



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Liz Walsh, Chair

District 1

Opel Jones, Vice Chair

District 2

Christiana Rigby

District 3

Deb Jung

District 4

David Yungmann

District 5

Minutes – Approved

Legislative Work Session

Monday, March 24, 2025

Hybrid Meeting (Virtual and In-Person Meeting)

Video Streamed on <https://cc.howardcountymd.gov/watch-us>

9:30 a.m.

Chair Walsh called the Work Session to order at: 9:36 a.m.

Council Members Present: Council Chair Liz Walsh, Christinia Rigby, Deb Jung, David Yungmann.

Staff Present: Michelle Harrod, Council Administrator; Gary Kuc, County Solicitor; Amanda Mihill, Assistant County Solicitor; Theo Wimberly, Administrative Manager; Isaiah Anderson, Executive Assistant I; Nick Rinehart Legislative Analyst; Jim Almon, Legislative Analyst; Patricia Hammond, Administrative Aide; and Christopher Ashman, County Auditor.

Agenda

CR61-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Approving a Financial Assurance Plan – National Pollutant Discharge Elimination System, Municipal Separate Storm Sewer System permit program

Title: A RESOLUTION approving a Financial Assurance Plan for Howard County's National Pollutant Discharge Elimination System, Municipal Separate Storm Sewer System permit programs, in accordance with Section 4-202.1 of the Environment Article of the Annotated Code of Maryland; and requiring certain copies be sent to the Maryland Department of the Environment.

Burleigh Manor Middle School "Earth Defenders" students provided a virtual presentation on stream restoration. Mark Deluca, Deputy Director of Public Works appeared to discuss Council Resolution 61-2025. There was general discussion regarding why the Financial Assurance Plan for the Municipal Separate Storm System (MS4) permit is before the Council in March and not after the budget is passed in May. Mr. Deluca indicated that the process for MS4 permit approval is established by the State and the Maryland Department of the Environment dictates the timeline of that approval process. He further indicated that after the County's budget process if there are adjustments that are required to be made to the County's Financial Assurance Plan, DPW would re-submit the application to the State. Mr. Deluca emphasized the Financial Assurance Plan is a planning document to assure the Maryland Department of the Environment of the County's ability to fulfill the MS4 permit requirements. Councilmembers asked about

stream stabilization vs stream restoration and expressed concerns about granted environmental waivers.

Council requested follow-up

- *What is the percentage of money spent on ten major areas with stream restoration projects broken out individually?*

CB18-2025 - Introduced by Christiana Rigby

Short Title: Transit Orient Development (TOD) – Residential Units Exemptions

Title: AN ACT Amending the definition of “Moderate income housing units”, establishing and retaining the School Surcharge rate at time of submittal of sketch plan; providing for a Payment in Lieu of Taxes (PILOT) for Disability Income Housing Units within a Transit Oriented Development (TOD); and exempting Transit Oriented Development (TOD) residential units from the Adequate Public Facilities Ordinance School Capacity Test and generally relating to Transit Oriented Developments.

There was general discussion about the scope of the proposed legislation and the top TOD zoned properties in the County which include locations in Laurel, Annapolis Junction, and Dorsey. Councilmembers also discussed incentives to build more apartments in TOD zones, rents for Disability Income Housing Units (DIHU) and Moderate Income Housing Units MIHU, and County’s Adequate Public Facilities Ordinance. Kelly Cimino the Director of the Department of Housing and Community Development indicated that currently there is one DIHU in the County. Mandee Heintz an attorney representing the developer of a proposed project at Annapolis Junction, indicated that it is the developer’s intent to include DIHU at the proposed development. Jeff Bronow, Chief of Division of Research Department of Planning and Zoning discussed a Pupil Yield Analysis for Howard County Public Schools. There was then a general discussion regarding the accessibility of DIHUs and a possible sunset provision for the bill.

Council requested follow-up:

- *Request updated 2024 pupil yield analysis and the latest Howard County Public School enrollment data.*

CB20-2025 - Introduced by Liz Walsh

Short Title: Excess Surplus Revenue- Modification

Title: AN ACT To modify the restriction on the use of excess surplus revenue pursuant to Section 615B of the Howard County Charter in order to use excess surplus revenue from prior years to fund deferred school capital projects in the Fiscal Year 2026 budget; and generally relating to excess surplus revenue.

There was general discussion about the legality of the proposed bill regarding what fiscal years the bill would apply to and the process by which funds could be spent on deferred

maintenance projects for Howard County Public Schools. Gary Kuc, the County Solicitor indicated that the bill if it passes would signal an intent by County Council to the Howard County School Board to spend additional County funds for deferred maintenance projects.

Work Session adjourned at: 12:33 PM

Legislative Work Session - Participants
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Mark Deluca Deputy Director of Public Works, Bureau of Environmental Services
Robyn Page (and students), G/T Resources Teacher

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Jeff Bronow, Chief Division of Research
Kelly Cimino, Director of Housing and Community Development
Lynda Eisenberg, Director of Planning and Zoning
Mandee Heintz – Saul Ewing

CB20-2025

Rafiu Ighile, Director of Finance

Persons needing accommodations to fully participate in the meeting, please contact the Council Office, 410-313-2001 or email CouncilADA@howardcountymd.gov