

1. Agenda TC February 2026 Draft

Documents:

[AGENDA TC FEBRUARY 2026 DRAFT.PDF](#)

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

5. PUBLIC COMMENT

6. SPEAKERS

7. APPROVAL OF COUNCIL MEETING MINUTES & CLOSED MINUTES, And Other Related Minutes As Listed:

7.I. 1-5-2026 Town Council Minutes 2

Documents:

[1-5-2026 TOWN COUNCIL MINUTES 2.PDF](#)

8. CIVIL AIR PATROL REPORT- Captain Rolfe

9. MOUNT AIRY VOLUNTEER FIRE COMPANY REPORT

10. MOUNT AIRY POLICE DEPARTMENT REPORT- Chief Ginevra

11. MAYOR, COUNCIL AND STAFF REPORTS

Mayor's Report- Mayor Hushour

Water and Sewer Commission, Beautification Commission and Inclement Weather Task Force - Councilmember Domotor

Planning Commission - Councilmember Kelly

Streets and Roads Commission, Commission on Aging and Livability and Flat Iron Task Force- Councilmember Munder

Economic Development Commission and Recycling and Sanitation Commission - Council Secretary Evans

Board of Recreation and Parks and Mount Airy Sustainability Commission - Council President Washabaugh

Town Attorney Report

Town Administrator Report

Code Enforcement Report

Zoning Administrator Report

11.I. Bank Balances 01-31-2026

Documents:

[BANK BALANCES 01-31-2026.PDF](#)

11.II. Zoning Administrator Report Annual Totals 2025

Documents:

[ZONING ADMINISTRATOR REPORT ANNUAL TOTALS 2025.PDF](#)

11.III. Zoning Administrator Report December 2025

Documents:

[ZONING ADMINISTRATOR REPORT DECEMBER 2025.PDF](#)

12. NEW BUSINESS

13. ORDINANCES AND RESOLUTIONS

13.I. Ordinance 2026-3 Water Sewer Rates - For Introduction On 2-2-26

Documents:

[ORDINANCE 2026-3 WATER SEWER RATES - FOR INTRODUCTION ON 2-2-26.PDF](#)

13.II. Resolution 2026-2 Water Sewer Capacity Yield

Documents:

[RESOLUTION 2026-2 WATER SEWER CAPACITY YIELD.PDF](#)

14. UNFINISHED BUSINESS

15. ADJOURNMENT

LARRY HUSHOUR
Mayor

TIM J. WASHABAUGH
Council President



Council Members
JASON P. EVANS
Secretary

KARL L. MUNDER
SEAN M. KELLY
STEPHEN L. DOMOTOR

TENTATIVE MOUNT AIRY TOWN COUNCIL AGENDA

Meetings are held at Mount Airy Town Hall, 110 S. Main Street, Mount Airy, MD

FEBRUARY 2, 2026

This meeting will be broadcast live on local Channel 23. It can also be viewed live at www.carrollmediacenter.org and on the Town's Facebook page at <https://www.facebook.com/TownofMountAiry/>.

REGULAR TOWN COUNCIL MEETING – 7:30 p.m.

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **PRESENTATIONS**
- **PUBLIC COMMENT**
- **SPEAKER(S)**
- **APPROVAL OF COUNCIL MEETING MINUTES & CLOSED MINUTES, and other related minutes as listed:**
 - January 2026 - Town Council Meeting Minutes
 - January 2026 - Closed Meeting Minutes
 - 1) *Statutory Authority to Close Session, General Provisions Article, 3-305(b)(7):* To consult with counsel to obtain legal advice on a legal matter; Subj: Litigation
 - 2) *Statutory Authority to Close Session, General Provisions Article, 3-305(b)(3):* To consider the acquisition of real property for a public purpose and matters directly related thereto; Subj: Land Acquisition
- **CIVIL AIR PATROL REPORT** – Erin Lavelle, 1st Lt.
- **MOUNT AIRY VOLUNTEER FIRE COMPANY REPORT** – M. Heard
- **MOUNT AIRY POLICE DEPARTMENT REPORT** – Chief Ginevra

- **MAYOR, COUNCIL AND STAFF REPORTS** – Highlights/action items only
 - Mayors Report – **MAYOR HUSHOUR**
 - Water & Sewer Commission, Beautification Commission, Inclement Weather Task Force & 250th Semiquincentennial Committee (**COUNCILMEMBER DOMOTOR**)
 - Planning Commission (**COUNCILMEMBER KELLY**)
 - Streets & Roads Commission, Commission on Aging and Livability (COAL) and Flat Iron Task Force (**COUNCILMEMBER MUNDER**)
 - Economic Development Commission and Recycling & Sanitation Commission (**COUNCIL SECRETARY EVANS**)
 - Board of Recreation & Parks and Sustainability Commission (**COUNCIL PRESIDENT WASHABAUGH**)
 - Town Attorney Report (**TOM MCCARRON**)
 - Town Administrator Report
 - Code Enforcement Report
 - Zoning Administrator Report

- **NEW BUSINESS**
 - Commission Appointments & Re-appointments – Mayor Hushour

- **ORDINANCES AND RESOLUTIONS**
 - a. **Ordinance 2026-3 – Water & Sewer Rate Increase – For Introduction**
 - b. **Resolution 2026-2 – For the purpose of establishing the Town’s available water and sewer capacity yield from 2026 through 2027 – For Adoption**

- **UNFINISHED BUSINESS**

- **POSSIBLE CLOSED MEETING**
 - ***STATUTORY AUTHORITY TO CLOSE SESSION, GENERAL PROVISIONS ARTICLE, 3-305(b)(7)***: To consult with counsel to obtain legal advice on a legal matter; Subj: Litigation
 - ***STATUTORY AUTHORITY TO CLOSE SESSION, GENERAL PROVISIONS ARTICLE, 3-305(b)(3)***: To consider the acquisition of real property for a public purpose and matters directly related thereto; Subj: Land Acquisition

- **ADJOURNMENT**

The Town will make every effort to provide a reasonable accommodation for the hearing impaired by providing a sign language interpreter. A request for such an accommodation must be made 72 hours in advance of the meeting to facilitate scheduling.

LARRY HUSHOUR
Mayor

TIM J. WASHABAUGH
Council President



Council Members
JASON P. EVANS
Secretary

KARL L. MUNDER
SEAN M. KELLY
STEPHEN L. DOMOTOR

Minutes of the Mount Airy Town Council Meeting January 5, 2026

Attendees: Town Officials: Mayor Hushour, Council President Washabaugh, Councilmember Evans, Councilmember Munder, Councilmember Kelly and Councilmember Domotor

Town Staff: Jared Schumacher - Town Administrator, Holly McCleary - Town Clerk, Barney Quinn - Town Engineer, John Breeding - Director of Planning and Zoning, Tom McCarron -Town Attorney, Michael Ginevra - Chief of Police

1. CALL TO ORDER AND PLEDGE – Council President Washabaugh called the Town Council meeting to order and led everyone in the pledge.

2. PRESENTATIONS – None

3. PUBLIC COMMENTS –

- Josh Marks
- Wayne Evans
- Duane Cordrey
- Michael Rash
- Ethan Riegel
- Lonny Ferrell

4. SPEAKERS –

- Jim DeWees, Sheriff, Carroll County
- Allen Culver, Special Counsel, Office of the State's Attorney, Carroll County

5. APPROVAL OF TOWN COUNCIL MEETING MINUTES –

- December 2025 Town Council Minutes - MOTION: Council President Washabaugh moved to approve, Councilmember Munder seconded. Vote: All in favor.
- December 2025 Closed Meeting Minutes – Litigation - MOTION: Council President Washabaugh moved to approve, Councilmember Munder seconded. Vote: All in favor.
- December 2025 Closed Minutes – Land Acquisition - MOTION: Council President Washabaugh moved to approve, Councilmember Munder seconded. Vote: All in favor.

6. CIVIL AIR PATROL REPORT – No report.

7. MOUNT AIRY VOLUNTEER FIRE COMPANY REPORT – Matt Heard gave his report.

8. MOUNT AIRY POLICE DEPARTMENT REPORT – Chief Ginevra gave the report.

P.O. Box 50, Mount Airy, MD 21771
Telephone: (301) 829-1424 • Fax: (301) 829-1259
Email: town@mountairymd.gov • Web Page: www.mountairymd.gov

9. MAYOR, COUNCIL AND STAFF REPORTS –

- **Mayor's Report** - See attached.
- **Water and Sewer Commission, Beautification Commission, Inclement Weather Task Force** - Councilmember Domotor gave his report.
- **Planning Commission** - Councilmember Kelly gave his report.
- **Streets and Roads Commission, C.O.A.L. & Flat Iron Task Force** - Councilmember Munder gave his report.
- **Economic Development Commission & Recycling and Sanitation Commission** - Councilmember Evans gave his report.
- **Board of Recreation & Parks and Sustainability Commission** - Council President Washabaugh gave his report.
- **Town Attorney** - Tom McCarron gave his report.
- **Town Administrator** - See attached.
- **Zoning Administrator Report** - See attached.
- **Code Enforcement Report** - See attached.

10. NEW BUSINESS –

- **Commission Appointments and Re-appointments**
 - **Jamie Sauro appointed to the Economic Development Commission** - MOTION: Council President Washabaugh moved to approve, Councilmember Evans seconded. Vote: All in favor.

11. ORDINANCES AND RESOLUTIONS –

- **Ordinance 2026-1 – Food Trucks – for Introduction** – MOTION: Councilmember Evans moved to introduce, Councilmember Munder seconded. Referred to the Planning Commission.
- **Ordinance 2026-2 – Standards and Process for Rezoning Properties – for Introduction** – MOTION: Councilmember Domotor moved to introduce, Council President Washabaugh seconded. Referred to the Planning Commission.
- **Resolution 2026-1 Weather Related Alert System – for Adoption** – MOTION: Councilmember Domotor moved to adopt, Council President Washabaugh seconded. Vote: All in favor.
** There was a presentation by Luci Riegel and Jack Rudden from the Inclement Weather Task Force prior to the vote.*

12. ADJOURNMENT – Council President Washabaugh moved to adjourn the Town Council meeting following the closed meeting, Councilmember Munder seconded. Vote: All in favor.

Jason Evans, Council Secretary

Prepared by Colleen Reilly

GENERAL FUND BANK BALANCES: 01/31/26			Checking	Savings Non-Reserves	Town Reserves
Operating Funds					
Checking Account	ACNB	7627	\$1,674,386.35		
Operational Savings	ACNB	4887			\$103,600.35
Operational Savings	PNCMLGIP	5944			\$1,688,471.28
American Rescue Plan GF	ACNB	80987	\$1,182,935.53		
General Reserve Fund	PNCMLGIP	3474			\$387,730.47
Streets and Roads Reserve					
Streets & Roads	ACNB	3251			\$16,032.75
Sidewalk Improvements Fund	ACNB	2977			\$9,930.16
Center Street Improvements Fund	PNCMLGIP	5936			\$76,192.75
Public Safety Capital Improvement	PNCMLGIP	540			\$492,648.05
Park Reserve Fund					
	ACNB	6171			\$252,931.28
	PNCMLGIP	5986			\$272,900.72
Capital Improvements Assessments					
	PNCMLGIP	3505			\$3,821,845.69
	ACNB	636			\$102,029.51
Planning & Zoning					
Planning & Zoning Filing Fees	ACNB	4910			\$111,178.48
Bond Escrow Fund	ACNB	4895			\$117,487.38
<i>Mount Atty Police Dept. Adjudicated</i>	ACNB	1881			\$12,646.24
<i>Mount Atty Police Dept. Non-Adjudicated</i>	ACNB	8438			\$0.01
			\$2,857,321.88	\$241,312.11	\$7,224,313.01
TOTAL GENERAL FUND:			\$10,322,947.00		

WATER & SEWER BANK BALANCES: 01/31/26			Checking	Savings Non-Reserves	Town Reserves
Operating Funds					
Water & Sewer Checking	ACNB	4837	\$738,494.79		
Water/Sewer Operational Savings	ACNB	1661			\$12,889.40
Capital Improvement Assessments					
	ACNB	644			\$6,616.70
Treatment Plant Expansion Fund					
	ACNB	80628			\$18,389.64
	PNCMLGIP				\$2,277,249.77
Water System Expansion Fund					
	ACNB	80651			\$1,183.95
Well Exploration & Development Fees					
	ACNB	3244			\$149,797.06
	PNCMLGIP	5960			\$1,352,794.02
TOTAL WATER & SEWER:			\$738,494.79		\$3,818,909.54

LARRY HUSHOUR
Mayor



Council Members
JASON P. EVANS
Secretary

TIM J. WASHABAUGH
Council President

KARL L. MUNDER
SEAN M. KELLY
STEPHEN L. DOMOTOR

Zoning Administrator Report – Annual Totals 2025

The Town Zoning Administrator approved 200 permits, which generated \$5,619.84 in revenue for 2025. Below is a breakdown of the Carroll County Building Permits and the Town of Mount Airy Permits.

<u>Carroll County Building Permits Totals:</u>	<u>95</u>	
New Dwelling Building Permit	-	
New Commercial/Industrial	-	
Existing /Renovations	95	
<u>Town of Mount Airy Permit Totals:</u>	<u>105</u>	
Fence Permit	37	
Banner Permit	26	
Signage Permit	30	
Shed Permit	2	
Zoning/U&O Permit	7	
Driveway Permit	1	
Antenna	2	

1/05/2026 - Prepared and submitted by Debra Clinton

LARRY HUSHOUR
Mayor



Council Members
JASON P. EVANS
Secretary

TIM J. WASHABAUGH
Council President

KARL L. MUNDER
SEAN M. KELLY
STEPHEN L. DOMOTOR

Zoning Administrator Report – December 2025

The Town Zoning Administrator approved 7 permits, which generated \$140.00 in revenue for December 2025. Below is a breakdown of the Carroll County Building Permits and the Town of Mount Airy Permits.

<u>Carroll County Building Permits Totals:</u>	<u>3</u>	
New Dwelling Building Permit	-	
New Commercial/Industrial	-	
Existing /Renovations	3	
<u>Town of Mount Airy Permit Totals:</u>	<u>4</u>	
Fence permit	1	
Banner Permit	1	
Signage Permit	1	
Shed Permit	1	
Zoning/U&O Permit	-	
Driveway Permit	-	
Antenna	-	

1/05/2026 - Prepared and submitted by Debra Clinton

Permit #	Location	County	Est. Cost	Dwelling	Acc. Use	Add'ns	Signs	Zoning Certificate	Industrial	Com'l	Shed	Fence	B	Town Fee	Comments
RD-25-2429	114 North Towne Court	13	\$ 10,000			1								\$30.00	Remove old and reinstall new deck 18' x 12', no steps
LR-25-2508	4111 Twin Arch Road	13	\$ 2,000		1									\$30.00	Demo house and two sheds
RR-25-2210	206 Montgomery Ave	13	\$ 2,000		1									\$30.00	Install Basement Gutter
M-2025-26	2902 Back Acre Cir Ste 2	13					1				1			\$20.00	Train For Life Signage
M-2025-28	8 Heritage Farm Dr	18												\$15.00	Shed Permit
Fence	605 Poplar Grove Dr	18										1		\$15.00	Brian Dennis
Banner	7255 Ridge Road	13											1	\$0.00	Church of Latter Day Saints Banner
Monthly Totals			\$14,000.00	0	2	1	1	0	0	0	1	1	1	\$140.00	
Year to Date totals			\$4,178,272.00	0	23	48	30	14	2	13	7	37	26	\$5,619.84	
Submitted by Debra Clinton December 2025															

For:
Introduction: 2/2/26
Public hearing: N/A
Adopted: ____
Effective: ____ (upon expiration of 20 calendar days following approval by Mayor or passage by Council over Mayor's veto by 4/5ths of the whole Council)

THE TOWN OF MOUNT AIRY, MARYLAND

ORDINANCE NO. 2026-3

**AN ORDINANCE TO AMEND PART II
OF THE CODE OF THE TOWN OF MOUNT AIRY
ENTITLED "GENERAL LEGISLATION,"
CHAPTER 109 ENTITLED "WATER,"
ARTICLE II ENTITLED "WATER AND SEWER
RATES", SECTION 109-22 ENTITLED
"WATER RATE SCHEDULE; METERED SERVICE",
SECTION 109-22.1 ENTITLED "SYSTEM BENEFIT CHARGE"
AND SECTION 109-23 ENTITLED "SEWER RATE SCHEDULE"**

WHEREAS, the Mayor, Town Staff (*i.e.*, the Town Administrator, Town Engineer and the Town Finance Department), Town Council and the Town's Water and Sewer Commission have undertaken an extensive and comprehensive review of the Town's water and sewer budgets, recommended and/or needed capital improvements, ongoing and future costs of maintenance and revenues from the water and sewer rates charged to water users in the Town and development impact fees, as well as future deficits between costs associated with operation and capital improvement expenses associated with the operation of the water and sewer system within the Town projected by the Town's Water and Sewer Commission and/or Town Staff; and

WHEREAS, Water operations currently operate at approximately a \$257,000 annual deficit due to a \$140,000 annual increase in sludge hauling, increased chemical, electricity, and maintenance costs, revenue growth not keeping pace with system expenses, historical overestimation of revenue prior to the new meters, no inflationary rate adjustments for several years; and

WHEREAS, based on capital planning and national standards used by the Government Finance Officers Association ("GFOA"), the Maryland Water Infrastructure Financing Administration ("MWIFA"), the American Water Works Association ("AWWA"), and the Maryland Center for Environmental Training ("MCET"), Mount Airy requires approximately \$1.29 million per year (based on current year estimates) in long-term reinvestment to maintain safe and reliable water and sewer service as follows: water capital – approximately \$700,000 annually (wells, PFAS upgrades, treatment components, water main replacements, storage tank rehabilitation); sewer capital - approximately \$590,000 annually (collection system rehab, pump stations, WWTP equipment replacement)

WHEREAS, current revenues cannot support the needs of the Town’s water and sewer system without a phased rate plan; and

WHEREAS, Industry guidance (GFOA, MWIFA, the Environmental Protection Agency (“EPA”), MCET, AWWA) recommends 6 months to 1 year of operating reserves, which for Mount Airy, the reserve target would be approximately \$4.2 million (based on current year estimates); and

WHEREAS, the current water and sewer tiers within the Town are inconsistent and outdated, including for the following reasons: the 80,000+ gallon tier captured users ranging from 80,000 to over 1,000,000 gallons, and large commercial users are not proportionally contributing to system load; and

WHEREAS, the Town Council has considered long and short-term proposals to raise water and sewer rates, including as proposed in prior ordinances, which the Town Council did not enact because a majority of the Councilmembers did not believe that a short term adjustment to the water and sewer rates would solve the aforementioned structural water and sewer deficits, would require further increases to those rates in the coming years and/or in order to explore a more comprehensive restructuring of the water and sewer rates; and

WHEREAS, the Town Council has expressed an interest in considering a long-term restructuring of the Town’s water and sewer rates; and

WHEREAS, Town Staff reviewed and developed an initial proposal for an ordinance that would restructure the Town’s water and sewer system; and

WHEREAS, at its January 7, 2026 meeting the Town’s Water and Sewer Commission reviewed the existing water and sewer rate structure applicable within the Town limits, and the Town Staff’s proposal for structuring the water and sewer rate system and voted to recommend changes to the rates as proposed herein with an effective date of January 7, 2026; and

WHEREAS, after presentation during the _____, 2026 meeting and after receiving public comment, the Town Council concluded that a long-term restructuring as proposed in this ordinance is needed to meet the goal of reestablishing a fiscally sound Water and Sewer Fund; and

WHEREAS, this ordinance proposes a five-year rate restructuring schedule for the purposes of eliminating the current structural operating deficit, restoring reserves to the industry-recommended level, supporting long-term capital replacement and reinvestment, updating and correcting the Town’s tier structure, aligning heavy users with proportional system impact, correcting tier gaps, adding high-volume usage tiers, moderating increases in rates between usage tiers, ensuring affordability and rate stability for residential users, imposing higher proportional contribution with higher end usage, reducing the burden on residential customers and ensuring the long-term stability of the Town’s water and sewer systems; and

WHEREAS, enactment of this ordinance is estimated to result in projected excess revenue of approximately \$164,421 in fiscal year 2031 with reserves beginning to rebuild steadily in fiscal year 2029 through fiscal year 2031, thereby enabling ongoing annual reserve contributions, with annual revenue as projected in the following table:

Revenue Forecast Summary (FY26–FY31)

Year	Total Revenue	Expenses	Excess/Deficit	Reserves
FY27	\$3,618,469	\$4,389,982	(\$771,512)	\$2,728,488
FY28	\$4,267,979	\$4,521,681	(\$253,702)	\$2,474,785
FY29	\$4,796,816	\$4,657,331	\$139,484	\$2,614,270
FY30	\$5,026,657	\$4,797,051	\$229,605	\$2,843,875
FY31	\$5,105,384	\$4,940,963	\$164,421	\$3,008,296

; and

WHEREAS, the enactment of this ordinance will result in 17–19% nominal increases in fiscal year 2027 for most residential accounts, no increase exceeding 20% in fiscal year 2027 for residential accounts, and reevaluated adjusted water and sewer rates as follows:

Fiscal Year	Nominal Increase	Actual Bill Impact	Notes
FY27	21%	~17–19% for most residential accounts	Restructured tiers; some impacts over 20% occur in first year only
FY28	19%	~19%	Increased to meet reserve targets
FY29	13%	~13%	Reduced from earlier models; stabilizes fund
FY30	5%	~5%	Normalization period
FY31	3%	~3%	Annual inflationary indexing begins

; and

WHEREAS, this ordinance creates four new high-volume tiers: 40,000-100,000 gallons, 100,001–250,000 gallons, 250,001–1,000,000 gallons, and 1,000,001+ gallons, resulting in proportionally higher rates for higher water and sewer usage; and

WHEREAS, this ordinance corrects the structural deficit by fiscal year 2029, rebuilds reserves to over \$3 million (61% of current annual expenses) by fiscal year 2031, and establishes a sustainable, inflation-matched base going forward; and

WHEREAS, this ordinance includes a one-time restructuring impact in fiscal year 2027, with some increases over 20% decreasing significantly in each of the next four years (fiscal year 2028–fiscal year 2031).

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF MOUNT AIRY:

Section 1. That Chapter 109 of the Code of the Town of Mount Airy is hereby amended to repeal and reenact with amendments Section 109-22 of the Code as follows:

§109-22. Water rate schedule; metered service.

- A. The following rates shall be applied to all water consumed on a quarterly basis effective ~~September 1, 2023~~ upon the start of the June, 2026 water and sewer billing cycle and shall remain in effect through water usage up to the start of the June, 2027 water and sewer billing cycle:
- (1) A flat service fee of ~~\$25.00~~ 30.00 will be charged to each consumer connected to the system.
 - (2) On the first 6,000 gallons consumed, the rate charged will be ~~\$2.50~~ 3.20 for each 1,000 gallons.
 - (3) On the next 6,000 gallons consumed (to a total of 12,000 gallons), the rate charge will be ~~\$4.57~~ 4.33 for each 1,000 gallons.
 - (4) On the next 8,000 gallons consumed (to a total of 20,000 gallons), the rate charge will be ~~\$5.09~~ 5.30 for each 1,000 gallons.
 - (5) On the next 20,000 gallons consumed (to a total of 40,000 gallons), the rate charge will be ~~\$7.00~~ 6.05 for each 1,000 gallons.
 - (6) On the next ~~20,000~~ 60,000 gallons consumed (to a total of ~~60,000~~ 100,000 gallons), the rate charge will be ~~\$7.24~~ 7.70 for each 1,000 gallons.
 - (7) ~~For all gallonage in excess of~~ On the next 60,000 150,000 gallons consumed, ~~(up to a total of 80,000 250,000 gallons),~~ the rate charge shall be ~~\$8.32~~ 9.70 for each 1,000 gallons.
 - (8) ~~For all gallonage in excess of~~ On the next 80,000 750,000 gallons consumed ~~(to a total of 1,000,000 gallons),~~ the rate charge shall be ~~\$9.38~~ 10.70 for each 1,000 gallons.
 - (9) For all gallonage in excess of 1,000,000 gallons consumed, the rate charge shall be \$12.50 for each 1,000 gallons.
- B. ~~The above water rates shall be billed on a quarterly basis to the owner or owners of each property to which water is furnished, without regard to whether the property is owner-occupied or otherwise. The charges shall constitute a lien and bear interest as provided in §109.24. The flat service fee set forth in subsection A.(1) above and the rates set forth in subsection A.(2) through (9) above shall increase annually beginning with water usage up to the start of the June, 2027 water and sewer billing cycle and thereafter as follows:~~

- (1) 19% for water usage up to the start of the June, 2028 water and sewer billing cycle.
- (2) 13% for water usage up to the start of the June, 2029 water and sewer billing cycle.
- (3) 5% for water usage up to the start of the June, 2030 water and sewer billing cycle.
- (4) 3% for water usage beginning with the start of the June, 2030 water and sewer billing cycle, and each year thereafter.

C. The above water rates shall be billed on a quarterly basis to the owner or owners of each property to which water and sewer service is furnished, without regard to whether the property is owner-occupied or otherwise. The charges shall constitute a lien and bear interest as provided in §109-24.

Section 2. That Chapter 109 of the Code of the Town of Mount Airy is hereby amended to repeal and reenact with amendments Section 109-22.1 of the Code as follows:

§109-22.1. System benefit charge.

A. In addition to the water rate charges set forth in § 109.22 of this chapter, there shall also be a system benefit charge which shall be applied to all water consumed on a quarterly basis upon the start of the June, 2026 water and sewer billing cycle and shall remain in effect through water usage up to the start of the June, 2027 water and sewer billing cycle:

- (1) A flat rate of \$~~15~~ 18 will be charged for all water consumed up to 40,000 gallons.
- (2) On each additional ~~23,000~~ 23,000 gallons consumed per quarter above 40,000 gallons, an additional \$~~15~~ 18 will be charged.

B. ~~The above system benefit charge shall be billed on a quarterly basis to the owner or owners of each property to which water is furnished, without regard to whether the property is owner-occupied or otherwise. The charges shall constitute a lien and bear interest as provided in § 109-24.~~ The system benefit charges set forth in subsections A.(1) and A.(2) shall increase annually beginning with water usage up to the start of the June, 2027 water and sewer billing cycle and thereafter as follows:

- (1) 20% for water usage up to the start of the June, 2028 water and sewer billing cycle.
- (2) 19% for water usage up to the start of the June, 2029 water and sewer billing cycle.

(3) 13% for water usage up to the start of the June, 2030 water and sewer billing cycle.

(4) 5% for water usage up to the start of the June, 2031 water and sewer billing cycle.

(5) 3% for water usage beginning with the start of the June, 2031 water and sewer billing cycle, and each year thereafter.

- C. The above system benefit charge shall be billed on a quarterly basis to the owner or owners of each property to which water is furnished, without regard to whether the property is owner-occupied or otherwise. The charges shall constitute a lien and bear interest as provided in § 109-24.

Section 3. That Chapter 109 of the Code of the Town of Mount Airy is hereby amended to repeal and reenact with amendments Section 109-23 of the Code as follows:

§109-23. Sewer rate schedule.

- A. These rates shall be a quarterly charge for sewer use effective ~~September 1, 2023~~ upon the start of the June, 2026 water and sewer billing cycle and shall remain in effect through water usage up to the start of the June, 2027 water and sewer billing cycle:

- (1) A flat service fee of ~~\$28.00~~ 33.60 will be charged to each customer connected to the system.
- (2) For the first 6,000 gallons consumed, the rate chargeable shall be ~~\$3.25~~ 3.55 for each 1,000 gallons.
- (3) On the next ~~14,000~~ 6,000 gallons consumed (to a total of ~~20,000~~ 12,000 gallons), the rate charge shall be ~~\$3.70~~ 4.86 for each 1,000 gallons.
- (4) On the next ~~20,000~~ 8,000 gallons consumed (to a total of ~~40,000~~ 20,000 gallons), the rate charge shall be ~~\$4.75~~ 5.90 for each 1,000 gallons.
- (5) On the next 20,000 gallons consumed (to a total of ~~60,000~~ 40,000 gallons), the rate charge shall be ~~\$5.00~~ 6.79 for each 1,000 gallons.
- (6) On the next ~~20,000~~ 60,000 gallons consumed (to a total of ~~80,000~~ 100,000 gallons), the rate charge shall be ~~\$5.25~~ 8.61 for each 1,000 gallons.
- (7) ~~The rate charge in excess of~~ On the next 80,000 150,000 gallons consumed (to a total of 250,000 gallons), the rate charge shall be \$5.50 10.85 for each 1,000 gallons.

(8) On the next 750,000 gallons consumed (to a total of 1,000,000 gallons), the rate charge shall be \$12.05 for each 1,000 gallons.

(9) For all gallonage in excess of 1,000,000 gallons consumed, the rate charge shall be \$14.15 for each 1,000 gallons.

B. ~~The above sewer rates shall be billed on a quarterly basis to the owner or owners of each property to which water and sewer service is furnished, without regard to whether the property is owner-occupied or otherwise. The charges shall constitute a lien and bear interest as provided in §109-24. The flat service fee set forth in subsection A.(1) above and the rates set forth in subsection A.(2) through (9) above shall increase annually beginning with sewer usage up to the start of the June, 2027 water and sewer billing cycle and thereafter as follows:~~

(1) 19% for sewer usage up to the start of the June, 2028 water and sewer billing cycle.

(2) 13% for sewer usage up to the start of the June, 2029 water and sewer billing cycle.

(3) 5% for sewer usage up to the start of the June, 2030 water and sewer billing cycle.

(4) 3% for sewer usage beginning with the start of the June, 2030 water and sewer billing cycle, and each year thereafter.

C. The above sewer rates shall be billed on a quarterly basis to the owner or owners of each property to which water and sewer service is furnished, without regard to whether the property is owner-occupied or otherwise. The charges shall constitute a lien and bear interest as provided in §109-24.

BE IT ENACTED AND ORDAINED BY THE AUTHORITY AFORESAID, that this Ordinance shall take effect on the ____ day of _____, 2026 (upon expiration of 20 calendar days following approval by Mayor or passage by Council over Mayor's veto by 4/5ths of the whole Council).

Introduced the 2nd day of February, 2026.

Enacted the ____ day of _____, 2026 by a vote of _____ in favor and _____ opposed.

ATTEST:

Jason Evans, Secretary

Tim Washabaugh,
President of the Town Council

Approved this ___ day of _____, 2026.

ATTEST:

Jason Evans, Secretary

Larry Hushour, Mayor

REVIEWED AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY.
this ___ day of _____, 2026.

Thomas V. McCarron, Town Attorney

THE TOWN OF MOUNT AIRY, MARYLAND

**TOWN COUNCIL
RESOLUTION NO. 2026-2**

**FOR THE PURPOSE OF ESTABLISHING
THE TOWN'S AVAILABLE WATER AND SEWER
CAPACITY YIELD FROM 2026 THROUGH 2027
PURSUANT TO THE TOWN CODE,
SECTION 109-19.2A and B AND
SECTION 91-6B**

Pursuant to the Town Code, Section 109-19.2A and B and Section 91-6B, be it RESOLVED, by the Town Council:

- (1) That the Town will for the period from 2026 through 2027 the Town will have available water capacity of 63,815 gpd based on the APFO Water and Sewer System calculations. This 63,815 gpd shall be the Available Water Capacity Yield from 2026 through 2027 which shall be available to be allocated in that time frame in accordance with the Town's Water and Sewer Allocation Ordinance to "New Demand" as defined therein.
- (2) That the Town will for the period from 2026 through 2027 have available sewer capacity of 306,453 gpd based on the APFO Water and Sewer System calculations. This 306,453 shall be the Available Sewer Capacity Yield from 2026 through 2027 which shall be available to be allocated in that time frame in accordance with the Town's Water and Sewer Allocation Ordinance to "New Demand" as defined therein.
- (3) That in the first quarter of 2026 the Town anticipates receiving an increase in appropriation from 79,000 gpd to 113,000 gpd from Maryland Department of the Environment (MDE) for permit FR2001G022(03), or well number 9. Once received this 34,000 gpd will add 29,920 gpd (or 88%) to the Available Water Capacity Yield bringing the total from 63,815 gpd to 93,735 gpd.

ADOPTED:

This 2nd day of February, 2026 by a vote of ___ in favor and ___ opposed.

ATTEST:

Jason P. Evans, Secretary

Tim J. Washabaugh, President of the Council

Approved this 2nd day of February, 2026.

ATTEST:

Jason P. Evans , Secretary

Larry G. Hushour, Mayor

Reviewed and approved as to legal sufficiency.
This 2nd day of February, 2026.

Thomas V. McCarron, Town Attorney