



HOWARD COUNTY PUBLIC WORKS BOARD

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James M. Irvin, Executive Secretary
Rachel Roehrich, 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, June 11, 2019

Members present: Mr. Cory J. Summerson, Mr. Alan Whitworth and Mr. Brandon Robinson.

Staff present: Thomas Butler, Acting Executive Secretary; Robert Barnett, Engineering Specialist II, Construction Inspection Division; Don Campbell, Chief, Water and Sewerage Division; Phyllis Watson, Administrative Analyst, Real Estate Services Division; and Rachel Roehrich, Recording Secretary, Real Estate Services Division

Mr. Summerson called the meeting to order at approximately 7:29 p.m.

1. **Approval of minutes:** Mr. Summerson indicated that the first item on the agenda is the approval of the minutes of **April 9, 2019**. Mr. Summerson asked if everyone had a chance to review the minutes.

Motion: On a motion made by **Mr. Robinson** and seconded by **Mr. Whitworth**, the Board unanimously approved the minutes of **April 9, 2019**.

2. **Public Works Board Road Acceptance**

- (a) **Project:** Reservoir Estates, 10883 and 10887 Scaggsville Road, Buildable Lots 1-20 and Open Space Lots 21-26 (A Subdivision of Parcel 56)
R/SW Agreement No. F-14-003 **W/S Agreement No.** 24-4787-D
Road Names: Rockland Drive
Petitioner: Elms at Fells Point II, L.C.

Staff Presentation: **Ms. Watson**, Administrative Analyst, Real Estate Services Division, indicated that **Elms at Fells Point II, L.C.**, a Maryland liability company, has presented a petition to the Director of Public Works for the acceptance of **Rockland Drive located in Reservoir Estates, 10883 and 10887 Scaggsville Road, Buildable Lots 1-20 and Open Space Lots 21-26 (A Subdivision of Parcel 56)**. 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 by **Mr. Robinson**, the Board unanimously recommended that the Director of Public Works accept the public improvements located in **Reservoir**

Estates, 10883 and 10887 Scaggsville Road, Buildable Lots 1-20 and Open Space Lots 21-26 (A Subdivision of Parcel 56), into the County's system of publicly owned and maintained facilities.

****At this time Mr. Summerson moved Waverly Woods to the last project to be heard.****

- (b) Project: Villages at Turf Valley, Phase 5, Lots 261 thru 296, Open Space Lots 297 thru 299, Bulk Parcel 'GG', A Resubdivision of Parcel 'Y' previously recorded as Plat No. 18774, and Part of Deeded Parcel 8 L 920 F 250
R/SW Agreement No. F-15-079 W/S Agreement No. 24-4887-D
Road Names: Nashville Court and West End Circle
Petitioner: Mangione Enterprises Of Turf Valley Limited Partnership

Staff Presentation: Ms. Watson, Administrative Analyst, Real Estate Services Division, indicated that Mangione Enterprises Of Turf Valley Limited Partnership, a Maryland limited partnership, has presented a petition to the Director of Public Works for the acceptance of Nashville Court and West End Circle located in Villages at Turf Valley, Phase 5, Lots 261 thru 296, Open Space Lots 297 thru 299, Bulk Parcel 'GG', A Resubdivision of Parcel 'Y' previously recorded as Plat No. 18774, and Part of Deeded Parcel 8 L 920 F 250. 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: Mr. Whitworth inspected this project and felt it was an excellent use of facilities, the layout was impressive to see, and he felt it was a good use of environmental.

Public Testimony: None.

Motion: On a motion made by Mr. Whitworth, and seconded by Mr. Robinson, the Board unanimously recommended that the Director of Public Works accept the public improvements located in Villages at Turf Valley, Phase 5, Lots 261 thru 296, Open Space Lots 297 thru 299, Bulk Parcel 'GG', A Resubdivision of Parcel 'Y' previously recorded as Plat No. 18774, and Part of Deeded Parcel 8 L 920 F 250, into the County's system of publicly owned and maintained facilities.

- (c) Project: Belle Haven Estates, Lots 1-46, Non-Buildable Preservation Parcels A-O, Non-Buildable Bulk Parcel P
R/SW Agreement No. F-07-038
Road Names: Sweetbay Street, Bridalwreath Court, and Winterhazel Court
Petitioner: Belle Haven Baker, LLC

Staff Presentation: Ms. Watson, Administrative Analyst, Real Estate Services Division, indicated that Belle Haven Baker, LLC, a Maryland limited liability company, has presented a petition to the Director of Public Works for the acceptance of Sweetbay Street, Bridalwreath Court, and Winterhazel Court located in Belle Haven Estates, Lots 1-46, Non-Buildable Preservation Parcels A-O, Non-Buildable Bulk Parcel P. 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: Mr. Whitworth drove Sweetbay Road and explained that there was a spot at the 90 degree turn by house 12315 where the road was starting to compromise and a 5x3 pot hole in the

center of the road that was starting to form. Mr. Whitworth further explained two parts along Sweetbay where the road edge has snapped off. Mr. Whitworth also asked if the sediment ponds were becoming part of the County's responsibility? Mr. Whitworth explained the sediment ponds are holding water 4-6 feet deep and he felt since there are kids in the area it should be addressed and possibly put fences around the ponds as they are the old style. He felt it was a safety hazard and liability hazard as there were children playing soccer near the one pond holding roughly 6 feet of water in it.

Public Testimony: Mr. Barnett explained the sediment ponds would be the County and HOA responsibility. He explained that the plans do not call for fencing around the stormwater ponds. Mr. Barnett said he would also take a look at the asphalt.

Motion: On a motion made by Mr. Whitworth, and seconded by Mr. Robinson, the Board unanimously recommended that the Director of Public Works accept the public improvements located in Belle Haven Estates, Lots 1-46, Non-Buildable Preservation Parcels A-O, Non-Buildable Bulk Parcel P, into the County's system of publicly owned and maintained facilities.

- (d) **Project:** Samuel's Grant, Lots 1 thru 25, Open Space Lots 26 thru 29, Buildable Bulk Parcel 'A' and Non-Buildable Bulk Parcels 'B' and 'C'
R/SW Agreement No. F-13-042 W/S Agreement No. 14-4665-D
Road Names: Golden Crest
Petitioner: Dorsey Family Homes, Inc.

Staff Presentation: Ms. Watson, Administrative Analyst, Real Estate Services Division, indicated that Dorsey Family Homes, Inc., a Maryland corporation has presented a petition to the Director of Public Works for the acceptance of Golden Crest shown on the Site Development Plan titled Samuel's Grant, Lots 1 thru 25, Open Space Lots 26 thru 29, Buildable Bulk Parcel 'A' and Non-Buildable Bulk Parcels 'B' and 'C'. Dorsey Family Homes, Inc has executed a deferred public improvements agreement and presented a check in the amount of \$6,265.00 as security for the completion of these improvements. 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: Mr. Whitworth inquired about the reason for the \$6,265.00 agreement.

Public Testimony: Bob Barnett explained that a resident was unhappy with the fire retention facility in their front yard and after careful examination by the developer's and CID's engineers, it was determined that it could be made smaller and still meet the requirements for water quality. In return, the homeowner paid the developer to do the work. As yet, the developer has not had an opportunity to perform the work; therefore, the developer put up security check in the amount of \$6,265.00.

Ms. Sabeen Sheikh, a homeowner located at 7047 Golden Crest, also known as Lot 8, explained that her home was built in front of a sediment pond in which there is about 3 feet of standing water, and the sediment pond is located approximately 3-5 feet from the property line. She explained that upon purchasing Lot 8, she was told there would not be standing water in the sediment pond and Dorsey Family Homes admitted that it had not been correct in its assessment. She requested trees to be planted to which Dorsey refused. Ms. Sheikh asked if there is a maximum feet of standing water that is permissible for the pond, if it is possible to plant trees even though Dorsey would not, and do these ponds typically come with something to make the water move around so that it is not standing water? She is concerned of the hazard as she has small children both in regard to the standing water as well

as hazards such as mosquitos, snakes, etc. the standing water attracts. Mr. Barnett explained that the bioretention Ms. Sheikh is referring to has a wet 4 bay that is designed to hold 2-3 feet of water and the plans do not require any fencing, trees or screening of any kind. Mr. Summerson asked if anyone from Dorsey Family Homes would comment. Mr. Ron Green, an agent of Dorsey Family Homes, explained the screening that Ms. Sheikh suggested would be put into the middle of the road, which would be the access to the pond. Mr. Green further explained the screening would prevent the planting of trees and that the pond was built according to design and Howard County did away with fencing around ponds due to the hazard of people climbing fences and falling into ponds.

Mr. Venkata Goli, a homeowner located at 7026 Golden Crest, also known as Lot 18, explained that there is a stormwater pond in front of his house and when the contract was signed the pond was shown as being very small. Mr. Goli explained that the size is too big and when it rains much more water is accumulating in the pond and when he asked for the approved layout of the pond the builder said he did not have it. Mr. Goli is concerned as he feels the pond is too big, it sits right off of the road and feel it is a safety hazard as the pond does not have a fence. Mr. Whitworth asked Mr. Goli if he was talking about the dry pond that sat right off the road. Mr. Whitworth explained he drove past it the night before the meeting and it was dry. Mr. Goli responded that it holds too much water when it rains and he needs to see the approved layout of the pond as he believes the pond is too big. Mr. Barnett showed the plans to Mr. Goli and Mr. Barnett explained that he would be happy to go measure the pond in order to recheck the dimensions of the pond to confirm the dimensions and build are correct.

Mr. Summerson responded by confirming CID would recheck the pond dimensions as well as stating Howard County's policy does not require a fence around ponds. Mr. Butler further explained that Howard County is self-insured, and a decision was made for liability reasons that if a fence is put up it is still an attractive nuisance and if there needs to be a recuse of some sort in the pond it makes it more difficult to rescue. Mr. Butler stated that Mr. Green was correct when he explained earlier that Howard County does not fence ponds and that to date, the County's position is that there is no fencing around ponds.

Ms. Sheikh further asked if there was no requirement for any of the ponds to have movement to prevent standing water to avoid influx of disease carrying mosquitos, snakes and frogs as there is no barrier between the pond and her property. Mr. Butler responded that typically the HOA can put in tablets to kill mosquitos but there would be a cost, and any kind of aeration going into a pond would need a power source and meter and that would not be an easy thing to do. Mr. Butler explained that some HOA's have requested fountains to be put in some ponds although they are discouraged as it would again be an attractive nuisance for people. Mr. Butler further explained that the purpose of the stormwater management pond is to clean the water and for flood control.

Ms. Sheikh also explained that the County installed two wood poles to mark the portion of the community property and she asked what the purpose of the poles are as her house is in the middle of the two poles. Mr. Butler asked Mr. Barnett if the poles were bollards. Mr. Barnett confirmed the two poles were bollards and they are there to mark County property as well as to mark the easement for maintenance on the pipeline that cuts through the right-of-way. Ms. Sheikh asked if they were absolutely necessary and it was confirmed they were. Mr. Butler explained that the bollards were necessary with regard to encroachments between a property owner and the County in order to mark County property. Mr. Butler asked Mr. Barnett to inspect the bollards to confirm they are in the correct spots.

Mr. Green followed up with stating that the development group has to provide the County engineered as-builts where everything is measured and marked so the size of every pond is done in conformance

with the plans and the redline as-builts are presented to CID in order to perform inspections. He understands Mr. Barnett will go re-measure the ponds, although every bit of the measuring and the location of bollards was done in advance and they have done everything as in due diligence as required by the developer agreements and the plans.

Mr. Summerson recommended verification of the pond measurements on both Lot 8 and Lot 18, location of the bollards, possibility of screening to try to make the ponds more amenable, and lastly, the County will look into less intrusive bollards.

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 in Samuel's Grant, Lots 1 thru 25, Open Space Lots 26 thru 29, Buildable Bulk Parcel 'A' and Non-Buildable Bulk Parcels 'B' and 'C', into the County's system of publicly owned and maintained facilities.

(e) **Project:** GTW's Waverly Woods, Section 14, Bulk Parcels 'A' and 'B' and Open Space Lots 1 and 2
R/SW Agreement No. F-09-057 **W/S Agreement No.** 24-4380-D
Road Names: Barnsley Way
Petitioner: Waverly Woods Development Corporation

Staff Presentation: Ms. Watson, Administrative Analyst, Real Estate Services Division, indicated that Waverly Woods Development Corporation, a Maryland corporation, has presented a petition to the Director of Public Works for the acceptance of Barnsley Way shown on the Site Development Plan titled GTW's Waverly Woods, Section 14, Bulk Parcels 'A' and 'B' and Open Space Lots 1 and 2. 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: Ms. Deborah Anderson, a homeowner residing at 11137 Gentle Rolling Drive, Marriottsville, MD. Ms. Anderson, President of the Waverly Woods West Homeowners Association, Inc., (the "HOA"), spoke on behalf of and representing the residents that consist of 462 homes with roughly 1,000 seniors. Ms. Anderson explained that there were two specific concerns regarding the bond release for this project relating to the stormwater management pond #1 and the portion of the bond release covering the portion of the sanitary sewer system that is going to be turned over and dedicated to the County. Ms. Anderson stated there were no comments regarding the dedication of Barnsley Way to Howard County.

Ms. Anderson explained that over the past 10 months non-performance issues with regard to storm water management pond #1 have been brought to the attention of Waverly Woods Development Corporation (WWDC) and Howard County Inspectors. Both WWDC and the HOA have attempted to correct the problems, although the HOA would characterize the efforts as temporary rather than permanent. Ms. Anderson explained the HOA feels the pond has only operated well for about 5 weeks out of the past 10 months and they believe the bond should only be released once the system has proven to be operating correctly for a prolonged period of time. There is a smaller "hold back" bond being retained, although it is believed that bond would only protect the residents if there was a latent catastrophic failure. There are also concerns as to the aesthetics of this area in general. Recent plantings have been added around the base of the pond, although it is believed the plants have been

planted below the average water level of this particular pond. The drain has clogged due to debris and water has reached the top of the side walls.

Ms. Anderson also explained the bond covers a portion of the sewer system. Once the bond is released, the HOA will be responsible for the maintenance or problem resolution of the sewer that runs through the community, however it is not clear to the HOA where their system ends and where the County's begins. Attempts to identify all of the multiple points of intersection were not successful in their last meeting with Mr. Barnett and they believe this should be completed prior to the release of any bonds. There is also an issue of this portion of the sanitary sewer lines backing up and spewing wastewater onto the ground near stormwater management pond #1 during the week of April 15, 2019.

In summary, the HOA urged the County to retain this bond until all of the infrastructure has worked efficiently for a period of time longer than a few weeks. The HOA believes the residents have the right to know the area are and have been functioning properly rather than should be functioning properly in the future.

Ms. Anderson also expressed general concerns the HOA believes affect their community. The new commercial center project that is at the only entry/exit point into their community, which they believe has an unsafe traffic pattern. Ms. Anderson did explain as this general concern was outside the scope of her presentation she requested time to speak on the topic, and Mr. Summerson allowed. Ms. Anderson continued by stating the entry/exit onto Barnsley Way is on a curving road and line of sight is inadequate to safely exit. The same entry/exit is too narrow for service trucks to enter safely without swerving into oncoming traffic. The HOA believes the distance between the intersection and the light on Marriottsville Road and Barnsley Way may be in violation of minimum distance requirement between intersections. Any accident that may occur would block the only way into or out of the community, in which if a resident needs emergency equipment to get into or medical transport out could lead to life altering consequences.

Ms. Anderson continued to express broad concerns about other projects that may or may not be bonded, but affect their community as well as other 55+ communities. One concern was that Howard County mandates certain features be included in 55+ communities but does not take any responsibility for the adherence to any industry standard. Therefore, performance that would not be acceptable outside a 55+ community is acceptable within a 55+ community. The HOA further believes that if it is mandated, by its inclusion in the site development plan, then the developer should conform to the same standards Howard County would require if the County was financially responsible for ongoing maintenance, and a bond should be required. Ms. Anderson presented such examples of infrastructure items such as sidewalks, roads and walking paths. She explained that the general attitude that 55+ communities are "private property" and the County has no role to play is simply a way to shift the cost burden from the County to the property owner. Ms. Anderson further explained that the residents pay full taxes even though they have to pay for the maintenance and replacement of their own sanitary sewer lines, roads and sidewalks along with snow removal etc.

In summary, Ms. Anderson stated that most of the owners are long time Howard County residents, but there are issues that the County should correct to live up to the full potential of the 55+ living concept.

Lastly, Ms. Anderson spoke about the topic of bollards within the community as they were mentioned before. She felt they are the biggest eyesore that has been painted over and over with orange, black and yellow colors as markers to the entrance of the community.

Mr. Summerson began by asking Mr. Barnett how long until the pond was stabilized. Mr. Barnett replied that the pond has adequate stabilization and the plantings have been planted on the aquatic bench which is at the low water level. The plantings are specified as ink berry, winter berry and winter hazel. There are 9 plantings of each plant. Mr. Barnett approached the developer's landscape contractor who provided a copy of the receipt from the nursery. Mr. Summerson asked when the plants were planted. Mr. Barnett confirmed the plants were planted within the last week and the pond has been planted with grass for a couple years. The low flow pipe did clog on two occasions within the last few months and was cleaned out by the developer. Mr. Barnett explained that it is not a major catastrophe if it fills up to the next level which is a couple feet higher than the low flow pipe.

There was a sewage spill regarding the sewer line that has been in service will be public if the dedication at the meeting goes through. Mr. Barnett explained the sewer line backed up around Easter and spilled out into the wetland area near the Patuxent River. The contractor told Mr. Barnett they had found grease in the line and the developer was quick to respond to the spill. From what Mr. Barnett understands from Bureau of Utilities backups happen on fairly regular occasions. Mr. Whitworth asked if the poles Ms. Anderson described were relevant to the sewer line, and Ms. Anderson stated she was describing poles that were strictly at the access point to stormwater pond #3 as well as an access road to stormwater pond #2.

Mr. Whitworth asked if the bond release covered all of the ponds and Mr. Barnett replied that the bond release only covered stormwater pond #1 at this time. Mr. Whitworth also asked the location of the commercial property and Mr. Barnett explained that the property is located to the right of the entrance and it is under development currently. Mr. Summerson did state that the turn is a sharp curve. Mr. Barnett explained before this matter was referred for dedication traffic engineering was asked to review, in which they presented a list to the developer to correct or add and the developer has complied with everything. There may be additional items to comply with the commercial project under the site development plan, although Mr. Barnett did not know of any at the time. Mr. Whitworth asked if the other entrance shown was the entrance to the landfill and if sufficient traffic studies were done before the landfill was open. Mr. Barnett confirmed the developer made improvements on both sides of Marriottsville Road, but those improvements were under another developer agreement unrelated to Barnsley Way. Mr. Robinson asked if the release of Barnsley Way relieve the commercial tenant of their obligations. Mr. Barnett stated it would not and explained that the commercial tenant still has outstanding bond for water and sewer connections as well as any entrances onto Marriottsville Road.

Mr. Butler asked Mr. Barnett to confirm if there is a Maintenance Bond, and Mr. Barnett explained there will be a 10% Maintenance Bond for one year after dedication. Mr. Butler asked if the bonds being released were for Performance and Mr. Barnett confirmed. Mr. Summerson asked if the pond overflows and the plants die if that would be covered under the Maintenance Bond. Mr. Barnett confirmed it would. Mr. Barnett explained that dead plants is one thing that is looked for during inspection. Mr. Robinson asked if the Maintenance Bond would cover backing up of the pond drains as well as unclogging of the drains. Mr. Barnett explained that the Maintenance Bond covers failure of materials or workmanship and if the low flow pipe would clog the Maintenance Bond would not cover unclogging and it would require the developer to unclog. Mr. Robinson asked if the developer would then put that task onto the HOA to which Mr. Barnett stated yes. Mr. Summerson asked if the pond was adequately sized and Mr. Barnett stated it was built according to the approved plans. Mr. Summerson asked if the developer was in attendance if they would speak with regard to any maintenance concerns.

Mr. Tom Cole spoke on behalf of the developer. He began by stating the overflow of the pond began due to items such as waste bags being thrown into the pond and the developer has maintained and repaired it as necessary. Mr. Cole did explain there is overflow as well but the residents were urged

not to throw anything in the pond and it was felt it was best for the HOA to monitor and manage that responsibility. With regard to the sewage overflow, Mr. Cole stated there was grease in the lines where there shouldn't be as the homes do not have food disposals and the lines should not have food grease in them, although Mr. Cole did state the developer was out to put down lime the same day and made sure the line was replaced.

Ms. Anderson did explain the overflow of the pond was due to debris and that the pond was functioning well prior to the dredging last year. She further explained that every rainfall water runs down the hill, into stormwater pond #1, churns up the debris which clogs the drain/inlet grate and the water level rises. Ms. Anderson has photo documentation of timelines throughout the winter and spring months when the water level rose in the pond and overflowed due to the drain/inlet grate being clogged. The HOA's stance once again is that they feel the pond should be functioning for a prolonged period of time before the Bond is released. Mr. Cole explained that there are reasons why Public Works performs inspections and the ponds must be built to code. Mr. Cole understands why there are concerns about the pond reaching the level, but it is built to hold that amount of water and to reach that level. Mr. Cole further stated he appreciated the community's concerns, but it had been inspected and it was appropriate for turnover.

Mr. Summerson confirmed that it has been inspected, meets the requirements, and also that there is still a 10% Maintenance Bond. Mr. Whitworth asked to confirm that there was a bond being held back. Mr. Barnett confirmed a Maintenance Bond was being held back. Mr. Whitworth asked if the bond would cover any maintenance needed if something was not performing correctly. Mr. Barnett stated that if it could be demonstrated that there was a failure of the materials or workmanship the developer would be held liable. Mr. Whitworth asked if there were any problems with the developer before and asked if the relationship was in good standing doing work within the County. Mr. Barnett confirmed the developer has done work within the County and is a known entity. Mr. Summerson asked Mr. Barnett if he had visited the pond recently. Mr. Barnett confirmed he had visited to the pond the day of the meeting as there was rainfall and he wanted to verify the low flow pump was flowing. Mr. Summerson asked how much water was in the pond and Mr. Barnett responded there was a couple feet of water in the pond. Mr. Butler asked if there was anything obvious that would prevent the low flow from flowing. Mr. Barnett responded there was not, although there was some debris laying on the trash rack and the trash rack was doing it's job. Mr. Whitworth asked if this was the last piece to be dedicated and Mr. Barnett stated this was all that would be dedicated to the County for this subdivision. This will be the first and last as all other roads are private.

Motion: On a motion made by Mr. Whitworth, and seconded by Mr. Robinson, the Board unanimously recommended that the Director of Public Works accept the public improvements located in GTW's Waverly Woods, Section 14, Bulk Parcels 'A' and 'B' and Open Space Lots 1 and 2., into the County's system of publicly owned and maintained facilities.

3. Interim Amendment to the 2015 Master Plan for Water & Sewerage

Mr. Don Campbell, Chief, Water and Sewer Division of the Bureau of Utilities presented the Interim Amendment to the 2015 Master Plan for Water & Sewerage updates resulting from County and private development within the County. This presentation is to seek recommendation of the Board to the County Executive for this interim update. Each year, the Howard County Department of Public Works reviews the Master Plan for Water & Sewerage in accordance with the Maryland Code of Regulations (COMAR) 26.03.01.03 and Sections 18.100A and 22.405 of the Howard County Code and, when necessary or appropriate, the Department will prepare interim updates to ensure adequate water and sewer planning. The interim updates will generally incorporate the following types of revisions into the Master Plan for Water and Sewerage:

1. Changes to capital projects related to the capital budget, the ten-year capital improvement program, or completed engineering studies.
2. Entry of properties into the County Metropolitan District.
3. Changes in service area priorities for individual property parcels, subdivisions and developer projects based upon the review of capital and developer project progress, and
4. Changes to the water and sewer Planned Service Area (PSA).

Additional updates and revisions may be warranted based on such factors as changes to the County's General Plan, comprehensive zoning and economic conditions.

This 2019 Interim Amendment provides more than 75 revisions to the 2015 Amendment of the Master Plan. The majority of these revisions consist of routine matters such as updating the water and sewer maps to identify those properties that entered the Metropolitan District, updating the status of capital projects as they progress from planning to completion, and updating the status of private developer projects as they progress through the development review process.

Two additional revisions incorporate legislative action by the Howard County Council. The most notable of these revisions is the expansion of the Planned Service Area boundary in the Clarksville area, which will provide water and sewer service eligibility to a planned continuing care retirement community (CCRC) known as the Erickson Living project. Public hearing notices have been posted near the project site to ensure that the public is provided the opportunity to offer input toward water and sewer planning in the area.

Below are summaries of the specific revisions to the 2015 Master Plan amendment:

1. Chapter 1- Objectives and Organization-Chapter 1 was revised in two places to incorporate Howard County Council amendments to the Planned Service Area.
 - "Section 1.3- Planned Service Area" was revised in accordance with Howard County Council Bill No. 59-2018.
 - "Section 1.4- No Planned Service Area" was revised in accordance with Howard County Council Resolution No. 119-2018.
2. Chapter 3- The Water Plan- Chapter 3 was revised to include planning for a new elevated water storage tank in the Clarksville area to alleviate a projected water storage deficit. This was revised to begin planning.
3. Chapter 4- The Sewerage Plan- Chapter 4 was revised to expand the description of the planned capacity improvements to the Dorsey Run Sewage Pumping Station in response to a request by MDE. Being upgrading to improve its reliability. Can pump the maximum flow if all pumps are running which is not permissible. This was created to incorporate a standby pump
4. Changes to Shared Sewage Disposal Facilities- "Table 10B- Existing and Proposed Shared Septic Sewerage Systems" has been updated to add new projects and remove discontinued projects resulting from private development activity as these projects proceed from planning to construction.
5. Entries into the Metropolitan District- Properties that have been incorporated into the Metropolitan District require modifications to the water and sewer plan maps to show the current status of the Metropolitan District boundaries. Similarly, properties that are

removed from the Metropolitan District are removed from the District boundaries. The enclosed maps have been updated to incorporate Metropolitan District changes through December 2018.

6. Changes to the Service Priority Designations for Individual Parcels- The water and sewerage priority designations (e.g. Existing and Under Construction, 0- to-5 Year Priority, 6-to-10 Year Priority, etc.) for individual property parcels in the Planned Service Area have been reviewed and updated on the water plan and sewer plan maps in accordance with criteria specified in Chapter 1 of the Master Plan.
7. Changes in the Status of Private Development- As private development projects proceed through the plan review and approval process administered by the Department of Planning & Zoning, the water and sewerage priority designations for the affected properties are updated on the water plan and sewer plan maps in accordance with criteria specified in Chapter 1 of the Master Plan. The enclosed maps have been updated to incorporate private development activity based upon annual review of the Planning & Zoning "Subdivisions in Process" and "Site Development Plans" databases through December 2018.

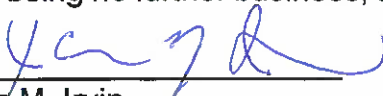
Each of the above items replace the corresponding materials in the 2015 Master Plan Amendment.

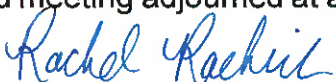
Board Comments: Mr. Whitworth asked about the potential of the proposed water tower for Clarksville. Mr. Campbell explained that there are ridges that run down along MD 108 and then turn and go down Route 32. All of the ridges have about the same elevation, and although nothing has been determined to date as to a property the preference would be to stay on the higher elevations. Mr. Whitworth asked how big and what number of gallon tank it would be, and Mr. Campbell stated it would be about 500,000-gallon tank. Mr. Whitworth asked what other tank in the County would be comparable in size and Mr. Campbell stated Maple Lawn would be a good example. Mr. Whitworth explained that a new budget was approved about a year ago for sewage pumping station for maintenance and to bring it up to date, and he asked if more money would be needed or if changes would be included within that budget. Mr. Campbell explained that he was talking about the Dorsey Run pumping station and MDE wanted clarification due to the last Master Plan update stating no capacity improvements were needed and no expansion was needed for future development of the pump station, however the County does have a capital project to replace the pumps and it all relates to the reliability of the pumps. Right now, all the pumps would have to operate to meet it's maximum flow, but the State and EPA requirements state that the pumping station must be able to meet maximum flow with the largest pump being out of service and that is why the pumps are being replaced. Mr. Whitworth asked if this was included in the \$743 million for the water and sewer upgrade, and Mr. Campbell confirmed this is a separate capital project.

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 approve Interim Amendment to the 2015 Master Plan for Water & Sewerage.

There being no further business, the Public Works Board meeting adjourned at approximately 8:43 p.m.


James M. Irvin
Executive Secretary


Rachel Roehrich
Recording Secretary