



# HOWARD COUNTY PUBLIC WORKS BOARD

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James M. Irvin, Executive Secretary  
Rebecca Gold, Recording Secretary

Cory J. Summerson, Chairperson  
Abby Glassberg, Vice Chairperson  
Pedro Ramirez, Member  
Brandon Robinson, Member  
Alan Whitworth, Member

## Minutes of the Howard County Public Works Board – Tuesday, January 9, 2018

**Members present:** Ms. Abby Glassberg, Mr. Pedro Ramirez, Mr. Brandon Robinson, Mr. Cory J. Summerson, and Mr. Alan Whitworth.

**Staff present:** James Irvin, Executive Secretary; Robert Barnett, Zone Supervisor, Construction Inspection Division; Phyllis Watson, Administrative Analyst, Real Estate Services Division; Daniel Davis, Chief, Utility Design Division; Rebecca Gold, Recording Secretary, Real Estate Services Division; and Juakita Rideout, Administrative Aide, Real Estate Services Division.

Mr. Summerson called the meeting to order at approximately 7:28 p.m.

1. **Approval of minutes:** Mr. Summerson indicated that the first item on the agenda is the approval of the minutes of December 12, 2017. Mr. Summerson asked if everyone had a chance to review the minutes.

**Motion:** On a motion made by Ms. Glassberg and seconded by Mr. Ramirez, the Board unanimously approved the minutes of December 12, 2017.

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

- (a) **Subdivision:** Orchard Estates, Lots 1 thru 8, & Preservation Parcels 'A' (Buildable), 'B' & 'C' (Non-Buildable)  
**R/SW Agreement No.** F-07-005  
**Road Names:** All Daughters Lane, and Browns Bridge Road (widening)  
**Petitioner:** Highland Development Corp. and Ruppert Properties LLC

**Staff Presentation:** Ms. Watson, Administrative Analyst, Real Estate Services Division, indicated that Highland Development Corp., a Maryland corporation, and Ruppert Properties LLC, a Maryland limited liability company, have collectively presented a petition to the Director of Public Works for the acceptance of All Daughters Lane, and Browns Bridge Road (widening), located at Orchard Estates, Lots 1 thru 8, & Preservation Parcels 'A' (Buildable), 'B' & 'C' (Non-Buildable). 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 the 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:** After reviewing a copy of the road sheet, Mr. Whitworth asked if the four bollards at the end of the cul-de-sac are sufficient to prevent a car from going off the road. Mr. Barnett, Construction Inspection Division, indicated that he could not answer whether or not the bollards are

sufficient to stop a car. He said that the bollards were part of the design. Mr. Chuck Karfonta, Highland Development Corp., clarified that the bollards are markers for the open space, to allow for maintenance of the bio-ponds. In the past, they had used wooden markers, but they've changed over to metal markers which are painted yellow. The markers just show where the County has right-of-way to maintain the ponds. Mr. Whitworth asked to confirm the distance between the markers. Mr. Karfonta confirmed that the bollards are twelve feet apart, in accordance with the plans. The bollards are for marking purposes only and are not meant to function in a safety capacity.

**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 at Orchard Estates, Lots 1 thru 8, & Preservation Parcels 'A' (Buildable), 'B' & 'C' (Non-Buildable), into the County's system of publicly owned and maintained facilities.

- (b) **Subdivision:** Plat of Resubdivision, Regan Property, Lots 2 thru 23; Buildable Preservation, Parcel 'A' and Non-Buildable Preservation Parcels 'B' thru 'E', A Resubdivision of Lot 1 and Non-Buildable Bulk Parcel 'A' Previously Recorded as Plat Nos. 22601-22604  
**R/SW Agreement No.** F-13-112                      **W/S Contract No.** 50-4742-D  
**Road Names:** Point Ridge Drive and Pleasant Springs Drive  
**Petitioner:** MB Highland Reserve, LLC

**Staff Presentation:** Ms. Watson, Administrative Analyst I, Real Estate Services Division, indicated that MB Highland Reserve, LLC, a Maryland limited liability company, has presented a petition to the Director of Public Works for the acceptance of Pleasant Springs Court and Point Ridge Drive located in Plat of Resubdivision, Regan Property, Lots 2 thru 23; Buildable Preservation, Parcel 'A' and Non-Buildable Preservation Parcels 'B' thru 'E', A Resubdivision of Lot 1 and Non-Buildable Bulk Parcel 'A' Previously Recorded as Plat Nos. 22601-22604. 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 meet 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:** After reviewing a copy of the road sheet, Ms. Glassberg commented that there is puddling close to the end of the Point Ridge Drive cul-de-sac. Mr. Barnett, Construction Inspection Division, indicated that he was not familiar with the problem and that the issue will be reviewed and corrected. Mr. Summerson asked, what is the approved guardrail color? Mr. Irvin, Executive Secretary, confirmed that the galvanized style is the typical guardrail choice, but some people choose to use the rust color. Either rust color or galvanized is acceptable for guardrails.

**Public Testimony:** None.

**Motion:** On a motion made by Mr. Robinson and seconded by Mr. Whitworth, the Board unanimously recommended that the Director of Public Works accept the public improvements located at Plat of Resubdivision, Regan Property, Lots 2 thru 23; Buildable Preservation, Parcel 'A' and Non-Buildable Preservation Parcels 'B' thru 'E', A Resubdivision of Lot 1 and Non-Buildable Bulk Parcel 'A' Previously Recorded as Plat Nos. 22601-22604 into the County's system of publicly owned and maintained facilities.

- (c) Subdivision: Plat of Subdivision, Autumn Overlook, Lots 1-20 and Open Space Lots 21-24, A Subdivision of TM 25 Parcels 56 & 309 (L12833 F 446) and TM 25 Parcel 95 (L 13244 F 37)  
R/SW Agreement No. F-13-081 W/S Contract No. 14-4737-D  
Road Names: Old Leaf Court, Red Stag Court, and College Avenue (widening)  
Petitioner: Autumn Development Corporation

**Staff Presentation:** Ms. Watson, Administrative Analyst I, Real Estate Services Division, indicated that Autumn Development Corporation, a Maryland corporation, has presented a petition to the Director of Public Works for the acceptance of Old Leaf Court, Red Stag Court, and College Avenue (widening) located in Plat of Subdivision, Autumn Overlook, Lots 1-20 and Open Space Lots 21-24, A Subdivision of TM 25 Parcels 56 & 309 (L12833 F 446) and TM 25 Parcel 95 (L 13244 F 37). 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 meet 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 Ms. Glassberg and seconded by Mr. Ramirez, the Board unanimously recommended that the Director of Public Works accept the public improvements located at Plat of Subdivision, Autumn Overlook, Lots 1-20 and Open Space Lots 21-24, A Subdivision of TM 25 Parcels 56 & 309 (L12833 F 446) and TM 25 Parcel 95 (L 13244 F 37) into the County's system of publicly owned and maintained facilities.

- (d) Subdivision: Hopkins Choice - Phase 1, Lots 2-15, Non-Buildable Parcel 'A', Non-Buildable Preservation Parcels B, D, E, & H and Non-Buildable Bulk Parcels C, F, & G, Re-Subdivision of Lot 1 and Non-Buildable Bulk Parcel "A" and Parcel 163  
R/SW Agreement No. F-05-029/F-06-026 W/S Agreement No. 50-4254-D  
Road Names: Ryon Drive and Patterson Farm Court  
Petitioner: Toll MD II Limited Partnership

**Staff Presentation:** Ms. Watson, Administrative Analyst, Real Estate Services Division, indicated that Toll MD II Limited Partnership, a Maryland limited partnership, has presented a petition to the Director of Public Works for the acceptance of Ryon Drive and Patterson Farm Court, located in Re-Subdivision of Lot 1 and Non-Buildable Bulk Parcel "A" and Parcel 163, Hopkins Choice - Phase 1, Lots 2-15, Non-Buildable Parcel 'A', Non-Buildable Preservation Parcels B, D, E, & H and Non-Buildable Bulk Parcels C, F, & G. 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 the 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. Ramirez, and seconded by Ms. Glassberg, the Board unanimously recommended that the Director of Public Works accept the public improvements located at Hopkins Choice - Phase 1, Lots 2-15, Non-Buildable Parcel 'A', Non-Buildable Preservation Parcels B, D, E, & H and Non-Buildable Bulk Parcels C, F, & G, Re-Subdivision of Lot 1 and Non-Buildable Bulk Parcel "A" and Parcel 163, into the County's system of publicly owned and maintained facilities.

3. **Water & Sewer Capital Projects**

(a) **S6600, FY 2019 Water and Wastewater Facilities Capital Repairs and Upgrades**

**Staff Presentation:** Mr. Davis, Chief, Utility Design Division, presented Capital Project S6600, Water and Wastewater Facilities Capital Repairs and Upgrades. The purpose of this presentation is to seek a recommendation from the Public Works Board concerning this proposed new capital project to be included in the upcoming 2019 fiscal year and ten-year water and sewer capital improvement program. This new capital project is a program project to repair or upgrade existing water or sewer facilities. Work may also include the performance of energy audits, alternative power source upgrades and/or the installation of energy conservation techniques at existing water or sewer facilities. The total estimated cost within the ten-year capital improvement program is \$8,500,000.

The project is requested by the Department of Public Works to allow for planned upgrades to aging existing water and sewer pumping stations located outside of the Little Patuxent Water Reclamation Plant. Upgrades will extend the useful life of the assets or restore degrading functionality. The proposed projects to be performed under this capital project are greater than routine maintenance and upon completion would be considered capital improvements to the facilities.

Interested citizens were notified of tonight's meeting by advertisement in local newspapers and by postings in the project area, in the main facility in the Dorsey Building.

Included with your handout is a map that shows the planned service area in the metropolitan district (the shaded portion). We have thirteen water pumping stations and thirty-two sewer pumping stations within the shaded area. The next page is the public notice that was also posted outside our offices, giving the same information as earlier, with the final page being a reproduction of the FY19-22 capital budget for this particular capital project. It is important to note the project schedule. Under FY19-22, we see some of the pump stations we anticipate working on under this capital program.


**Board Comments:** Mr. Summerson asked if this was an all-inclusive list. Mr. Davis responded no, it is not. Mr. Whitworth asked if the pumping station requests are rehabilitations or new installations. Mr. Davis replied that these are requests to refurbish/rehabilitate existing pumping stations. Old pumps will be replaced. This is beyond simple maintenance. Pumps, roofs, and controls will be inspected and fixed, extending the useful life of the stations all at once instead of in a piecemeal fashion. Mr. Whitworth requested the average lifespan of a pump. Mr. Davis responded that the lifespan can vary by pump, but they will usually last an average of 30 years. Mr. Whitworth questioned the budget. If this list is not all-inclusive, is this just a starting budget, and will there be additional requests later? Mr. Davis indicated that this is to be looked at as a five-year program. It has been planned out over a five-year period. After five years, they will make a determination as to whether or not there are other pumping stations that need to be examined. Mr. Robinson asked whether or not there will be a reassessment after the initial five-year window. Mr. Davis confirmed that this is the case, indicating that there will be a reassessment. The operators come to Mr. Davis with a list of projects/stations that need to be evaluated from an engineering standpoint. They're looking at projects in terms of long-term maintenance and engineering needs instead of short-term repairs. Ms.

Glassberg asked if the requested budget is enough to cover the work needed at the specified pumping stations. Yes, Mr. Davis confirmed the requested budget is sufficient. Mr. Ramirez asked if any of the included stations are slated to be upgraded in terms of capacity. Mr. Davis indicated that this is not the case. This project does not include capacity upgrades. Mr. Whitworth asked about the existence of an emergency fund to deal with emergency repairs/multiple failures. Mr. Davis explained that the Department of Public Works is working on getting issues fixed before failures occur. This budget was created to handle preventative maintenance, replacing parts that are wearing down over time, and preventing large-scale failures before they happen. In FY19, they're looking into repairs at Chamberlea and Allenford, for example. Mr. Davis has talked with operations and has identified certain problems that need to be addressed before those stations are in danger of an imminent failure. These problems have been accounted for in this budget. There is a separate contingent capital project available for emergency repairs. S6600 will not cover catastrophic failures. These stations are too important to be out-of-commission or suffer multiple failures, which is why Mr. Davis wants to focus on preventative maintenance with S6600. Mr. Summerson asked about when the five-year window will be in effect. Mr. Irvin replied that each year, proposals are submitted for the next fiscal year. This year, S6600 is the one new project request.

**Public Testimony:** None.

**Motion:** On a motion made by Mr. Ramirez, and seconded by Ms. Glassberg, the Board unanimously recommended that the Director of Public Works approve S6600, FY 2019 Water and Wastewater Facilities Capital Repairs and Upgrades.

There being no further business, the Public Works Board meeting adjourned at approximately 7:48 p.m.

  
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James M. Irvin  
Executive Secretary

  
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Rebecca Gold  
Recording Secretary