

Montgomery County 2026 Candidate Questionnaire



Personal Information:

Name

Peter James

What Office Are You Seeking in the 2026 Election?

County Executive

Where Can Voters Learn More About Your Positions Or Contact Your Campaign?

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Please Answer the Following Questions- responses will posted in their entirety and will not be edited. There are no word limits but please try to be concise.

(pictured above: One Acre Farm)

Please share 3 sentences that help us to know you better:

Husband and dad concerned about the emergence of God-like AI, Trump Dark Enlightenment billionaires ending democracy and the coming mother of all economic collapses.

Moved to Maryland in 1959, spent 20 years of early career in Silicon Valley, developing system and products that generated hundreds of billions of dollars for my customers by making their operation faster and cheaper.

Have solution for the County's most pressing problems of affordable housing, healthy affordable food, traffic congestion, environmental damage and climate change.

When we recently surveyed residents throughout the County, they shared that their top priority was a lack of government transparency - How can Montgomery County ensure transparency in their legislative and land use decision making? How would you grade current public engagement? Do you support re-establishing the Office of the People's Counsel?

i have made over a dozen public information act requests, in the past few months. They have gone

unanswered and un-acknowledged.

I will eliminate 311 and make it a requirement to return phone calls and emails 240 hours. By automating the business process for County employee they will have the time to become "customer" focused, they will understand that their sole purpose is to serve the public not the administrations hidden agenda.

I will provide a self serve 3D digital twin online interface, that will allow every resident to view every County operational process, project, proposal and email conversation.

Urban planning won't be done the the Planning board, which is un-constitutional. We are guaranteed and "Republican form of government" not rule be unelected ivory tower officials.

In using 3D gamified online interface to allow citizens to design and collaborate on what their communities will look like. see - https://peter4moco.com/better_future.pdf#page=11

Here are some examples of 3D digital twins of autonomous guideways I am proposing to eliminate traffic congestion, traffic deaths and serious injuries, emissions and free up lots of land area currently used for parking and roadways.
see - https://peter4moco.com/better_future.pdf#page=12

With busy lives we most people don't have time to go down to planning board or council hearings , let alone be aware when something that impacts their lives is one the agenda.

Instead the citizens will set the agenda for their community. Using rank choice voting to help form community consensus and nueroevolution tools that optimize designs, professional planners will only be used to answer technical questions ting like NEPA requirement, etc.

I will provide digital democracy tools that allow citizen to quickly sift through the huge amount of data to retrieve that which is most concerning to them see <https://civilbeat.digitaldemocracy.org/>

Do you believe that the way that local government branches (executive, legislative and planning), and state entities currently interact can be improved? If so, what steps would you take to bring better collaboration?

I spent 50 years developing very complex communications control systems for fortune 500 companies, national, state and local governments.

What I found throughout the long career is that often member of a group attempting to reach a common goal, start out by injecting their own structural solutions based on their existing world view and experiences.

In developing company wide, national entity wide solutions that involved many different roles each having different objectives, governance rules, etc. I was brought in as a consultant to get stalled project on track and completed.

What I would do as a consultant is first ask the parties what their "functional" objectives for the project were. By defining what functional outcomes they were mutually trying to achieve, the process reveal misunderstandings between the parties and came out with shared "functional" objectives all parties agreed upon.

These functional objective can be put into a meta model database and be used to automate processes to accelerate the shared goals of the participating energy. ie. crafting legislation.

I would add the citizens to the three entities you list above. The interaction between agencies and elected officials will be treated as an "open meeting" and citizens will be able to monitor all interactions

I am running against 3 council members that haven't in 8 years responded to any of my phone calls or emails. The except being Evan Glasses office allowed me to talk at one of his "Town Hall" virtual meetings

on Vision Zero. I had just completed a Smart Crosswalk study for the State Highway Commission and had a lot to share about ways to improve pedestrian safety. Glass muted me and I was never able to utter a word at this "Town Hall".

When I sent all council a request to shut off the camera feeds to ICE and Palantir, only Glasses aid responded telling me not to worry and that state regulations protect citizens privacy rights. On reading the regulations I was sent from his office, rather than confirming Glasse's office claim of privacy protection, they specifically required traffic camera red light, speeding feeds and license plate reader data to be sent to the "fusion center" in Hanover, MD. This is where Palantir get it and uses to help ICE track down undocumented residents. They also use it to compile movement history of all County residents.

Neither the Federal government nor Maryland has an authority over the fusion center. The center is a task force composed of intelligence agencies, DOD, contractors like Palantir, federal, state and local police agencies. They govern themselves.



Source water protection is a priority for County residents. Rural residents are served by wells drawn from a federally designated Sole Source Aquifer. What specific actions will you take to protect groundwater quality and ensure a sustainable supply of drinking water for residents, farms and businesses? And what do you propose with regard to protecting the Potomac River, a drinking water supply for more than 5 Million people in the Washington DC metropolitan area. Given increasing drought conditions, growing data center water consumption, and projections that the Potomac River may not meet future demand, how will you plan for a water-constrained future? What policies or investments would you prioritize during your term?

WSSC's drinking water intake is down stream from it waste discharge. I would fix that.

Using robots will reforest the AG reserve with both natural forest and agro forestry. In addition to CO2 and heat sink this will help the aquifer recharge and mitigation the more frequent and intense rains and droughts. see - <https://www.waldwissen.net/en/technique-and-planning/forest-technology/soil-protection/water-retention-in-the->

I will provide robot greenhouse technologies at cost to farmers and home owners to produce more affordable table food for county residents. Greenhouse food production use 1/10 the water for the same field grown crops.

Industrial farming is bad for the environment and make ~\$500 profit per acre an automated greenhouse can use yard and food waste to get 40% more production and generate \$50K per acre in profits.

What role can the Ag Reserve play in helping our County address Climate Change? Do you have plans to bolster the county's funds to address climate change, i.e. expanded grant making, review of energy tax structure for high energy consumers such as data centers?

Half the land in the county is zoned ag, yet we import ~\$4 billion in food per year. The agricultural budget is just \$1.6 million. I will increase that a hundred fold to make the county food self sufficient.

My autonomous guideway will reduce GHG emissions by 80% of the 38% to 40% GHG emissions from transportation.

They will also reclaim 10 square miles of parking and road surface contributing to the heat island effect. As mentioned above reforesting the ag reserve.

The county will sell my technologies to other jurisdictions and generate tens of billions of dollars in new revenue. This will eliminate taxes, pay off our \$6.5B debt and provide free health and child care. Using robots to reduce the construction cost I will provide builders, construction workers and potential home owners with robots to build rammed earth homes that will be low cost and net zero.



Do you support the long planned closure of the trash incinerator in Dickerson? Please provide some details as to why or why not. (pictured above: Shepherd's hey Farm)

Using recycling robots to sort the waste going to the incinerator, this will immediately long the total waste stream below the statutory minimum watsse required to keep it open.

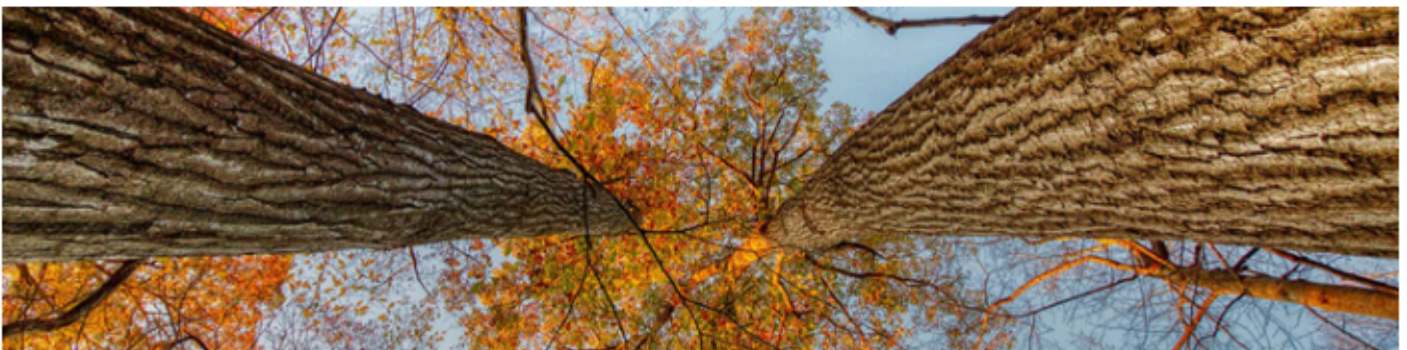
The state will have no chice but to shut it down. By putting neighbor robotic food waste collection and on site hybrid in-vessel composting and aneraboic digester this will further reduce waste to land fills or incenerrators

Should Montgomery County host hyperscale Data Centers? If so, what zoning standards and regulations should be established? Have we gathered all the necessary information to make an informed decision at this time?

No unlike my opponents tht just want to pause or make it "bring its own 100% renewal energy.

I will not allow any data center to be built or expanded because this is where the AI beast resides.

As the chief public safety officer, I will not allow a data center that houses a super intelligence that its founder are warning the world that it may wipeout all humanity operate in our county. see https://peter4moco.com/godfather_ai.mp4



Forests are a key tool for climate protection and protecting public health. How would forest protection and control of non-native plant species factor into your administration's goals? (Picture above - Wib Middleton)

See reforestation above.

I will deploy legged robots to remove evasive species.

Where do you stand on synthetic turf playing fields for school and community use?

I had 15 interns at Needwood golf course this summer running robots to mow the grass and use machine vision to find weeds and disease that control them without the use of pesticides.

This will eliminate the high maintenance cost of natural fields. By mowing for frequently, automating reseeding, spot watering, etc. I will provide the dense turf needed to provide the best playing surfaces for our kids that is able to withstand heavy traffic. see - turfrobots.us



Challenges to current and future farmers are increasing. The average age of County producers is 59. The cost of leasing farm acreage (60% of farms are leasing) is skyrocketing while a diverse new crop of farmers struggle to afford farmland. Have you got any plans for how the County can help keep the industry healthy and promote expansion– with an understanding that resilience depends on local food and fiber production? (Pictured above: Afrithrive Farm)

As mentioned above I will fund our Ag department with \$200M+ and provide the technology that will make farming very profitable.

AG zones are allowed farm worker housing and the worker can work part time. I will recruit programers and engineering that have full time jobs to live on the farm and grow food with robots.

They get affordable housing, income and the county gets affordble food.