



# HOWARD COUNTY PUBLIC WORKS BOARD

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2330 ■ Fax 410-313-3408

James M. Irvin, Executive Secretary  
Chaunta Taylor, Recording Secretary  
Emily Westra, Recording Secretary

John D. Rhoad, Jr., Chairperson  
Cory J. Summerson, Vice Chairperson  
Abby Glassberg, Member  
Alan Whitworth, Member

## Minutes of the Howard County Public Works Board – Tuesday, January 12, 2016

**Members present:** Mr. John Rhoad, Jr., Mr. Cory Summerson, Ms. Abby Glassberg, and Mr. Alan Whitworth.

**Staff present:** Jim Irvin, Executive Secretary; John Seefried, Chief, Construction Inspection Division; Chaunta Taylor, Recording Secretary, Real Estate Services Division, Department of Public Works.

Mr. Rhoad called the meeting to order at approximately 7:30 p.m.

1. **Approval of minutes:** Mr. Rhoad indicated that the first item on the agenda is the approval of the minutes of December 8, 2015. Mr. Rhoad asked if there were any additional comments or edits from the ones that were previously submitted. Mr. Rhoad also indicated that he had one minor change on page 3 next to the last paragraph; the word should reflect invasive opposed to evasive.

**Motion:** On a motion made by Mr. Summerson and seconded by Ms. Glassberg, the Board unanimously approved the minutes of December 8, 2015.

### 2. **Public Works Board Road Acceptance:**

- (a) **Subdivision:** Shipley's Grant - Phase III, Lots C-141 thru C-205, Open Space Lots C-206 thru C-212, Common Open Space Lots C-213 thru C-215, and Non-Buildable Parcels "C-216" thru "C-218" (A Resubdivision of Buildable Parcels "C-139" & "C-140", Shipley's Grant – Phase II, Plat Nos. 19661 Thru 19664)  
R/SW Agreement No. F-08-006 W/S Agreement No. 14-4484-D  
Road Names: Talbot Drive, Lois Lane, Logans Way  
Petitioner: BA Waterloo Townhomes, LLC

**Staff Presentation:** Mr. John Seefried, Construction Inspection Division indicated that BA Waterloo Townhomes, LLC., has presented a petition to the Director of Public Works for the acceptance in fee simple title to Talbot Drive, Lois Lane, and Logans Way located in Shipley's Grant - Phase III, Lots C-141 thru C-205, Open Space Lots C-206 thru C-212, Common Open Space Lots C-213 thru C-215, and Non-Buildable Parcels "C-216" thru "C-218" (A Resubdivision of Buildable Parcels "C-139" & "C-140", Shipley's Grant - Phase II, Plat Nos. 19661 Thru 19664). The Bureau of Engineering has inspected the subdivision and certifies that most public improvements have been constructed in accordance with the approved plans and specifications and meets the criteria for acceptance under Section 18.202 of the Howard County Code. This project has a deferred improvement in the amount of \$10,839.00. This surety is for replacement of a 121 linear feet of curb and replacement of a sidewalk ramp, adjustment of two storm drain manholes and the related cleanup and painting. We have received a check from the developer and he will have one year to complete these improvements. The Bureau of Engineering recommends that the public improvements be accepted into the County's system of publicly owned and maintained facilities.

**Board Comments:**

The Board asked the following questions:

- Mr. Rhoad; Is this being modified to improve drainage? Mr. Seefried responded yes.
- Mr. Whitworth; How do you come up with the price for deferred improvements? Mr. Seefried responded the Developer creates an estimate and submits it to Construction Inspection Division (CID). CID reviews the estimate and, if approved, accepts the price.
- Ms. Glassberg; Do you believe the \$10,000 will cover the work? Mr. Seefried responded yes.
- Mr. Rhoad; Does the deferred agreement allow 12 months for repairs to be completed? Mr. Seefried responded it's typical but CID asks for 6 months, weather permitting.
- Mr. Whitworth; The sections being repaired are they the section in the gutter pan? Mr. Seefried responded yes that's exactly what's being repaired.

**Public Testimony:** None.

**Motion:** On a motion made by Ms. Glassberg and seconded by Mr. Whitworth, the Board unanimously recommended that the Director of Public Works accept the public improvements located in Shipley's Grant – Phase III, Lots C-141 thru C-205, Open Space Lots C-206 thru C212, Common Open Space Lots C-213 thru C-215, and Non-Buildable Parcels "C-216" thru "C-218" (A Resubdivision of Buildable Parcels "C-139" & "C-140", Shipley's Grant – Phase II, Plat Nos. 19661 Thru 19664), into the County's system of publicly owned and maintained facilities.

- (b) Subdivision: Debra Court, Lots 1-11 and Open Space Lot 12, A Resubdivision of Lot 80 of Section 3, Glenbrook (Plat C.M.P. No. 4567) and A Resubdivision of Parcels 812 & 1119  
R/SW Agreement No. F-09-070 W/S Agreement No. 24-4525-D  
Road Names: Debra Court  
Petitioner: Kimberly Homes Ellicott Properties, LLC

**Staff Presentation:** Mr. John Seefried, Construction Inspection Division indicated that Kimberly Homes Ellicott Properties, LLC., has presented a petition to the Director of Public Works for the acceptance in fee simple title to Debra Court located in Debra Court, Lots 1-11 and Open Space Lot 12, A Resubdivision of Lot 80 of Section 3, Glenbrook (Plat C.M.P. No. 4567) and A Resubdivision of Parcels 812 & 1119. The Bureau of Engineering has inspected the subdivision and certifies that most public improvements have been constructed in accordance with the approved plans and specifications and meets the criteria for acceptance under Section 18.202 of the Howard County Code. This project has a deferred improvement in the amount of \$3,472.48. The surety will cover an installation of a valve in the stormwater management riser. We have received a check from the developer and he will have one year to complete those improvements. The Bureau of Engineering recommends that the public improvements be accepted into the County's system of publicly owned and maintained facilities.

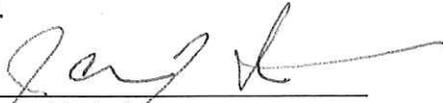
**Board Comments:** Mr. Rhoad wanted to note an observation. He knows and understands that sometimes weather does not allowed everything to get done; however if we continue to have projects submitted for acceptance with deferred improvements it will cause extra tracking and paperwork for the County. Mr. Rhoad stated he assumes CID's policy is to ensure all work is 100% complete before final inspection and to ensure that we don't continue to have a lot of deferred improvement agreements. It seems that the valve could have been caught before the final inspection. Mr. Seefried

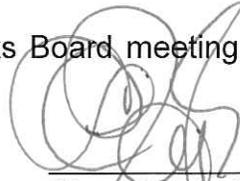
responded it's a sound observation and he completely agrees that it's more sufficient to have everything resolved before bringing it to the Board.

**Public Testimony:** None.

**Motion:** On a motion made by Mr. Summerson and seconded by Mr. Whitworth, the Board unanimously recommended that the Director of Public Works accept the public improvements located in Debra Court, Lots 1-11 and Open Space Lot 12, A Resubdivision of Lot 80 of Section 3, Glenbrook (Plat C.M.P. No. 4567) and A Resubdivision of Parcels 812 & 1119, into the County's system of publicly owned and maintained facilities.

There being no further business, the Public Works Board meeting adjourned at approximately 7:39 p.m.

  
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James M. Irvin  
Executive Secretary

  
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Chaunta Taylor  
Recording Secretary