

David D. Palmer
13330 Foxden Dr
Rockville, MD 20850

April 3, 2026

Mayor and City Council
City of Rockville
111 Maryland Ave
Rockville, MD 20850

RE: Annexing properties in the Glen Hills area into the city

To whom it may concern:

I received a letter from the city dated January 15th of this year pursuant to an outreach effort from the city offering information on annexing my above referenced property in the Glen Hills area. Recently I met with Manisha Tewari of the City Planning Department and David Waterman from Public Works. After speaking with them, I quickly identified some issues in the Glen Hills area that will likely foreclose the possibility of those of us who received this letter, from being able to even consider annexing into the city.

First some background. I hold a real estate Broker's level license in Maryland, Virginia, and the District of Columbia and have been a real estate professional for over 45 years. I also have a great deal of construction experience and previously been licensed as a home builder. Ever since I moved into the Glen Hills area in 1991 I have been keenly following both The City's and Montgomery County's planning for the area. I have also previously met with planning staff for both the city and county regarding the availability of water and sewer and have attended several hearings over the last 34 years. Long ago I looked into annexing into the city, but was told then it was not possible because I was just outside the expansion limits.

I am very much aware of the costs and difficulties of obtaining water and sewer in the Glen Hills area. One of our problems is that we are at the very end of the area WSSC services and they show no interest in providing service. There are also challenges with the county's unreasonable requirements for water and sewer hookups which would fall away with annexation into the city.

Besides WSSC, the only other option for water and/or sewer in Glen Hills is obtaining it from the city. City water should be easily available because a water main runs down Veirs Drive. Sewer however is almost impossible for a single home owner in the Glen Hills area to obtain from a cost perspective. The main problem getting sewer is the fact

that a retirement company, called The Villages at Rockville has a very long frontage on Veirs Drive which blocks all of us from the sewer main which runs through the golf course behind The Villages at Rockville.

There is one sewer connection at the boundary between the west edge of The Villages at Rockville's property and the golf course which is about 300 to 400 ft east from the corner of Veirs Drive and Glen Mill Road. From my understanding, that connection presently serves 3-4 houses with pressured service lines from each house (instead of a main line extension) which is all the pressured service lines allowed. In order for anyone else to hook up to that sewer connection, they would have to extend the sewer main line all along Veirs Drive. Extending the main sewer line would be prohibitively expensive to any home owner as it would run into hundreds of thousands of dollars and perhaps even exceed one million dollars. I was told by the planning staff that connecting to both water and sewer is now required to annex into the city. With the cost involved with sewer, that makes it practically impossible for Glen Hills owners to annex into the city.

I know that requiring both water and sewer is a new requirement as my friend at 9304 Veirs Drive was allowed to annex into the city many years ago and was only required to hook up to city water, and not sewer, since sewer was effectively unobtainable.

Since no one home owner can bear the cost of installing a main sewer running past many other people's properties, it has long been common to assess a percentage of the cost for such mains to each property owner along the route which is commonly referred to as a Front Foot Benefit Cost. The cost is paid back by property owners over a 30 year period. For WSSC serviced areas, this is done in accordance with the Public Utilities Article 25-204 in the Annotated Code of Maryland.

The only way I can see for Glen Hills property owners to annex into the city would be either for the city to find a way to extend the main sewer line along Veirs Drive and bill adjacent owners and/or to waive the requirement for hooking up to both water and sewer.

I am happy to sit down with the Mayor and Council or their staff members to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Palmer', with a long horizontal flourish extending to the right.

David D. Palmer