

BOARD OF GARRETT COUNTY COMMISSIONERS

PUBLIC MEETING

Monday, March 2, 2026

Meeting was also Live Streamed at <http://www.garrettcountymd.gov/live>

IN ATTENDANCE

Chairman Paul C. Edwards
Commissioner Ryan S. Savage
Commissioner S. Larry Tichnell

County Administrator Kevin G. Null

ADMINISTRATIVE SESSION

- ❖ **Garrett County Hazardous Materials Response Plan** – The Garrett County Hazardous Materials Response Plan was review and updated. Garrett County is required to readopt the Plan every five (5) years.

The Board of County Commissioners, on a motion by Commissioner Savage, which was seconded by Commissioner Tichnell, and made unanimous by Chairman Edwards, adopted the 2026 Garrett County Hazardous Materials Response Plan.
- ❖ Mr. Null reviewed a number of administrative and managerial matters under his authority and jurisdiction with the Board of County Commissioners.

CALL TO ORDER PUBLIC SESSION at 4:00 PM

PRAYER & PLEDGE OF ALLEGIANCE – Invocation by Commissioner Tichnell

PUBLIC SESSION

EXECUTIVE SESSION: On February 17, 2026, the Board of County Commissioners met in Executive Session under General Provisions Article 3-305(b) of the Maryland Open Meetings Law at 4:25 PM to consider the acquisition of real property for a public purpose and matters directly related thereto. The meeting ended at 4:40 PM.

1. The Board of County Commissioners, on a motion by Commissioner Savage, which was seconded by Commissioner Tichnell, and made unanimous by Chairman Edwards, approved the Public Meeting Agenda for March 2, 2026.
2. The Board of County Commissioners, on a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, approved the Public Meeting Minutes and Executive Meeting Minutes of February 17, 2026.
3. **Resolution: Oakland to Herrington Manor State Park Trail Feasibility Study and Supporting Advancement to Design, Funding, and Implementation:** – On February 17, 2026, an update on the Oakland to Herrington Manor State Park Trail Feasibility Study was presented. Several members of the public were present to ask specific questions about the Plan. Therefore, the Board of County Commissioners, on a motion by Commissioner Savage, which was seconded by Commissioner Tichnell, and made unanimous by Chairman Edwards deferred adoption of the Resolution pending additional public comments.
4. **MD 135 Pedestrian & Bicycle Plan Update:** Siera Wigfield, GIS Specialist, Garrett County Department of Community Development – Planning Land Management Division presented the Board of County Commissioners with an update on the MD 135 Pedestrian & Bicycle Plan.
5. **Garrett County Homestead Tax Rate:** Scott Weeks, Director, Garrett County Department of Financial Services provided an update on the Garrett County Homestead Tax Rate. If the Board of County Commissioners wishes to consider changing the Homestead Tax Rate the change must be submitted to the State of Maryland by March 15, 2026.

The Homestead Tax Rate is available to full-time county residents. At the current Homestead Tax Rate of 3%, the County is deferring \$2.7 million in revenue. If the rate is lowered to 2% it would equate to an additional \$115,000 and 1% would be an additional \$231,000.

Discussion: The Homestead Tax Credit helps individuals who live here full-time. The Homestead Tax and Property Tax are two separate discussions. Property taxes affect everyone who owns property while the Homestead Tax Credit only affects full-time county residents. If the County cuts the Homestead Tax Rate and lowers property taxes, this would have a meaningful tax relief to residents.

Chairman Edwards asked the Board of County Commissioners if there was any opposition to lowering the Homestead Tax Rate – there was none. Due to the reporting requirements a Special Public Meeting will be held on Monday, March 9, 2026 at 4:00 PM to solicit public comments on adjusting the Garrett County Homestead Tax Rate.

MOTION TO CLOSE PUBLIC MEETING AND OPEN PUBLIC HEARING

On a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, the Public Meeting was closed and the Public Hearing opened at 4:43 p.m.

6. PUBLIC HEARING:

Garrett County is in the process of amending the 2014 Water and Sewer Plan, as required by COMAR 26.03.01. This plan includes future utility projects for the next ten years as well as projected populations, land use, and consumption demands. For future projects to be considered for government funding, they must be included in this plan.

The summary of the amendment and draft plan (attached) was posted on the Garrett County Government's website at www.garrettcounty.md.gov.

Written comments will be accepted until March 16, 2026 to: Water and Sewer Plan Comments, Attn: Siera Wigfield, Senior Planner 203 South Fourth Street, Oakland, Maryland 21550 or emailed to swigfield@garrettcounty.md.gov Please include Water & Sewer Plan Comment in subject line.

MOTION TO CLOSE PUBLIC HEARING AND OPEN PUBLIC MEETING

On a motion by Commissioner Savage, which was seconded by Commissioner Tichnell, and made unanimous by Chairman Edwards, the Public Hearing was closed and the Public Meeting reopened at 4:58 p.m.

7. PUBLIC COMMENTARY: None

8. ANNOUNCEMENTS:

- ❖ The Board of County Commissioners announces that it will hold a Special Public Meeting on Monday, March 9, 2026 at 4:00 PM to solicit public comments on adjusting the Garrett County Homestead Tax Rate.
- ❖ The Board of Garrett County Commissioners announced that the next Public Meeting will be held on Tuesday, March 17, 2026, at 4:00 p.m. at the Garrett County Courthouse.

ADJOURNMENT: The Board of County Commissioners, on a motion by Commissioner Tichnell, which was seconded by Commissioner Savage, and made unanimous by Chairman Edwards, adjourned the Public Meeting at 5:00 P.M.

Attest:

KEVIN G. NULL
County Administrator

By Order of the Board,

PAUL C. EDWARDS, Chairman
Board of County Commissioners



Water & Sewerage Master Plan Amendment

Public Hearing Presentation March 2, 2026

Background

The County Water & Sewer Master Plan is a document that supports the continued development of water supply and wastewater disposal in Garrett County, on a ten-year cycle. This plan is amended as needed, as systems are expanded, and improvements are proposed to better serve the County.

Summary of Amendments

01

MDE Approval: March 2017

Map & text updates for expanding sewer services in the Chestnut Ridge area & Deep Creek Lake Sewer Service Areas, and Expanding Water Service Areas in Loch Lynn, Deer Park , and Thayerville

02

MDE Approval May 2017

Map table and text Updates for the Deep Creek, Trout Run Sewer Service Areas, and Bloomington Water Service Area

03

MDE Approval: May 5, 2023

Map and text updates to the Deep Creek Lake Service Area and Sewer Service Expansion Sewer Service in Deep Creek, Grantsville Water Service Updates, and updates regarding the replacement of Trout Run WWTP and combine Service for communities at a modern WWTP in Oakland

04

MDE Approval March 13, 2024

Map, Table and text update to add the Wisp Mountain Water Storage Tank Project

05

MDE Approval June 20, 2025

Update Water & Sewer Planning Areas along Hemlock Dr, Grantsville from FSP to W1 and S1 respectively. Gorman Well replacement, Chestnut Ridge Pump Station upgrades replacement, Jennings Sewer upgrades

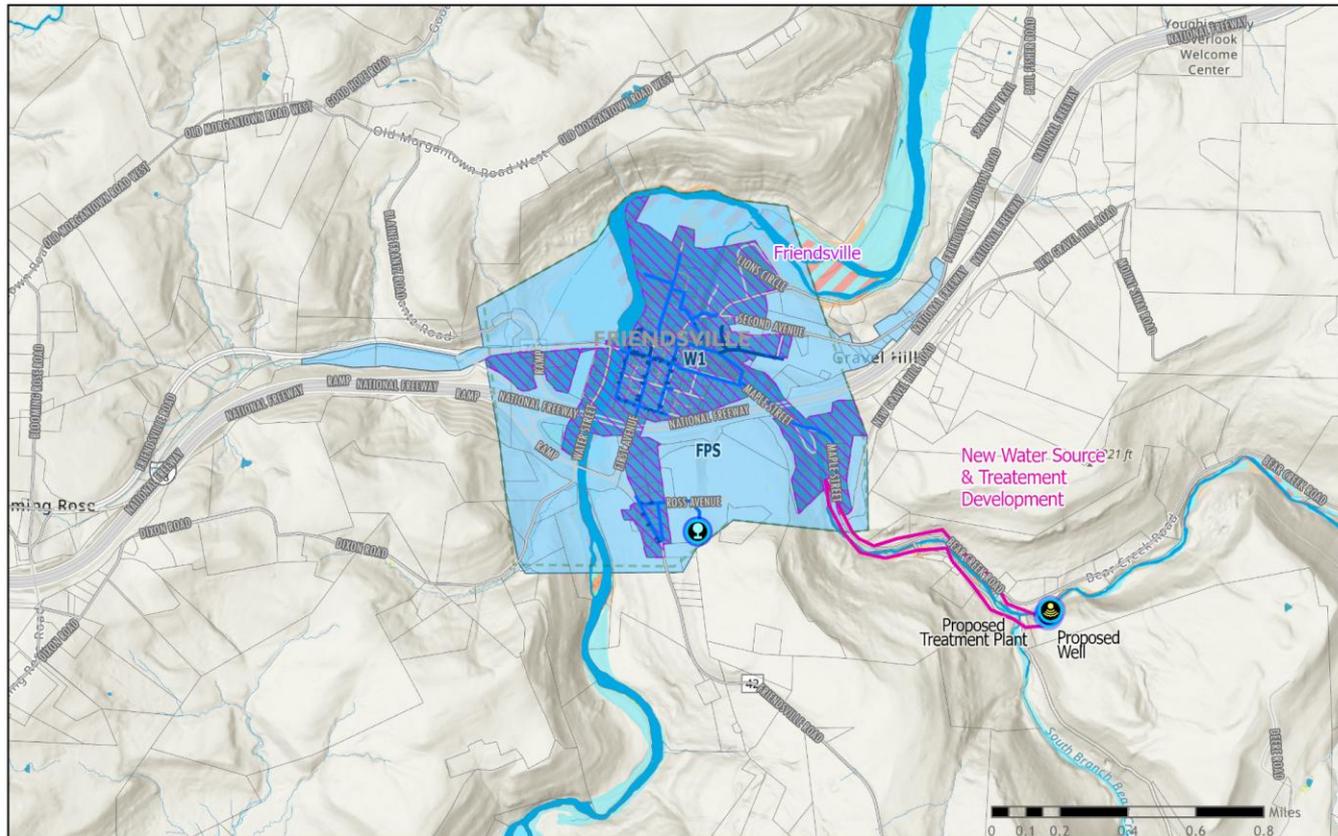
06

Current Proposed Amendment

Friendsville Water Supply and Treatment Improvement Plans, Gorman Water System Supply Plans, Friendsville Sewer System Planned Improvements

Friendsville Water System Planned & Recommended Improvements

1. To address aging intake and treatment deficiencies and ensure a reliable, redundant drinking water source for businesses and residents within the Friendsville Water System.
2. The Friendsville Water System currently serves approximately 235 equivalent residential units and operates near its permitted average withdrawal capacity, with long-term demand projections approaching existing appropriation limits.
3. System vulnerable to river conditions and upstream incidents
4. Use of 1970's technology updates to aging infrastructure
5. Study explores groundwater or alternative source
6. Provides backup supply and long-term sustainability



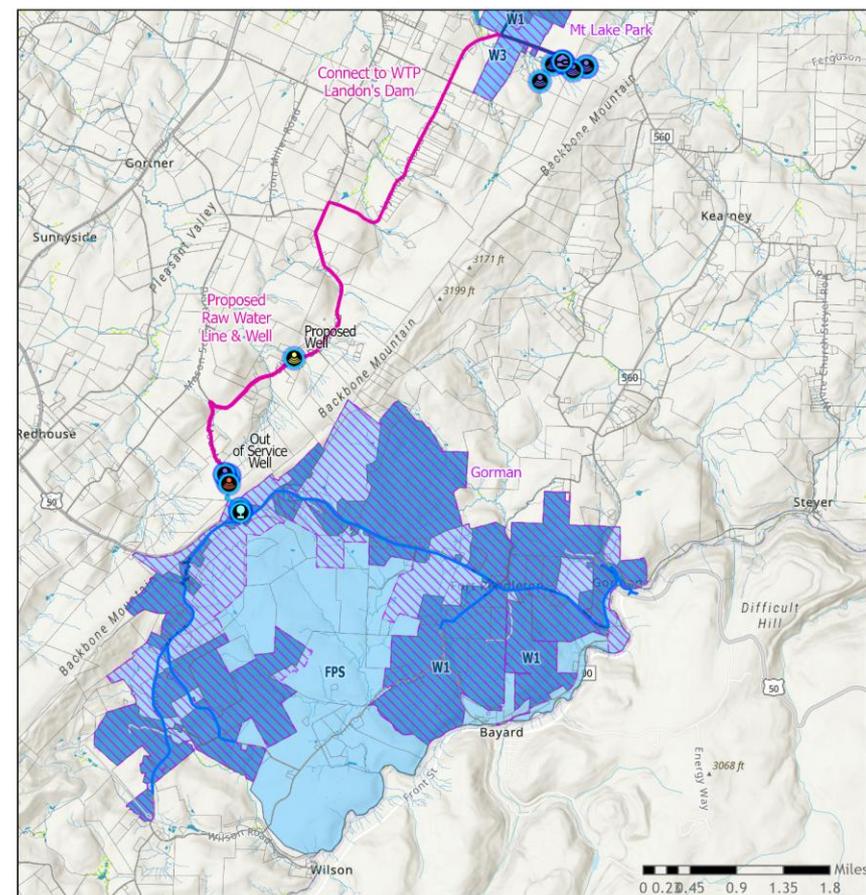
Friendsville Water Service

- | | | | | | | | |
|--|----------------------|--|----------------------------------|--|-----------------------------------|--|--|
| | Water Treatment Plan | | Water Service Areas | | Lake or Pond | | Future Conditions 1% Annual Chance Flood Hazard |
| | Proposed Well | | W1: Existing/ Under Construction | | Streams | | Area with Reduced Risk Due to Levee |
| | Well | | W2: Service Within 3 Years | | 1% Annual Chance Flood Hazard | | Area with Risk Due to Levee |
| | Out of Service | | W3: Service Within 10 Years | | Regulatory Floodway | | Wetlands - Polygon - Department of Natural Resources |
| | Storage Tank | | FPS | | Special Floodway | | Wetlands |
| | Amendment 6 Changes | | Tax Parcels | | Area of Undetermined Flood Hazard | | |
| | | | Garrett Town Boundaries | | 0.2% Annual Chance Flood Hazard | | |
| | | | Roads | | | | |
| | | | Streams | | | | |

Gorman Water System Planned & Recommended Improvements

1. To restore redundancy and strengthen long-term water security for businesses and residents within the Gorman Water System following the loss of a primary well.
2. Study evaluates development of a new production well and/or connection to the Landon's Dam Water Treatment Plant as a redundant supply source.

Gorman Water System Map Update

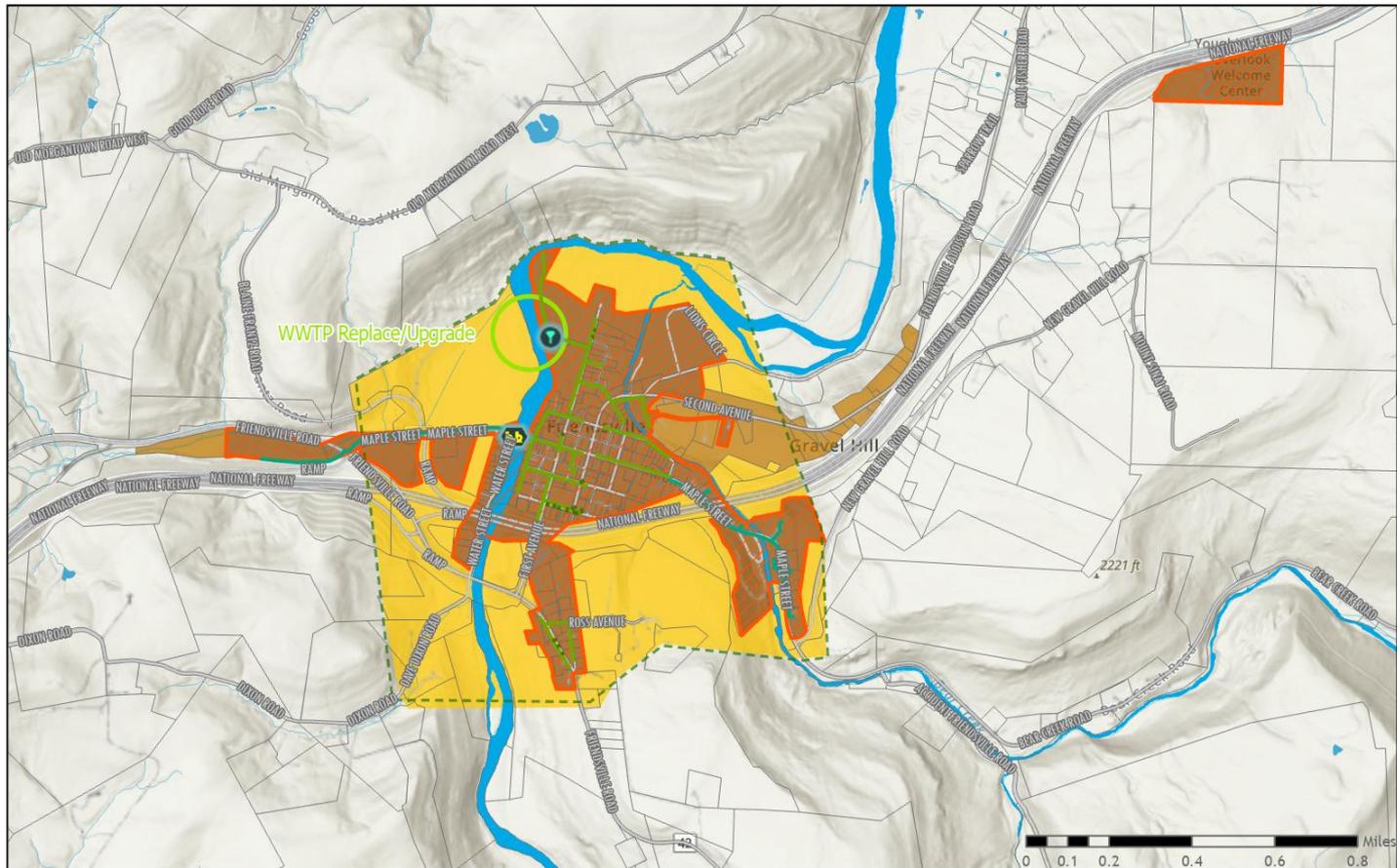


Gorman Water Service

- | | | | | | |
|--|-----------------------|--|----------------------------------|--|--|
| | Water Treatment Plant | | Water Service Areas | | Garrett Town Boundaries |
| | Proposed Well | | W1: Existing/ Under Construction | | Roads |
| | Well | | W2: Service Within 3 Years | | Streams |
| | Out of Service | | W3: Service Within 10 Years | | Lake or Pond |
| | Storage Tank | | FPS | | Wetlands - Polygon - Department of Natural Resources |
| | Amendment 6 Changes | | Tax Parcels | | Wetlands |

Friendsville Wastewater Treatment Plant Problem Areas & Future Needs

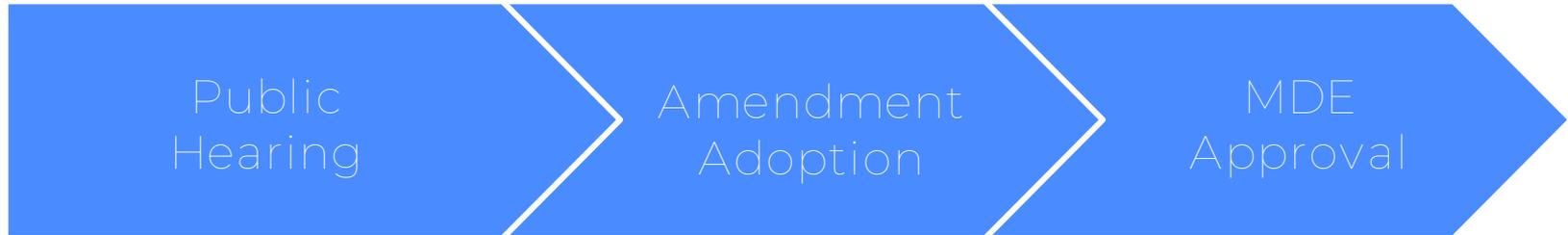
- To evaluate upgrades or replacement of aging wastewater treatment infrastructure to ensure reliable service for residents and businesses within the Town of Friendsville.
- The Friendsville WWTP was originally constructed in the early 1970s and currently serves approximately 230 equivalent residential units, with core treatment and collection components nearing the end of their useful life.
- Study will assess engineering and environmental considerations for rehabilitation or replacement options.
- Proposed amendment supports long-term regulatory compliance, operational reliability, and system sustainability, with no expansion of the sewer service area.



Friendsville Sewer Service

- | | | |
|---|---|--|
| <ul style="list-style-type: none">  Asset type, Lifecycle Status  Lift Station, Proposed  Proposed Pump Station  Sewer Service Areas  Garrett Town Boundaries  Roads | <ul style="list-style-type: none">  Streams  Lake or Pond  Stream  Sewer Service History  Sewer Planning Status  S1: Existing Service/ Under Construction | <ul style="list-style-type: none">  S2: Service Within 3 Years  S3: Service Within 10 Years  FPS: Service Beyond 10 Years  Tax Parcels |
|---|---|--|

Amendment Process



- Comments accepted noon on March 8, 2026
- Adopted Amendment will be sent to MDE for their approval

Thanks

Do you have any comments questions?

swigfield@garrettcounty.md.gov
301-334-7477

Brandon Griffith
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