

## County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 1

Resolution No. 20-2026

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

Short Title: Public Sewer and Utility Easement Termination –Washington Boulevard – 0.658 acres (28,650 square feet)

Title: A RESOLUTION pursuant to Section 4.201 of the Howard County Code declaring that a 30-foot Public Sewer and Utility Easement containing approximately 28,650 square feet or 0.658 acres is no longer needed by the County for public purposes; authorizing the County Executive to terminate the easement and convey the property interest to the fee simple owner, James Edward Roberts and Tricia B. Roberts; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to terminate the easement and convey the property interest; and providing that the County Executive is not bound to terminate the easement and convey the property if he finds that the easements may have a public use.

Introduced and read first time Jan 5, 2026.

By order Michelle Harrod  
Michelle Harrod, Administrator

Read for a second time at a public hearing on Jan 20, 2026.

By order Michelle Harrod  
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted ☒, Adopted with amendments ☐, Failed ☐, Withdrawn ☐, by the County Council on Feb 2, 2026.

Certified By Michelle Harrod  
Michelle Harrod, Administrator

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

1           **WHEREAS**, as part of Capital Project S-6284 – Shallow Run Interceptor Improvements,  
2 Howard County, Maryland (the “County”) acquired an easement for a sewer main (the “30’  
3 Public Sewer and Utility Easement”) by Deed of Easement dated July 13, 2022 and recorded  
4 among the Land Records of Howard County, Maryland (the “Land Records”) in Book 21665,  
5 page 383, on the Property described below; and  
6

7           **WHEREAS**, James Edward Roberts and Tricia B. Roberts (collectively the “Owner”)  
8 are the fee simple owners of that certain real property described in a Deed dated April 24, 1989  
9 and recorded among the Land Records in Liber 1988, folio 71 shown as Parcel 279 on Tax Map  
10 38 (the “Property”); and  
11

12           **WHEREAS**, the County has received a written petition from the Owner to release the  
13 30’ Sewer and Utility Easement containing 28,650 square feet or 0.658 AC  $\pm$ , as described and  
14 shown as “Existing Public Sewer & Utility Easement, Plat No. 26139; L.21655 F.383, 28,560  
15 Square Feet or 0.658 AC. $\pm$ ”) (the “Easement to be Abandoned”) on the attached exhibit titled  
16 “Sewer Easement Exhibit, The Elm’s at Elkridge” (the “Exhibit”); and  
17

18           **WHEREAS**, the County has reviewed the Exhibit submitted by the Owner, which  
19 depicts the original and revised sewer routes (the “Plans”), and has determined that, following  
20 the modification of the existing sewer and construction of a new sanitary sewer, the Easement to  
21 be Abandoned is no longer required for public purposes; and  
22

23           **WHEREAS**, in accordance with the Plans, the Owner shall modify the existing sewer  
24 and construct a 24-inch sanitary sewer on the Property dedicated to the County described and  
25 shown as “Proposed Public Sewer & Utility Easement, 36,621 Square Feet or 0.841 AC. $\pm$ ” on  
26 the Exhibit; and  
27

28           **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code  
29 authorizes the County Council to declare that property is no longer needed for public purposes and  
30 also authorizes the County Council to waive advertising and bidding requirements for an individual  
31 conveyance of real property upon the request of the County Executive; and

1  
2       **WHEREAS**, the County Council has received a request from the County Executive to  
3 waive the advertising and bidding requirements in this instance for the conveyance of the 30'  
4 Public Sewer and Utility Easement to the Owner.

5  
6       **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
7 Maryland, this 2 day of February, 2026, that the 30' Public Sewer and Utility  
8 Easement as described and shown on the attached Exhibit, as "Existing Public Sewer & Utility  
9 Easement" on the plat titled "Sewer Easement Exhibit, The Elm's at Elkridge" is no longer needed  
10 by the County for public purposes and may be conveyed to the underlying property owners, James  
11 Edward Roberts and Tricia B. Roberts.

12  
13       **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
14 Executive and having held a public hearing, the County Council declares that the best interest of  
15 the County will be served by authorizing the County Executive to waive the usual advertising and  
16 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the 30'  
17 Public Sewer and Utility Easement to James Edward Roberts and Tricia B. Roberts.

18  
19       **BE IT FURTHER RESOLVED** that if the County Executive finds that the Public Sewer  
20 and Utility Easement should not be terminated, he is not bound to terminate the County's easement  
21 interests in accordance with this Resolution.



Exhibit A

"EXCISED  
PLAT Nos. 1

PARCEL A  
"ONE EIGHT"  
PLAT Nos. 7301-7320

WASHINGTON BOULEVARD - U.S. 1

PROPERTY OF  
EDWARD J. ROBERTS  
& JAMES E. ROBERTS  
L.4004 F.489

PROPERTY OF  
JAMES E. ROBERTS & JOHN BARAN  
L.4125 F.315

PROPERTY OF  
JAMES EDWARD ROBERTS, ET UX.  
L.1988 F.71

OPEN SPACE LOT 1

"BELMONT STATION"  
PLAT Nos. 18658-18671

PARCEL A

ROBERTS PROPERTY TO MELROSE AVE SUMMARY TABLE	
ORIGINAL EASEMENT	DEVELOPERS PROPOSED EASEMENT
ORIGINAL ALIGNMENT OF S-6284 (EASEMENTS NOT REQUIRED)	
4 PROPERTIES L.26139 ± : \$718,000 L.21665 ± : \$605,000	2 PROPERTIES L.26139 ± : \$605,000 L.21665 ± : \$605,000
COST SAVINGS OF APPROXIMATELY \$110,400	

EXISTING PUBLIC SEWER &  
UTILITY EASEMENT  
PLAT No. 26139 L.21665 F.383  
28,650 SQUARE FEET OR 0.658 AC.±

PROPOSED PUBLIC SEWER &  
UTILITY EASEMENT  
36,621 SQUARE FEET OR 0.841 AC.±

ORIGINAL ALIGNMENT OF S-6284  
(EASEMENTS NOT REQUIRED)  
±19,000 SQUARE FEET OR 0.44 AC. ±

PARCEL D-1, BLOCK D

"ROUTE ONE HARBOUR BUSINESS PARK"  
PLAT No. 19306

THE PURPOSE OF THIS EXHIBIT IS TO COMPARE THE ALIGNMENT AND AREA OF THE EXISTING CAPITAL IMPROVEMENT PROJECT EASEMENT, RECORDED ON PLAT No. 26139; L.21665 F.383, AS SHOWN HEREON IN RED, WITH THE UNRECORDED PORTION SHOWN IN ORANGE, WITH THE AREA AND ALIGNMENT OF PROPOSED EASEMENT PER PLATS ENTITLED "THE ELMS AT ELKCRIDGE" INTENDED TO BE RECORDED, IN BLUE, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GLW**  
PLANNING | ENGINEERING | ENVIRONMENTAL

3000 NATIONAL DRIVE (SUITE 200) BURLINGTON, VA 22066 | GLWVA.COM  
241.1.30 | 800.441.1111 | 202.441.1111 | 202.441.1111 | 202.441.1111

DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
REVISION	
BY	
APPV.	

SCALE	1"=60'
ZONING	
DATE	DEC. 2025
TAX MAP - QRD	

SEWER EASEMENT EXHIBIT	
THE ELMS AT ELKCRIDGE	

G. L. W. FILE No.	24-113
SHEET	1 OF 1



# Howard County

## *Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. \_\_\_\_ - 2026, declaring that a 30' public sewer and utility easement containing approximately 28,650 square feet conveyed to Howard County, Maryland is no longer needed by the County for public purposes; authorizing the County Executive to terminate the easement interest in the property of the fee simple owners, James Edward Roberts and Tricia B. Roberts; waiving advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the easement interest to James Edward Roberts and Tricia B. Roberts; and providing that the County Executive is not bound to terminate the easement interest if he finds that the easement may have a public use.

**To:** Brandee Ganz,  
Chief Administrative Officer

**From:** Yosef Kebede, Director  
Department of Public Works

**Date:** December 22, 2025

Signed by:  
  
B4217725E8EC47C...

The Department of Public Works has been designated coordinator for preparation of testimony declaring that a portion of a 30' public sewer and water easement containing approximately 28,650 square feet or 0.658 acres, conveyed to Howard County, Maryland, is no longer needed by the County for public purposes, authorizing the County Executive to terminate the easement interest, vesting title to the fee simple owners, James Edward Roberts and Tricia B. Roberts (the "Owner"); and providing that the County Executive is not bound to terminate the easement interest if he finds that the easement may have a further public use.

As part of Capital Project S-6284 – Shallow Run Interceptor Improvements, the County acquired a right of way for a sewer main (the "30' Public Sewer and Utility Easement") by Deed of Easement dated July 13, 2022 and recorded among the Land Records of Howard County, Maryland in Book 21665, page 383.

The Owner is the fee simple owner of that certain real property located on Washington Boulevard, Hanover, Maryland 21076 and shown as Parcel 279 on Tax Map 38, Tax Account No. 01-166158 (the "Property").

The Director of Public Works has received a written petition from the Owner to release the 30' Sewer and Utility Easement containing 28,650 square feet, as described and shown as "Existing Public Sewer & Utility Easement, Plat No. 26139; L.21655 F.383, 28,560 Square Feet or 0.658 AC.±" (the "Easement to be Abandoned") on the attached exhibit titled "Sewer Easement Exhibit, The Elm's at Elkridge" (the "Exhibit"). The County has reviewed the Exhibit submitted by the Owner, which depict the original and revised sewer routes (the "Plans"), and has determined that the Easement to be Abandoned is no longer required for public purposes.

Page 2 of 2

In accordance with the Plans, the Owner shall modify the existing sewer and construct a 24-inch sanitary sewer on the Property dedicated to the County described and shown as "Proposed Public Sewer & Utility Easement, 36,621 Square Feet or 0.841 AC.±" on the Exhibit.

Section 4.201, "Disposition of real property" of the Howard County Code authorizes the County Council to declare that the Easement to be Abandoned is no longer needed for the public purposes.

The fiscal impact to the County is the payment to the fee simple owners for the acquisition of the easement under the Capital Project in the amount of \$88,800.00. The proposed benefit to the County is the realignment of the sewer with a more direct route. The new route requires fewer easement acquisitions and a reduction in the overall length of the facilities installed. The construction savings to the County is approximately \$110,400.00 as itemized on the Exhibit. The easement acquisition savings is \$15,700.00, and the total estimated benefit to the County is \$37,300.00.

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

EAI

cc: Jennifer Sager  
File

SP/Legislation/2026/EasementTermination-RobertsProperty