

Carroll County Water Resource Coordination Council

Hampstead * Manchester * Mt. Airy * New Windsor
Carroll County Health Department



* Sykesville * Taneytown * Union Bridge * Westminster
Carroll County Government

WRCC Meeting Summary February 25, 2026

Attendees:

Municipalities:

- Kevin Hann, Chair, Hampstead
- Jim Wieprecht, Vice Chair, Taneytown
- Zac Amoss, Westminster
- John Breeding, Mount Airy
- Gary Dye, New Windsor
- Greg Howell, Westminster
- Mayor Perry Jones, Union Bridge
- Rodney Kuhns, Manchester
- Matt Leister, Manchester
- Jim Roark, Hampstead
- Kevin Rubenstein, Sykesville
- Dick Swanson, Mount Airy

CC PLM:

- Brenda Dinne
- Glenn Edwards
- Elyssa Greene
- Chris Heyn, PLM Director
- Claire Hirt
- Byron Madigan
- Mitch Masser
- Denise Mathias
- Zach Neal
- Janet O'Meara
- Nick Totushek

Health Department:

- Richard Brace
- Nicole Bowman

CCG Others:

- Andy Watcher, CC DPW
- Bryan Bokey, CC DPW
- Jason Green, CC DPW
- Lexi Biondo, CC M&B

Guest Speakers:

Others:

1. Opening Statement

Chair

- From a DPW perspective, we're all looking forward to the end of winter.

Vice Chair

- Nothing additional.

2. Approval of Meeting Summary – January 28, 2026

Approval of the January meeting summary was discussed. No changes were made.

APPROVAL OF MINUTES: Motion was made by Jim Wieprecht and seconded by Dick Swanson to approve the January 28, 2026, meeting summary. Motion carried.

3. Legislative Update – Brenda Dinne

- Ms. Dinne reviewed the proposed bills on the attached table. These are bills relevant to water resources, environment, and planning that seemed more pertinent to bring to the attention of the municipalities.
- The Board of County Commissioners adopted on February 19, 2026, an 8-month deferral on the processing of development plans for data centers. Staff will work with the County Planning Commission to develop recommended code changes to address data centers. Some collaboration with the municipalities would be helpful, as each may also be considering how to address data centers in their own codes.

- Hampstead is also working on code changes to address water use and reuse.

Reference/Attachment:

- *WRCC Legislative Update – February 26, 2026*

4. Water Resource Element (WRE 2024) Update – Brenda Dinne

- All public hearings are completed. The public comment period ended February 23. No public comments were received as a result of any of the public hearings or the public comment period.
- Staff is preparing a summary of the substantive comments along with recommended revisions where appropriate. A comment packet will be shared with the municipal staff and Planning Commissions that will include the recommendations, a copy of the comments received, and a redline version of the pages of the plan document reflecting staff recommendations. This should be available in early March.
- A sample Planning Commission resolution will be shared with the municipalities for the Planning Commission Chairs to sign upon approval of the WRE and forwarding it to the elected bodies with a recommendation for adoption.
- Elected bodies will also have to hold a public hearing before modifying or adopting the plan document.

Reference/Attachment:

- *WRE 2024: Planning Commissions Next Steps – After Public Hearings through Approval*

5. Municipal Stormwater Projects Update – Janet O’Meara

- Ms. O’Meara reviewed the status of the projects.

Reference/Attachment:

- *Municipal Project Status, February 2026*

6. PFAS Discussion

- Hampstead executed contracts with Conewago to construct the water treatment facilities. The Town anticipates dirt to be moved in April 2026.

Reference/Attachment:

- *n/a*

7. Other

- **Forest Conservation Mitigation Fee-in-Lieu:** The Forest Conservation Code includes a requirement that triggers mitigation. The highest priority is to mitigate onsite. However, if this and other options are not available, a private banking system can be used to fulfill the mitigation requirement, but private banking sites have dwindled. State law allows for a fee-in-lieu; however, this option is not included in the County code. An adjustment is in process to include this option.
- **U.S. Army Corps of Engineers (USACE) Funding:** The USACE offers a couple programs that may be interest to the municipalities – Section 22 Planning Assistance to States and Section 219 Environmental Infrastructure Program. Both programs could potentially provide funding assistance to the municipalities for water-related infrastructure projects. Mr. Heyn offered to assist the municipalities in connecting with the USACE to explore these opportunities.
- **Drinking Water Protection Area Signs:** Resource Management staff are investigating replacement of these signs as a means of boosting public awareness and education. Preliminary visual options were shared and feedback requested. A JotForm will be sent out to solicit specific feedback on aspects of the sign.

- **New Grading Inspector:** Caleigh Mullinix recently was hired to fill the grading inspector position left vacant by Robin Hill after her promotion to Manager of the Environmental Inspections Office.
- **MS4 Visual Surveys:** Visual surveys required by the MS4 permit are in progress.
- **Litter:** Mount Airy is participating in the Let's Talk Trash clean-up contest. Several other municipalities may also be participating. The MS4 permit requires collection of 11 tons per year of litter.
- **National Fish and Wildlife Foundation (NFWF) Grant:** The fieldwork for this grant was completed earlier in February. This may result in a list of potential priority projects to draw on.
- **Small Ponds:** After the presentation by Neal Eshleman at the last WRCC meeting, staff met with Mr. Eshleman to discuss potential collaboration.
- **MAMSA Meeting with MDE:** MDE has discussed developing flooding regulations and including flooding requirements in the MS4 permits. Permittees oppose including flooding requirements in the MS4 permits. Maryland Municipal Stormwater Association (MAMSA) will be meeting with MDE on February 26 to share the measures local jurisdictions are already taking to address flooding in preparation for anticipated upcoming permit renewal discussions.
- **Annual WRCC Tour:** The date for the annual tour will be Friday, May 8, 2026. As usual, this will take the place of the regular monthly WRCC meeting. Additional details are still to come.

Reference/Attachment:

- *U.S. Army Corps of Engineers Fact Sheets:*
 - ◆ *Continuing Authorities Program (CAP)*
 - ◆ *Floodplain Management Services Program*
 - ◆ *Planning Assistance to States (PAS) Program*
 - ◆ *Section 210 Environmental Infrastructure Program, Maryland*

8. Adjournment

The meeting adjourned at 4:13 PM.

MEETING ADJOURNMENT: Motion was made by John Breeding and seconded by Chris Heyn to adjourn the February 25, 2025, meeting. Motion carried.

Upcoming Meetings:

- ☐ *Regular Monthly Meeting – March 25, 2026*



WRCC Legislative Update



2026 MD General Assembly Proposed Water/Environment/Planning Legislation

Status: As of February 25, 2026

Key Dates of Interest:

- Jan 14 → General Assembly convenes
- Feb 9 → Senate Bill introduction deadline
- Feb 13 → House Bill introduction deadline
- Mar 17 → Committee reporting deadline
- Mar 23 → Crossover to opposite chamber
- Apr 13 → Sine Die

Bill + Description	Status + Position
<p>SB 31/HB 337 School Construction and Housing – School Zones and Adequate Public Facilities Ordinances Requiring each county board of education to submit a certain report to the Department of Planning and the Interagency Commission on School Construction each year; prohibiting certain adequate public facilities ordinances from delaying the processing and completion of subdivision or site development plans; authorizing certain adequate public facilities ordinances to delay the issuance of final permits; and generally relating to school zones, school construction, and adequate public facilities ordinances. <i>*Bill imposes a local government mandate, which is a directive in a bill requiring a local government unit to perform a task or assume a responsibility that has a discernible fiscal impact on the local government unit</i> https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/SB0031</p>	<ul style="list-style-type: none"> ♦ Status: <ul style="list-style-type: none"> ♦ SB: Hearing 2/17 ♦ HB: Hearing 2/17 ♦ Other: <ul style="list-style-type: none"> ♦ MACo: Oppose
<p>SB 36/HB 236 Land Use - Zoning - Limitations (Starter and Silver Homes Act of 2026) Prohibiting local jurisdictions from adopting or enforcing certain zoning provisions relating to lot size, dimensions, setback requirements, lot coverage, and design or architectural elements for certain single-family homes; prohibiting local jurisdictions from prohibiting certain housing types in certain zones; prohibiting local jurisdictions from prohibiting certain subdivisions of certain lot types; and generally relating to local zoning laws. https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0036</p>	<ul style="list-style-type: none"> ♦ Status: <ul style="list-style-type: none"> ♦ SB: Hearing 2/17 ♦ HB: Hearing 2/12 ♦ Other: <ul style="list-style-type: none"> ♦ MACo: Support w/ Amendments; amendments shared w/ Governor’s office’ ♦ <i>Requested by Governor</i>

Bill + Description

Status + Position

HB 39

Net Energy Metering - Portable Solar Electric Generating Facilities

Authorizing the use of a certain portable solar electric generating facility by an eligible customer-generator for the purpose of net energy metering.

HB: <https://mgaleg.maryland.gov/2026RS/bills/hb/hb0039F.pdf>

- ♦ **Status:**
 - ♦ **SB:** --
 - ♦ **HB:** withdrawn by sponsor
- ♦ **Other:**
 - ♦ **MACo:** No position

SB 62 / HB 230

Transportation - Consolidated Transportation Program - Prioritization (Transportation Investment Priorities Act of 2026)

Altering the required elements of the Consolidated Transportation Program; requiring the Department of Transportation to develop a certain project-based scoring system, identify certain funds available for certain purposes, and solicit requests from certain entities for major surface transportation projects; requiring the Department to evaluate and score certain major surface transportation projects; requiring the Department to publish the scores of certain projects and list of projects recommended for inclusion in the Consolidated Transportation Program; providing that certain major surface transportation projects may be included in the Consolidated Transportation Program only if the project has been evaluated using a certain project-based scoring program; altering the makeup, chair, frequency of meetings, and responsibilities of the Maryland Transportation Commission; and generally relating to transportation planning and investment prioritization.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/SB0062>

- ♦ **Status:**
 - ♦ **SB:** Hearing 2/25
 - ♦ **HB:** Hearing 2/17
- ♦ **Other:**
 - ♦ *Requested by Governor*
 - ♦ **MACo:** No position. Letter of Info.
 - ♦

HB 99

Municipalities - Annexed Land - Land Use and Density

Altering the restrictions on a municipality, for a period following an annexation of land, to authorize the development of certain annexed land for certain land uses or certain densities without obtaining the express approval of the county in which the municipality is located; altering the authority of a municipality to authorize certain land uses or certain densities for certain annexed land with the express approval of the county in which the municipality is located; and generally relating to the use, development, and zoning classification of land annexed by a municipality.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb0099>

- ♦ **Status:**
 - ♦ **SB:** --
 - ♦ **HB:** Hearing 2/5
- ♦ **Other:**
 - ♦ **MACo:** Oppose
 - ♦ **MML:** Favorable

SB 108/HB 250

Environment - Water Resources and Wetlands - Enforcement

Authorizing the Department of the Environment to impose an administrative penalty for certain violations related to the appropriation or use of water and dam safety; repealing a certain limitation on the Department's authority to issue certain orders and send certain notices related to dam safety; authorizing the Department to impose an administrative penalty for certain violations related to wetlands construction, modification, or development; requiring certain administrative penalties to be paid into the Maryland Clean Water Fund; and generally relating to the enforcement authority of the Department of the Environment.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0108>

- ♦ **Status:**
 - ♦ **SB:** EEE Favorable with amendments
 - ♦ **HB:** Hearing 2/4
- ♦ **Other:**
 - ♦ **MACo:** No position

MOST LKELY DEAD 🚫

NO CROSSOVER 🗝️

MOVING FORWARD 🗳️

Bill + Description

Status + Position

SB 130/HB 220

Environment - Water - Individual Unit Meters

Authorizing the installation of individual unit meters, used to determine the actual use of water, for certain apartment houses and dwelling units; prohibiting the owner, operator, or manager of an apartment house, or a contractor hired by the owner, operator, or manager, from imposing certain costs on a unit; requiring each individual unit meter to include a leak detection monitor; requiring the maintenance of adequate records regarding individual unit meters; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/HB0220>

◆ Status:

- ◆ **SB:** Hearing 2/3
- ◆ **HB:** Passed House w amendments; awaiting Senate hearing date

◆ Other:

- ◆ **MACo:** No position
- ◆ *Could be costly to municipalities*

SB 165/HB 146

Environment - On-Site Wastewater Systems - Requirements for Inspection and Pumping Services and Implementation Dates

Requiring a landlord of property that is served by an on-site wastewater system to ensure, on or before July 1, 2028, and before each new tenant occupies the property thereafter, that the system has been inspected and pumped out in a certain manner; requiring a landlord or an owner of property to notify a certain delegated approval authority that an on-site sewage disposal system is failing and when the system is fixed, under certain circumstances; extending certain dates; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/HB0146>

◆ Status:

- ◆ **SB:** Hearing 2/3
- ◆ **HB:** Passed House w amendments; awaiting Senate hearing date

◆ Other:

- ◆ **MACo:** No position

SB 189/HB 34

Municipalities - Open Drainage Inlets - Required Grating Systems (Mason's Law)

Requiring a municipality to construct or install a certain approved grating system on a new or existing open drainage inlet within the municipality; and generally relating to open drainage inlets in municipalities.

**Bill imposes a local government mandate, which is a directive in a bill requiring a local government unit to perform a task or assume a responsibility that has a discernible fiscal impact on the local government unit*

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0189>

◆ Status:

- ◆ **SB:** Hearing 2/3
- ◆ **HB:** Hearing 2/4

◆ Other:

- ◆ *Could be costly to municipalities*
- ◆ **MACo:** n/a

SB 197/HB 243

Land Use - Comprehensive and General Plans - Alteration of Elements

Altering the required elements of comprehensive and general plans for charter counties and other local jurisdictions; establishing requirements and guidelines for each element; requiring certain State agencies to provide charter counties and other local jurisdictions with assistance and information relevant to the preparation of each element; and generally relating to comprehensive and general plans.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/SB0197>

◆ Status:

- ◆ **SB:** Hearing 1/21
- ◆ **HB:** Hearing 2/12

◆ Other:

- ◆ **MACo:** Support w Amendments
- ◆ *Requested by Governor*

SB 225

Environment - Interjurisdictional Watersheds - Flood Management

Providing for the designation of certain watersheds as interjurisdictional flood hazard watersheds for certain planning purposes; and generally relating to interjurisdictional watersheds and flood management.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0225>

◆ Status:

- ◆ **SB:** Passed Senate w amendments
- ◆ **HB:** --

◆ Other:

- ◆ **MACo:** No position

MOST LIKELY DEAD 🚫

NO CROSSOVER 🗝️

MOVING FORWARD 🗳️

Bill + Description

Status + Position

HB 240

Local Comprehensive Plans - Guidance Materials and Notification to the Department of Planning

Requiring a local planning commission to notify the Department of Planning when beginning the review of the local jurisdiction's comprehensive plan; providing for the development and sharing of certain guidance materials to support the review, revision, or amendment of comprehensive plans; and generally relating to local comprehensive plans.

**Bill imposes a local government mandate, which is a directive in a bill requiring a local government unit to perform a task or assume a responsibility that has a discernible fiscal impact on the local government unit*

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb0240>

◆ Status:

- ◆ **SB:** --
- ◆ **HB:** Hearing 2/12

◆ Other:

- ◆ **MACo:** No position
- ◆ Requested by Governor

HB 257

Environment - Flood-Related Watershed Studies and Comprehensive Flood Management Grant Program

Requiring, by a certain date and with a certain frequency thereafter and after consultation with certain subdivisions and State agencies, the Department of the Environment to designate priority watersheds in a certain manner for the purpose of requiring subdivisions to conduct flood-related watershed studies; requiring a subdivision that contains a designated priority watershed to conduct a flood-related watershed study in a certain manner and submit the study to the Department for review and approval; clarifying the authority of the Department to use the comprehensive flood management program to provide grants to subdivisions to assist with completion of flood-related watershed studies; altering and specifying certain limits on grant amounts that may be awarded by the Department from the comprehensive flood management grant program; and generally relating to flood-related watershed studies and the comprehensive flood management grant program.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb0257>

◆ Status:

- ◆ **SB:** --
- ◆ **HB:** Unfavorable; Withdrawn by sponsor

◆ Other:

- ◆ **MACO:** Oppose
- ◆ Requested by Governor

SB 264/HB 204

Drinking Water - Regulation - Control and Prevention of Waterborne Disease

Establishing minimum detectable disinfectant residual level requirements, disinfectant residual testing requirements, and related requirements for the control of Legionella bacteria and other pathogens in the public water supply; requiring suppliers of water to provide certain notices and records regarding disruptions in the water distribution system; establishing requirements for the investigation of reported cases of Legionnaires' disease; requiring the owner or operators of certain buildings to implement certain water management programs on or before a certain date; requiring the Department of the Environment and the Maryland Department of Health to make certain information required under this Act available on their websites; requiring the Maryland Department of Health to develop a public awareness campaign and targeted consumer education program related to the prevention of Legionnaires' disease; requiring any penalties collected for a violation of this Act to be distributed to a special fund in the Maryland Department of Health to be used for certain purposes; and generally relating to the control and prevention of waterborne diseases including Legionnaires' disease.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0264>

◆ Status:

- ◆ **SB:** Hearing 2/10
- ◆ **HB:** Hearing 2/4

◆ Other:

- ◆ **MACO:** Oppose

MOST LIKELY DEAD 🚫

NO CROSSOVER 🗝️

MOVING FORWARD 🗳️

Bill + Description

Status + Position

SB 265/HB 1607

Community Solar Energy Generating Systems - Prohibited Locations - Adjacent Parcels

Repealing certain prohibitions on the location of a community solar energy generating system based on the combined installed capacity of all community solar energy generating systems on adjacent parcels of land.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0265>

◆ Status:

- ◆ SB: Hearing 2/19
- ◆ HB: In Rules

◆ Other:

- ◆ MACo: Support w Amendments

SB 267

Land Use - Residential Housing - Oversight, Regulation, and Taxation (Building Affordably in My Back Yard Act or "BAMBY")

Establishing certain policies and processes to facilitate the development of residential housing in the State; requiring an entity that owns residential real property in the State to make a certain certification to the Department of Housing and Community Development; authorizing a local jurisdiction to establish an administrative process to review, approve, modify, or deny certain housing development project applications; requiring the Governor to establish certain housing production targets at certain intervals; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0267>

◆ Status:

- ◆ SB: Hearing 2/17
- ◆ HB: Hearing 3/5

◆ Other:

- ◆ MACo's bill
- ◆ Not technically crossfiled, but are same bill except HB does not include the regulatory certainty or impact fee provisions.

HB 1175

Land Use - Residential Housing - Oversight, Regulation, and Taxation (Building Affordably in My Back Yard Act) or "BAMBY"

Establishing certain policies and processes to facilitate the development of residential housing in the State; requiring an entity that owns residential real property in the State to make a certain certification to the Department of Housing and Community Development; authorizing a local jurisdiction to establish an administrative process to review, approve, modify, or deny certain housing development project applications; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb1175>

**Bills each impose a local government mandate, which is a directive in a bill requiring a local government unit to perform a task or assume a responsibility that has a discernible fiscal impact on the local government unit*

SB 325/HB 548

Land Use - Permitting - Development Rights (Maryland Housing Certainty Act)

Requiring the approval of a housing development project application by a local regulatory authority or the Maryland-National Capital Park and Planning Commission to be governed only by certain laws and regulations in effect at the time of submission of a substantially complete application; granting the proponent of an approved housing development project certain vested rights related to use and development for a certain time period; etc.

**Bill imposes a local government mandate, which is a directive in a bill requiring a local government unit to perform a task or assume a responsibility that has a discernible fiscal impact on the local government unit*

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/SB0325>

◆ Status:

- ◆ SB: Hearing 2/17
- ◆ HB: Hearing 2/19

◆ Other:

- ◆ MACo: Support w Amendments

MOST LIKELY DEAD 🚫

NO CROSSOVER 🗝️

MOVING FORWARD 🗳️

Bill + Description

Status + Position

HB 460

Solar Energy - Construction of Generating Stations in Priority Preservation Areas and Study

Reducing from 5% to 2% the amount of priority preservation area acreage that may be used for the construction of certain solar energy generating stations; and requiring the Maryland Department of the Environment to study the environmental impact of the disposal of solar photovoltaic systems and report its findings to the General Assembly by September 30, 2027.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb0460>

◆ Status:

- ◆ SB: --
- ◆ HB: Hearing 2/10

◆ Other:

◆

SB 556/HB 1164

Water Companies, Sewage Disposal Companies, and Water and Sewage Disposal Companies - Rate Consolidation and Limited-Income Mechanisms

Requiring the Public Service Commission to authorize certain rate consolidations involving two or more water systems or sewage disposal systems; requiring the Commission to allow water companies, sewage disposal companies, and water and sewage disposal companies to aggregate certain revenues and costs for certain purposes; authorizing the Commission to order gradual adjustments to certain rates charged to a system over a certain time period; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0556>

◆ Status:

- ◆ SB: Hearing 2/24
- ◆ HB: Hearing 3/3

◆ Other:

- ◆ MACo: Support

SB 666/HB 993

Real Property - Short-Term Rentals

Prohibiting the governing body of a county or municipality from enacting a local law or ordinance prohibiting the offering of certain residential property as a short-term rental by an operator solely because the operator is a lessee or sublessee of the property; authorizing the governing body of a county or municipality to enact a local law or ordinance prohibiting the operator of a short-term rental who is a lessee or sublessee of the property from operating more than one short-term rental within the county or municipality; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0666>

◆ Status:

- ◆ SB: Hearing 2/26
- ◆ HB: Hearing 2/26

◆ Other:

- ◆ MACo: No position. Letter of Info.

SB 683

Public Utilities - Solar Energy Generating Stations - Siting (Solar Siting and Preservation Credit Act of 2026)

Authorizing a county to credit certain solar energy generating stations constructed on certain parcels toward the acreage limitation for solar energy generating systems constructed in priority preservation areas.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0683>

◆ Status:

- ◆ SB: Hearing 2/26
- ◆ HB: --

◆ Other:

- ◆ MACo: Support

SB 688/HB 1465

Environment - Stream and Floodplain Restoration Projects - Requirements and Limitations

Requiring the Department of the Environment to prioritize certain practices when carrying out certain duties related to stormwater management; establishing certain restrictions on the use of a stream or floodplain restoration project to satisfy certain compensatory mitigation, permit, or total maximum daily load requirements; establishing requirements for stormwater management plans that include certain stream-related projects; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0688>

◆ Status:

- ◆ SB: Hearing 3/3
- ◆ HB: Hearing 3/11

◆ Other:

- ◆ MACo: n/a

MOST LIKELY DEAD 🚫

NO CROSSOVER 🔄

MOVING FORWARD 🏃

Bill + Description

Status + Position

SB 719/HB 925

Sewage Sludge - Per- and Polyfluoroalkyl Substances - Regulation

Establishing restrictions on the land application, on or after October 1, 2027, of sewage sludge or products containing sewage sludge with total concentrations of certain regulated per- and polyfluoroalkyl substances equal to or greater than certain levels; authorizing, on or before September 30, 2029, a person to blend sewage sludge from multiple sources for a certain purpose and subject to certain regulations and requirements; establishing certain monitoring protocols; etc.

**Bill imposes a local government mandate, which is a directive in a bill requiring a local government unit to perform a task or assume a responsibility that has a discernible fiscal impact on the local government unit*

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb0925>

◆ Status:

- ◆ **SB:** Hearing 2/24
- ◆ **HB:** Hearing 2/25

◆ Other:

- ◆ **MACo:** Support w Amendments

SB 733

Land Use - Definitions and Boards of Appeals

Altering certain definitions and defining certain terms applicable to land use; altering requirements for the appointment and removal of members of a board of appeals; altering and repealing certain powers of a board of appeals; and altering the procedures applicable to certain proceedings before a board of appeals.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0733>

◆ Status:

- ◆ **SB:** Hearing 3/10
- ◆ **HB:** --

◆ Other:

- ◆ **MACo:** n/a

SB 754

Land Use - Preservation of Natural Resources

Authorizing a local jurisdiction to enact local laws providing for or requiring the preservation of natural resources through certain mechanisms.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0754>

◆ Status:

- ◆ **SB:** Hearing 3/10
- ◆ **HB:** --

◆ Other:

- ◆ **MACo:** No position

HB 778

Land Use - Middle Housing Options - Requirements

Establishing that certain local jurisdictions have an affirmative duty to create opportunities for housing by evaluating the suitability of vacant, unused, or underutilized commercial or industrial land for housing use; altering the requirements for the housing element of a certain comprehensive plan; requiring local jurisdictions to establish certain policies and adopt certain local laws to promote and encourage building middle housing units on certain land; etc.

**Bill imposes a local government mandate, which is a directive in a bill requiring a local government unit to perform a task or assume a responsibility that has a discernible fiscal impact on the local government unit*

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb0778>

◆ Status:

- ◆ **SB:** --
- ◆ **HB:** Hearing 2/26

◆ Other:

- ◆ **MACo:** Oppose

SB 799/HB 1187

Water Companies and Sewage Disposal Companies - Eminent Domain Proceedings and Service Rates

Prohibiting the Public Service Commission from approving a rate increase for a water company or a sewage disposal company if a county or municipality has commenced or indicated an intent to commence a certain eminent domain proceeding; and requiring a fact finder to consider certain factors in an eminent domain proceeding involving a water company or a sewage disposal company.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/SB0799>

◆ Status:

- ◆ **SB:** Hearing 3/3
- ◆ **HB:** Hearing 3/3

◆ Other:

- ◆ **MACo:** n/a

MOST LIKELY DEAD 🚫

NO CROSSOVER 🚫

MOVING FORWARD 🚶

Bill + Description

Status + Position

SB 829/HB 1137

Land Use - Multifamily Developments and Mixed-Use Developments - Authorization (Bring Back Main Street Act)

Requiring certain counties to allow multifamily developments and mixed-use developments as a permitted use on certain parcels or lots; prohibiting certain counties from imposing certain restrictions, requirements, or limitations on permitted developments; authorizing certain counties to require a permitted development to have a certain percentage of available floor space dedicated to retail uses and to include on-site parking; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0829>

- ◆ **Status:**
 - ◆ **SB:** Hearing 2/24
 - ◆ **HB:** Hearing 3/5
- ◆ **Other:**
 - ◆ **MACo:** n/a

SB 836/HB 1503

Carroll County - District Planning Commission - Authorized

Authorizing the County Commissioners of Carroll County to enact a local law to divide the county into certain districts, establish a process for the appointment of certain district planning commissions, provide for the membership and term of a certain district planning commission, and provide for the abolishment of a certain district planning commission; providing that a certain district planning commission has the same powers and duties within the district as a county planning commission; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0836>

- ◆ **Status:**
 - ◆ **SB:** Hearing 3/10
 - ◆ **HB:** Hearing 3/12
- ◆ **Other:**
 - ◆ **MACo:** n/a

SB 861/HB 1071

Environment - Stormwater Management - Agricultural Land

Requiring the Department of the Environment to adopt regulations that establish provisions and a model ordinance that require local stormwater management programs to enforce stormwater management regulations on agricultural land with the advice and consent of the local soil conservation district; and requiring the Department, in the Maryland Stormwater Design Manual, to specify certain definitions and provisions related to the enforcement of stormwater management regulations on agricultural land.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0861>

- ◆ **Status:**
 - ◆ **SB:** Hearing 3/3
 - ◆ **HB:** Hearing 3/4
- ◆ **Other:**
 - ◆ **MACo:** No position

HB 950

Public Utilities - Street Lighting Equipment - Acquisitions and Reporting (County and Municipal Street Lighting Investment Act)

Finding that local governments pay electric companies large sums to light streets and are limited in how this public safety resource can be managed, the Act authorizes certain counties or municipalities to acquire certain street lighting equipment by purchase or condemnation, convert its street lighting service to a customer-owned street lighting tariff, enter into an agreement to purchase electricity, and contract with an electric company for the maintenance of the street lighting equipment; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb0950>

- ◆ **Status:**
 - ◆ **SB:** --
 - ◆ **HB:** Hearing 2/24
- ◆ **Other:**
 - ◆ **MACo:** No position

HB 1178

Municipalities - Annexation - Limitations

Prohibiting a municipality from annexing land that is located in a different legislative district than a legislative district in which the municipality is located without first obtaining the consent of certain members of the General Assembly; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb1178>

- ◆ **Status:**
 - ◆ **SB:** --
 - ◆ **HB:** Hearing 2/26
- ◆ **Other:**
 - ◆ **MACo:** No position

MOST LIKELY DEAD 🚫

NO CROSSOVER 🗝️

MOVING FORWARD 🗳️

Bill + Description

Status + Position

HB 1296

Preliminary Subdivision and Site Plans – Safe School Route Reports – Requirement

Requiring a certain developer to prepare and submit a certain report concerning safe school routes, subject to certain requirements, as part of a preliminary subdivision or site plan; and prohibiting a local jurisdiction from granting a preliminary subdivision or site plan approval except under certain circumstances.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb1296>

◆ Status:

- ◆ **SB:** --
- ◆ **HB:** Hearing 3/6

◆ Other:

- ◆ **MACo:** Pending

HB 1411

Data Center Planning and Transparency Act

Requiring an owner or operator of a large-scale data center to submit a disclosure report to certain State and local agencies and elected officials under certain circumstances; specifying the contents of the disclosure report; requiring the Department of the Environment to publish the disclosure report on its website within 30 days of receiving the report; requiring, by June 30, 2027, each local jurisdiction with a population of at least 10,000 residents to adopt by local law a large-scale data center plan; etc.

**Bill imposes a local government mandate, which is a directive in a bill requiring a local government unit to perform a task or assume a responsibility that has a discernible fiscal impact on the local government unit*

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/HB1411>

◆ Status:

- ◆ **SB:** --
- ◆ **HB:** Hearing 3/10

◆ Other:

- ◆ **MACo:** n/a

HB 1538

Land Use - Accessory Dwelling Units - Requirements and Prohibitions (Maryland Generational Housing Act of 2026)

Requiring a certain local law to authorize development of at least one internal accessory dwelling unit and one external accessory dwelling unit on certain land notwithstanding a certain density limit; limiting the imposition of off-street parking requirements to certain accessory dwelling units; prohibiting a utility provider from charging a certain property owner certain fees; authorizing a certain accessory dwelling unit to share certain utility meters and service laterals with a primary single-family detached dwelling unit; etc.

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb1538>

◆ Status:

- ◆ **SB:** --
- ◆ **HB:** Hearing 3/13

◆ Other:

- ◆ **MACo:** n/a

MOST LIKELY DEAD 🚫

NO CROSSOVER 🗝️

MOVING FORWARD 🗳️



WRE 2024

Planning Commissions Next Steps: After Public Hearings through Approval

The public hearing record on the 60-day review version of the draft WRE 2024 plan document will close on February 23. All Planning Commissions will have completed their public hearings after that date.

Next Steps:

- Staff will compile all comments that were received as part of the public comment period (Nov 15 to Feb 23), from the public hearings, and from the State agencies & neighboring jurisdictions as a result of the State-required 60-day period for State agencies.
- Staff will prepare a summary of key substantive comments and provide for any revisions that are appropriate based on the comments. The recommended revisions will also be shown in a revised, redline version of the draft plan document to show what those changes would look like in the document.
- The “comment packet,” including the summary & staff recommendations, redline WRE plan doc with staff recommendations, and the actual comments received, will be provided to the Planning Commissions for review.
- If the Planning Commissions concur with all the recommendations, the recommended revisions can be accepted, and they can approve the plan. If there is anything on which they don’t concur, we can discuss that and modify as needed before approving the plan document.
- Upon approval of the plan document, a resolution would be signed by each Planning Commission Chair, and the plan would be forwarded to the elected body (City/Town Council or County Commissioners) with a recommendation for adoption. When it gets closer, I will send a draft template for the Planning Commission resolution that could be used if desired (of course, you’re also welcome to draft your own).
- The elected body would then have to go through a similar process.

Timeline:

By end February/early March → Comment packet ready to provide to Planning Commissions.

By end April → All PCs have approved plan, signed resolution, and forwarded to elected body for review and approval process.

Ultimately, the goal is for the County and all eight municipalities to have the plan adopted before the end of calendar year 2026.

MD Land Use Code § 3-204

(2) The legislative body may hold a public hearing before remanding or disapproving and shall hold a public hearing before adopting or modifying:

- (i) the whole plan or part of the plan;
- (ii) a plan for one or more geographic sections or divisions of the local jurisdiction; or
- (iii) an amendment to the plan.

(4) (i) The recommendation of the planning commission shall be considered approved if the legislative body fails to approve, modify, remand, or disapprove the recommended plan in accordance with paragraph (1) of this subsection within 90 days after the date that the planning commission certifies an attested copy of the recommended plan to the legislative body in accordance with § 3-203(f) of this subtitle.

MUNICIPAL STORMWATER PROJECT STATUS

February 25, 2026

FUTURE PROJECTS:

Lexington Run Section 1 (Sykesville) – Design RFP is currently being developed.

Michael's Property (Hampstead) – Project is on hold until Town has obtained approval from property owners to move forward.

CONCEPT DESIGN:

Hampstead Valley 1 (Hampstead) – Retrofit of existing detention basin to a surface sand filter. Site is located just south of Lower Beckleysville Road near a production well. Concept approval was issued January 22, 2025. On hold as options at Hampstead 2/3 are explored.

Hampstead Valley 2/3 (Hampstead) – CLSI developed two concepts for Hampstead Valley 2/3. This project is looking to decommission Sycamore Drive as a roadway embankment or classify it as a super wide while bringing the facility at Hampstead Valley 3 up to current stormwater management standards. Staff visited the area earlier this month to look at options to do smaller stormwater facilities throughout the watershed. Several locations were identified. We will be working with the design engineer to explore treatment options at these locations.

New Windsor Wetland (New Windsor) - A new wetland facility is proposed adjacent to the Maryland Midland Railroad tracks and Dickenson Run. The proposed improvements include removing the existing inlet adjacent to the intersection of Water St and Church St, replacing it with a diversion structure that will route the 1-year storm discharges to the proposed wetland facility. An onsite meeting was held with the Town and their engineer was held to discuss improvements to their public works facility and the proposed stormwater facility. *We are looking to bring on a new design contractor for this project.*

Winter's Street Pond (Westminster) – This design was awarded to WRA. They are currently working on the concept plan design. We anticipate a submittal soon.

PRELIMINARY DESIGN:

Manchester East (Manchester) – A grant application to MD DNR was submitted for construction funding. CLSI is working on the design of a new stormwater facility adjacent to the WWTP. We continue to work with Mr. LaMotte on property acquisition, things are moving forward. The pre-application meeting was held with MDE wetland and waterways, and the ACOE representative onsite to discuss the project and look at impacts. CLSI provided the wetland delineation report to be shared with MDE and ACOE. Staff are also working to coordinate with DNR regarding the possibility of Rare, Threatened and Endangered species in the vicinity.

Public Safety Training Center (Westminster)- A retrofit for the Public Safety Training Center pond is in progress for the facility design and PFAS remediation. We anticipate a resubmittal in the near future.

FINAL DESIGN:

Hampstead Valley 4 (Hampstead) (DNR Grant Award- \$600,000)– A new surface sand filter and stream restoration project is proposed between Century Street and Downhill Trail. The final plans are in for review, including the MD-378 checklist approval. The floodplain variance was approved by Pat Varga. Final plans were submitted to Army Corps of Engineers and MDE Wetlands & Waterways, we are working with both agencies to obtain the necessary permits.

Meadow Ridge Basin 2 (Westminster) – Retrofit of existing facility to provide water quality through a surface sand filter. This site is adjacent to the pump station at the edge of the City limits. This plan received preliminary stormwater approval in January.

Roberts Field Wet Facility (Hampstead) (DNR Grant Award- \$1,000,000)– Retrofit of wet pond to new hybrid wet pond/submerged gravel wetland. The County continues to work with Dam Safety to address their concerns regarding Dam Breech.

CONSTRUCTION:

TREE PLANTING PROJECTS:

All the municipal plantings have completed their maintenance period and are now the responsibility of the municipalities. Please make sure that these areas are being mowed at least three (3) times per season.