

# 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:  
  
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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.

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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