



HOWARD COUNTY PUBLIC WORKS BOARD

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Thomas J. Meunier , Executive Secretary
Rachel Roehrich, Recording Secretary
Nicholo Stewart, Recording Secretary

Cory J. Summerson, Chairperson
Abby Glassberg, Vice Chairperson
Michael P. McLellan, Member
Pedro Ramirez, Member
Alan Whitworth, Member

Minutes of the Howard County Public Works Board – December 8, 2020

Members present: Mr. Cory Summerson, Chairperson, Ms. Abby Glassberg, Vice Chairperson, Pedro Ramirez, Mr. Michael P. McLellan, and Mr. Alan Whitworth.

Staff present: Thomas J. Meunier, Executive Secretary; Robert Barnett, Engineering Specialist II, Construction Inspection Division; Carl Katenkamp, Administrative Analyst, Real Estate Services Division; Krishnakanth Jagarapu, Chief, Bureau of Highways; John Alcorn, Engineering Specialist II, John Seefried, Engineering Manager I; Nic Stewart, Recording Secretary, Real Estate Services Division.

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

1. **Approval of minutes:** **Mr. Summerson** indicated that the first item on the agenda is the approval of the minutes of **November 10, 2020**. Mr. Summerson asked if everyone had a chance to review the minutes.

Motion: On a motion made by **Ms. Glassberg** and seconded by **Mr. McLellan**, the Board unanimously approved the minutes of **November 10, 2020**.

2. **Public Works Board Road Acceptance**

- a) Blue Stream (Formerly Known as Blue Stream Corporate Center) Open Space Lots G-1 & G-2 and Buildable Bulk Parcels H-M, a Resubdivision of Blue Stream Corporate Center Parcels A-G, Recorded as Plat No. 17020-17026
R/SW Agreement No. F-02-035/F-10-055 W/S Agreement No. 14-4083-D
Road Names: Blue Stream Drive and Quidditch Lane
Petitioner: Blue Stream, LLC

Staff Presentation: **Mr. Katenkamp**, Administrative Analyst, Real Estate Services Division, indicated that Blue Stream, LLC, a Maryland limited liability company, has presented a petition to the Director of Public Works for the acceptance of **Blue Stream Drive and Quidditch Lane** located within **Blue Stream (Formerly Known as Blue Stream Corporate Center) Open Space Lots G-1 & G-2 and Buildable Bulk Parcels H-M, a Resubdivision of Blue Stream Corporate Center Parcels A-G, Recorded as Plat No. 17020-17026**. 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. Whitworth**, and seconded **Ms. Glassberg** by, the Board unanimously recommended that the Director of Public Works accept the public improvements located at **Blue Stream**

Drive and Quidditch Lane located within Blue Stream (Formerly Known as Blue Stream Corporate Center) Open Space Lots G-1 & G-2 and Buildable Bulk Parcels H-M, a Resubdivision of Blue Stream Corporate Center Parcels A-G, Recorded as Plat No. 17020-17026 into the County's system of publicly owned and maintained facilities.

- b) Morris Place, Phases I-IV, Lots 1-53, Open Space Lots 54 Thru 61, and Non-Buildable Bulk Parcels 'A' – 'C'
R/SW Agreement No. F-14-028 W/S Agreement No. 14-4777-D
Road Names: Quidditch Lane and Cemetery Lane
Petitioner: Beazer Homes LLC

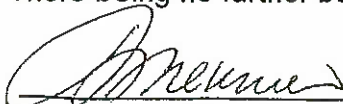
Staff Presentation: Mr. Katenkamp, Administrative Analyst, Real Estate Services Division, indicated that Beazer Homes, LLC, a Maryland limited liability company, has presented a petition to the Director of Public Works for the acceptance of Quidditch Lane and Cemetery Lane located within Morris Place, Phases I-IV, Lots 1-53, Open Space Lots 54 Thru 61, and Non-Buildable Bulk Parcels 'A' – 'C'. 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. Mr. Katenkamp further explained there is a Deferred Improvements Agreement for this subdivision to cover some improvements that still need to be done.

Board Comments: Mr. Summerson requested a further explanation of the improvements that were outstanding. Mr. Barnett explained that the storm drain outfalls through Roosevelt Boulevard, which was not being accepted at this time as it is an existing road used mainly for the outfall of the storm drain. The trench over the storm drain had settled several times and Beazer Homes, LLC repaired it. The Construction Inspection Division has inspected the pipe and there were no defects found, although it was recommended that a Bond in the amount of \$80,000.00 be held in order to fix the trench one last time. Mr. Summerson asked Mr. Barnett if he felt confident that fixing the trench one last time would be sufficient and Mr. Barnett confirmed it would be. Ms. Glassberg asked if the trench was going to be fixed differently than before, to which Mr. Barnett explained it would not be. Mr. Barnett further explained it had been fixed twice before, but felt that due to the pipe being very deep some compaction may have failed down deep in the trench. Mr. Whitworth asked if soil cement may be an option for this matter, and Mr. Barnett replied that it may be. Ms. Glassberg asked if the Bond amount of \$80,000.00 would be enough for this repair, and Mr. Barnett confirmed it would be as an estimate was obtained from a paving contractor who has done several repairs on the trench to date. Mr. Summerson asked to confirm if the timeframe was one year to hold the bond from the completion of final repairs, and Mr. Barnett confirmed the bond would be held for one-year warranty from the date of the completion of repair, which would likely be spring 2021. Mr. Summerson further asked if there would be an inspection and Mr. Barnett confirmed there would be.


Public Testimony: None.

Motion: On a motion made by Mr. Ramirez, and seconded Ms. Glassberg by, the Board unanimously recommended that the Director of Public Works accept the public improvements located at Morris Place, Phases I-IV, Lots 1-53, Open Space Lots 54 Thru 61, and Non-Buildable Bulk Parcels 'A' – 'C'. into the County's system of publicly owned and maintained facilities.

There being no further business, the Public Works Board meeting adjourned at approximately 7:38 p.m.



Thomas J. Meunier
Executive Secretary



Nic Stewart
Recording Secretary