

COUNTY COUNCIL
OF
HOWARD COUNTY, MARYLAND

2026 Legislative Session

Legislative Day No.4
March 2, 2026

HOWARD COUNTY TO WIT:

The Chair called the legislative session to order at 7:10 p.m.

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

Michelle Harrod, Council Administrator; Gary Kuc, County Solicitor; Amanda Mihill, Assistant County Solicitor; Jen Sager, Legislative Coordinator; Isaiah Anderson, Executive Assistant I; James Almon, Senior Legislative Analyst; and Trish Hammond, Administrative Assistant, were also present.

APPROVE JOURNAL

The Chair moved to approve the Journals of:

Legislative Session – February 2, 2026
Emergency Legislative Session – February 5, 2026

The motion was seconded by Ms. Rigby.

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

The motion to approve the Journals passed.

APPROVE MINUTES

The Chair moved to approve the Minutes of:

Emergency Legislative Public Hearing – February 4, 2026
Joint Meeting with Board of Education – February 9, 2026
Special Meeting to Hold Closed Session – February 17, 2026
Legislative Public Hearing – February 17, 2026
Special Meeting to Hold Closed Session – February 19, 2026

The motion was seconded by Ms. Rigby.

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

The motion to approve the Minutes passed.

INTRODUCTION OF LEGISLATION

Appointments

CR38-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Melissa Terlaje – Economic Development Authority Board of Directors

Title: A RESOLUTION confirming the appointment of Melissa Terlaje to the Board of Directors of the Economic Development Authority

Financial

CB18-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Agreement of Lease – Preservation Maryland, Inc. – Historic County Jail, Ellicott City, Maryland

Title: AN ACT pursuant to Section 612 of the Howard County Charter, approving Agreement of Lease between Howard County, Maryland and Preservation Maryland, Inc. for the lease of a building known as the historic Howard County Jail located at 1 Emory Street, Ellicott City, Maryland; and authorizing the County Executive to take certain actions in connection with the Agreement

CB19-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Multiyear Renewable Energy Power Purchase Agreement with CI Renewables HCPS LLC – Howard County, HCPSS and HCC

Title: AN ACT pursuant to Section 612 of the Howard County Charter, approving a multiyear Renewable Energy Power Purchase Agreement between Howard County, Maryland, the Howard County Public School System, Howard Community College, and CI Renewables HCPS, LLC, for the purchase of electric power for a term of 25 years, with the option for renewals; authorizing the County Executive to take certain actions in connection with the Agreement

CR39-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Payment in Lieu of Taxes Agreement – Fall River Terrace, LLC – Fall River Terrace Apartments

Title: A RESOLUTION approving the terms and conditions of a Payment in Lieu of Taxes Agreement by and between the Howard County, Maryland and Fall River Terrace, LLC for a proposed 76-unit housing community to be located at 5551 Harpers Farm Road in Columbia, Maryland

CR40-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Charter Amendment – Section 601, Fiscal year and tax year and definitions

Title: A RESOLUTION proposing to amend County Charter Section 601, Fiscal year and tax year and definitions, in order to define the term “affordable housing projects, financed

in whole or in part by the Housing Opportunities Trust Fund” which will allow the County to fund the Trust Fund with bonds; and submitting this amendment to the voters of Howard County for their adoption or rejection in accordance with Article X of the Howard County Charter and Article XI-A of the Maryland Constitution

CR41-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Howard County Board of Education – Fiscal Year 2026 – Operating budget amendment

Title: A RESOLUTION approving an amendment to the operating budget of the Board of Education in order to reduce the transfer from its Health Fund to its General Fund by \$3,000,000 and by increasing the use of unassigned fund balance in its General Fund by \$3,000,000; and generally relating to the Fiscal Year 2026 Operating Budget of the Board of Education

General

CB20-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Establish – Interfaith Advisory Commission

Title: AN ACT to establish Interfaith Advisory Commission; providing for the membership of the Commission; providing for the purpose and duties of the Commission; providing for the method of appointment and staff; requiring certain meetings and certain reports; providing the expiration dates of the terms of the initial members of the Commission; and generally relating to Interfaith Advisory Commission

CB21-2026 - Introduced by David Yungmann

Short Title: Enforcement of Owner Occupancy – Accessory Dwelling Units

Title: AN ACT requiring property owners with Accessory Dwelling Units (ADUs) to obtain and annually renew rental housing licenses; requiring attestation from property owners of occupancy at the ADU site for at least six months per year; prohibiting more than one rental license on single ADU parcel; establishing civil penalties for violation of these requirements; and generally relating to rental housing licenses

FINAL CONSIDERATION

Appointments

CR26-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment– Jonathan D. Nelson - Opioid Restitution Fund Commission

Title: A RESOLUTION confirming the appointment of Jonathan D. Nelson to the Opioid Restitution Fund Commission

CR27-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment- Asaf Buchner- Advisory Board on Consumer Protection

Title: A RESOLUTION confirming the appointment of Asaf Buchner to the Advisory Board on Consumer Protection

CR28-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment- Darryl Burnett- Board of Health

Title: A RESOLUTION confirming the appointment of Darryl Burnett to the Board of Health

CR30-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Bryan Lee Thompson- Agricultural Preservation Advisory Board

Title: A RESOLUTION confirming the appointment of Bryan Lee Thompson to the Agricultural Preservation Advisory Board

CR31-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment - Amanda Kristen Walker de Rodriguez – Board to Promote Self-Sufficiency

Title: A RESOLUTION confirming the appointment of Amanda Kristen Walker de Rodriguez to the Board to Promote Self-Sufficiency

Reappointments

CR32-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment - Khin Rupa Waddy Maung, M.D. - Asian American and Pacific Islander Commission

Title: A RESOLUTION confirming the reappointment of Khin Rupa Waddy Maung, M.D., to the Asian American and Pacific Islander Commission

CR33-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment – Jodie Wang - Asian American and Pacific Islander Commission

Title: A RESOLUTION confirming the reappointment of Jodie Wang to the Asian American and Pacific Islander Commission

CR34-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment–Misako Aoki–Asian American and Pacific Islander Commission

Title: A RESOLUTION confirming the reappointment of Misako Aoki to the Asian American and Pacific Islander Commission

CR35-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment – Naresh C. Das, Ph.D. – Asian American and Pacific Islander Commission

Title: A RESOLUTION confirming the reappointment of Naresh C. Das, Ph.D., to the Asian American and Pacific Islander Commission

CR36-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Reappointment – Dhaval Shah - Asian American and Pacific Islander Commission

Title: A RESOLUTION confirming the reappointment of Dhaval Shah to the Asian American and Pacific Islander Commission

The Chair moved to approve Council Resolutions 26 through 28; and 30 through 36-2026.

The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on approve Council Resolutions 26 through 28; and 30 through 36-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Council Resolutions 26 through 28; and 30 through 36-2026 passed.

Financial

CB11-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Multi-year Grant Agreement renewal – Howard County Housing Commission
- NonProfit Collaborative

Title: AN ACT pursuant to Section 612 of the Howard County Charter, approving a Multi-Year Grant Agreement between the County and the Howard County Housing Commission for the grant of funds related to a NonProfit Collaborative, which provides easier access to multiple services for Howard County residents, enhances coordination and collaboration among non-profit service providers, and improves efficiency through shared spaces and services; authorizing the Executive to make changes to the Agreement, under certain conditions; authorizing the County Executive to execute the Agreement; and generally relating to the Agreement.

The Chair moved to approve Council Bill 11-2026.

The motion was seconded by Ms. Rigby.

The Chair moved to approve Amendment 1 to Council Bill 11-2026.

The motion was seconded by Ms. Rigby.

Amendment 1 to CB11-2026

(This Amendment reduces the grant amount by \$381,977 and adds a deadline for reports.)

The roll call vote called by the Administrator to approve Amendment 1 to CB11-2026 was

Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 1 to Council Bill 11-2026 passed.

The roll call vote called by the Administrator to approve CB11-2026 as amended was Yea:

Council Members: Jones, Jung, Rigby, Walsh, and Yungmann

The motion to approve CB11-2026 as amended passed.

General

CB12-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Landlord Tenant Relations – Eviction Notice Requirement

Title: AN ACT requiring that landlords provide at least 14 days written notice to a tenant upon the issuance of a warrant of restitution; requiring the notice be sent and posted in certain methods and timeframes; requiring the Office of Consumer Protection to create a URL that contains certain information; requiring the Office to maintain certain

information; amending penalty provisions for violations of landlord-tenant provisions of the County Code; making certain technical corrections; and generally related to the landlord tenant relations.

The Chair moved to approve Council Bill 12-2026.

The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to approve Council Bill 12-2026 was Yea:
Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Council Bill 12-2026 passed.

CB13-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Executive Reorganization – Department of General Services – Mail and Fleet
Title: AN ACT reorganizing the Executive Branch of County Government pursuant to Section 403 of the Howard County Charter; moving certain central service functions to include mail and fleet to the Department of General Services; and generally relating to the Executive Branch of County Government.

The Chair moved to approve Council Bill 13-2026.

The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to approve Council Bill 13-2026 was Yea:
Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Council Bill 13-2026 passed.

CR37-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Height Variance- Elkridge Community Center and 50 Plus Center
Title: A RESOLUTION pursuant to Sections 16.301(c) and 16.200(a) of the Howard County Code, granting a variance for government uses from certain height requirements for the construction of the Elkridge Community Center and 50 Plus Center located at 6365, 6371, and 6379 Old Washington Road.

The Chair moved to approve Council Resolution 37-2026.

The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to approve Council Resolution 37-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Council Resolution 37-2026 passed.

CB14-2026 (ZRA 214) - Introduced by The Chairperson of behalf of Yale Presbyterian Church, Inc.

Short Title: ZRA 214 - Age Restricted Adult Housing Apartments – New Conditional Use
Title: AN ACT amending Section 131.0.N of the Howard County Zoning Regulations to add a new Conditional Use category, “Age Restricted Adult Housing Apartments, Commercial Transition” allowed in the PGCC, R-20, R-12, R-SC, and R-SA-8 zoning districts, provided that the property adjoins a B-1 Zone and is within 1,000 feet of the intersection of two arterial roads; add additional Conditional use criteria; and generally related to Conditional Uses.

The Chair moved to approve Council Bill 14-2026 (ZRA 214).

The motion was seconded by Ms. Rigby.

The Chair moved to approve Amendment 1 to Council Bill 14-2026 (ZRA 214).

The motion was seconded by Ms. Rigby.

Amendment 1 to CB14-2026

(This Amendment changes the proposed language regarding minimum lot size for Age-Restricted Adult Housing Apartments, Commercial Transition from 8 net acres to 8 gross acres and makes technical corrections to the proposed language regarding minimum setbacks.)

The roll call vote called by the Administrator to approve Amendment 1 to Council Bill 14-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 1 to Council Bill 14-2026 passed.

The roll call vote called by the Administrator to approve Council Bill 14-2026 as amended was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann

The motion to approve Council Bill 14-2026 as amended passed.

CB15-2026 (ZRA 216) - Introduced by The Chairperson of behalf of Southern Veterinary Partners

Short Title: ZRA 216 - Animal Hospitals – Permitted Use in M-1 Zoning District
Title: AN ACT amending Section 122.0 of the Howard County Zoning Regulations to add “Animal Hospitals, completely enclosed” as a permitted use in the M-1 zoning district; and generally related to the Howard County Zoning Regulations.

The Chair moved to approve Council Bill 15-2026 (ZRA 216).

The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to approve Council Bill 15-2026 as amended was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann

The motion to approve Council Bill 15-2026 as amended passed.

Tabled Legislation

CR176-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment - Nicole Harris – Commission for Transitioning Students with Disabilities.

Title: A RESOLUTION confirming the appointment of Nicole Harris to the Commission for Transitioning Students with Disabilities

CR1-2026 – Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Juan Rafael Albertorio-Diaz – La Alianza Latina Commission.

Title: A RESOLUTION confirming the appointment of Juan Rafael Albertorio-Diaz to the La Alianza Latina Commission

CR4-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Jeremy Domm - Multimodal Transportation.

Title: A RESOLUTION confirming the appointment of Jeremy Domm to the Multimodal Transportation Board

The Chair moved to remove Council Resolutions 176-2025; and Council Resolutions 1; and 4-2026 from the table.

The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to remove Council Resolutions 176-2025; and Council Resolutions 1; and 4-2026 from the table was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann

The motion to remove Council Resolutions 176-2025; and Council Resolutions 1; and 4-2026 from the table passed.

The Chair moved to withdraw Council Resolutions 176-2025; and Council Resolutions 1; and 4-2026.

The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to withdraw Council Resolutions 176-2025; and Council Resolutions 1; and 4-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to withdraw Council Resolutions 176-2025; and Council Resolutions 1; and 4-2026 passed.

CB4-2026 (ZRA 219) – Introduced by The Chairperson at the request of the County Executive
Short Title: ZRA 219 - Zoning Regulation Amendment 219 – Activity Centers – TOD or TNC Zoning Districts – Age-Restricted Adult Housing.

Title: AN ACT amending the Howard County Zoning Regulations to implement the General Plan’s recommendations for housing in activity centers, including defining activity center; providing that certain types of development projects in the TOD or TNC zoning districts shall provide more than one housing type; and adding regulations for age-restricted adult housing in the TOD zoning district; and generally relating to the Howard County Zoning Regulations

The Chair moved to remove Council Bill 4-2026 (ZRA 219) from the table.

The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to remove Council Bill 4-2026 (ZRA 219) from the table was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to remove Council Bill 4-2026 (ZRA 219) from the table passed.

The Chair moved to withdraw Council Bill 4-2026 (ZRA 219).

The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to withdraw Council Bill 4-2026 (ZRA 219) was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to withdraw Council Bill 4-2026 (ZRA 219) passed.

CR23-2026 - Introduced by Christiana Rigby

Short Title: Charter Amendment – Gender Neutrality

Title: A RESOLUTION proposing to amend the Howard County Charter to make the language of the Charter gender neutral; and submitting this amendment to the voters of Howard County for their adoption or rejection in accordance with Article X of the Howard County Charter and Article XI-A of the Maryland Constitution.

Requires 4 votes to pass charter amendment.

The Vice Chair moved to remove Council Resolution 23-2026 from the table.

The motion was seconded by Dr. Jones.

The roll call vote called by the Administrator to remove Council Resolution 23-2026 from the table was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to remove Council Resolution 23-2026 from the table passed.

The Vice Chair moved to approve Council Resolution 23-2026.

The motion was seconded by Dr. Jones.

The roll call vote called by the Administrator to approve Council Resolution 23-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Council Resolution 23-2026 passed.

CR24-2026 - Introduced by Christiana Rigby

Short Title: Charter Amendment – Howard County Board of Appeals

Title: A RESOLUTION to amend the Howard County Charter to increase the number of members of the Howard County Board of Appeals from five to seven members; update the political party affiliation distribution of Board members; and submitting this amendment to the voters of Howard County for their adoption or rejection in accordance with Article X of the Howard County Charter and Article XI-A of the Maryland Constitution.

Requires 4 votes to pass charter amendment.

The Vice Chair moved to remove Council Resolution 24-2026 from the table.

The motion was seconded by Dr. Jones.

The roll call vote called by the Administrator to remove Council Resolution 24-2026 from the table was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to remove Council Resolution 24-2026 from the table passed.

The Vice Chair moved to approve Council Resolution 24-2026.

The motion was seconded by Dr. Jones.

The Vice Chair moved to approve Amendment 1 to Council Resolution 24-2026.

The motion was seconded by Dr. Jones.

Amendment 1 to CR24-2026

(This Amendment adds language to clarify the process for selecting the Board of Appeals members.)

The roll call vote called by the Administrator to approve Amendment 1 to Council Resolution 24-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 1 to Council Resolution 24-2026 passed.

The roll call vote called by the Administrator to approve Council Resolution 24-2026 as amended was Yea: Council Members: Jones, Rigby, and Yungmann. Nay: Council Members Jung and Walsh.

The motion to approve Council Resolution 24-2026 as amended failed.

Adjourned at 7:36 p.m.