Montgomery County Council

Committee: ECON
Committee Review: At a future date
Staff: Jim Ogorzalek, Legislative Attorney
Purpose: To receive testimony – no vote expected

AGENDA ITEM #3
October 13, 2026
Public Hearing

SUBJECT

Bill 39-26, Montgomery County Urban Districts – Wheaton Urban District Boundaries – Amendments

Lead Sponsor: Council President Fani-González

EXPECTED ATTENDEES

Members of the public

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

Receive public testimony

DESCRIPTION/ISSUE

Bill 39-26 would:

(1) expand the boundaries of the Wheaton Urban District; and
(2) generally amend the law regarding the Wheaton Urban District boundaries.

SUMMARY OF KEY DISCUSSION POINTS

N/A

This report contains:

Staff Report	Pages 1–2
Bill 39-26	© 1
Map of Proposed Expansion	© 6
Climate Assessment	© 7
Fiscal Impact Statement	© 10

*The Racial Equity and Social Justice Impact Statement and Economic Impact Statement were not available at the time of publication of this staff report. They can be found at the below address when available: Racial Equity and Social Justice, Economic, and Climate Impact Statements - Office of Legislative Oversight - Montgomery County, Maryland (montgomerycountymd.gov).

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AGENDA ITEM #3
October 13, 2026
Public Hearing

MEMORANDUM

October 8, 2026

TO: County Council

FROM: Jim Ogorzalek, Legislative Attorney

SUBJECT: Bill 39-26, Montgomery County Urban Districts – Wheaton Urban District Boundaries – Amendments

PURPOSE: To receive testimony – no Council vote expected

Bill 39-26, Montgomery County Urban Districts – Wheaton Urban District Boundaries – Amendments, was introduced on September 15, 2026. Its Lead Sponsor is Councilmember Council President Fani-González. A public hearing is scheduled for October 13, 2026, at 1:30 p.m. A worksession of the Economic Development (ECON) Committee is tentatively scheduled for Monday, October 26, 2026, at 9:30 a.m.

Bill 39-26 would:

(1) expand the boundaries of the Wheaton Urban District; and
(2) generally amend the law regarding the Wheaton Urban District boundaries.

Background

The current boundaries of the Wheaton Urban District do not include the Wheaton Library and Community Recreation Center or Wheaton Local Park. This prevents services provided by the Urban District—including Clean and Safe Teams, community engagement, family programming, and cultural celebrations—from extending to and making use of these spaces.

Bill Specifics

Bill 39-26 seeks to expand the geographic scope of the Wheaton Urban District to include the Wheaton Library and Community Recreation Center and Wheaton Local Park, as well as the right of way along Georgia Avenue to connect these spaces to the existing urban district boundaries (but not the adjacent properties). A map visualizing the expansion set forth in the bill is appended to the Staff Report at © 6.

This packet contains:*	Circle #
Bill 39-26	1
Map of Proposed Expansion	6
Climate Assessment	7
Fiscal Impact Statement	10

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Bill No. 39-26
Concerning: Montgomery County Urban Districts – Wheaton Urban District Boundaries – Amendments
Revised: 7/27/2026 Draft No. 1
Introduced: September 15, 2026
Expiration:
Enacted:
Executive:
Effective:
Sunset Date:
Ch. ____, Laws of Mont. Co. ____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Council President Fani-González

AN ACT to:

(1) expand the boundaries of the Wheaton Urban District; and
(2) generally amend the law regarding the Wheaton Urban District boundaries.

By amending
Montgomery County Code
Chapter 68A, Montgomery County Urban Districts
Section 68A-8

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

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

Sec. 1. Section 68A-8 is amended as follows:

Sec. 68A-8. Urban District Boundaries.

* * *

(c) *Wheaton Urban District.* The Wheaton Urban District is all land in the thirteenth election district of the county within the area described as follows:

* * *

(15) Then with the east side of Grandview Avenue north to the **[**common front corner of Lots 19 and 20, Block 27, as shown on Plat No. 9, Wheaton Hills, recorded in Plat Book 32, on Plat 2058,**]** northwest corner of Lot 32, Block 27, recorded on Plat 12614, among the land records of Montgomery County, Maryland;

(16) Then leaving the east side of Grandview Avenue and running **[**with the dividing line of the same Lots 19 and 20, and Lots 9 and 10, Block 27, as shown on Plat No. 9, Wheaton Hills, recorded in Plat Book 32, on Plat 2058,**]** along the north line of Lot 32, Block 27, recorded on Plat 12614, among the land records of Montgomery County, Maryland, east to the west side of Georgia Avenue;

(17) Then with the west side of Georgia Avenue and running **[**south, approximately 200 feet**]** north, crossing Dawson Avenue and Arcola Avenue, to the south side of Parker Avenue, which is also the Point of Tangency of Fillet curve No. 2 and generally the northeast corner of Lot 1, Block 3, recorded on Plat 1871, among the land records of Montgomery County, Maryland;

(18) Then leaving the west side of Georgia Avenue, crossing Georgia Avenue, and running east along the south right-of-way line of Parker Avenue to the northwest corner of Lot 5, Block 7, recorded

on Plat 100, among the land records of Montgomery County, Maryland, to the northeast corner of Lot 5;

(19) Then in a southerly direction along the west line of the same Lot 5, Block 7 and Lot 18, Block 7, recorded on Plat 100, among the land records of Montgomery County, Maryland, to the southwest corner of the same Lot 18;

(20) Then in an easterly direction along the south line of the same Lot 18, Block 7, recorded on Plat 100, among the land records of Montgomery County, Maryland, to its southeastern corner;

(21) Then in a southerly direction along the west line of Lot 6, Block 6 and Lot 17, Block 6, recorded on Plat 100, among the land records of Montgomery County, Maryland, to the southwest corner of the same Lot 17, and crossing to the south side of Arcola Avenue.

(22) Then running west along the south right-of-way line of Arcola Avenue to its intersection with the east right-of-way line of Georgia Avenue;

(23) **[**Then leaving the west side of Georgia Avenue, crossing Georgia Avenue, and running east with**]** Then with the east side of Georgia Avenue and running south, crossing Leesborough Avenue to the northerly subdivision limits of Villa Verde Subdivision as shown in Plat Book No. 4, on Plat No. 388, recorded among the land records of Montgomery County, Maryland**[**, to the northeast corner of Lot 8, Villa Verde**]**;

(24) Then running east along this same northerly subdivision limits of Villa Verde Subdivision as shown in Plat Book No. 4, on Plat No. 388, recorded among the land records of Montgomery County, Maryland, to the northeast corner of Lot 8, Villa Verde;

[(19)**]**(25) Then in a southerly direction along the east line of the same Lot 8, Villa Verde, and crossing Blueridge Avenue to the intersection of the extension of the east line of Lot 8, Villa Verde and the south line of Blueridge Avenue;

[(20)**]**(26) Then along the south line of Blueridge Avenue to approximately 125 feet east of the east line of Amherst Avenue, which is a point on the dividing line between Lot 1, Block 1, Wheaton Manor, and the property occupied by Columbia Broadcasting Company as shown in Plat Book 45, on Plat No. 3390, recorded among the land records of Montgomery County, Maryland;

[(21)**]**(27) Then in a southerly direction along that line to its intersection with the northerly line of Lot 3, Block 1, Wheaton Manor;

[(22)**]**(28) Then in an easterly direction along that northerly line of Lot 3, Block 1, Wheaton Manor, to its intersection with the easterly line of the same Lot 3, Block 1;

[(23)**]**(29) Then in a southerly direction along that easterly line of Lot 3, Block 1 to the intersection of the extension of that line with the southerly line of University Boulevard West (formerly Old Bladensburg Road);

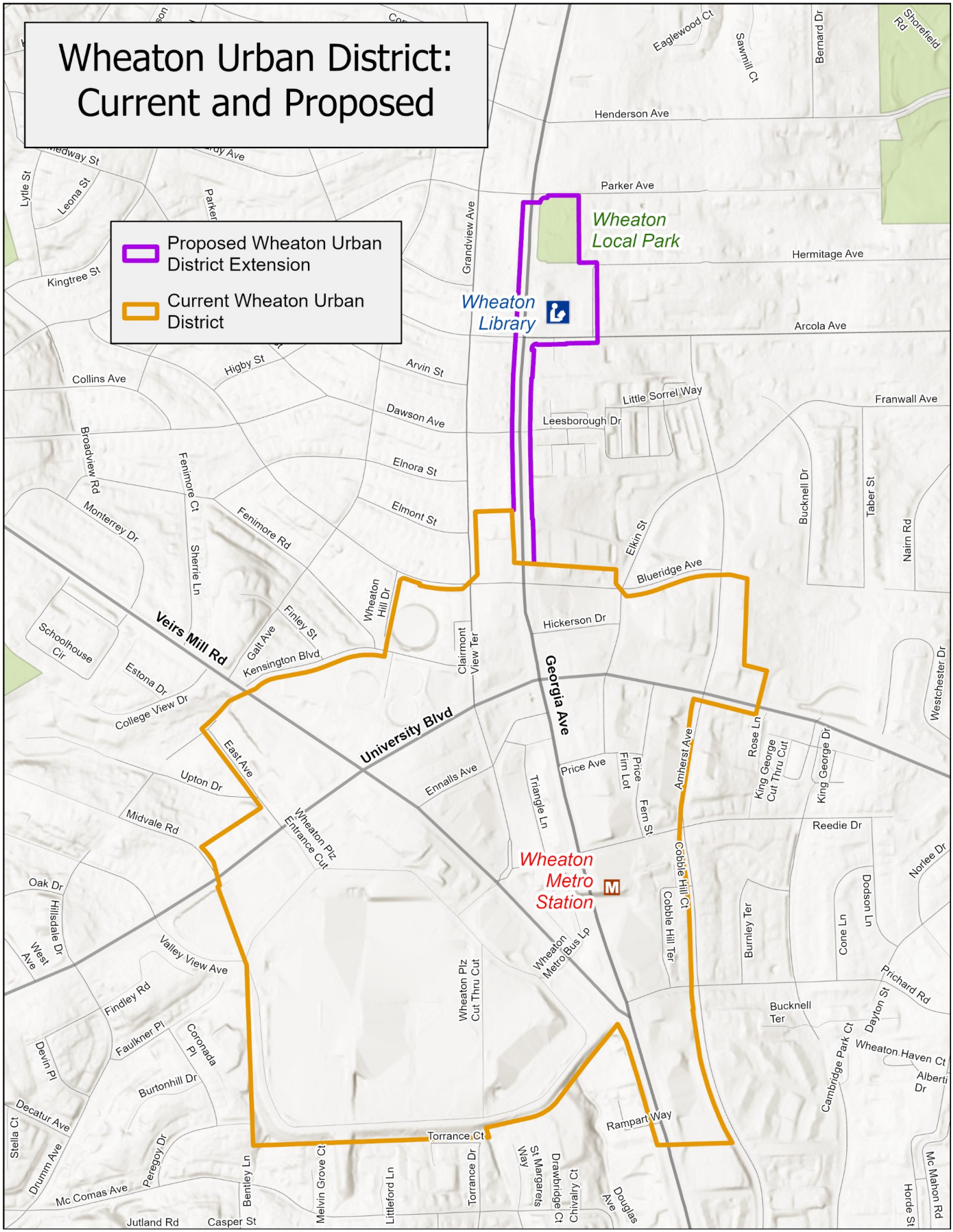
[(24)**]**(30) Then in a northeasterly direction along that southerly line of University Boulevard West to its intersection with the west line of Amherst Avenue (formerly Vernosia Place);

[(25)**]**(31) Then in a southerly direction along that west line of Amherst Avenue, crossing Reedie Drive and Prichard Road to the point of beginning; and

[(26)**]**(32) Any lot that is partially within and partially outside of the areas under paragraphs (1) through (31).

[(c)**]** (d) The Friendship Heights Urban District is all the land within the area described as follows:

* * *


Wheaton Urban District: Current and Proposed
Proposed Wheaton Urban District Extension
Current Wheaton Urban District
Wheaton Local Park
Wheaton Library
Wheaton Metro Station
Georgia Ave
University Blvd
Veirs Mill Rd
Parker Ave
Henderson Ave
Hermitage Ave
Arcola Ave
Blueridge Ave
Dawson Ave
Elmont St
Elnora St
Arvin St
Higby St
Collins Ave
Kingtree St
Grandview Ave
Leesborough Dr
Little Sorrel Way
Franwall Ave
Hickerson Dr
Kensington Blvd
Reedie Dr
Price Ave
Ennalls Ave
Upton Dr
Midvale Rd
Valley View Ave
Torrance Ct
Rampart Way
Prichard Rd
Bucknell Ter
Wheaton Haven Ct
Mc Comas Ave
Jutland Rd
Casper St
Decatur Ave
Burtonhill Dr
Faulkner Pl
Findley Rd
Oak Dr
Hillsdale Dr
Monterrey Dr
Broadview Rd
Fenimore Ct
Fenimore Rd
Sherrie Ln
Schoolhouse Cir
Estona Dr
College View Dr
Finley St
Galt Ave
Wheaton Hill Dr
Clairmont View Ter
Triangle Ln
Price Firm Lot
Fern St
Amherst Ave
Rose Ln
King George Cut Thru Cut
King George Dr
Westchester Dr
Elkin St
Bucknell Dr
Taber St
Nairn Rd
Eaglewood Ct
Sawmill Ct
Bernard Dr
Shorefield Rd
Grandview Ave
Wheaton Plz Entrance Cut
Wheaton Plz Cut Thru Cut
Wheaton Metro Bus Lp
Cobble Hill Ct
Cobble Hill Ter
Burnley Ter
Cone Ln
Dodson Ln
Norlee Dr
Dayton St
Cambridge Park Ct
Alberti Dr
Mc Mahon Rd
Melvin Grove Ct
Littleford Ln
Torrance Dr
St Margarets Way
Drawbridge Ct
Chivalry Ct
Douglas Ave
Bentley Ln
Peregoy Dr
Drumm Ave
Stella Ct
Devin Pl
Coronada Pl
East Ave
West Ave
Lytle St
Leona St
Medway St

Climate Assessment

Office of Legislative Oversight

BILL 39-26: MONTGOMERY COUNTY URBAN DISTRICTS – WHEATON URBAN DISTRICT BOUNDARIES - AMENDMENTS

SUMMARY

The Office of Legislative Oversight (OLO) anticipates Bill 39-26 will have little to no impact on the County's contribution to addressing climate change as it is proposing changes to the Wheaton Urban District boundaries to include the Wheaton Public Library, among others. Due to the role of libraries in times of natural disasters as a central hub, libraries provide services that promote climate community resilience. However, the Bill would apply to one library in the County, and it cannot be predicted how many services related to community climate resilience would come about from the proposed changes.

BACKGROUND AND PURPOSE OF BILL 39-26

Urban Districts are County-established special taxing districts whose purpose is to provide services, in addition to those normally provided by the County, for the benefit of persons and property within designated urban centers. They use funds from various sources—an urban district tax or commercial district charge, parking lot district fees, transfers from the County's General Fund, and other sources—to provide the following services:

- Maintaining and improving streetscapes and amenities;
- Promoting and programming public interest activities;
- Enhancing safety and security in public areas; and
- Providing capital projects that promote the growth and stability of the district.

Currently, the County has four urban districts for Bethesda, Friendship Heights, Silver Spring, and Wheaton.[1]

Bill 39-26 addresses the Wheaton Urban District. According to the Council Attorney's memorandum for the Bill, the district's current boundaries exclude the Wheaton Library & Community Recreation Center and Wheaton Local Park, thereby preventing the district from providing services in these areas.[2]

The Bill proposes to expand the geographic scope of the Wheaton Urban District to include the Wheaton Library & Community Recreation Center and Wheaton Local Park, in addition to the right of way along Georgia Avenue (but not adjacent properties).[3] A map depicting the expansion is included in the Introduction Staff Report.

The Council introduced the Bill on September 15, 2026.

ANTICIPATED IMPACTS

Since 2011, FEMA has recognized libraries, alongside emergency services, as essential community organizations.[4] With that designation, libraries are tasked to fulfill critical information needs in the case of a disaster as well as serving as a central hub in times of natural disasters and other extreme weather events[5] including:

- Supplying public access to the internet in times of natural disasters; [6]
- Providing shelter and access to air-conditioning/heating during natural disasters and in times of extreme heat or cold; [7]
- Disseminating emergency information; [8] and
- Serving as a hub for community organizations to mobilize aid during natural disasters.[9]

Including the Wheaton Library in the Wheaton Urban District could create opportunities for promotion of existing services that promote community climate resilience as well as the funding and creation of new services.

However, the Bill would apply to one library in the County, and it cannot be predicted how many services related to community climate resilience would come about from the proposed changes. As such, OLO anticipates Bill 39-26 will have little to no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions and community climate resilience.

RECOMMENDED AMENDMENTS

The Climate Assessment Act requires OLO to offer recommendations, such as amendments or other measures to mitigate any anticipated negative climate impacts.[10] OLO does not offer recommendations or amendments as Bill 39-26 is likely to have little to no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions and community climate resilience.

CAVEATS

OLO notes two caveats to this climate assessment. First, predicting the impacts of legislation upon climate change is a challenging analytical endeavor due to data limitations, uncertainty, and the broad, global nature of climate change. Second, the analysis performed here is intended to inform the legislative process, not determine whether the Council should enact legislation. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the bill under consideration.

PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the Climate Assessments is to evaluate the anticipated impact of legislation on the County's contribution to addressing climate change. These climate assessments will provide the Council with a more thorough understanding of the potential climate impacts and implications of proposed legislation, at the County level. The scope of the Climate Assessments is limited to the County's contribution to addressing climate change, specifically upon the County's contribution to greenhouse gas emissions and how actions suggested by legislation could help increase the County's community climate resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed County bills may impact GHG emissions and community resilience.

CONTRIBUTIONS

OLO staffer Kaitlyn Simmons drafted this assessment.

[1] See Chapter 2 in Chitra Kalyandurg, *2023 Evaluation of the Bethesda Urban Partnership, Inc.*, Office of Legislative Oversight, Montgomery County Council (MD), September 12, 2023; and Montgomery County Code, Chapter 68A. Montgomery County Urban Districts.
[2] See Jim Ogorzalek to County Council, September 10, 2026 in the Introduction Staff Report for Bill 39-26.
[3] See Bill text in Introduction Staff Report.
[4] FEMA, "Stafford Act", Accessed June 2, 2025.
[5] Patin, B., "What is essential?: Understanding community resilience and public libraries int eh United States during disasters", October 22, 2020.
[6] American Libraries Magazine, "Hurricane Harvey and Libraries: Recovery and Assistance are Ongoing", September 6, 2017.
[7] American Library Association, "Library as a Safe Haven" Disaster Planning, Response, and Recovery", 2014.
[8] Flaherty, M. G., "Here, There, and Everywhere: Disasters and Public Libraries", June 15, 2016.
[9] Ibid.
[10] Bill 3-22, Legislative Branch – Climate Assessments – Required, Montgomery County Council, Effective date October 24, 2022

Fiscal Impact Statement

Office of Management and Budget

Bill 39-26

Montgomery County Urban Districts - Wheaton Urban District Boundaries - Amendments

Bill Summary

Bill 39-26 would expand the boundaries of the Wheaton Urban District to include the Wheaton Library and Community Recreation Center and Wheaton Local Park, as well as the right of way along Georgia Avenue to connect these spaces to the existing urban district boundaries.

Fiscal Impact Summary

The projected fiscal impact of the bill is $75,000 in FY27 and $10,000 each year thereafter. The total projected cost for the six-year period is $125,000. The estimate assumes a one-time $70,000 vehicle purchase and six months of prorated landscaping costs in FY27, assuming this bill is enacted in December 2026, and FY28-32 annual landscaping costs of $10,000.

Fiscal Year	**0**	**0**	**0**	**0**	**0**	**0**	**Total**
Personnel Costs	$0	$0	$0	$0	$0	$0	$0
Operating Expenses	$75,000	$10,000	$10,000	$10,000	$10,000	$10,000	$125,000
Total Expenditures	**$75,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$125,000**
Revenues	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total Impact	**($75,000)**	**($10,000)**	**($10,000)**	**($10,000)**	**($10,000)**	**($10,000)**	**($125,000)**
FTE	0.00	0.00	0.00	0.00	0.00	0.00	

Fiscal Impact Analysis

The added right of way can be incorporated into existing service routes.

The estimated recurring expense for landscape maintenance and seasonal flower installations along the Public Right of Way is $7,200 to $10,000 annually. The projected fiscal impact reflects the upper end of the annual range ($10,000 per fiscal year), which is held flat and does not account for inflation. The projected impact also reflects a one-time $70,000 purchase of a Clean Team vehicle because the additional work required cannot be absorbed using existing equipment. The Urban District anticipates existing employees will complete administrative functions associated with the additional landscape maintenance and flower installations; no additional positions or personnel expenditures are anticipated.

Revenues are not expected to be impacted by the expansion. The Urban Districts generate revenue through an Urban Districts tax paid by businesses. The extension does not include any businesses.

Staff Impact

Although this bill will have an impact on staff, no additional FTEs are required. The team currently spends approximately five hours per week at the site. The expansion would modestly increase litter collection, which can be managed by existing personnel within current schedules. The estimate therefore includes no new FTEs or incremental personnel costs.

Actuarial Analysis	The bill is not expected to impact retiree pension or group insurance costs.
Information Technology Impact	The bill is not expected to impact the County Information Technology (IT) or Enterprise Resource Planning (ERP) systems.
Other Information	
Later actions that may impact revenue or expenditures if future spending is projected	A further boundary expansion or the assignment of additional facility or park maintenance duties to Wheaton Urban District, would require a new workload and cost review period. Depending on the scope, that review could identify a need for a part-time position. Any future proposal for additional plantings or higher maintenance standards should likewise be separately costed.
Contributors	Naddia Clute, Wheaton Urban District Crystal Ruiz, Wheaton Urban District Carson Henry, Urban Districts Katherine Bryant Higgins, Office of Management and Budget