



# HOWARD COUNTY PUBLIC WORKS BOARD

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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, December 8, 2015.

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

**Staff present:** James M. Irvin, Executive Secretary; John Seefried, Chief, Construction Inspection Division; Tina D. Hackett, Chief, Real Estate Service Division, Mr. Wes Daub, Project Manager, Utility Design Division, Daniel Davis, Chief, Utility Design Division, Mr. Don Campbell, Manager, Bureau of Utilities and Emily Westra, 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 there was a change to the Agenda – Cascade Overlook has been removed from the agenda. The first item on the agenda is the approval of the minutes of November 10, 2015. Mr. Rhoad asked if there were any comments or questions. There were no comments or questions from the Board.

**Motion:** On a motion made by Mr. Summerson and seconded by Ms. Glassberg, the Board unanimously approved the minutes of November 10, 2015.

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

- (a) **Subdivision:** Schooley Mill Farm, Lots 1 thru 11, Buildable Preservation Parcel 'A' & Non-Buildable Preservation Parcels 'B' thru 'D'  
**R/SW Agreement No.** F-09-043  
**Road Names:** Highgrove Road  
**Petitioner:** Schooley Mill Baker, LLC

**Staff Presentation:** Ms. Tina D. Hackett, Chief, Real Estate Services Division, indicated that Schooley Mill Baker, LLC, has presented a petition to the Director of Public Works for the acceptance in fee simple title to Highgrove Road, located in Schooley Mill Farm, Lots 1 thru 11, Buildable Preservation Parcel 'A' & Non-Buildable Preservation Parcels 'B' thru 'D'. The Bureau of Engineering has inspected the subdivision and certifies that all 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. The Bureau of Engineering recommends that the public improvements be accepted into the County's system of publicly owned and maintained facilities.

**Board Comments:** None.

**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 Schooley Mill Farm, Lots 1 thru 11, Buildable Preservation Parcel 'A' & Non-Buildable Preservation Parcels 'B' thru 'D' into the County's system of publicly owned and maintained facilities.

- (b) Subdivision: Shipley's Grant - Phase I, Lots C-1 Thru C-62, Open Space Lots C-63 Thru C-65, Common Open Space Lots C-66 Thru C-69, Buildable Parcels "A", "B" And "C-70" Thru "C-72"  
R/SW Agreement No. F-07-043 W/S Agreement No. 14-4355-D  
Road Names: Richards Valley Road, Talbot Drive, Edward Hill Road, Donovan Lane  
Petitioner: BA Waterloo Townhomes, LLC

**Staff Presentation:** Ms. Hackett indicated that BA Waterloo Townhomes, LLC, has presented a petition to the Director of Public Works for the acceptance in fee simple title to Richards Valley Road, Talbot Drive, Edward Hill Road, and Donovan Lane located in Shipley's Grant - Phase I, Lots C-1 Thru C-62, Open Space Lots C-63 Thru C-65, Common Open Space Lots C-66 Thru C-69, Buildable Parcels "A", "B" And "C-70" Thru "C-72". The Bureau of Engineering has inspected the subdivision and certifies that all 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. In this instance, there are several deferred improvements that still need to be completed. Construction Inspection Division has recommended that the developer post surety in the amount of \$72,000.00 and enter into a Deferred Improvements Agreement. The developer will have one year to complete the improvements. Our office will prepare the Agreement tomorrow, will have developer execute it and post the surety. 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 asked if approval should be subject to the Deferred Improvements Agreement being signed. Ms. Hackett indicated that due to the lateness of receiving the notification for the deferred improvements, we should have everything taken tomorrow; therefore, we should be to make a recommendation for approval, without any conditions.

**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 Shipley's Grant - Phase I, Lots C-1 Thru C-62, Open Space Lots C-63 Thru C-65, Common Open Space Lots C-66 Thru C-69, Buildable Parcels "A", "B" And "C-70" Thru "C-72".

- (c) Subdivision: Shipley's Grant - Phase II, Lots C-73 thru C-134, Open Space Lots C-135 thru C-137, Common Open Space Lot C-138, Buildable Parcels "C-139" & "C-140" and Non-Buildable Parcel "E"  
R/SW Agreement No. F-07-059 W/S Agreement No. 14-4334-D  
Road Names: Richards Valley Road, Talbot Drive, Charles Crossing  
Petitioner: BA Waterloo Townhomes, LLC

**Staff Presentation:** Ms. Hackett indicated that BA Waterloo Townhomes, LLC, has presented a petition to the Director of Public Works for the acceptance in fee simple title to Richards Valley Road, Talbot Drive, Charles Crossing located in Shipley's Grant - Phase II, Lots C-73 thru C-134, Open Space Lots C-135 thru C-137, Common Open Space Lot C-138, Buildable Parcels "C-139" & "C-140" and Non-Buildable Parcel "E". The Bureau of Engineering has inspected the subdivision and certifies that all 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. 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. Summerson asked if there were any problems on this project. Mr. John Seefried, Chief, Construction Inspection Division, explained the differences between Phase One and Phase Two construction and provided more details as to what was covered under the Deferred Improvements Agreement for Phase One.

**Public Testimony:** None.

**Motion:** On a motion made by Mr. Summerson and seconded by Ms. Glassberg, the Board unanimously recommended that the Director of Public Works accept the public improvements located in Shipley's Grant - Phase II, Lots C-73 thru C-134, Open Space Lots C-135 thru C-137, Common Open Space Lot C-138, Buildable Parcels "C-139" & "C-140" and Non-Buildable Parcel "E", into the County's system of publicly owned and maintained facilities.

3. **Capital Projects S-6283 and J-4154, Sylvan Lane Interceptor Improvement and Lane Slope Repair Scenic Road Project Presentation**

**Staff Presentation:** Mr. Wes Daub, Project Manager, Utility Design Division, stated this is the second of two public hearings required under Section 18.211 of the Howard County Code for construction affecting scenic roads. When a capital project affects a scenic road, Section 18.211 of the Howard County Code requires preliminary and final design meetings to receive comments on the design from interested individuals. The two subject capital projects, combined into one contract, are S-6283, the Sylvan Lane Interceptor Sewer Improvement and J-4154, the Sylvan Lane Slope Repair. The Capital Project S-6283 was approved in January, 2012 and Capital Project J-4154 was approved in April, 2011. The two projects were created to serve two separate needs, but they are so intertwined they have been joined into one project. The project and associated construction will impact Sylvan Lane which is listed in the inventory of scenic roads of Howard County. The first hearing was held July 14, 2015 and questions were received from the board concerning physical relation of sewer interceptor to the wall, construction scheduling, maintenance of traffic and efforts to retain existing vegetation. Testimony from 2 local residents, Gary Hollenbeck and his son Zach Hollenbeck, who are both here tonight, expressed support of the project.

On the west end of the project and approximately 40 feet south of the Sylvan Lane bridge over the Sucker Branch the proposed 16-inch replacement sewer interceptor installation will cross the public roadway diagonally for about 200 feet. It then passes through the proposed retaining wall and continues approximately 120 feet paralleling the wall to a point where the wall ends. The new replacement sewer becomes an 18-inch pipe at that point and continues eastward another 440 feet towards the CSX rail line. The last 80 feet of existing pipe under the rail tracks will be lined rather than replaced, which completes the sewer portion of the project. The retaining wall begins on the west side of the project approximately 50 feet from the Sylvan Lane bridge and continues about 250 feet, parallel to and 3 feet offset from the north edge of paving, where it ends on the east side of the project.

The department has made changes to the existing plans as it is extremely tedious and environmentally invasive to excavate existing manhole pipe. Also, the slope has become more degraded with time. The department will replace the first part of it with a larger pipe and line the remainder of the pipe instead of replacing it. Manhole 70A as shown on the drawing to the end will be lined, much quicker and less invasive. We are checking the hydraulics now to make sure we can get enough flow through.

Per the requirements of Section 18.211 of the Howard County Code, interested individuals and residents were notified of tonight's meeting by advertisement in local newspapers for two consecutive weeks in advance of this meeting. Copies of the complete water and sewer plans were made available for inspection at the Department of Public Works, Bureau of Engineering, and they are available for review here tonight. Copies of the advertisement are included in tonight's presentation package.

**Board Comments:** The Board members asking several questions – their questions and Mr. Daub's responses follow:

- What is getting replaced versus lined and what is happening with the retaining wall? Mr. Daub stated the retaining wall may be straightened out.
- Will the timing of the construction be affected? Mr. Daub stated that timing will not be affected because the redesign is simple. It is basically the same plan, with fewer problems than before because there is no disturbance to the slope. All the work done will be done from the road above and no open cut excavation. Most of the trees are in that area and we didn't feel good about tearing them out.
- Will the pricing be affected? Mr. Daub stated yes, the cost will be significantly less.
- How many manholes are being rebuilt? Mr. Daub indicated about 6 manholes will be installed.
- What is the road closure policy? Mr. Daub indicated that the contractor will work with the residents and come up with a schedule for closures to be agreed upon between the residents and the contractor.

**Public Testimony:** Mr. R. Gary Hollenbeck, 3401 Sylvan Lane, Ellicott City, Maryland, is in support of plan and is willing to accommodate traffic concerns brought up. He stressed that the slope is not stable and the sooner the slope is fixed, the better. Mr. Zach Hollenbeck, 3420 Sylvan Lane, Ellicott City stated he wanted to reiterate what his father said, that they are supportive and will be flexible with regards to traffic concerns.

**Motion:** Mr. Rhoad stated no formal action to be taken by the Board, but, for the record, the Board thinks the County should proceed with haste to move this forward. No motion is required for scenic road presentations.

**4. Water & Sewer Capital Projects:** Mr. Daniel Davis, Chief, Utility Design Division, proposed three (3) new capital projects for the upcoming 2017 fiscal year and the ten-year water and sewer capital improvement program.

The user costs associated with the water and sewer extensions are as follows:

Sewer house connection charge	\$ 4,500.00	
Sewer In-Aid-of-Construction charge	\$ 600.00	for a 1-inch meter
Sewer Account Charge	\$ 11.13	per quarter
Sewer use charge	\$ 3.10	per 748 gallons
Water house connection charge	\$ 2,400.00	
Water Meter Setting Charge	\$ 385.00	for a 1-inch meter
Water In-Aid-of-Construction charge	\$ 600.00	for a 1-inch meter
Water Account Charge	\$ 14.57	per quarter for a 1-inch meter
Water use charge	\$ 1.93	per 748 gallons (Winter Rates)
	\$ 2.15	per 748 gallons (Summer Rates)

All user costs noted in the presentation are subject to change each July 1.

(a) Capital Project S-6500, FY 2017 Sewer Area and Water Zone Assessment and Modeling

**Staff Presentation:** Mr. Daniel Davis indicated that the first project is Capital Project S-6500, the Sewer Area and Water Zone Assessment and Modeling project. A project for the study and evaluation of various sewer areas and/or water zones in the County. Fiscal Year 2017 funding of \$255,000 is requested. The total probable estimate is \$735,000.

The project was initiated by the Department of Public Works. This project will be utilized to examine related needs within specific sewer areas and/or water zones when it is determined that a need exist to evaluate a sewer area or water zone due to emergency, future capital project(s), future development(s), etc. Interested citizens were notified of tonight's meeting by advertisement in local newspapers and by postings in the project area.

**Board Comments:** Ms. Glassberg asked how long the modeling system will be good for. Mr. Davis explained how the model is constantly evolving, the system is ongoing and is always being updated. Mr. Whitworth asked if they take into consideration the density of the properties in the zoning area. Mr. Irvin stated under current zoning there are a wide variety of potential uses. We do county wide modeling but also are concentrated for site specific use.

**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 approve Capital Project S-6500, FY 2017 Sewer Area and Water Zone Assessment and Modeling.

(b) Capital Project W-8330, FY 2017 Old Columbia Pike Water Main Rehabilitation/Replacement

**Staff Presentation:** Mr. Davis stated the second project is Capital Project W-8330, the Old Columbia Pike Water Main Rehabilitation/Replacement project. A project to rehabilitate/replace 9,850 LF of 4-inch, 6-inch and 8-inch diameter water mains in Old Columbia Pike between Montgomery Road (MD Route 103) and Main Street (MD Route 144). Scope includes the study, design and construction necessary to relocate and/or replace defective or inadequate portions of pipeline. Fiscal Year 2017 funding of \$755,000 is requested. The total probable estimate is \$4,015,000. Numerous failures on the water mains installed within the project area have occurred over the past several years. Project area mains are in close proximity to large diameter gas transmissions mains which are protected with impresses currents, are located in areas known to have corrosive soils and stray currents impacts; each of which are conditions likely to lead to metallic pipe deterioration and/or failure. Interested property owners were notified of tonight's meeting by advertisement in local newspapers and by postings in the project area. Mr. Davis went over the capital budget sheet with the Board.

**Board Comments:** Mr. Rhoad asked for clarification if the gas main has contributed to the current problems. Mr. Davis indicated that there is a large gas main in the area and he believes it is causing the problem.

Mr. Summerson asked if it would be straight replacement or increase in size. Mr. Davis stated they needed to do more testing before making that determination.

Mr. Rhoad asked if the current budget assumes that everything will be replaced. Mr. Davis stated no, the budget is assuming that there will be some replacement and some areas that can be saved.

**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 approve Capital Project W-8330, FY 2017 Old Columbia Pike Water Main Rehabilitation/Replacement into the County's system of publicly owned and maintained facilities.

(c) Capital Project W-8331, FY 2107 Twin Rivers Road Water Main Replacement

**Staff Presentation:** Mr. Davis stated the third project to be brought before the Public Works Board is Capital Project W-8331, the Twin Rivers Road Water Main Replacement. A project to replace 6,000 LF of 12-inch diameter water main within Twins Rivers Road; between Governor Warfield Parkway and Harpers Farm Road. Scope includes the design and construction necessary to replace the deteriorating water main. Fiscal year 2017 funding of \$755,000 is requested. The total probable estimate is \$2,565,000.

Under W-8321, a condition assessment was performed on water mains within the Village of Wilde Lake. The results of which determined that there were areas of stray currents as well as corrosive soils in the vicinity; each of which are conditions likely to lead to metallic pipe deterioration and/or failure. Collected data indicates that the Wilde Lake community has experienced a high rate of water mains breaks (35 over the past 15 years). The study determined that the Twin Rivers Road 12-inch diameter water main segment was a priority for replacement.

Interested property owners were notified of tonight's meeting by advertisement in local newspapers and by postings in the project area.

**Board Comments:** Mr. Rhoad asked how old the pipe that is being replaced is. Mr. Davis stated it was approximately 50 years old.

**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 approve Capital Project W-8331, FY 2107 Twin Rivers Road Water Main Replacement.

##### **5. Master Plan for Water and Sewerage, 2015 Amendment:**

**Staff Presentation:** Mr. Don Campbell, Water & Sewer Planning Division Manager, Bureau of Utilities, stated the purpose of the presentation is to seek a recommendation from the Public Works Board concerning the Major Amendment for the 2015 Water and Sewer Plan. In accordance with State Law, each County in Maryland is required to maintain a Master Plan that provides for the orderly expansion of the local water and sewer systems. The 2015 Master Plan was developed in conjunction with the County's general comprehensive development plans. The 2015 Plan was also updated to reflect the progress of projects for future water supply and wastewater treatment needs in and out of the County. Water and sewer needs were developed based on Department of Planning & Zoning population estimates and commercial and industrial land use projections through the year 2040.

**Board Comments:** Mr. Rhoad asked for explanation regarding the strategy for prioritizing water improvements. Mr. Campbell pulled up a map and went through various water improvement strategies.

**Public Testimony:** None.

**Motion:** On a motion made by Mr. Summerson and seconded by Ms. Glassberg, the Board unanimously recommended that the Director of Public Works approve the 2015 Amendments to the Master Plan for Water and Sewerage.

There being no further business, the Public Works Board meeting adjourned at approximately 8:46 p.m.

  
James M. Irvin  
Executive Secretary

  
Emily Westra  
Recording Secretary