Maryland Real Estate Network

[301-751-1874](tel:301-751-1874) (c)

[240-456-0016](tel:240-456-0016) (o)



## Sayers, Margery

---

**From:** ELLIOT WARD <Elliot@LongandFoster.com>  
**Sent:** Monday, November 1, 2021 5:23 PM  
**To:** CouncilMail  
**Subject:** Opposition to County Code CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To Howard County Council Members,

I am writing this email in order to object to the new County Code CB71. As a Realtor, I strongly believe that in the short-term this would have a negative impact on new residential home building and growth in Howard County.

Best,  
Elliot Ward

---

**ALERT!** Long & Foster Real Estate will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Long & Foster Real Estate, **do not respond to the email and immediately contact your agent via phone.**

---

The contents of this e-mail message may be privileged and/or confidential. If you are not the intended recipient, any review, dissemination, copying, distribution or other use of the contents of this message or any attachment by you is strictly prohibited. If you receive this communication in error, please notify us immediately by return e-mail, and please delete this message and all attachments from your system.

**Warning:** If you receive an email from anyone concerning a transaction involving Long & Foster Companies ("Long & Foster") which requests that you wire funds or that you provide nonpublic personal information by unsecured return email, do not respond to the message. To protect yourself, immediately call your real estate agent or other contact at Long & Foster.

---

## Sayers, Margery

---

**From:** Laurie Lehman <laurielehman68@gmail.com>  
**Sent:** Monday, November 1, 2021 5:19 PM  
**To:** CouncilMail  
**Subject:** Electric A.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I do not agree with the motion to have all electric used in homes.

Thanks,  
Laurie Corle Lehman  
eXp Realty  
Realtor/Stager  
Cell 443-896-7433  
Office 888-860-7369 x 114  
Let Me Guide You Home!



## Sayers, Margery

---

**From:** Marilyn Rhodovi <marilynrhodovi@northroprealty.com>  
**Sent:** Monday, November 1, 2021 5:15 PM  
**To:** CouncilMail

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Marilyn Rhodovi - Associate Broker, Realtor*

Howard County Association of REALTORS®

This electronic message may contain confidential and/or privileged information. If you are not the intended recipient you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Notice: Statements contained in emails to and from real estate professionals are not intended to create binding contractual agreements for the sale of real property, nor are such statements intended to establish terms and conditions of such agreements. A contract for the sale of real property is not established until a written agreement containing all agreed-upon terms and conditions, is properly ratified by the parties.

## Sayers, Margery

---

**From:** Hariani, Gopal <Gopal.Hariani@cbmove.com>  
**Sent:** Monday, November 1, 2021 5:15 PM  
**To:** CouncilMail  
**Subject:** County Building Code CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**GOPAL HARIANI, REALTOR®**

Coldwell Banker Realty  
10039 Baltimore National Pike, Ste K, Ellicott City, MD 21042

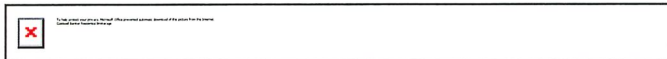
**C. 410-977-9390** | O. 410-461-7600 | F. 410-461-8309

**Licensed in MD/DC/VA**

gopal.hariani@cbrealty.com

website: <http://gopalhariani.cbintouch.com>

**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the**



**instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

## Sayers, Margery

---

**From:** June Piper-Brandon <june.piperbrandon@houwzer.com>  
**Sent:** Monday, November 1, 2021 4:46 PM  
**To:** CouncilMail  
**Subject:** Amendment to County Building Code CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with grave concerns regarding Amendment 1 to CB 71. A change this drastic should never be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home and may very well cause them to look elsewhere for a new home and it needs to be given much more very careful consideration. Many homebuyers prefer gas for cooking over electric and in some instances natural gas is much more economical than electric. Limiting peoples living options is not something you want to do in a last minute addendum. I appreciate your consideration.



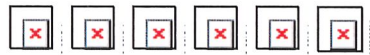
**June Piper-Brandon REALTOR® - Listing Specialist, Houwzer**

P: (410) 292-0100

E: [june.piperbrandon@houwzer.com](mailto:june.piperbrandon@houwzer.com)

101 W Dickman St Suite 1000, Baltimore, MD 21230

MD: 579412



**We're hiring!**

## Sayers, Margery

---

**From:** Tiffany Matthews <rooks.tiffany@gmail.com>  
**Sent:** Monday, November 1, 2021 5:07 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 To CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

--

**Sayers, Margery**

---

**From:** Laura Bauman <llbbbb5@msn.com>  
**Sent:** Monday, November 1, 2021 5:06 PM  
**To:** CouncilMail  
**Subject:** Opposed to amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am OPPOSED to AMENDMENT 1 to CB 71. Plus opposed to no public testimony.  
MD resident

Laura Bauman Elkridge



## Sayers, Margery

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**From:** Mitch Kemp <mitchkemp@dorseyfamilyhomes.com>  
**Sent:** Monday, November 1, 2021 5:06 PM  
**To:** CouncilMail  
**Subject:** All electric new construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Mitch Kemp**  
Dorsey Family Homes  
443-463-4771



## Sayers, Margery

---

**From:** KAREN INGALLS <KAREN.INGALLS@Longandfoster.com>  
**Sent:** Monday, November 1, 2021 5:06 PM  
**To:** CouncilMail  
**Subject:** All Electric .. sorry no

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Allow people to have a choice.

I understand the need to support climate change but to change the way home will be built and heated with better alternative technology is wrong.

Sent from my iPhone

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## Sayers, Margery

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**From:** Matthew Pfau <mattpfau@hotmail.com>  
**Sent:** Monday, November 1, 2021 5:04 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Thanks,

Matthew Pfau

Sent from [Mail](#) for Windows

## Sayers, Margery

---

**From:** Rob Kinnear <rob@teamkinnear.com>  
**Sent:** Monday, November 1, 2021 5:03 PM  
**To:** CouncilMail  
**Subject:** CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Rob Kinnear  
Re/Max Advantage Realty  
[rob@teamkinnear.com](mailto:rob@teamkinnear.com)  
410-409-9932 - Direct/Text  
410-423-5281 - Office  
[rob.teamkinnear.com](http://rob.teamkinnear.com)

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.

## Sayers, Margery

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**From:** Linwood Scott <linwoodscott@gmail.com>  
**Sent:** Monday, November 1, 2021 5:02 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last-minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Linwood Scott

## Sayers, Margery

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**From:** Bruce Penn <bruce.penn@caliberhomeloans.com>  
**Sent:** Monday, November 1, 2021 4:48 PM  
**To:** CouncilMail  
**Subject:** Amendment to Building Code

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Bruce Penn, Ellicott City



### Bruce Penn

Loan Consultant  
NMLS ID #459891  
10500 Little Patuxent Pkwy.

Suite 750  
Columbia, MD 21044  
CELL: 410-608-6390  
EFAX – 1-844-204-3868

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## Sayers, Margery

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**From:** Jack Sheeler <jmsheeler4@gmail.com>  
**Sent:** Monday, November 1, 2021 5:00 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last-minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Jack M. Sheeler*



## Sayers, Margery

---

**From:** Mary Harris <mharris0447@gmail.com>  
**Sent:** Monday, November 1, 2021 4:59 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration.*

Mary Harris

## Sayers, Margery

---

**From:** Linda Nash <lnash4@gmail.com>  
**Sent:** Monday, November 1, 2021 4:57 PM  
**To:** CouncilMail  
**Subject:** "All Electric" Requirement

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Linda Nash*

--

Linda Nash, MSW,GRI,SFR,ASP\*  
REALTOR  
Cummings & Co. Realtors  
(410)-707-4603

## Sayers, Margery

---

**From:** Beth Wynne <bethwynne5@gmail.com>  
**Sent:** Monday, November 1, 2021 4:57 PM  
**To:** CouncilMail  
**Subject:** My clients specifically look for gas heated homes! It's warmer and cheaper

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Beth Wynne & Lauren Iacoboni  
THE WYNNE TEAM - REMAX 100  
Office: (410) 730-6100  
Beth Cell: (443) 745-0046  
Lauren Cell: (443)812-0284  
Email: bethwynne@remax.net  
laureniacoboni@remax.net

## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 4:55 PM  
**To:** Sayers, Margery  
**Subject:** FW: new electric building amendment

For Related Documents under CB71.

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**From:** dina boogaard <dboogaard@outlook.com>  
**Sent:** Monday, November 1, 2021 3:04 PM  
**To:** Walsh, Elizabeth <ewalsh@howardcountymd.gov>  
**Subject:** new electric building amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Liz Walsh,

Thanks for this extremely important contribution to a healthier county, world – from one of your constituents.

Dina Boogaard  
Ellicott City

## Sayers, Margery

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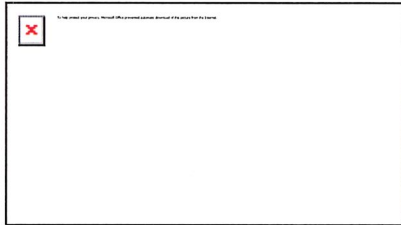
**From:** Debbi Rivero <debsellsmd@gmail.com>  
**Sent:** Monday, November 1, 2021 4:32 PM  
**To:** CouncilMail  
**Subject:** Howard County Building Code (CB71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Debbi



**Debbi Rivero**

Master Agent 443-386-1306 (C)  
Re/Max Advantage  
6021 University Blvd. Suite 100  
Ellicott City, Maryland 21043  
410-740-1200 (O)  
<https://www.RiveroRealtors.com>

## Sayers, Margery

---

**From:** Dave Loeffler <dave@loefflerrealty.com>  
**Sent:** Monday, November 1, 2021 4:52 PM  
**To:** CouncilMail  
**Subject:** All-Electric Construction Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Citizens should have time to evaluate this proposal and provide feedback and testimony. Most county residents do not even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more consideration. I appreciate your interest in this correspondence and your service to our County.*

*Thank you,  
Dave Loeffler, Esq*



## Sayers, Margery

---

**From:** Rose Lancelotta <rose@roselancelotta.com>  
**Sent:** Monday, November 1, 2021 4:51 PM  
**To:** CouncilMail  
**Subject:** Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Rose

Rose E. Lancelotta, *Realtor*®

Coldwell Banker Realty  
10039 Baltimore National Pike, Suite K  
Ellicott City, MD 21042

Main Office: (410) 461-7600  
Home Office: (410) 750-0999  
Cell: (443) 250-4742

[rose@roselancelotta.com](mailto:rose@roselancelotta.com)

## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 4:51 PM  
**To:** Sayers, Margery  
**Subject:** FW: Bill CB 71

For Related Documents under CB71.

-----Original Message-----

From: ROBIN WILSON <ROBIN.WILSON@Longandfoster.com>  
Sent: Monday, November 1, 2021 2:49 PM  
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>  
Subject: Bill CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Liz

I am writing to oppose this bill making new construction all electric.

This does not have my vote and I hope not yours either.

Sincerely

Robin Wilson

Robin Wilson  
Long and Foster Real Estate Inc.  
410-428-6099(Cell)  
410-480-3448(Office)  
Sent from my iPhone

---

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Warning: If you receive an email from anyone concerning a transaction involving Long & Foster Companies ("Long & Foster") which requests that you wire funds or that you provide nonpublic personal information by unsecured return email, do not respond to the message. To protect yourself, immediately call your real estate agent or other contact at Long & Foster.

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## Sayers, Margery

---

**From:** Tony Zowd <tony.zowd@gmail.com>  
**Sent:** Monday, November 1, 2021 4:50 PM  
**To:** CouncilMail  
**Subject:** County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last-minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

### **Tony Zowd**

Realtor, Associate Broker

Coldwell Banker Realty

**INTEGRITY PLUS NETWORK**



6031 University Blvd, Suite 100

Ellicott City, MD 21043

[443.610.9462](tel:443.610.9462) (Direct)

[800.700.7162](tel:800.700.7162) (Office)

[443.328.6069](tel:443.328.6069) (Fax)

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[www.integrityplusnetwork.com](http://www.integrityplusnetwork.com)

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...YOUR INTERNATIONAL REAL ESTATE CONNECTION...as always I thank you for your continued support through referrals and recommendations...

## Sayers, Margery

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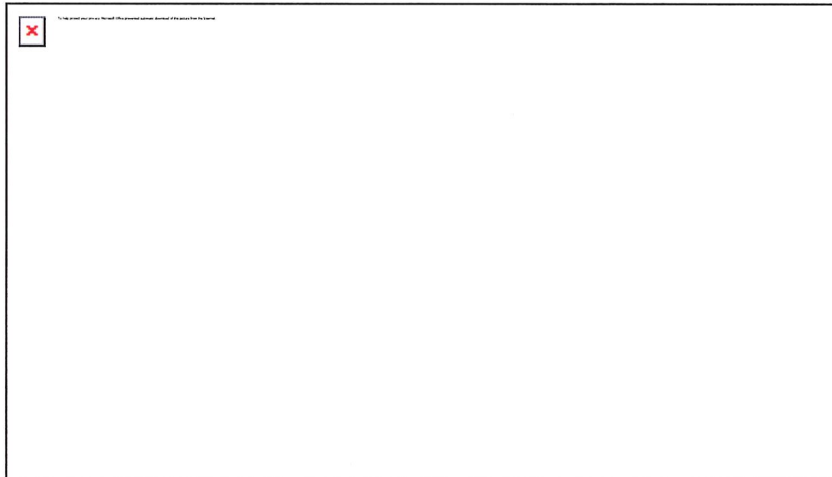
**From:** Rachel Price <rprice@kw.com>  
**Sent:** Monday, November 1, 2021 4:50 PM  
**To:** CouncilMail  
**Subject:** All Electric vote

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Thank you,  
Rachel



## Sayers, Margery

---

**From:** Tim Morris <TimMorris@williamsburgllc.com>  
**Sent:** Monday, November 1, 2021 4:50 PM  
**To:** CouncilMail  
**Subject:** Amendment to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

This amendment is a sweeping change, and the public should be made aware of such a change! This is not something that should be rushed through without input from our citizens. I am shocked that such a drastic change would be considered without more discussion. I would ask that this not be passed, and allow the people you represent to have a voice.

**Tim Morris**  
Vice President  
410-997-8800 Ext.13  
443-506-6815 Cell





## Sayers, Margery

---

**From:** Jessica Taylor <jessicataylormorris@gmail.com>  
**Sent:** Monday, November 1, 2021 4:49 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

--

Thank you,  
Jessica Morris  
240-772-7862

## Sayers, Margery

---

**From:** Karla Pinato <karlapinato@northroprealty.com>  
**Sent:** Monday, November 1, 2021 4:49 PM  
**To:** CouncilMail  
**Subject:** Electric Mandate Opposition

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

Though this is a cut and paste. I feel strongly this is a big mistake for consumers and strongly oppose this mandate. I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



**Karla Pinato, REALTOR®**

**Karla Pinato Team** of [Northrop Realty, A Long & Foster Company](#)  
[12230 Clarksville Pike, Suite A, Clarksville, MD 21029](#)

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**Cell Preferred: [443.204.2400](tel:443.204.2400)**

Direct: [410.884.2727](tel:410.884.2727)

Office: [410.531.0321](tel:410.531.0321)

Email: [KarlaPinato@NorthropRealty.com](mailto:KarlaPinato@NorthropRealty.com)

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## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 4:48 PM  
**To:** Sayers, Margery  
**Subject:** FW: NO DUE PROCESS BUILDING CODES UPDATE

For Related Documents under CB71.

---

**From:** Teresa DePaola <teresa.depaola903@gmail.com>  
**Sent:** Monday, November 1, 2021 2:44 PM  
**To:** Ball, Calvin <cball@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>  
**Subject:** NO DUE PROCESS BUILDING CODES UPDATE

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

**Re: Amendment requiring all new residential construction only.**

- \* **What happened to the public engagement process?**
- \* **What happened to: public hearing, testimony from expert work session & public debate?**

**PLEASE REJECT THIS LACK OF PUBLIC P**

**Thank you,  
Lisa Feinberg  
longtime resident of Howard County**



*I love working with referrals and I'm never too busy for yours.*



## Sayers, Margery

---

**From:** KAREN TAMALAVICZ <karen.tam@comcast.net>  
**Sent:** Monday, November 1, 2021 4:47 PM  
**To:** CouncilMail  
**Subject:** CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

*Karen Tamalavicz  
Re/Max100  
10440 Little Patuxent Parkway Suite 400  
Columbia MD 21044  
410-274-1311 Cell  
410-715-3241 Office*

*Know anyone interesting in buying or selling?  
Please pass along my name and number. Thanks*



## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 4:45 PM  
**To:** Sayers, Margery  
**Subject:** FW: I oppose Amendment 1 to CB71

For Related Documents under CB71.

---

**From:** LAURA JONES <LAURA.JONES@Longandfoster.com>  
**Sent:** Monday, November 1, 2021 2:06 PM  
**To:** Walsh, Elizabeth <ewalsh@howardcountymd.gov>  
**Subject:** Fwd: I oppose Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Ms. Walsh,

I wanted to share with you my previous email to Dr. Ball. Please see below.

Regards,  
Laura-Lee Jones  
Text/Cell 410-707-7246  
Office 410-480-3338

---

**From:** LAURA JONES <[LAURA.JONES@Longandfoster.com](mailto:LAURA.JONES@Longandfoster.com)>  
**Sent:** Saturday, October 30, 2021, 2:48 PM  
**To:** [calvinball@howardcountymd.gov](mailto:calvinball@howardcountymd.gov)  
**Subject:** I oppose Amendment 1 to CB71

Greetings Dr. Ball;

I oppose Amendment 1 to CB 71.

- \* A change like this should NOT be made through a last minute amendment to a bill after the public hearing has taken place
- \* Homebuyers should have time to evaluate this proposal and provide feedback and testimony
- \* It is unlikely that most county residents know this is being considered

I live in 21042

Regards,  
Laura-Lee Jones  
Text/Cell 410-707-7246  
Office 410-480-3338

---



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---

## Sayers, Margery

---

**From:** Bryan Miller <Bryan-miller@outlook.com>  
**Sent:** Monday, November 1, 2021 4:41 PM  
**To:** CouncilMail  
**Subject:** CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Bryan Miller, Realtor**

Cummings & Co. Realtors

(410)823-0033 OFFICE

(443)297-SOLD (7653) CELL PHONE

**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions**

## Sayers, Margery

---

**From:** Nancy Glass <nancyglasshouses@gmail.com>  
**Sent:** Monday, November 1, 2021 4:41 PM  
**To:** CouncilMail  
**Subject:** DO NOT MAKE DECISIONS FOR HOMEOWNERS

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Nancy Glass**  
**Residential Real Estate Specialist**  
**Cummings and Company Realtors**  
**443-527-0841**  
[nancyglasshouses.com](http://nancyglasshouses.com)

The greatest compliment I can receive is a referral. If you know someone considering purchasing or selling real estate I would be so grateful for the introduction. Thank you for your kind consideration!

## Sayers, Margery

---

**From:** Chip Brickley <chipbrickley@yahoo.com>  
**Sent:** Monday, November 1, 2021 4:39 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Chip Brickley

## Sayers, Margery

---

**From:** Colin Knight-Griffin <c.knightgriffin@gmail.com>  
**Sent:** Monday, November 1, 2021 4:38 PM  
**To:** CouncilMail  
**Subject:** I OPPOSE AMENDMENT 1 TO CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I OPPOSE Amendment 1 to CB 71.

A change like this should NOT be made through a last minute amendment to a bill after the public hearing took place.

Homebuyers should have time to evaluate this proposal and provide feedback and testimony.

Please explain why a house built on a heavily wooded lot is **forced** to forego a fireplace for a wood burning fireplace (which is far cheaper than any electricity)

How do you justify arbitrarily deciding how the public lives; is it not up to them to make such a decision?

It is unlikely that most county residents know this is being considered.

Colin Knight-Griffin  
410-868-6822



## Sayers, Margery

---

**From:** Liz Feighner <liz.feighner@gmail.com>  
**Sent:** Monday, November 1, 2021 4:25 PM  
**To:** CouncilMail  
**Cc:** Rigby, Christiana  
**Subject:** CB71-2021 - Amendment 1- Updated Information  
**Attachments:** winmail.dat

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I am writing to provide some updated information relating to amendment 1.

This afternoon, the Maryland Commission on Climate Change  
<<https://mde.maryland.gov/programs/Air/ClimateChange/MCCC/Pages/index.aspx>>  
voted to endorse the 2021 Annual Report, inclusive of the Buildings Energy  
Transition Plan  
<<https://mde.maryland.gov/programs/Air/ClimateChange/MCCC/MWG/Building%20Energy%20Transition%20Plan%20revised.pdf>> . This plan recommends all-electric  
new construction building codes.

Also, at the launch of COP26, the US released its long-term plan and the  
strategy is for efficiency and electrification in the buildings sector.  
<https://www.whitehouse.gov/wp-content/uploads/2021/10/US-Long-Term-Strategy.pdf>

Many homes in Howard County are already all-electric. New heat pumps are  
extremely energy efficient:  
<https://www.nrel.gov/news/features/2021/even-in-frigid-temperatures-air-source-heat-pumps-keep-homes-warm-from-alaska-coast-to-us-mass-market.html>

and induction cooktops have many advantages (including indoor air quality) than cooking with gas. Health of cooking  
with gas:  
<https://www.npr.org/2021/10/07/1015460605/gas-stove-emissions-climate-change-health-effects>

Howard County can and should be leading the state with good, clean energy, and cost effective policies that protect the  
health of our residents and our environment. If more time is needed for a full policy discussion then it  
would be appropriate to delay the vote. But we need to stop expanding the use of fossil fuels and starting with new  
homes is good policy and the sooner, the better.

Regards,

Liz Feighner  
District 3



"We do not inherit the Earth from our Ancestors; we borrow it from our children" ~ Native American Proverb

From: Liz Feighner <[liz.feighner@gmail.com](mailto:liz.feighner@gmail.com)>  
Sent: Sunday, October 31, 2021 9:51 PM  
To: '[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)' <[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)>  
Cc: 'Rigby, Christiana' <[crigby@howardcountymd.gov](mailto:crigby@howardcountymd.gov)>  
Subject: CB71-2021 - Amendment 1

Dear Council Members,

I am a 29 year resident of Howard County in District 3 and I am writing about CB71 and amendment 1 that requires that a new residential building for which a building permit is applied for on or after November 1, 2022 must be an all-electric building.

I testified (written attached) at the county council hearing on Oct 18, 2021 requesting a provision be added to CB71 and I am extremely pleased that this amendment was added by Councilwoman Liz Walsh.

There is much work being done at the state level on this issue of all buildings needing to be electric in the coming years. Attached are several documents and testimony that HoCo Climate Action submitted. Requiring all new residential buildings be all-electric is the most sensible path to take. We can't continue to expand fossil fuel usage for heating our homes - we need to put on the brakes now as we are heading for a cliff on unstoppable climate disasters.

Please support this amendment. However, if there isn't enough time to have a full discussion of this amendment during the meeting on November 1, please postpone the vote until an informative policy discussion can be held. From the attached document, Building Energy Transition Plan, you will find that this is the recommended transition path for starting in 2024, but Howard County should be a leader and implement sooner.

Sincerely,

Liz Feighner

"We do not inherit the Earth from our Ancestors; we borrow it from our children" ~ Native American Proverb

## Sayers, Margery

---

**From:** Jensen, Dianne <dianne.jensen@cbmove.com>  
**Sent:** Monday, November 1, 2021 4:38 PM  
**To:** CouncilMail  
**Subject:** Re: Your proposal to make homes All Electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

And Liz Walsh -- PLEASE MOVE OUT OF HOWARD COUNTY!



**DIANNE JENSEN, REALTOR**  
**SRES, Military Relocation Professional,**  
**Luxury Home Marketing Member, Green Certified**  
**The Hulsman Group of Coldwell Banker Realty**  
**#1 Coldwell Banker Team in Maryland**  
**Top 1% of Teams Nationwide**  
**443-745-4680 (C); 410-461-7600 (O)**  
**[Dianne.jensen@cbmove.com](mailto:Dianne.jensen@cbmove.com)**  
**I AM NEVER TOO BUSY FOR YOUR REFERRALS!**  
**Exceptional Service Every Time!**

---

**From:** Jensen, Dianne <dianne.jensen@cbmove.com>  
**Sent:** Monday, November 1, 2021 4:13 PM  
**To:** councilmail@howardcountymd.gov <councilmail@howardcountymd.gov>  
**Subject:** Your proposal to make homes All Electric

STOP! You are going to ruin the housing market altogether. Buyers should have the right to choose what THEY prefer...not what you "higher than thou" folks think you have a right to decide for the future buyers. JUST STOP trying to become dictators base on your personal preference instead of allowing Americans the right to choose. Do you want to keep Howard County a thriving county or cause everyone to move out and ruin our economy. JUST STOP!!



**DIANNE JENSEN, REALTOR**  
**SRES, Military Relocation Professional,**  
**Luxury Home Marketing Member, Green Certified**  
**The Hulsman Group of Coldwell Banker Realty**  
**#1 Coldwell Banker Team in Maryland**  
**Top 1% of Teams Nationwide**  
**443-745-4680 (C); 410-461-7600 (O)**  
**[Dianne.jensen@cbmove.com](mailto:Dianne.jensen@cbmove.com)**  
**I AM NEVER TOO BUSY FOR YOUR REFERRALS!**  
**Exceptional Service Every Time!**

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## Sayers, Margery

---

**From:** Greg Kinnear <greg@teamkinnear.com>  
**Sent:** Monday, November 1, 2021 4:35 PM  
**To:** CouncilMail  
**Subject:** County Building Code

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Greg Kinnear  
Team Kinnear | Re/Max Advantage Realty  
6021 University Blvd, #100 Ellicott City MD 21043  
direct/text: 410-423-5280 | o:410-740-1200  
[www.teamkinnear.com](http://www.teamkinnear.com) | [facebook.com/TK](https://facebook.com/TK)  
download my mobile app: [Home Search](#)

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to email communications.

## Sayers, Margery

---

**From:** Terry Healy <T.Healy@mottomortgage.com>  
**Sent:** Monday, November 1, 2021 4:33 PM  
**To:** CouncilMail  
**Subject:** amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Terence C Healy*

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**Sayers, Margery**

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**From:** Shehla Jarral <jaral75@gmail.com>  
**Sent:** Monday, November 1, 2021 4:32 PM  
**To:** CouncilMail  
**Subject:** Howard County Amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Sayers, Margery**

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**From:** Janet Rohner <janet@janetrohner.com>  
**Sent:** Monday, November 1, 2021 4:11 PM  
**To:** CouncilMail  
**Subject:** Bill for all electric house

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please hold off on any voting until proper review and transparent bills are given to the public.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

## Sayers, Margery

---

**From:** dan remax-aspire-md.com <dan@remax-aspire-md.com>  
**Sent:** Monday, November 1, 2021 4:18 PM  
**To:** CouncilMail  
**Subject:** CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Sincerely,  
Dan Iampieri, Broker/Owner  
RE/MAX Aspire  
11085 Resort Rd, St 400, Ellicott City, MD 21042  
D. 443.574.1071 / O. 410.465.8300  
**2018 REALTOR of the Year- HCAR**

[Start Your Home Search Here](#)  
[Book an Appointment with Dan](#)  
[Career At RE/MAX Aspire](#)  
[YouTube Channel](#)  
[Tour my Office in Turf Valley](#)

**Sayers, Margery**

---

**From:** Casey Franz <caseyfranz@ymail.com>  
**Sent:** Monday, November 1, 2021 4:30 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 4:29 PM  
**To:** Sayers, Margery  
**Subject:** FW: BGE Response to Amendment 1 of CB-71-2021  
**Attachments:** CB-71 Legislation Letter to Council Office FINAL 11-1-21.pdf

For Related Documents under CB71.

---

**From:** Taylor Templeton, Marche:(BGE) <Marche.TaylorTempleton@bge.com>  
**Sent:** Monday, November 1, 2021 11:21 AM  
**To:** Walsh, Elizabeth <ewalsh@howardcountymd.gov>  
**Cc:** Royalty, Wendy <wroyalty@howardcountymd.gov>  
**Subject:** BGE Response to Amendment 1 of CB-71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Morning Councilwoman Walsh,

Please find attached BGE's response opposing Amendment 1 of CB-71-2021.

BGE intends to be a partner in helping Howard County to achieve sustainability goals and are eager to work with the Council to find ways to address climate needs effectively and responsibly. We welcome the opportunity to engage with you directly, as you consider next steps to achieve Howard County's sustainability goals.

Thank you for the opportunity to present concerns related to Amendment 1 to CB-71-2021 and please do not hesitate to contact me directly at 410-419-2787 or [marche.taylor templeton@bge.com](mailto:marche.taylor templeton@bge.com) if you have questions or concerns.

Kind Regards,

Marché



An Exelon Company

**Marché Taylor Templeton**  
External Affairs Manager, Western Territory  
Governmental and External Affairs  
110 W. Fayette St.  
Baltimore, MD 21201  
Phone Number: 410-419-2787  
[bge.com](http://bge.com)



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An Exelon Company

November 1, 2021

The Honorable Councilwoman Liz Walsh  
The Honorable Opel Jones  
The Honorable Christiana Rigby  
The Honorable Deb Jung  
The Honorable David Yungmann  
George Howard Building, 1<sup>st</sup> Floor  
3430 Court House Drive  
Ellicott City, Maryland 21043

**Re: Opposition to Amendment 1 to CB-71-2021, Requiring New Residential Construction to Be All Electric**

Dear Councilmembers,

At BGE, we know that thoughtfully addressing the climate crisis is critical to ensuring that our communities remain strong, safe, and prosperous. Recently we announced our Path to Clean, a commitment to reduce our own operational emissions by at least 50% by 2030 and achieve net-zero operations-driven emissions by 2050. In state and local policy discussions, our company has proposed and supported innovative initiatives to drive electrification, and BGE acknowledges the commitment to electrification and carbon reduction as represented in this amendment.

BGE intends to be a partner in helping Howard County to achieve sustainability goals. However, the requirements of Amendment 1 and the timing of its introduction present customer choice, affordability, and electric distribution system concerns for BGE's over 130,000 Howard County customers. As the distributor of both electricity and natural gas in Howard County, BGE is writing to share those concerns in advance of Council action.

In just over a year, Amendment 1 would eliminate customer choice by removing the option of natural gas as a heating, water heating, and cooking fuel source for your constituents, including those who prefer natural gas. In Howard County, natural gas accounted for 43% of all new service hookups in 2020 and 44% of new service hookups in 2021. Removing this fuel choice option may have detrimental impacts on attracting future economic growth and the ability to attract potential residents to the county.

Further, this amendment represents a tremendous shift in policy, with significant impacts to Howard County residents. First, this policy change will potentially strain the existing electrical grid, thereby jeopardizing system reliability, which in part results from the diversity in fuel supply.

Second, this policy change will result in significant cost impacts to both residential gas and electric customers and challenge affordability for all residential customers for the following reasons:

- The investment necessary in the electric delivery system to support residential developments that do not conform to the more traditional dual-fuel service requirements will result in cost increases for electric customers.
- This policy change will also increase the demand for the electricity in the winter peak period due to unavailability of another commodity for heating purposes, thus increasing the price of electricity during the period. The cost of providing home heating and hot water heating with electric is approximately double the cost of natural gas on average, adding more than \$600 per winter season to a residential customer's energy bill.
- In addition, the amendment would also increase costs for existing residential gas customers. The reason for this is that many of BGE's costs are fixed and do not directly vary to the number of customers. When the total number of customers does not increase or is reduced (which is the inevitable outcome of this proposed amendment), those costs are spread across a smaller pool of customers. The resulting impact would be cost increases for all residential gas customers.

These policy impacts would present extremely problematic outcomes for all of Howard County's residents, especially at a time when our customers and communities are still in the throes of recovering from the economic impacts of a global pandemic.

Finally, if Amendment 1 is successful, it would deny new homes an affordable heating source with relatively little advanced notice. With little notice or time to prepare, Amendment 1 would mandate an unprecedented transition in heating fuel sources for Howard County residential customers, without the deliberative public and stakeholder input that is an essential feature of the legislative process. Before acting on such a policy, BGE urges the County Council to engage interested stakeholders, including BGE, in order to ensure that the process of attaining the goal of a cleaner Howard County is achieved through an inclusive and thorough process. This process should take into consideration a diverse range of perspectives from various stakeholders and importantly, balance the objectives of a cleaner Howard County with the criticality of ensuring all Howard County residents continue to have affordable, safe, and reliable service. This is the best way to ensure that any policy change achieves equitable outcomes.

Thank you for the opportunity to present concerns related to Amendment 1 to CB-71-2021. We are eager to work with the Council to find ways to address climate needs effectively and responsibly and would welcome the opportunity to engage with you directly, as you consider next steps to achieve Howard County's sustainability goals.

Sincerely,



Sandy I-ru Grace  
Vice President of Governmental and External Affairs  
Baltimore Gas & Electric Company

cc: The Honorable Calvin Ball  
County Executive

## Sayers, Margery

---

**From:** LEAH SMYTHE <leahsmythe@kw.com>  
**Sent:** Monday, November 1, 2021 4:28 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Leah Smythe, REALTOR®  
Keller Williams Realty Centre  
6250 Old Dobbin Lane  
Columbia, MD 21045  
[leahsmythe@kw.com](mailto:leahsmythe@kw.com)  
C: (240)-752-7165  
O: (410)-312-0000

## Sayers, Margery

---

**From:** Alex Bounan <alexbounan@Inf.com>  
**Sent:** Monday, November 1, 2021 4:28 PM  
**To:** CouncilMail  
**Subject:** Amendment to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Alex Bounan**

Maryland REALTOR®  
Certified Negotiation Expert®  
New Construction & Luxury Home Specialist  
Accredited Buyer Representative®  
Military Relocation Professional®

Long & Foster Real Estate, Inc. &  
Christie's International Real Estate

Office: [\(410\) 715-2718](tel:4107152718)  
Mobile: [\(732\) 715-4751](tel:7327154751)

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**Sayers, Margery**

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 4:27 PM  
**To:** Sayers, Margery  
**Subject:** FW: BUILDING CODES AMENDMENT - VOTE NO!

For Related Documents under CB71.

---

**From:** RENE CARTER <tallblonde@comcast.net>  
**Sent:** Monday, November 1, 2021 11:13 AM  
**To:** Walsh, Elizabeth <ewalsh@howardcountymd.gov>  
**Subject:** BUILDING CODES AMENDMENT - VOTE NO!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

**Regarding the Amendment requiring all new residential construction to be electric only.**

- \* What happened to the public engagement process?**
- \* What happened to: public hearing, testimony from experts, Council work session & public debate?**

**PLEASE REJECT THIS LACK OF PUBLIC PROCESS**

**Thank you,  
Rene Carter  
Longtime resident of Howard County**





## Sayers, Margery

---

**From:** Amy Lamont <amy@lamontweb.com>  
**Sent:** Monday, November 1, 2021 4:25 PM  
**To:** Ball, Calvin  
**Cc:** CouncilMail  
**Subject:** Building code bill being voted on TODAY

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

This message is in relation to the building code bill being voted on this evening, where an amendment was filed without discussion regarding new home construction being all electric.

A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you  
Amy Lamont

Sent from my iPad

## Sayers, Margery

---

**From:** Lisa Kim <lfenton72@msn.com>  
**Sent:** Monday, November 1, 2021 4:24 PM  
**To:** CouncilMail  
**Subject:** No public input on such an important amendment? Or should I say ridiculous amendment. Amendment 1 to CB 71.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Liz Walsh is showing she has no regard for data or science or facts. And no regard for the public. Again, she is simply expecting all to go along with her nonsense. I know it is hard to remember at times, but we don't do her bidding, she does ours. Stop worrying about electricity, there will NEVER be a shortage of power on planet Earth but there will be a shortage of water. You all need to start protecting the people when it comes to water and stop the rouse of power/electricity/dirty coal you keep falling for- trying to implement wind, solar, etc. So easily led, all of you. GET EDUCATED, I beg you.

Lisa Kim

**Sayers, Margery**

---

**From:** Robyn Guerrasio <robyn@guerrasio.com>  
**Sent:** Monday, November 1, 2021 4:23 PM  
**To:** CouncilMail; Ball, Calvin  
**Subject:** Bill 71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

I'm writing in regards to Amendment 1, recently added to Bill 71-2021.

A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Robyn Guerrasio

12241 Running Fence Lane  
Clarksville, MD 21029  
443-994-1010

## Sayers, Margery

---

**From:** John Rice - Howard County Real Estate <johnrice5874@gmail.com>  
**Sent:** Monday, November 1, 2021 4:23 PM  
**To:** CouncilMail  
**Subject:** CB 71 - Amendment 1 - Do not vote on this amendment - No Public Hearing

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

Please deny the vote on Admendment 1 of CB-71based on not having time for a public hearing for this major of a change to the bill.

Thank you,  
John Rice

## Sayers, Margery

---

**From:** Hans Arends <hans@vsellsmd.com>  
**Sent:** Monday, November 1, 2021 4:01 PM  
**To:** CouncilMail  
**Subject:** Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Thank you and have a great day!

### Hans Arends

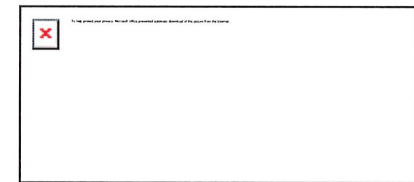
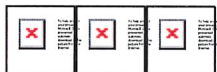
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## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 4:21 PM  
**To:** Sayers, Margery  
**Subject:** FW: Building code amendment

For Related Documents under CB71.

-----Original Message-----

From: John Wafer <jwafer@mdot.maryland.gov>  
Sent: Monday, November 1, 2021 9:56 AM  
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>  
Subject: Building code amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

What happened to public hearings before voting on amendments that will effect all new construction in Howard County?

Please reschedule this vote until proper procedure is followed and the public has an opportunity to speak.

John Wafer  
410-262-3170 (C)

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<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.maryland.gov%2Fpages%2Fcustomerservice.aspx&data=04%7C01%7Cmsayers%40howardcountymd.gov%7Cd06e382b509146e67d1308d99d7523bc%7C0538130803664bb7a95b95304bd11a58%7C1%7C0%7C637713948689412495%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sd=nb3UHKotPuanTY4q62qoGesH8F7JL5SyLhG6BGxiDMM%3D&reserved=0>>

[[https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.roads.maryland.gov%2FOCIImages%2F511\\_Iogo\\_sm.JPG&data=04%7C01%7Cmsayers%40howardcountymd.gov%7Cd06e382b509146e67d1308d99d7523bc%7C0538130803664bb7a95b95304bd11a58%7C1%7C0%7C637713948689412495%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sd=F26zamfo0DMuTwZynKoD32R%2BrH78BZMMHSLtog8kk9Q%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.roads.maryland.gov%2FOCIImages%2F511_Iogo_sm.JPG&data=04%7C01%7Cmsayers%40howardcountymd.gov%7Cd06e382b509146e67d1308d99d7523bc%7C0538130803664bb7a95b95304bd11a58%7C1%7C0%7C637713948689412495%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sd=F26zamfo0DMuTwZynKoD32R%2BrH78BZMMHSLtog8kk9Q%3D&reserved=0)]Maryland now features 511 traveler information!

Call 511 or visit:

<<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.mdot.maryland.gov%2FnewMDOT%2FSurvey%2FNewSurvey.html&data=04%7C01%7Cmsayers%40howardcountymd.gov%7Cd06e382b509146e67d1308d99d7523bc%7C0538130803664bb7a95b95304bd11a58%7C1%7C0%7C637713948689412495%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sd=PXJOYvmtStLEWRODSwShNlaGg3V0KQRjtt0HokuJWsk%3D&reserved=0>>

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.md511.org%2F&data=04%7C01%7Cmsayers%40howardcountymd.gov%7Cd06e382b509146e67d1308d99d7523bc%7C0538130803664bb7a95b95304bd11a58%7C1%7C0%7C637713948689422463%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sd=g2OyEV1ul8nyt%2FX%2F0BOfCpHEzPmWHkUKgbnYpS6NcWE%3D&reserved=0><<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.md511.org%2F&data=04%7C01%7Cmsayers%40howardcountymd.gov%7Cd06e382b509146e67d1308d99d7523bc%7C0538130803664bb7a95b95304bd11a58%7C1%7C0%7C637713948689422463%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sd=g2OyEV1ul8nyt%2FX%2F0BOfCpHEzPmWHkUKgbnYpS6NcWE%3D&reserved=0>>

oiV2luMzliLCJBTiI6lk1haWwiLCJXVCI6Mn0%3D%7C1000&data=g2OyEV1ul8nyt%2FX%2F0BOfCpHEzPmWHkUKgbn  
YpS6NcWE%3D&reserved=0>

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## Sayers, Margery

---

**From:** Rob Scranton <rscranton@catonsvillehomes.com>  
**Sent:** Monday, November 1, 2021 4:21 PM  
**To:** CouncilMail

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Rob Scranton  
Howard County Resident and Businessman  
18950 Windsor Forest Rd  
Mount Airy, Md 21771

Sent from my iPhone

## Sayers, Margery

---

**From:** Jodi Broschart <jodibroschart@gmail.com>  
**Sent:** Monday, November 1, 2021 4:20 PM  
**To:** CouncilMail  
**Subject:** Amendment 1

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



Jodi Broschart: REALTOR®  
Keller Williams Integrity  
3290 North Ridge Road, Suite 150  
Ellicott City, MD 21043  
443-739-5263 (cell)

## Sayers, Margery

---

**From:** Christy Menter <christymenter@yahoo.com>  
**Sent:** Monday, November 1, 2021 4:19 PM  
**To:** CouncilMail  
**Subject:** CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration*

Christy Menter, Realtor® RE/MAX Advantage

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## Sayers, Margery

---

**From:** Andy Duda <andy.duda@caliberhomeloans.com>  
**Sent:** Monday, November 1, 2021 3:57 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.



**Andy Duda**

**Branch Manager**  
NMLS ID #476423  
10500 Little Patuxent  
Parkway, Suite 750  
Columbia, MD 21044  
Direct: 410-299-3383



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## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 4:19 PM  
**To:** Sayers, Margery  
**Subject:** FW: Electric Heat Bill Testimony  
**Attachments:** Electric Heat Bill.docx

---

**From:** Eric Kelly <ekellypropertiesllc@gmail.com>  
**Sent:** Monday, November 1, 2021 9:45 AM  
**To:** Ball, Calvin <cball@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>  
**Subject:** Electric Heat Bill Testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Greetings,

Please see attached.

--

E. Kelly Properties LLC  
443-418-2357

## Sayers, Margery

---

**From:** Marilyn Knight-Griffin <marilyn.md.homes@gmail.com>  
**Sent:** Monday, November 1, 2021 4:18 PM  
**To:** CouncilMail  
**Subject:** I OPPOSE AMENDMENT 1 TO CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I OPPOSE Amendment 1 to CB 71.

A change like this should NOT be made through a last minute amendment to a bill after the public hearing took place.

Homebuyers should have time to evaluate this proposal and provide feedback and testimony.

It is unlikely that most county residents know this is being considered.

Marilyn Knight-Griffin  
410-302-3485

## Sayers, Margery

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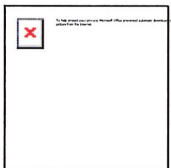
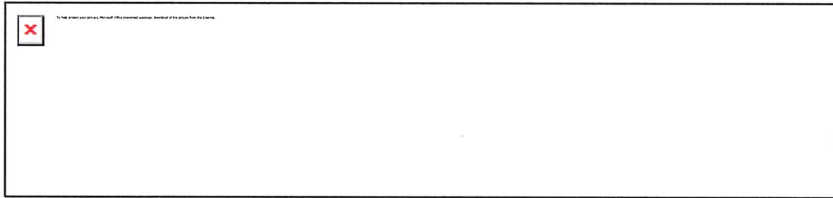
**From:** Steven Haversack <stevenhaversack@northroprealty.com>  
**Sent:** Monday, November 1, 2021 4:05 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

--



**Steven Haversack | REALTOR®**  
[Northrop Realty, A Long & Foster Company](#)  
12230 Clarksville Pike, Suite A | Clarksville, MD 21029  
Cell: 301.821.6851 | Office: 410.531.0321  
[NorthropRealty.com/StevenHaversack](https://NorthropRealty.com/StevenHaversack)

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## **Sayers, Margery**

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 4:17 PM  
**To:** Sayers, Margery  
**Subject:** FW: NO DUE PROCESS BUILDING CODES UPDATE?

For Related Documents under CB71.

---

**From:** Lisa Tavelli Feinberg <cootiecat@aol.com>  
**Sent:** Monday, November 1, 2021 9:34 AM  
**To:** Ball, Calvin <cball@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; davidyungmann@hcmove.net  
**Subject:** NO DUE PROCESS BUILDING CODES UPDATE?

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

**Re: Amendment requiring all new residential construction to be electric only.**

- \* What happened to the public engagement process?**
- \* What happened to: public hearing, testimony from experts, Council work session & public debate?**

**PLEASE REJECT THIS LACK OF PUBLIC PROCESS**

**Thank you,  
Lisa Feinberg  
longtime resident of Howard County**



## Sayers, Margery

---

**From:** Kevin Yungmann <kevin.yungmann@communitytn.com>  
**Sent:** Monday, November 1, 2021 3:56 PM  
**To:** CouncilMail  
**Subject:** All electric mandate on new construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Why would this County that is in desperate need of housing (as is the entire Country) want to further restrict builders and consumers from making rational cost based or even just personal decisions? This makes no sense --

---

### Kevin S. Yungmann

#### Attorney

Colony Title Group  
5950 Symphony Woods Road Suite 418  
Columbia, Maryland 21044  
(O) 410.884.1160 (C) 443.722.7347 (F) 410.884.1167  
kevin.yungmann@communitytn.com | www.colonytitle.com



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## Sayers, Margery

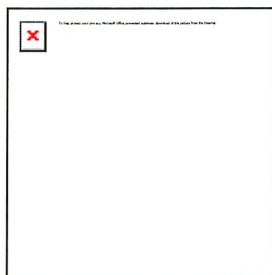
---

**From:** Steven James <Steven@james-group.com>  
**Sent:** Monday, November 1, 2021 3:50 PM  
**To:** CouncilMail  
**Subject:** AI electric mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



**Steven James**  
CEO/Broker, James Real Estate Group

301-854-1100 | 443-472-5317 | [steven@james-group.com](mailto:steven@james-group.com)

[www.james-group.com](http://www.james-group.com)

6920 Guilford Road, Suite 100 Clarksville, MD 21029



## Sayers, Margery

---

**From:** Jensen, Dianne <dianne.jensen@cbmove.com>  
**Sent:** Monday, November 1, 2021 4:13 PM  
**To:** CouncilMail  
**Subject:** Your proposal to make homes All Electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

STOP! You are going to ruin the housing market altogether. Buyers should have the right to choose what THEY prefer...not what you "higher than thou" folks think you have a right to decide for the future buyers. JUST STOP trying to become dictators base on your personal preference instead of allowing Americans the right to choose. Do you want to keep Howard County a thriving county or cause everyone to move out and ruin our economy. JUST STOP!!



**DIANNE JENSEN, REALTOR**  
**SRES, Military Relocation Professional,**  
**Luxury Home Marketing Member, Green Certified**  
**The Hulsman Group of Coldwell Banker Realty**  
**#1 Coldwell Banker Team in Maryland**  
**Top 1% of Teams Nationwide**  
**443-745-4680 (C); 410-461-7600 (O)**  
**[Dianne.jensen@cbmove.com](mailto:Dianne.jensen@cbmove.com)**

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## Sayers, Margery

---

**From:** James LAngley <jameslangley@northroprealty.com>  
**Sent:** Monday, November 1, 2021 4:13 PM  
**To:** CouncilMail  
**Subject:** No more natural gas?

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Sent from my iPad

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## Sayers, Margery

---

**From:** David Koonce <outlook\_D1F0C5683BA05B28@outlook.com>  
**Sent:** Monday, November 1, 2021 4:12 PM  
**To:** CouncilMail  
**Subject:** CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

David L Koonce  
11813 Farside Rd  
Ellicott City, MD 21042  
Sent from [Mail](#) for Windows

**Sayers, Margery**

---

**From:** Brian Pakulla <brianpakulla@yahoo.com>  
**Sent:** Monday, November 1, 2021 4:12 PM  
**To:** CouncilMail  
**Subject:** CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Thank you,

Brian Pakulla  
4636 Tall Maple Ct  
Ellicott City, MD 21043  
410.340.8666



## Sayers, Margery

---

**From:** Jay Riley <jayriley@northroprealty.com>  
**Sent:** Monday, November 1, 2021 4:00 PM  
**To:** CouncilMail  
**Subject:** Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration.

I appreciate your consideration.

Jay Riley | Chief Marketing Officer, REALTOR®

[Northrop Realty, A Long & Foster Company](#)

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## Sayers, Margery

---

**From:** James Langley <james.w.langley@gmail.com>  
**Sent:** Monday, November 1, 2021 4:12 PM  
**To:** CouncilMail  
**Subject:** New amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Sent from my iPad

## Sayers, Margery

---

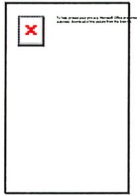
**From:** Shari Hammond <sharihammondhomesales@gmail.com>  
**Sent:** Monday, November 1, 2021 4:12 PM  
**To:** CouncilMail  
**Subject:** Should have a say

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Thank you  
Shari Hammond



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[Columbia, Md 21045](#)  
C: 443-838-3524~Best  
O: [443-632-3000](#)

**My business is built by referral**  
**Because of people like you**  
**Thank you!**

## Sayers, Margery

---

**From:** Kathleen Beard <kathleenbeard@northroprealty.com>  
**Sent:** Monday, November 1, 2021 3:51 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Council -*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Kathleen Beard | REALTOR®**  
**Sloan Home Team of**  
[Northrop Realty, A Long & Foster Company](#)  
[10065 Baltimore National Pike | Ellicott City, MD 21042](#)  
Cell: 443-604.3385 | Office: [410.465.1770](#)  
[NorthropRealty.com/KathleenBeard](#)

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## Sayers, Margery

---

**From:** Nicole Williams <realtornicolem@gmail.com>  
**Sent:** Monday, November 1, 2021 4:12 PM  
**To:** CouncilMail  
**Subject:** All electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Nicole Williams*



## Sayers, Margery

---

**From:** James Langley <sschevy2man@yahoo.com>  
**Sent:** Monday, November 1, 2021 4:12 PM  
**To:** CouncilMail  
**Subject:** New mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Sent from my iPad



## Sayers, Margery

---

**From:** Scott Bergartt <Scott.Bergartt@caliberhomeloans.com>  
**Sent:** Monday, November 1, 2021 3:58 PM  
**To:** CouncilMail  
**Subject:** All Electric New Construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



**Scott Bergartt**

Sales Manager/Senior Loan Officer | NMLS #:409094 |  
Caliber Home Loans - 10500 Little Patuxent Parkway, Suite 750, Columbia, MD 21044  
c: 443-742-6472 | o: 443-367-9212 | efax: 844-814-8709  
[www.scottbergartthomeloans.com](http://www.scottbergartthomeloans.com)  
[scott.bergartt@caliberhomeloans.com](mailto:scott.bergartt@caliberhomeloans.com)





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## Sayers, Margery

---

**From:** Jodi Altman <jodi-altman@comcast.net>  
**Sent:** Monday, November 1, 2021 4:11 PM  
**To:** CouncilMail  
**Subject:** CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Jodi Altman  
Keller Williams Lucido Agency*

Sent from my iPhone

## Sayers, Margery

---

**From:** James Langley <linuxlangley@yahoo.com>  
**Sent:** Monday, November 1, 2021 4:11 PM  
**To:** CouncilMail  
**Subject:** All electric?

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Sent from my iPad

## Sayers, Margery

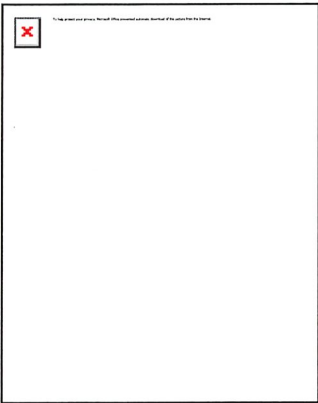
---

**From:** Michelle M. Williams <williamsmrealestate@gmail.com>  
**Sent:** Monday, November 1, 2021 4:10 PM  
**To:** CouncilMail  
**Subject:** County Elictric Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



***Michelle M. Williams***

***Realtor***

**Notary - Certified Title Closer  
Title Insurance Producer (TIPIC)**

C: 443-896-6946 | O: 443-574-1600

E: [williamsmrealestate@gmail.com](mailto:williamsmrealestate@gmail.com)



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## Sayers, Margery

---

**From:** Debbie Pavlik <debbie.pavlik@monumentsothebysrealty.com>  
**Sent:** Monday, November 1, 2021 3:48 PM  
**To:** CouncilMail  
**Subject:** Amendment to County Building Code CB-71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

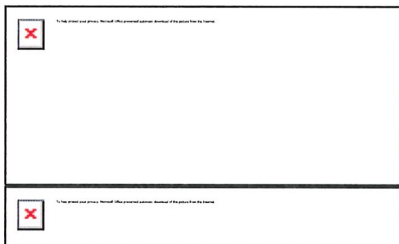
All the best,

Debbie

**Debbie Pavlik, REALTOR**

The Garner Group of  
Monument Sotheby's International Realty  
410.440.8660  
[debbie.baltimorehousesearch.com](http://debbie.baltimorehousesearch.com)  
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## Sayers, Margery

---

**From:** Sara Timmins <sara@cornerhourealty.com>  
**Sent:** Monday, November 1, 2021 3:57 PM  
**To:** CouncilMail  
**Subject:** Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Best,  
Sara

Sara Timmins  
Realtor, *Corner House Realty*  
(410) 598-9519 - Cell  
(443) 499-3839 - Office  
Sara@CornerHouseRealty.com  
<https://sara.cornerhourealty.com/>

## Sayers, Margery

---

**From:** Stacy Sherno <stacysherno@northroprealty.com>  
**Sent:** Monday, November 1, 2021 3:48 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Thank you,



**Stacy K. Sherno | REALTOR®**

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**Karla Pinato Team** of [Northrop Realty, A Long & Foster Company](#)

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## Sayers, Margery

---

**From:** Donna Detweiler <donnadetweiler@me.com>  
**Sent:** Monday, November 1, 2021 4:08 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Donna Detweiler  
443-980-5425

## Sayers, Margery

---

**From:** Christa Emmer <christaemmer@verizon.net>  
**Sent:** Monday, November 1, 2021 4:07 PM  
**To:** CouncilMail  
**Subject:** CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

## Sayers, Margery

---

**From:** Joey Brown <joeymbrown1@verizon.net>  
**Sent:** Monday, November 1, 2021 4:07 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Mrs. Joey Brown  
443-889-0670

[Joey.Brown@Remax.net](mailto:Joey.Brown@Remax.net)  
RE/MAX New Beginnings Real Estate Co.

1424 Sulphur Spring Rd.  
Baltimore, MD 21227

410-242-0220 (Office)  
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## Sayers, Margery

---

**From:** Chance Hazelton <chance@chancehomesmd.com>  
**Sent:** Monday, November 1, 2021 3:45 PM  
**To:** CouncilMail  
**Subject:** Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*



**Chance Hazelton, REALTOR®**

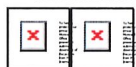
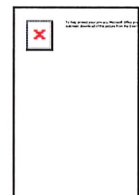
**SFR, RENE, PSA**

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## Sayers, Margery

---

**From:** 5pearls79 <5pearls79@gmail.com>  
**Sent:** Monday, November 1, 2021 4:05 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Regards,  
Kathy Barrett

## Sayers, Margery

---

**From:** Pete Maheridis <pete@agentpete.com>  
**Sent:** Monday, November 1, 2021 3:44 PM  
**To:** CouncilMail  
**Subject:** Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration.*

*I appreciate your consideration.*

**Pete Maheridis, Esquire**

Associate Broker and REALTOR®  
Northrop Realty, A Long and Foster Company  
10065 Baltimore National Pike, Ellicott City, MD 21042  
[410.929.5291](tel:410.929.5291) direct // [410.465.1770](tel:410.465.1770) office  
[pete@agentpete.com](mailto:pete@agentpete.com)  
[AgentPete.com](http://AgentPete.com)



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**Sayers, Margery**

---

**From:** Micki Wade <mickiwade@msn.com>  
**Sent:** Monday, November 1, 2021 4:04 PM  
**To:** CouncilMail  
**Subject:** All electric construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

I'm not sure of the reason behind mandating all electric construction but as a Realtor, it's not a great idea. Natural gas heat and hot water is less expensive for home owners in a county where the home prices are forever increasing to the point of being unaffordable.

Experts are predicting a dominance of all electric cars in the next decade. How will we power our cars and homes? The electric companies are urging consumers to conserve now. I can see a blackout coming. This is not a prudent move.

Sincerely,  
Millicent Wade

Sent from my iPhone

## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 4:04 PM  
**To:** Sayers, Margery  
**Subject:** FW: Building Code Amendment: NO

For Related Documents under CB71.

---

**From:** Michele Mcewan <davidmcewan1@verizon.net>  
**Sent:** Sunday, October 31, 2021 9:45 PM  
**To:** Walsh, Elizabeth <ewalsh@howardcountymd.gov>  
**Subject:** Building Code Amendment: NO

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Put a HOLD on the routine adoption of international building code updates. The amendment to require all new residential construction to be electric only is being rushed through at the last minute, without a transparent process. In order for the Council to serve the electorate, we need testimony from experts including government agencies and impacted industries, public debate, and a public hearing. Do NOT open yourselves to lawsuits. I don't want tax dollars paid to defend thoughtless public policy

## Sayers, Margery

---

**From:** Lisa Lowe <lisa.lowe@exprealty.net>  
**Sent:** Monday, November 1, 2021 4:03 PM  
**To:** CouncilMail  
**Subject:** Proposed mandate for new construction

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home and could result in a decrease in new home construction in Howard County. It needs to be given much more very careful consideration. I appreciate your consideration.*



**Lisa Lowe**  
**Mid Atlantic Regional Operations Manager**  
**AND**  
**Broker Maryland**  
**License #6134**  
**Broker Washington DC**  
**License #200200693**  
**Broker Delaware**  
**License#RBoo30946**

Phone: 833-335-7433

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Attachments area

## Sayers, Margery

---

**From:** Victoria Northrop <victorianorthrop@northroprealty.com>  
**Sent:** Monday, November 1, 2021 4:01 PM  
**To:** CouncilMail  
**Subject:** Howard County Mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Best Regards,*

*Victoria Northrop*

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## Sayers, Margery

---

**From:** MAUREEN WIENECKE <MAUREEN.WIENECKE@Longandfoster.com>  
**Sent:** Monday, November 1, 2021 3:49 PM  
**To:** CouncilMail  
**Subject:** All electric mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

***Maureen***

Maureen Wienecke  
Long and Foster Realtor  
9171 Baltimore National Pike  
Ellicott City, MD 21042  
410-461-1456 ext. 8150 (O)

**410-371-3654 (C)**

[maureen.wienecke@lnf.com](mailto:maureen.wienecke@lnf.com)

maureenwienecke.lnf.com

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---

## Sayers, Margery

---

**From:** smllwd@verizon.net  
**Sent:** Monday, November 1, 2021 4:01 PM  
**To:** CouncilMail  
**Subject:** HoCo Council considering all-electric mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

*Kenny Smallwood*

Sales Manager / Realtor / CRS  
Maryland Real Estate Network  
7625 Maple Lawn Boulevard #175  
Fulton, Md. 20759  
Direct: 301-332-1753  
Office: 240-456-0016  
[smllwd@verizon.net](mailto:smllwd@verizon.net)  
[pattyandkennysmallwood.com](http://pattyandkennysmallwood.com)  
Howard County Association of Realtors 2009 / 2011 Realtor of the Year

## Sayers, Margery

---

**From:** Michelle Hybner <michellehybner@northroprealty.com>  
**Sent:** Monday, November 1, 2021 3:46 PM  
**To:** CouncilMail  
**Subject:** County Building Code (CB 71)

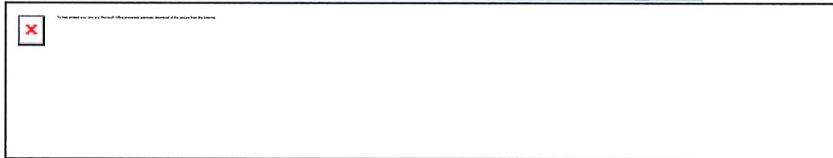
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

--

Michelle Hybner, Realtor/Team Leader  
Women's Council of Realtors, Howard County Vice President  
Cell: 443-761-1438 | Office: 410-531-0321  
[https://www.facebook.com/hybnerhometeam/news\\_feed](https://www.facebook.com/hybnerhometeam/news_feed)



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## Sayers, Margery

---

**From:** Danielle Gray <Danielle.Gray@LongandFoster.com>  
**Sent:** Monday, November 1, 2021 3:59 PM  
**To:** CouncilMail  
**Subject:** Amendment to County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Best regards,

*Danielle Gray, Realtor*

Long and Foster Real Estate, Inc.

10805 Hickory Ridge Rd

Columbia, MD 21044

410-730-3456 x7395 (Office)

708-745-8787 (Mobile)

---

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**Warning:** If you receive an email from anyone concerning a transaction involving Long & Foster Companies ("Long & Foster") which requests that you wire funds or that you provide nonpublic personal information by unsecured return email, do not respond to the message. To protect yourself, immediately call your real estate agent or other contact at Long & Foster.

---

## Sayers, Margery

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**From:** Mary Calder <mary@truetitleinc.com>  
**Sent:** Monday, November 1, 2021 3:58 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Mary Calder**  
**6100 Day Long Lane, St. 100, Clarksville, MD 21029**  
**Mary.Calder@ymail.com**  
**Cell: 443-864-6199; Phone: 410-531-0385 x 223**

## Sayers, Margery

---

**From:** gretchen@gretchenconley.com  
**Sent:** Monday, November 1, 2021 3:45 PM  
**To:** CouncilMail  
**Subject:** Tonight's hearing - 11/1/2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Best regards,

***Gretchen***

Gretchen Conley, Realtor®

*"Your Transition Specialist"*

MD DC CRS 2013-2014 Chapter President

CRS, Certified Residential Specialist

[www.GretchenConley.com](http://www.GretchenConley.com)

**Cummings & Co. Realtors**

5950 Symphony Woods, Columbia MD 21044

Direct 443-676-1625

Office 410-823-0033

Questions about the neighborhood, the community, the market? I'm always happy to help – Give me a call!



## Sayers, Margery

---

**From:** Jennifer Fischer <j.fischer@kw.com>  
**Sent:** Monday, November 1, 2021 3:45 PM  
**To:** CouncilMail  
**Subject:** Amendment to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Jennifer Fischer REALTOR  
of Keller Williams Integrity  
3290 North Ridge Rd. | Suite 150 | Ellicott City | MD | 21043  
C: 410.245.2915 | E: [J.Fischer@kw.com](mailto:J.Fischer@kw.com)  
O: 443.574.1600  
W: [jfischer.kw.com](http://jfischer.kw.com)

## Sayers, Margery

---

**From:** jack oldlineappraisals.com <jack@oldlineappraisals.com>  
**Sent:** Monday, November 1, 2021 3:57 PM  
**To:** CouncilMail  
**Subject:** electric for new construction !!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Jack Sheffrin  
Old Line Appraisals LLC  
appraiser/broker  
301-758-5993

## Sayers, Margery

---

**From:** Daniel Nash <danielnash@kw.com>  
**Sent:** Monday, November 1, 2021 3:57 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

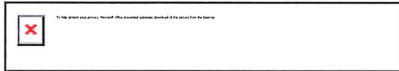
Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Daniel Nash**

**C: 443-812-1320**

**O: 410-312-0000**



## Sayers, Margery

---

**From:** Kristen Radford <krad1@gmail.com>  
**Sent:** Monday, November 1, 2021 3:57 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

## Sayers, Margery

---

**From:** Hurley, Jennifer L <jennifer.hurley@cbmove.com>  
**Sent:** Monday, November 1, 2021 3:43 PM  
**To:** CouncilMail  
**Subject:** CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**JENNIFER HURLEY, REALTOR®**

Coldwell Banker Realty

The Hulsman Group - #1 CB Team in MD

International President's Elite Team

Cell/Text: [443-604-6863](tel:443-604-6863)

Main Office: 410-461-7600

Email: [jennifer.hurley@cbmove.com](mailto:jennifer.hurley@cbmove.com)

Website: [www.mdrealestatepro.com](http://www.mdrealestatepro.com)



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of Realogy Brokerage Group LLC.



**Sayers, Margery**

---

**From:** Mike Spurgeon <spurgemike@yahoo.com>  
**Sent:** Monday, November 1, 2021 3:54 PM  
**To:** CouncilMail  
**Subject:** Regarding Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Respectfully,  
Mike Spurgeon*



## Sayers, Margery

---

**From:** Lisa Wallace <lwallace3611@gmail.com>  
**Sent:** Monday, November 1, 2021 3:54 PM  
**To:** CouncilMail  
**Subject:** Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Thank you,  
Lisa Wallace*

Sent from my iPhone

## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 3:53 PM  
**To:** Sayers, Margery  
**Subject:** FW: International building code updates

For Related Documents under CB71.

---

**From:** Kevin Link <Kevin.Link@ceterawealth.com>  
**Sent:** Sunday, October 31, 2021 4:17 PM  
**To:** Ball, Calvin <cball@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>  
**Subject:** International building code updates

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

The amendment to require all new residential construction to be electric only deserves a public hearing, expert testimony, a Council work session and public debate. It's shameful that it is being quietly pushed without these measures. This is a major change in public policy with plenty of negative implications. Howard County residents deserve better transparency. It's obvious that those trying to push this amendment are scared of transparency because they know how terrible this new policy will be for Howard County. I reject this lack of public process and urge you to let this amendment be heard and debated by the residents of Howard County.

Kevin Link  
President/Financial Advisor  
Link Financial  
8850 Stanford Blvd.  
Suite 2300  
Columbia, MD 21045  
Phone: 410-953-0006  
Fax: 410-953-0020  
Website: [www.LinkFin.net](http://www.LinkFin.net)

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## Sayers, Margery

---

**From:** julia mattis <juliamattis@hotmail.com>  
**Sent:** Monday, November 1, 2021 3:51 PM  
**To:** CouncilMail  
**Subject:** CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing has taken place. This kind of end run is exactly the kind of manipulative behavior and gamesmanship that we have been trying to eliminate in this county!

Furthermore, homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. Gas cooking is especially important to many consumers of different cultures. I appreciate your consideration.

### **JULIA MATTIS, Realtor**

Baltimore Magazine Best Realtor - August 2021

2018, 2019 and 2020 Top 100 Realtors in Baltimore Metro Area

Homesnap National Top 15% Realtor - 2020

2010 HCAR Realtor of the Year

2011 HCAR Community Service Award Winner

Past President of the Howard County Million Dollar Club

### **THE JULIA MATTIS SALES TEAM**

#### **RE/MAX ADVANTAGE REALTY**

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**We now have SIX offices to serve you!**

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## Sayers, Margery

---

**From:** Jay Rosenthal <jay.h.rosenthal@gmail.com>  
**Sent:** Monday, November 1, 2021 3:50 PM  
**To:** CouncilMail  
**Subject:** All electric homes

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Jay Rosenthal

## Sayers, Margery

---

**From:** Caitlin McKenna <Caitlin.Mckenna@LongandFoster.com>  
**Sent:** Monday, November 1, 2021 3:52 PM  
**To:** CouncilMail  
**Subject:** Concerns regarding Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Caitlin McKenna  
Realtor, Long & Foster  
Mobile: 443-995-2847  
Office: 410-715-5330  
Email: [Caitlin.McKenna@LNF.com](mailto:Caitlin.McKenna@LNF.com)

---

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---



## Sayers, Margery

---

**From:** Susan Souder <susansouder@outlook.com>  
**Sent:** Monday, November 1, 2021 3:49 PM  
**To:** CouncilMail  
**Subject:** No to ALL Electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Susan Souder  
410-370-8491  
Cummings and Company Realtors

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## Sayers, Margery

---

**From:** Jennifer Turner <jennifer@trhometeam.com>  
**Sent:** Monday, November 1, 2021 3:51 PM  
**To:** CouncilMail  
**Subject:** No!!!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

*Jennifer Turner, ABR  
RE/MAX 100  
410.409.4884*

## Sayers, Margery

---

**From:** Sean Monahan <spmrealtor@gmail.com>  
**Sent:** Monday, November 1, 2021 3:49 PM  
**To:** CouncilMail

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Sean Monahan  
FULL-TIME REALTOR®  
Howard County Association of Realtors DIRECTOR 2015  
[www.spmrealtor.com](http://www.spmrealtor.com)  
Email Me Click Here

Cummings & Co. Realtors  
5950 Symphony Woods Rd #210  
Columbia, MD 21044  
Cell/Text 443 802 8675  
Office 410 823 0033  
Fax 470-296-2499

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**Sayers, Margery**

---

**From:** Wade Weeks <wade.weeks@gmail.com>  
**Sent:** Monday, November 1, 2021 3:49 PM  
**To:** CouncilMail  
**Subject:** Oppose Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilwoman Walsh,

As a Howard County resident, I strongly oppose Amendment 1 to CB 71.

Regards,  
Wade Weeks

## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 3:51 PM  
**To:** Sayers, Margery  
**Subject:** FW: Climate action bill

For Related Documents under CB71.

---

**From:** Judith Shure <jshure714@icloud.com>  
**Sent:** Sunday, October 31, 2021 2:29 PM  
**To:** Walsh, Elizabeth <ewalsh@howardcountymd.gov>  
**Subject:** Climate action bill

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilperson Walsh,

I applaud you for the proposed amendment to Council Bill 71-2021, that would require that a new residential building for which a building permit is applied for on or after November 1, 2022 must be an all-electric building. As your constituent, I urge you to vote in favor of the bill with the proposed amendment.

Climate Change is a real and growing issue that requires immediate and serious attention. We need to decarbonize buildings to reduce GreenHouse Gases and the place to start is by eliminating natural gas in new buildings. Such legislation has already be adopted in Montgomery County and many other jurisdictions across the nation. The Maryland General Assembly is working towards similar legislation in the 2022 session.

Thank you,

Judith Schardt Shure  
3910 Hawthorne Road  
Ellicott City 21042



## Sayers, Margery

---

**From:** deborah willis <debwillisrealtor@gmail.com>  
**Sent:** Monday, November 1, 2021 3:49 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to C 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Deborah Willis

--

Deborah S. Willis, REALTOR  
Weichert Realtors-McKenna & Vane  
5850 Waterloo Road, #140  
Columbia, MD 21045  
[debwillisrealtor@gmail.com](mailto:debwillisrealtor@gmail.com)  
301-674-0015 cell  
410-381-3331 office  
800-517-6990 e-fax

"Just Published-click below for your FREE copy "

<https://deborahwillis.book.live/>

"I'm never too busy for your real estate referrals"



## Sayers, Margery

---

**From:** Len Hart <lenhart3963@gmail.com>  
**Sent:** Monday, November 1, 2021 3:49 PM  
**To:** CouncilMail  
**Subject:** No last min. amendments!

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Len Hart



**Len Hart**  
Associate Broker at ReMax Advantage Realty

---

**A** 6021 University Blvd. Ellicott City, MD 21043  
**P** 410-740-1200 **M** 410-925-3836  
**E** lenhart3963@gmail.com  
**W** www.easymarylandhomesearch.com



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## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 3:48 PM  
**To:** Sayers, Margery  
**Subject:** FW: Amendment No. 1 to Council Bill No. 71-2021

For Related Documents under CB71.

-----Original Message-----

From: Steve Wilson <steve@stevenhwilson.com>  
Sent: Sunday, October 31, 2021 2:00 PM  
To: Ball, Calvin <cball@howardcountymd.gov>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>  
Subject: Amendment No. 1 to Council Bill No. 71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Dr. Ball and distinguished Council Members:

I am writing to ask you to reject the above amendment. It makes a radical and expensive change to the County's building codes, and there has been no opportunity for public engagement, no sharing of expert testimony, and no debate. This proposed change needs to be carefully researched and County residents deserve the basic respect of being included in the process.

Sincerely,  
Steven H. Wilson  
6101 Hunt Club Road  
Elkridge, MD 21075

## Sayers, Margery

---

**From:** BARBARA SEELY <barb@Inf.com>  
**Sent:** Monday, November 1, 2021 3:48 PM  
**To:** CouncilMail  
**Subject:** CB-71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Respectfully,

Barb Seely

Barbara N. Seely, CRS, GRI, ABR, Realtor  
Long and Foster Realtors  
10805 Hickory Ridge Road  
Columbia, MD 21044  
410-715-7393 direct  
443-691-2985 cell  
410-730-3456 of

barb@Inf.com email  
barbseely.Inf.com website

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---

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---

**Sayers, Margery**

---

**From:** Xclusev Brokerage <xclusevbrokerage@gmail.com>  
**Sent:** Monday, November 1, 2021 3:47 PM  
**To:** CouncilMail  
**Subject:** Re: Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration.*

*I appreciate your consideration.*

## Sayers, Margery

---

**From:** Lucia Martinez <Lucia@taylorprops.com>  
**Sent:** Monday, November 1, 2021 3:47 PM  
**To:** Ball, Calvin; CouncilMail  
**Subject:** URGENT: HoCo Council considering all-electric mandate

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County, Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last-minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Thank you,

**Lucia Martinez**

Director of Operations, Taylor Properties  
(301) 970-2447 | Lucia@Taylorprops.com

## Sayers, Margery

---

**From:** Brooke Romm Goldfond | RE/MAX 100 <brooke@sromm.com>  
**Sent:** Monday, November 1, 2021 3:46 PM  
**To:** CouncilMail  
**Subject:** Amendment to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

**Brooke Romm Goldfond**

Full-Time REALTOR®, ABR®, PSA

The Susan Romm Team of RE/MAX 100



## Sayers, Margery

---

**From:** Susie Baik <susiebaikrealtor@gmail.com>  
**Sent:** Monday, November 1, 2021 3:46 PM  
**To:** CouncilMail  
**Subject:** Concerns regarding Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Thank you,  
Susie Baik

SUSIE BAIK- REALTOR ®  
Giant Realty, Inc  
3277 Pine Orchard Lane Suite 2  
Ellicott City MD 21042  
<https://www.baikrealtors.com/>  
<https://www.facebook.com/Baikrealtors>  
C:443-653-0238 O:410-750-8040

## Sayers, Margery

---

**From:** Annie Fulks <annie@northroprealty.com>  
**Sent:** Monday, November 1, 2021 3:46 PM  
**To:** CouncilMail  
**Subject:** New electric legislation

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Ann Fulks/Realtor  
Northrop Realty  
12230 Clarksville Pike Suite A  
Clarksville, MD 21029  
443-745-6205 cell  
410-531-0321 office

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## Sayers, Margery

---

**From:** Missi Hamet <missihamet@gmail.com>  
**Sent:** Monday, November 1, 2021 3:45 PM  
**To:** CouncilMail; Ball, Calvin  
**Subject:** Amendment 1 to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.

Thank you,

Missi Hamet, Howard County Resident for 49 years and Real Estate Agent for 23 years

## Sayers, Margery

---

**From:** Jeremy Walsh <jeremy@simplyreferable.com>  
**Sent:** Monday, November 1, 2021 3:45 PM  
**To:** CouncilMail  
**Subject:** County Building Code CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

All The Best,

Jeremy

J.W. Walsh  
REALTOR, Team Leader  
The Simply Referable Team  
Coldwell Banker Realty

**(443) 219-7660 (Direct)**  
**(410) 461-7600 (Broker)**

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## Sayers, Margery

---

**From:** Ben Daniels <bendanielskw@gmail.com>  
**Sent:** Monday, November 1, 2021 3:45 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

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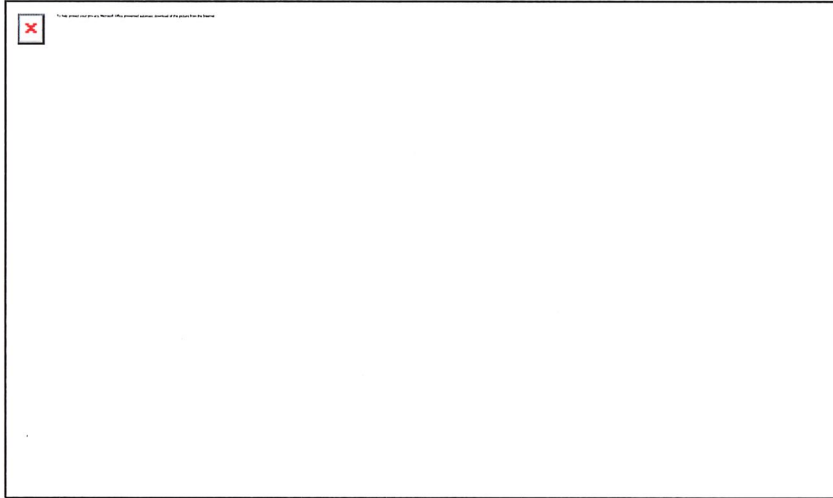
*Ben Daniels*

Licensed Realtor

410.627.1196 (Mobile)

443.574.1600 (Office)

3290 N. Ridge Road, Suite 150 Ellicott City MD 21043





## Sayers, Margery

---

**From:** Talon Zinger <talonzinger@northroprealty.com>  
**Sent:** Monday, November 1, 2021 3:44 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

--

Talon Zinger | REALTOR®  
Home Marketing Consultant

Northrop Realty, A Long & Foster Company  
12230 Clarksville Pike, Suite A | Clarksville, MD 21029  
Cell: 443.878.9960 | Office: 410.531.0321  
NorthropRealty.com/HomeStaging

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## Sayers, Margery

---

**From:** Jim Jeppi <jim@concetta.com>  
**Sent:** Monday, November 1, 2021 3:44 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

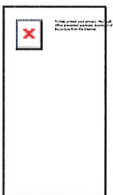
Jim

Realtor

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## Sayers, Margery

---

**From:** Nancy Corazzi <nancy.corazzi@redfin.com>  
**Sent:** Monday, November 1, 2021 3:44 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Best regards,

Nancy

### **NANCY CORAZZI**

Transaction Coordinator

[REDFIN](#) | [nancy.corazzi@redfin.com](mailto:nancy.corazzi@redfin.com) | Direct: 240-241-0694 | Fax 410-384-4402 | License: MD662424

540 Gaither Road, Suite 500 | Rockville, MD 20850

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## Sayers, Margery

---

**From:** CHRISTINE SHEELER <CHRISTINE.SHEELER@Longandfoster.com>  
**Sent:** Monday, November 1, 2021 3:44 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Elected Officials,

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last-minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration.*

Christine T. Sheeler  
Realtor®  
Long & Foster Real Estate, Inc.  
10805 Hickory Ridge Rd, Columbia MD 21044  
410-730-5100 office  
410-715-5352 direct  
410-730-7186 fax

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## Sayers, Margery

---

**From:** Erin Greenberg <eringreenberg@kw.com>  
**Sent:** Monday, November 1, 2021 3:43 PM  
**To:** CouncilMail  
**Subject:** As a homeowner and realtor I say NO

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

*Dear Howard County Elected Officials,*

*I write with concerns regarding Amendment 1 to CB 71. A change this drastic should not be made through a last minute amendment to a bill after a public hearing took place. Homebuyers should have time to evaluate this proposal and provide feedback and testimony. It is unlikely that most county residents even know this is being considered. A change like this will greatly limit a future buyer's options when shopping for a new home, and it needs to be given much more very careful consideration. I appreciate your consideration*

--

Thanks,  
Erin Greenberg - Realtor  
Cell: 410-949-6183

Keller Williams Realty Centre  
6250 Old Dobbin Rd Ste 140  
Columbia, MD 21045  
Office: 410-312-0000  
License number: 5007094



## Sayers, Margery

---

**From:** Karen Taschenberg <karengts90@earthlink.net>  
**Sent:** Monday, November 1, 2021 3:39 PM  
**To:** Ball, Calvin; CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

County Executive Ball and The Count Council,

I just heard about an amendment to the County Building Code (CB 71) which would require new construction to be all-electric by Nov 2022.

I strongly oppose Amendment 1 to CB 71. What happened to the buyer having a choice in the energy their new home uses? Do you know that electricity is generated from fossil fuel, and at a rate that wind and solar can not come close to matching?

A change like this should NOT be made through a last minute amendment to a bill after the public hearing took place.

Homebuyers should have time to evaluate this proposal and provide feedback and testimony.

Karen Taschenberg  
1104 Taylor Park Road  
Sykesville, MD



## Sayers, Margery

---

**From:** Julia McCready <jamccready@gmail.com>  
**Sent:** Monday, November 1, 2021 3:27 PM  
**To:** CouncilMail  
**Subject:** CR 144 and CR 145

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To members of the Council:

Please vote in favor of CR 144 and CR 145 to make it possible for the redevelopment of Roslyn Rise to move forward. I believe that Enterprise Community Partners has great experience in undertaking this kind of project. I also believe that it is our responsibility to our neighbors to ensure that safe, acceptable housing is available to vulnerable residents.

Please do your utmost to support this project.

Thank you,

Julia A McCready  
5745 Thunder Hill Road  
Columbia, MD 21045

Sent from my iPad

## Sayers, Margery

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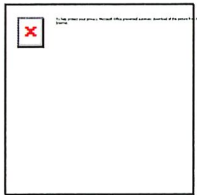
**From:** Alicyn Delzoppo <alicyndelzoppo@northprealty.com>  
**Sent:** Monday, November 1, 2021 3:25 PM  
**To:** CouncilMail; Ball, Calvin  
**Subject:** Opposition of Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi,

I am hoping that my email and many others will be taken into consideration tonight at the hearing. As a REALTOR and Howard County resident, I oppose Amendment 1 to CB 71. This change should not have been made after the public hearing had already taken place. Whatever environmental / health concerns there may be with gas, there should be transparency and public discussion when passing something like this into legislation. I have been selling real estate in Howard County (and neighboring counties) for over 16 years and homes with natural gas are one of the many features that Buyers repeatedly mention that they would like in their home - whether new or old. This is not just because of one's desire to cook with gas but also because during colder temps in the winter, electric heat becomes very expensive. All residents should have time to evaluate this proposal and provide feedback and testimony. Please do not pass Amendment 1 to CB 71.

Thank you,



Alicyn DelZoppo | REALTOR®  
ABR®, SFR, SRS®, GREEN  
[Northrop Realty, A Long & Foster Company](#)  
[northprealty.com/alicyn](http://northprealty.com/alicyn)  
Cell: 443.250.9859  
Office: 410.531.0321  
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November 1, 2021

The Honorable Liz Walsh, Chair  
Howard County Council  
Via Email: [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)

**Oppose: Amendment #1 - CB 71-2021 – All-Electric Building Code Beginning**

Dear Chair Walsh and Council Members:

The NAIOP Maryland Chapters represent more than 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate including many of the largest property owners in Howard County. I am writing to offer several points that underly our opposition to requiring all-electric building code beginning in November of 2022.

1. **Decoupling From National Building Codes Raises Concerns** - The International Energy Conservation Code adopted in Maryland is fuel neutral. There is no all-electric version of the code now but the governing body that writes the code is developing a low carbon / all-electric code compliance pathway. This work will result in a combination of new provisions, tradeoffs and compensatory practices that will optimize all-electric building performance and costs. This work is ongoing but the code adoption cycle from IECC to the state to local governments is not likely to be complete by November of 2022. NAIOP opposes decoupling from national building codes by adopting a locally generated code.
2. **Emissions Benefits Depend on Expanding Zero Carbon Energy Generation and Storage** - While some smaller building types can be efficiently operated with all-electric heat, hot water and cooking, others will experience higher energy use especially at times of peak heating demand. Emissions benefits from electrifying building heat are dependent on the emissions intensity of the power generating source that provides the electricity. The cold winter nights when heating demand is highest are also the hours of the year when renewable energy is at its lowest point. This means that the installed capacity of renewable energy and energy storage needs to increase significantly for electrification of heat to produce anticipated carbon emission benefits.
3. **MDE Building Energy Transition Plan Study's Consumer Cost Implications Should be Fully Understood** – The council has received testimony about the findings of a Maryland Department of Environment Study on building electrification. It is important to note that the consumer costs and the statements that suggest most building owners will experience lower costs are based on idealized life-cycle costs for the year 2035. The study assumes that equipment costs will ~70% lower than what our members are paying today and that natural gas prices will be 4 to 10 times higher than today. Even if we were to agree with the assumptions, which we do not, these favorable, lower costs, will not be in place in 2022.
4. **Energy Transition Requires a Systems Approach Rather than Local Patchwork** - While the energy transition in buildings is underway it will require a broad systems approach to electricity generation and distribution, utility rate structures, increases in on-site power generation and careful changes to building codes and standards. Coordinated improvement of these complementary policies is necessary to widespread electrification work.

**For these reasons, NAIOP respectfully recommends the council vote no on an all-electric building code in 2022.**

Thank you for your consideration.

Sincerely,

Tom Ballentine, Vice President for Policy  
NAIOP Maryland Chapters -The Association for Commercial Real Estate

## Sayers, Margery

---

**From:** Baker, Kevin  
**Sent:** Monday, November 1, 2021 3:22 PM  
**To:** Sayers, Margery  
**Subject:** FW: Council Bill No. 7-2021 Amendment 1

For Related Documents on CB71.

-----Original Message-----

From: Dan Merson <danno6283@gmail.com>  
Sent: Monday, November 1, 2021 3:18 PM  
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>  
Subject: Council Bill No. 7-2021 Amendment 1

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Afternoon,

My name is Daniel G. Merson and I reside at 5820 Harman Ave. Elkrige 21075. I am also a small business owner in the County. I am opposed to this amendment and also the lack of due process in the ability to publicly comment on the amendment. I understand the concern of being prudent with our environment and natural resources. This is a topic that needs additional research, discussion and awareness. Please withdraw or table this amendment for further discussion.

Thanks,  
Dan Merson

## Sayers, Margery

---

**From:** jody renfro <jodyrenfro@jodyrenfro.com>  
**Sent:** Monday, November 1, 2021 3:12 PM  
**To:** CouncilMail; Ball, Calvin; Walsh, Elizabeth; Jones, Opel; Rigby, Christiana; Jung, Deb; Yungmann, David  
**Subject:** Oppose Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To the Howard County Council and County Executive:

I am a resident of Howard County. I was born and raised here, and plan to raise my family here. I am writing to ask for your consideration to NOT allow any changes to the building regulations that would include a provision limiting or blocking energy sources, until you have allowed for expert witnesses and community involvement.

I understand that you want to be known for Climate Change contributions but you should think first about the citizens you represent. This type of policy will adversely impact the lives of so many people in Howard county. It is legislation that, at the very least should be allowed community involvement and expert witnesses.

Sincerely,

Jody Fick



## Sayers, Margery

---

**From:** HoCo Climate Action <hococlimateaction@gmail.com>  
**Sent:** Monday, November 1, 2021 3:06 PM  
**Cc:** CouncilMail; Jones, Opel  
**Subject:** Support for CB71-2021 - Amendment 1- with full discussion

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am an almost 50 year resident of Howard County living now in District 2.

On October 18 I testified for HoCoClimateAction, as did Liz Feighner and Carl Latkin for amending CB71 to include a provision for all electric new residences in Howard Couty as soon as possible.

I thought that when this issue was not on the agenda for work session on October 25, there would be no discussion on this issue at the council at this time. We were surprised and pleased to see Amendment 1 from Councilwoman Walsh. Starting last Friday we started emailing some of our supporters and posted support for this amendment on our webpage with the recommendation that if there is not time for full debate tonight (on November 1), the council defer the decision till a subsequent voting session.

We do realize this is a significant policy change. And it affects only new construction. It is up to the state of Maryland, and the federal government to develop programs and incentives for upgrading existing buildings with gas to electric appliances over a period of decades. The provision re: all-electric new homes has no impact on existing homes with gas.

As I write the Maryland Commission on Climate change, led by Ben Grumbles of the Hogan Administration, is voting on a Maryland Building Transition Plan (forwarded by Liz Feighner below) a plan which includes new building electrification by 2024.

And today in Glaskow President Biden is speaking of his climate agenda which includes electrification of both buildings and automobiles. (See the White House release - <https://www.whitehouse.gov/briefing-room/statements-releases/2021/11/01/fact-sheet-president-biden-renews-u-s-leadership-on-world-stage-at-u-n-climate-conference-cop26/> )

Again, we did not raise this proposal as something that should not be discussed within the county. It should be. And in-depth analysis and discussion has been also been occurring for several years at the state and national and international levels.

It is a happy coincidence that we are considering the small step forwarding in requiring new buildings be all-electric at the same time the President is in Glasgow recommending building and automotible electrification over the coming decades.

Please keep this issue open for debate

Ruth Alice White

On Sun, Oct 31, 2021 at 9:51 PM Liz Feighner <[liz.feighner@gmail.com](mailto:liz.feighner@gmail.com)> wrote:



Dear Council Members,

I am a 29 year resident of Howard County in District 3 and I am writing about CB71 and amendment 1 that requires that a new residential building for which a building permit is applied for on or after November 1, 2022 must be an all-electric building.

I testified (written attached) at the county council hearing on Oct 18, 2021 requesting a provision be added to CB71 and I am extremely pleased that this amendment was added by Councilwoman Liz Walsh.

There is much work being done at the state level on this issue of all buildings needing to be electric in the coming years. Attached are several documents and testimony that HoCo Climate Action submitted. Requiring all new residential buildings be all-electric is the most sensible path to take. We can't continue to expand fossil fuel usage for heating our homes – we need to put on the brakes now as we are heading for a cliff on unstoppable climate disasters.

Please support this amendment. However, if there isn't enough time to have a full discussion of this amendment during the meeting on November 1, please postpone the vote until an informative policy discussion can be held. From the attached document, Building Energy Transition Plan, you will find that this is the recommended transition path for starting in 2024, but Howard County should be a leader and implement sooner.

Sincerely,

Liz Feighner

*“We do not inherit the Earth from our Ancestors; we borrow it from our children” ~  
Native American Proverb*

## Sayers, Margery

---

**From:** Joseph Link <mrktwise@gmail.com>  
**Sent:** Monday, November 1, 2021 3:03 PM  
**To:** CouncilMail  
**Subject:** In Opposition to Amendment 1 to CB71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

November 1, 2021

Dear County Council Member:

I am a Howard County senior citizen residing in Ellicott City (District 1) and also a retired Howard County homebuilder. I am writing in opposition to Liz Walsh's Amendment 1 to CB71-2021.

This proposed Amendment was filed AFTER public debate on the original bill, effectively limiting residents and other affected parties sufficient time to prepare a response. Furthermore, the bill would eliminate consumer choice, making electricity the sole source of energy in homes. No clear justification or argument to support this drastic measure is offered.

Over my decades of selling and constructing new homes in Howard County I can assure you that natural gas is the preferred energy source for heating and cooking for most consumers. I base this statement on practical experience, working with homebuyers. Furthermore, natural gas is a cheaper and cleaner energy source than electric, the latter typically being generated through the use of fossil fuels or nuclear energy, both of which have significant environmental impact.

This Amendment eliminates consumer choice altogether! It's "One Source Fits All" approach will send future homeowners to surrounding jurisdictions, detrimentally impacting the Howard County building industry.

I strongly urge a vote against Amendment 1 to CB71-2021!

Joseph Link  
2774 Westminster Road  
Ellicott City, Maryland

Sent from my iPad

**Sayers, Margery**

---

**From:** Lauren Straskulic <lauren.straskulic@gmail.com>  
**Sent:** Monday, November 1, 2021 2:57 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing to let you know that as a resident of Howard County (Elkridge, MD) I am in complete opposition to [Amendment 1] to CB 71 for Howard County. I do not understand how this amendment can even be proposed with no public testimony. What will happen when we have a brown out and electricity is out during the winter? Will those homes just freeze with no way to heat anything? Also, the fact that this is being added without the public having a chance to speak on this is absolutely unacceptable.

Thank you,  
Lauren Straskulic

## Sayers, Margery

---

**From:** John McNeill <mcneill\_ja@yahoo.com>  
**Sent:** Monday, November 1, 2021 2:27 PM  
**To:** CouncilMail  
**Subject:** CB71 A1

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

This Amendment, would actually have the opposite effect if it's intent.

The supporters of this amendment act as if all the electricity in Maryland comes from windmills and solar farms. In fact 10-20% of Maryland electricity still comes from coal. This would increase coal consumption, and increase the cost of electricity.

This amendment makes no sense environmentally or economically. And to attempt to insert it without public testimony is contrary to the transparency county residents expect from council.

John McNeill  
West Friendship, MD

[Sent from Yahoo Mail on Android](#)

**Sayers, Margery**

---

**From:** John Quinn <jquinn1113@gmail.com>  
**Sent:** Monday, November 1, 2021 2:06 PM  
**To:** CouncilMail  
**Cc:** Jung, Deb  
**Subject:** New Homes Ammendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please oppose Liz Walsh's amendment 1 to CB 71, to require that all new homes in Howard county be electric.

John Quinn

Sent from my iPhone

## Sayers, Margery

---

**From:** no-reply@howardcountymd.gov  
**Sent:** Monday, November 1, 2021 1:46 PM  
**To:** ckralovec@hotmail.com  
**Subject:** District 3 - Amendment 1 to Building Code vote today

**First Name:** Claudia

**Last Name:** Kralovec

**Email:** [ckralovec@hotmail.com](mailto:ckralovec@hotmail.com)

**Street Address:** 10696 Graeloch Road

**City:** Laurel

**Subject:** Amendment 1 to Building Code vote today

**Message:** Have not heard anything about the amendment which requires residential construction in 2022 be 100% electric. While I support climate change measures, and I live in an electric house, I am concerned few citizens may be aware of this amendment up for vote today.



## Sayers, Margery

---

**From:** Eileen Gilbert <Eileen.Gilbert@LongandFoster.com>  
**Sent:** Monday, November 1, 2021 1:44 PM  
**To:** CouncilMail; Ball, Calvin  
**Subject:** Oppose Amendment 1 to CB71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

- \* I oppose Amendment 1 to CB 71.
- \* A change like this should NOT be made through a last-minute amendment to a bill after the public hearing took place
- \* Homebuyers should have time to evaluate this proposal and provide feedback and testimony
- \* It is unlikely that most county residents know this is being considered as gas appliances and heating are very important options to most buyers.

Thank you,  
Eileen Gilbert  
Realtor Long and Foster

Sent from [Mail](#) for Windows 10

Eileen Gilbert

Long and Foster

Office: 410-730-3456

Cell: 443-629-0339

[Eileen.gilbert@longandfoster.com](mailto:Eileen.gilbert@longandfoster.com)

Howard County Coronavirus stats: <https://www.howardcountymd.gov/Departments/COVID-19-Coronavirus-Countywide-Updates>

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## Sayers, Margery

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**From:** Cathy Quinn <cquinn0620@gmail.com>  
**Sent:** Monday, November 1, 2021 1:33 PM  
**To:** CouncilMail  
**Subject:** Re: Oppose Liz Walsh's amendment to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please oppose Liz Walsh's amendment 1 to CB 71, to require that all new homes in Howard county be electric.

Thank you -  
Cathy Quinn

Sent from my iPhone

Begin forwarded message:

**From:** Cathy Quinn <cquinn0620@gmail.com>  
**Date:** November 1, 2021 at 1:27:01 PM EDT  
**To:** djung@howardcountymd.gov  
**Subject:** Oppose Liz Walsh's amendment to CB 71

Dear Ms. Jung,  
I am sending this email to you to ask that you oppose councilwoman Liz Walsh's proposed Amendment 1 to CB71, to require all new Howard County homes to be all electric.

Thank you,  
Cathy Quinn  
Fulton, MD

Sent from my iPhone

## Sayers, Margery

---

**From:** Patty Smallwood <smllwd@verizon.net>  
**Sent:** Monday, November 1, 2021 1:21 PM  
**To:** CouncilMail  
**Cc:** Ball, Calvin  
**Subject:** oppose Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To the Howard County Council and County Executive:

I am a resident of Howard County and also a local REALTOR for over 36 years renting and selling homes. I am writing to ask for your consideration to NOT allow any changes to the building regulations that would include a provision limiting or blocking energy sources, until you have thoroughly allowed for expert witnesses and community involvement and options in place to handle the consequences of your actions.

This new proposal of elimination of gas utilities in new builds that has been floated out there for consideration, is extremely dangerous to lower income families. Selling and renting homes for over 36 years with lower income homeowners and renters is our experience. So this isn't just a point of view of the others saying it isn't fair. It also isn't cost effective to use all electric utilities as most would expect.

Our experience with electric homes are that the residents sometimes utilize bad options to compensate for the lack of gas. Electric heaters to get a warm feeling that heat pumps don't offer. Generators for lack of electricity where gas can be utilized in outages. Outdoor Gas grills for cooking certain types of foods that you can't with electric stove/ovens. Electric fireplaces which are not usually safely installed or operated. Some persons actually shop for gas heated housing because their health is better suited for less dry heat. Many say their doctors said that heat pumps provide less healthy heating that has emits an extra dry air that can cause difficulty with breathing and maintaining proper air quality inside the home. Usually doctors are recommending humidity and other types of moisture to be added to the air. So the health conscious consumers can often limit their search for housing to gas heated homes for the healthier option for themselves and their families. I am not an expert but this is what we are told as the real estate agent by our clients.

Besides the safety and health issues, there is a huge cost difference with all electric homes that make them very unattractive to affordable housing.

Our temperatures in the coldest of winters can be frightful to those on limited incomes. Gas is a warm, easy to control and affordable option for those on fixed or limited incomes. Emergency heat modes in the electric furnaces are extremely costly. Prohibits most from running the heat in their homes at times. We have seen seniors and lesser fortunate persons go without heat because they can't afford to run up the bills. They freak out when they see the "light come on" indicating the switch to emergency mode. It is like a time bomb to them to think of the cost to heat with the light "on". To say that they have assistance or other options is not working for most now, imagine if it becomes more and more people asking for the help. Considering the new construction will include senior living homes and hopefully the catching up on affordable housing units, I would think this idea is shortsighted and could be long term costly and unhealthy.

Besides which, this is very much like an "I got mine" type of policy. Enjoying gas heat, gas cooking, gas fireplaces are the little pleasures of living day to day by some but to no new customers. To prevent others the same ability that less than half the county already enjoy is sad to think about.

I get that you want to be known for Climate Change contributions but you should think first about the citizens you represent. This type of policy will adversely impact the lives of so many people in Howard county. It is legislation that should have options in place and better quality control measures to ensure that this is an effective option to achieve what you think it will do. Not just placing unrealistic expectations on "new builds" to overcome the rest of the counties evil energy usages. Have you converted the county buildings to all electric? Will you? Will you run the county housing and schools under the same conditions? Will you in your homes give up the luxury of gas? Start at home and then see how reasonable this idea will be on the rest of the county. Only by your own experiences will you be able to understand the difficulties the others will face. I beg you not to be hasty with any type of these decisions.

Sincerely,

*Patty*

Patty Smallwood  
Associate Broker/REALTOR®  
Maryland Real Estate Network  
7625 Maple Lawn Blvd Ste 175  
Fulton, Maryland 20759  
301-332-3876 Direct      240-456-0016 Office  
[smllwd@verizon.net](mailto:smllwd@verizon.net)      [www.pattyandkennysmallwood.com](http://www.pattyandkennysmallwood.com)

*"We can help with your real estate needs. Whether local, statewide, national or worldwide, We are happy to help."*



## Sayers, Margery

---

**From:** Randall <pianopunman@gmail.com>  
**Sent:** Monday, November 1, 2021 1:10 PM  
**To:** CouncilMail  
**Subject:** Oppose Amendment 1 to CB71-2021

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council Members:

As a resident of Howard County for over 30 years in a home in District 2 that is heated by, cooks with, and heats water with natural gas appliances, I write to strongly oppose Amendment 1 to CB71-2021, which would require all new residences to be entirely electric and eliminate the option to install natural gas.

I urge you to vote against this amendment for several reasons:

1. Lack of Notice: I understand that this amendment has been proposed after the period for public comment on the bill. Attempting to institute such a wholesale shift in public policy at the 11th hour with such little notice to your constituents is unfair, underhanded, and inappropriate.
2. Harm to Constituents: This prohibition would harm the County in several ways: by driving up the price of the fixed quantity of existing homes that have gas availability; increasing the cost of building new homes in the County by mandating more expensive and complex appliances; increasing the cost of heating for new buyers, since electricity is more costly than natural gas; and reducing the competitiveness of the county in comparison to adjacent jurisdictions which continue to permit new construction with natural gas availability.
3. Counterproductive Results: Supplanting residential use of natural gas with electricity contributes to higher overall carbon emissions. Natural gas has been a key component of the utility industry's overall REDUCTION in carbon emissions. Higher electricity demand may necessitate generating more electricity with coal and oil, which have far higher carbon emissions than natural gas, so displacing the need for such fossil fuels by using gas for heating and cooking serves to reduce overall carbon emissions. Less gas is also required to achieve the same heating value as electricity.
4. Absence of Substantive Record: It is wrong to usurp individuals' freedom to choose the fuel(s) they desire to use for their homes without thoughtful consideration of the factors enumerated above, consideration of whether the action would actually achieve positive public policy goals, and whether any such goals achieved are worth the costs that would be incurred. I am not aware that any such consideration, debate, or evidence has been provided for public examination and scrutiny. It is simply wrong to take such a momentous action in the absence of a robust public record.

For these reasons, I strongly urge you to reject Amendment 1 to CB71-2021.

Randall E. Hartman  
Ellicott City, MD

Cc: County Executive Calvin Ball

## Sayers, Margery

---

**From:** Anita Kestel <anita@mytransactionco.com>  
**Sent:** Monday, November 1, 2021 12:44 PM  
**To:** CouncilMail; Ball, Calvin  
**Subject:** Amendment to the County Building Code (CB 71)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello Sirs,

Please vote to oppose the amendment to CB71 for the following reasons:

- \* A change like this should NOT be made through a last-minute amendment to a bill after the public hearing took place
- \* Homebuyers should have time to evaluate this proposal and provide feedback and testimony
- \* It is unlikely that most county residents know this is being considered

While I support changes in legislation due to environmental concerns, they need to go through full legislative process to include public hearing discussion.

Thanks,

Anita Kestel

Member and Board of Directors Member of Howard County Association of Realtors



## Sayers, Margery

---

**From:** ERIC BERS <ERIC.BERS@Longandfoster.com>  
**Sent:** Monday, November 1, 2021 12:43 PM  
**To:** CouncilMail  
**Subject:** OPPOSE Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Howard County Council: I oppose Amendment 1 to CB 71.

- \* A change like this should NOT be made through a last-minute amendment to a bill until after the public hearing takes place
- \* Homebuyers should have time to evaluate this proposal and provide feedback and testimony
- \* It is unlikely that most county residents know this is being considered
- \* There is no justification to exclude the use of gas. Gas is desired by many Owners, renters and occupants.

This bill is not ready for approval and should be discussed before any further action.

Eric L. Bers, P.E.  
Realtor  
Long and Foster Real Estate, Inc.  
410-730-3456 office  
410-302-4231 CELL

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## Sayers, Margery

---

**From:** Sarah Rayne <Sarah@hcar.org>  
**Sent:** Monday, November 1, 2021 11:50 AM  
**To:** CouncilMail; Ball, Calvin  
**Cc:** Jessica Coates; Sara Anderson  
**Subject:** HCAR Comments on CB 71-2021, Amendment 1  
**Attachments:** HCAR Comments on Amendment 1 to CB 71-2021.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Morning,

On behalf of the Howard County Association of REALTORS®, I submit the attached comments on CB 71-2021, Amendment 1, regarding a requirement that all new residential construction be all-electric. We thank you in advance for your consideration of these comments, and would be happy to answer any questions you may have.

Thanks,

Sarah Rayne, RCE, AHWD, ePro®, C2EX  
Director of Operations  
Howard County Association of REALTORS®  
HCAR Cares  
8600 Snowden River Parkway, STE. 104  
Columbia, MD 21045  
Office: (410) 715-1401  
Cell: (410) 980-0443  
Email: [Sarah@hcar.org](mailto:Sarah@hcar.org)  
Website: [www.hcar.org](http://www.hcar.org)

**Sayers, Margery**

---

**From:** angelpris@aol.com  
**Sent:** Monday, November 1, 2021 11:47 AM  
**To:** CouncilMail  
**Subject:** No Due Process of Building Codes Update

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

**To: Calvin Ball; Elizabeth Walsh; Opel Jones; David Yungmann; Deb Jung; Christiana Rigby**

**Re: Amendment requiring all new residential construction to be electric only.**

- \* What happened to the public engagement process?**
- \* What happened to: public hearing, testimony from experts, Council work session & public debate?**

**PLEASE REJECT THIS LACK OF  
PUBLIC PROCESS**

**Thank you,  
Angela Hammond  
75 year resident of Howard County**

## Sayers, Margery

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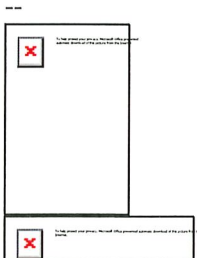
**From:** Janet Hand <janethand61@gmail.com>  
**Sent:** Monday, November 1, 2021 11:16 AM  
**To:** CouncilMail  
**Subject:** Amendment 1 CB 71 - Oppose

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing to inform you that I oppose Amendment 1 to CB 71. The reason is because I believe it is being steamrolled through. Howard county homebuyers and homeowners should have the ability to evaluate and give testimony in a public hearing prior to a vote.

Many homebuyers are looking for gas heat since it is more cost-effective. Again, whether you are pro or con on this issue, it needs to be transparent to all.

Janet Hand



*"The Helping Hand you'll need when buying or selling a home"*

Janet Hand, Realtor  
The Helping Hand Team  
Long and Foster Real Estate, Inc.  
O: 410-730-3456  
C: 443-474-3321  
janet.hand@LNF.com

[longandfoster.com/janethand](https://longandfoster.com/janethand)

## Sayers, Margery

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**From:** Amy Bracciale <amy.bracciale@gmail.com>  
**Sent:** Monday, November 1, 2021 11:09 AM  
**To:** CouncilMail  
**Cc:** Yungmann, David; Walsh, Elizabeth; Jung, Deb; Rigby, Christiana; Jones, Opel  
**Subject:** Vote NO to Amendment 1 on CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

As a resident of Howard County, I am writing to share that I STRONGLY oppose:  
AMENDMENT 1 to CB71.

This process should include public testimony. This amendment greatly impacts your constituents and will have many unintended negative consequences.

In addition, electric is powered by gas. Please vote NO.

Thank you.

## Sayers, Margery

---

**From:** Rick Trott <rtrott14@yahoo.com>  
**Sent:** Monday, November 1, 2021 10:46 AM  
**To:** CouncilMail  
**Subject:** CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I strongly oppose Amendment 1 to CB 71 requiring that all new homes be electric in 2022. I also think the lack of public transparency on this issue is unfortunate and unacceptable.

Rick Trott



## Sayers, Margery

---

**From:** Paul Sill <paul@sillengineering.com>  
**Sent:** Monday, November 1, 2021 10:44 AM  
**To:** CouncilMail  
**Cc:** Walsh, Elizabeth; Jones, Opel; Rigby, Christiana; Jung, Deb; Yungmann, David  
**Subject:** RE: CB 71-21 amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council members,

In my haste to get an email to you on this issue (considering it is being voted on tonight), I took my organizations email alert for its word, which turned out to be incorrect. I've now had a chance to read the bill and see that it is not regarding vehicles, but buildings, and is only for new building permits submitted after November 1, 2022. I am still in opposition to this, seeing no need to limit our power choices to electric, when options like natural gas are perfectly viable. What happens with generators? Even if I agreed with this amendment, I would see no need to exclude government buildings.

To reiterate my request below, I ask that you vote against this amendment.

Thank you,

Paul M. Sill, PE, LEED AP



**SILL ENGINEERING GROUP, LLC**  
**SEG LAND SURVEYING, LLC**

16005 Frederick Road, 2nd Floor  
Woodbine, MD 21797 | Cell: 443-878-4314  
Office: 443-325-5076 ext. 102 | Fax: 410-696-2022  
Website: [www.sillengineering.com](http://www.sillengineering.com)

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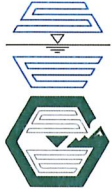
**From:** Paul Sill  
**Sent:** Friday, October 29, 2021 2:41 PM  
**To:** councilmail@howardcountymd.gov  
**Cc:** ewalsh@howardcountymd.gov; ojones@howardcountymd.gov; crigby@howardcountymd.gov; djung@howardcountymd.gov; dyungmann@howardcountymd.gov  
**Subject:** CB 71-21 amendment

Dear Councilmembers,

I just heard that this bill has been amended to require all residential vehicles be converted to electric by November 2022: ONE YEAR, and will be voted on in THREE DAYS. This is the most impractical law I have ever seen proposed and should have Ms. Walsh recalled from her seat for mental instability. Even if I supported the thought of all electric vehicles, how in the world would that switch ever be made in ONE YEAR? Not to mention the cost! Ms. Walsh has shown over her tenure on the Council a lack of sound judgement in making Howard County a better place to live and I plan to heavily support any individual that runs against her in the next election. I implore the other council members to soundly reject this amendment and prove that Howard County isn't an insane asylum.

A citizen for common sense,

Paul M. Sill, PE, LEED AP



**SILL ENGINEERING GROUP, LLC**  
**SEG LAND SURVEYING, LLC**

16005 Frederick Road, 2nd Floor  
Woodbine, MD 21797 | Cell: 443-878-4314  
Office: 443-325-5076 ext. 102 | Fax: 410-696-2022  
Website: [www.sillengineering.com](http://www.sillengineering.com)

 Please consider the environment before printing this email.

## Sayers, Margery

---

**From:** Ginny Stickles <vjstickles@aol.com>  
**Sent:** Monday, November 1, 2021 10:36 AM  
**To:** CouncilMail  
**Subject:** Gas vs electric

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Ms. Walsh,

This bill should be reconsidered for a number of reasons. An all electric house costs more to run than gas. We have gas in our home and I would not change it. The heat is warmer, food cooks better. Our BGE bills are higher in the summer with AC than in the winter with gas. Please reconsider this bill!

Virginia Stickles

Elkridge, Maryland

[Sent from the all new AOL app for iOS](#)

November 1, 2021

**Re: OPPOSITION TO Amendment 1, CB 71-21 An Act adopting the International Building Code, 2021**

Dear Counsel Chair Walsh and Members of the Howard County Council:

The Howard County Chapter of the Maryland Building Industry Association (MBIA) writes in opposition to Amendment 1 proposed by the Chair to CB 71-21, which would adopt the International Standard building Code. Amendment 1 would require that all new residential construction be fully electric by November 2022.

This amendment is shortsighted and if implemented the goal of achieving full electrification by 2022 would be impractical. The requirements of what would constitute electrification, and examination of the existing infrastructure, and new designs and suppliers would have to be found before this could even become possible. This has the potential for substantial unintended consequences to be felt at the local economy level not only for builders but for natural gas and utility providers, as well as the counties housing stock and affordable housing options.

Furthermore, the process for introducing a change of this magnitude into the code should have stakeholder and public input. Attaching an amendment to a bill and giving the public and stakeholder groups no time to evaluate and comment on its effects is an egregious abuse of process. Stakeholders should have the opportunity to offer their input, and work with the county as a partner in combating climate change. An amendment to a bill that did not initially require it for sweeping policy changes with no opportunity for comment erodes the trust in the legislative process to achieve that partnership. This is not an open democratic process and is designed to circumvent the reasonable opposition of numerous stakeholders.

For these reasons, MBIA respectfully requests the Council vote against the proposed amendment. Thank you for your attention to this vital issue and your continued support of the local home building industry. If you have any questions about these comments and would like to discuss MBIA's position further, please do not hesitate to contact me at [iambruso@marylandbuilders.org](mailto:iambruso@marylandbuilders.org) or (202) 815-4445.

Best regards,

Isaac Ambruso, Director of Legislative and Regulatory Affairs

Cc: Counsel Chair Elizabeth Walsh  
Vice-Chair Opel Jones  
Councilmember Deb Jung  
County Executive Calvin Ball  
Councilman David Yungmann

## Sayers, Margery

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**From:** Alexis M. McKenzie <amlaske@gmail.com>  
**Sent:** Monday, November 1, 2021 9:44 AM  
**To:** CouncilMail  
**Subject:** Oppose Amendment 1 to CB 71

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi,

As a resident of district 2 in Elkridge. I would like to voice my opposition to amendment 1 to CB 71.

Please allow residents choice in how they heat their homes.

Alexis McKenzie  
Elkridge, MD 21075





6240 Old Dobbin Lane ■ Suite 110 ■ Columbia, MD 21045

October 31, 2021

Ms. Liz Walsh  
Howard County Council Chair  
3430 Courthouse Drive  
Ellicott City, MD 21043

***RE: CB 71-2021 Amendment No. 1***

Dear Council Chair Walsh:

Through the introduction of CB 71, the Howard County Council is reviewing adopting the International Building Code, 2021, the International Residential Code, 2021, the International Mechanical Code, 2021, and the International Energy Conservation Code, 2021 to ensure the current Howard County Building Code is consistent with these codes and making necessary revisions as deemed appropriate. As with most legislation, CB 71 has gone through the necessary protocols and public comment has been received prior to the scheduled vote set for this Monday. This past Friday, the Howard County Chamber (Chamber) was alerted to an amendment that would cause a significant change to residential construction in that new structures would have to be entirely electric.

We understand that the public policy process features bill amendments throughout the deliberation process. However, more controversial, and impactful changes typically feature additional public comment and scrutiny. This is one such moment. To adopt a modification such as this would significantly impact the residential development and home purchasing process. It is widely documented that Howard County residential real estate is expensive and great focus of late has been placed on housing affordability. A legislative move such as this would further impact home affordability as natural gas utilities are generally less expensive than electric. Not to mention, many people have personal preferences of gas over electric. Considering that purchasing a home is the largest purchase and investment many people make, legislation such as this one that should not be instituted without additional public comment.

Environmental sustainability is of major concern and especially now as we all deal with the remnants of climate change. Yet, environmental stewardship must be balanced with consumer preferences and fiscal impact. It is our opinion that this amendment does not do that. Thus, we are opposed to CB71 – Amendment 1 and request that it be considered once there is widespread public comment and additional review by all within the residential real estate industry.

Respectfully,

A handwritten signature in black ink, reading 'Leonardo McClarty'.

Leonardo McClarty, CCE  
President/CEO, Howard County Chamber

CC: Howard County Council Members  
County Executive Calvin Ball  
Howard County Chamber Board of Directors



## Sayers, Margery

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**From:** Richard Green <Richard.Green@presidential.com>  
**Sent:** Monday, November 1, 2021 9:04 AM  
**To:** CouncilMail; Ball, Calvin  
**Subject:** RE: LEGISLATIVE ACTION NEEDED (PLEASE READ AND TAKE ACTION!!)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

As both a Howard County resident and a member of the Howard County Association of Realtors I submit the following comments regarding Amendment 1 to CB 71.

- It is unheard of to file an amendment to a council bill after a public hearing and then schedule a vote in a matter of 3 days over a weekend. This is not the type of governance we expect or can accept from our elected officials.
- I am not certain any consideration was given to the impact on future homebuyers in Howard County who might have a desire for a property serviced by gas utilities.
- Was any thought given to the unintended consequences a bill like this might have ? It does not look that way. First, many homeowners desire gas utilities whether it be for cooking , heating/AC or both. Might they then look to another county to establish residency ?
- Choices for Homebuyers are being eliminated.

It is for these reasons, amongst and I am sure others that have been identified that I STRONGLY OPPOSE CB71

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**2016 Mortgage Banker of the Year---Maryland Mortgage Bankers Association**  
**2018 and 2016 Affiliate of the year Howard County Association of Realtors**  
***Past President Maryland Mortgage Bankers Association 2015***

**APPLY NOW**

## Sayers, Margery

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**From:** Sue A <susanarlinghaus@gmail.com>  
**Sent:** Monday, November 1, 2021 8:46 AM  
**To:** CouncilMail  
**Subject:** Code change requiring all electric in homes

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I stand in firm opposition to this proposal. Homeowners deserve the right to choose how they will heat their homes or cook. This is even more important in the western part of the county as we regularly lose power for days at a time. Portable generators can not produce enough energy to heat a home.

Sincerely,

Susan Arlinghaus  
3010 Evergreen Way  
Ellicott City MD 21042