



**Committee:** Directly to Council  
**Committee Review:** N/A  
**Staff:** Keith Levchenko, Senior Legislative Analyst  
Christine Wellons, Senior Legislative Attorney  
**Purpose:** To introduce agenda item – no vote expected  
**Keywords:** #SpecialProjectsLegislation and CIP

AGENDA ITEM #23A  
May 22, 2025  
**Introduction**

## SUBJECT

Expedited Bill 14-25, Special Capital Improvements Projects – Clarksburg Library (P710500)

## DESCRIPTION/ISSUE

- Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed the “Special Projects Legislation threshold.” The threshold is \$25,190,000 in FY26 dollars.
- On May 15, 2025, the County Executive transmitted a request for a Special Capital Improvements Project bill associated with the Approved FY25-30 Capital Improvements Program for the Clarksburg Library (P710500).
- A public hearing on the bill is scheduled for June 17, 2025 with action scheduled immediately after the public hearing.

### This report contains:

	<u>Page #</u>
• Expedited Bill 14-25	©1-2
• Executive Transmittal	
• Memorandum	©3
• Draft Legislation	©4-5
• Project Description Form	©6-7
• Legislative Request Report	©8
• Fiscal Impact Statement	©9
• Executive Transmittal – Special Capital Improvements Project Cost Criterion	©10-11

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Expedited Bill No. 14-25  
Concerning: Special Capital  
Improvement Project - Clarksburg  
Library (P710500)  
Revised: 5/16/2025 Draft No. 1  
Introduced: \_\_\_\_\_  
Expires: December 7, 2026  
Enacted: \_\_\_\_\_  
Executive: \_\_\_\_\_  
Effective: \_\_\_\_\_  
Sunset Date: None  
Ch. \_\_\_\_\_, Laws of Mont. Co. \_\_\_\_\_

## COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

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By: Council President at the Request of the County Executive

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**AN EXPEDITED ACT to:**

- (1) authorize the planning, design, and construction of the Clarksburg Library (P710500) project in the Clarksburg and Vicinity area.

By adding to:

Laws of Montgomery County 2025

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

*The County Council for Montgomery County, Maryland approves the following Act:*

**Sec. 1. The Laws of Montgomery County 2025 are amended to add the following:**

Montgomery County, Maryland, is authorized to construct the Clarksburg Library (P710500) in the Clarksburg and Vicinity area.

**Sec. 2. Expedited Effective Date.** The Council declares that this Act is necessary for the immediate protection of the public interest. This Act takes effect on the date on which it becomes law.




OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
*County Executive*

MEMORANDUM

May 15, 2025

TO: Kate Stewart, President  
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Special Capital Improvements Project Legislation XX-25  
Clarksburg Library (P710500)

In accordance with Section §302 of the County Charter and Section §20-1 of the County Code, I am forwarding the attached Special Capital Improvements Project Legislation Authorization and Legislative Request Report for the Clarksburg Library (P710500).

Authorization is needed for this project because County Code requires certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed \$25,190,000 in FY26 dollars. The estimated locally funded cost of the Clarksburg Library in the FY26 Capital Budget and Amendments to the FY25-30 Capital Improvements Program is \$33,560,000 for planning, design, and construction costs.

The closest library for the Clarksburg community is the Germantown branch, which opened in 2007. The Clarksburg Library will serve as the community connection hub to ideas, learning, and the exchange of information. It will improve the community through facilitating knowledge creation, informing the community, and inspiring lifelong learning and collaboration. I recommend prompt passage of this legislation to advance this project.

Enclosure: Special Capital Improvements Project Legislation – Clarksburg Library (P710500)

cc: Cecily Thorne, Chief of Staff to the Council President  
Craig Howard, Executive Director, Montgomery County Council  
Richard S. Madaleno, Chief Administrative Officer, Office of the County Executive  
Fariba Kassiri, Deputy Chief Administrative Officer, Office of the County Executive  
Sonia Mora, Assistant Chief Administrative Officer, Office of the County Executive  
Tricia Swanson, Director of Strategic Partnerships, Office of the County Executive  
Jennifer R. Bryant, Director, Office of Management and Budget  
Darcell Graham, Director, Department of Public Libraries

Bill No. \_\_\_\_\_  
Concerning: Clarksburg Library  
Revised: \_\_\_\_\_ Draft No. \_\_\_\_  
Introduced: \_\_\_\_\_  
Expires: \_\_\_\_\_  
Enacted: \_\_\_\_\_  
Executive: \_\_\_\_\_  
Effective: \_\_\_\_\_  
Sunset Date: None  
Ch. \_\_\_\_, Laws of Mont. Co. 2025

## COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

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By: Council President at the Request of the County Executive

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**AN ACT to:**

- (1) authorize the planning, design, and construction of the Clarksburg Library (P710500) project in the Clarksburg and Vicinity area.

By adding to the Laws of Montgomery County 2025

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

*The County Council for Montgomery County, Maryland approves the following Act:*

**Section 1. The following is added to the laws of Montgomery County 2025:**

Montgomery County, Maryland, is authorized to construct the Clarksburg Library (P710500) in the Clarksburg and Vicinity area.

*Approved:*

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Kate Stewart, President, County Council

Date

*Approved:*

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Marc Elrich, County Executive

Date

*This is a correct copy of Council action.*

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Sara R. Tenenbaum, Clerk of the Council

Date

APPROVED AS TO FORM AND LEGALITY  
OFFICE OF THE COUNTY ATTORNEY

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Assistant County Attorney

# Clarksburg Library (P710500)

Category	Culture and Recreation	Date Last Modified	04/08/25
SubCategory	Libraries	Administering Agency	General Services
Planning Area	Clarksburg and Vicinity	Status	Preliminary Design Stage

Total	Thru FY24	Rem FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
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## EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	4,937	141	436	4,360	1,052	1,275	1,202	831	-	-	-
Land	3,065	3,065	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	2,408	-	432	1,976	-	800	1,176	-	-	-	-
Construction	20,195	3	-	20,192	-	9,189	11,003	-	-	-	-
Other	2,975	-	-	2,975	-	1,352	1,623	-	-	-	-
TOTAL EXPENDITURES	33,580	3,209	868	29,503	1,052	12,616	15,004	831	-	-	-

## FUNDING SCHEDULE (\$000s)

G.O. Bonds	30,359	8	868	29,483	1,052	12,596	15,004	831	-	-	-
Recordation Tax Premium (MCG)	3,201	3,201	-	-	-	-	-	-	-	-	-
State Aid	20	-	-	20	-	20	-	-	-	-	-
TOTAL FUNDING SOURCES	33,580	3,209	868	29,503	1,052	12,616	15,004	831	-	-	-

## OPERATING BUDGET IMPACT (\$000s)

Maintenance			153	-	-	-	-	73	80
Energy			92	-	-	-	-	44	48
Program-Staff			3,807	-	-	-	1,269	1,269	1,269
Program-Other			1,806	-	-	-	1,202	302	302
NET IMPACT			5,858	-	-	-	2,471	1,688	1,699
FULL TIME EQUIVALENT (FTE)				-	-	-	15	15	15

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 26 Request	23,496	Year First Appropriation	FY23
Cumulative Appropriation	10,064	Last FY's Cost Estimate	33,740
Expenditure / Encumbrances	3,209		
Unencumbered Balance	6,855		

## PROJECT DESCRIPTION

This project provides for the design and construction of a library located in Clarksburg, as outlined in the Clarksburg Master Plan, and appropriate to the needs of the community.

## LOCATION

Project is located at the intersection of Maryland Route 355 and Stringtown Road.

## ESTIMATED SCHEDULE

Design development will begin in FY25, and construction will start in FY26.

## COST CHANGE

Receipt of FY26 State Aid.

## PROJECT JUSTIFICATION

The department's Strategic Facilities Plan (1998 - 2003) recognized the need for library services in the Clarksburg area, including a needs assessment completed in 2001. The department confirms that the Clarksburg area continues to meet the criteria for a new facility, as outlined in the department's Facilities Plan 2013-2016. The Clarksburg population is expected to increase from 13,766 in 2010 to almost 40,000 by 2025. The closest library is the Germantown branch, which opened in 2007. The library will serve as the community connection hub to ideas, learning, and the exchange of information. It will improve the community through facilitating knowledge creation, informing the community, and inspiring lifelong learning and collaboration.

## FISCAL NOTE

Dedication of a 1.1 acre site was approved by the Montgomery County Planning Board on July 23, 2015, as part of the developer Third Try LLC's design for the site plan for the unbuilt portions of the Clarksburg Town Center on the east and west sides of the development. Associated parking was to be provided by the

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developer. Funding provided in an FY24 supplemental for evaluation and purchase of an alternate site at the corner of MD 355 and Stringtown Road in Clarksburg. FY24 supplemental provided G.O. Bonds for the amount of \$3,624,000 and acceleration of FY25 appropriation in the amount of \$3,206,000 to sign design contract. FY24 funding switch of recordation tax premium for G.O. Bonds in the amount of \$3,201,000 due to FY24 actuals upload. FY26 transfer of \$180,000 in G.O. Bonds from Clarksburg Library (P710500) to Americans with Disabilities Act (ADA): Compliance (P361107). Receipt of FY26 State Aid in the amount of \$20,000.

## DISCLOSURES

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A pedestrian impact analysis will be performed during design or is in progress. The County Executive asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

## COORDINATION

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Maryland-National Capital Park and Planning Commission, Department of General Services, Department of Technology and Enterprise Business Solutions, Department of Permitting Services, WSSC Water, Clarksburg Town Center Development District, Department of Public Libraries, Upcounty Regional Service Center, Department of Housing and Community Affairs, Department of Environmental Protection, and Potomac Edison. Special Capital Projects Legislation will be proposed by the County Executive.



**Bill XX - 25**  
**Clarksburg Library (P710500)**  
**Legislative Request Report**

1. **Description** - The County Executive requests that capital project No. 710500, Clarksburg Library (P710500), be authorized as a “Special Capital Improvements Project” pursuant to Section §302 of the County Charter and Section §20-1 of the Montgomery County Code.
2. **Problem** - Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$25,190,000 in FY26 dollars. The estimated locally-funded cost of this project in the FY26 Capital Budget and Amendments to the FY25-30 Capital Improvements Program is \$33,560,000 for planning, design, and construction costs.
3. **Goals and Objectives** - This project provides for planning, design and construction of a Clarksburg Library to serve the Clarksburg community. Currently the closest library for the Clarksburg community is the Germantown branch, which opened in 2007. The Clarksburg Library will serve as the community connection hub to ideas, learning, and the exchange of information. It will improve the community through facilitating knowledge creation, informing the community, and inspiring lifelong learning and collaboration. The project will be funded with General Obligation Bonds, Recordation Tax Premium, and State Aid.
4. **Coordination** - This project has been coordinated with the Maryland-National Capital Park and Planning Commission, Department of General Services, Department of Technology and Enterprise Business Solutions, Department of Permitting Services, WSSC Water, Clarksburg Town Center Development District, Department of Public Libraries, Upcounty Regional Service Center, Department of Housing and Community Affairs, Department of Environmental protection, and Potomac Edison.
5. **Fiscal Impact** – Not Applicable.
6. **Impact** – Not applicable
7. **Evaluation** - Capital projects are evaluated biennially by the County Executive and County Council as part of the Capital Improvements Program review.
8. **Experience Elsewhere** - Not Applicable.
9. **Sources of Information** – Department of Public Libraries, Department of General Services.
10. **Applications Within Municipalities** - Not Applicable.
11. **Penalties** - None Required.

# Fiscal Impact Statement

Office of Management and Budget

<b>Bill XX-25</b>	<b>Special Capital Improvements Project - Clarksburg Library (P710500)</b>
<b>Bill Summary</b>	Section Â§302 of the County Charter and Section Â§20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$25,190,000 in FY26 dollars. The estimated locally-funded cost of the Clarksburg Library in the FY26 Capital Budget and Amendments to the FY25-30 Capital Improvements Program is \$33,560,000 for planning, design, and construction costs.
<b>Fiscal Impact Summary</b>	There are no expenditures or revenues associated with this bill. The bill serves only to authorize the designation of the Clarksburg Library (P710500) project as a Special Capital Improvement Project.
<b>Fiscal Impact Analysis</b>	This bill is not estimated to impact revenues or expenditures. The Clarksburg Library was approved in prior years, and this legislation serves only to authorize the designation of the Clarksburg Library (P710500) project as a Special Capital Improvement Project.
<b>Staff Impact</b>	The bill is not expected to impact staff time or duties.
<b>Actuarial Analysis</b>	The bill is not expected to impact retiree pension or group insurance costs.
<b>Information Technology Impact</b>	The bill is not expected to impact the County Information Technology (IT) or Enterprise Resource Planning (ERP) systems.
<b>Other Information</b>	
<i>Later actions that may impact revenue or expenditures if future spending is projected</i>	The bill does not authorize future spending.
<i>Sources of information</i>	Montgomery County Public Libraries, Office of Management and Budget
<i>Contributors</i>	Deborah S. Lambert






OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
*County Executive*

MEMORANDUM

January 15, 2025

TO: Kate Stewart, President  
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Special Capital Improvements Project Cost Criterion – FY26 Capital Budget & Amendments to the FY25-30 Capital Improvements Program

Attached is an Executive Order establishing a cost criterion of \$25,190,000 for capital projects applicable to the Special Projects Legislation in the FY26 Capital Budget and Amendments to the FY25-30 Capital Improvements Program (CIP).

I will forward, under separate cover, legislation necessary to enact into law those CIP projects that require special capital projects authorization.

ME:cbs:njw

cc: Cecily Thorne, Chief of Staff to the Council President, Montgomery County Council  
Craig Howard, Executive Director, Montgomery County Council  
Richard S. Madaleno, Chief Administrative Officer, Office of the County Executive  
Fariba Kassiri, Deputy Chief Administrative Officer, Office of the County Executive  
Jennifer R. Bryant, Director, Office of Management and Budget  
Rachel Silberman, Capital Budget Manager, Office of Management and Budget



# MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland  
20850

Subject CIP COST CRITERION FOR SPECIAL CAPITAL IMPROVEMENTS PROJECTS FY26	Executive Order  001-25	Subject Suffix
Department OFFICE OF MANAGEMENT AND BUDGET	Department No. 31	Effective Date  01/15/2025

WHEREAS, Section 20-1 of the Montgomery County Code titled "Authorization of Special Capital Improvements Projects by Law," effective February 23, 1979, provides that non-emergency County Government capital improvement projects estimated to cost at least four million dollars must be approved by a law enacted by the County Council, prior to receiving further appropriation, and that the County Executive shall, by annual Executive Order revise the four million dollar cost criterion for all major facilities to reflect the annual change in the latest published composite construction cost index established by the United States Department of Commerce; and

WHEREAS, the original cost criterion utilized by the County was \$4,000,000 for Special Capital Improvements projects; and,

WHEREAS, the Office of Management and Budget has established the procedure utilized below to ensure consistency in the annual calculation of the cost criterion; and,

WHEREAS, the applicable composite construction cost index (2005=100) established by the U.S. Department of Commerce (U.S. Census Bureau) published in the "Price Deflator (Fisher) Index of New Single-Family Houses Under Construction" (1964 to 2020), was 30.6 for June 1978 and 192.7 for June 2024; and,

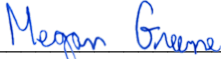
WHEREAS, the increase in the applicable composite construction cost index of 108 since 1978 indicates that the cost criterion established for Special Capital Improvements projects for fiscal year 2026 (July 1, 2025 - June 30, 2026) should be \$21,190,000 greater than the original cost criterion;

NOW THEREFORE, the County Executive for Montgomery County, Maryland, hereby establishes the cost criterion at \$25,190,000 in accordance with Section 20-1 of the County Code, for the FY26 Capital Budget and Amendments to the Fiscal Years 25-30 Capital Improvements Program.

Approved:

  
Marc Elrich, County Executive

Approved as to Form and Legality  
Office of the County Attorney

By:  1/9/2025  
Megan Greene  
Assistant County Attorney