



HOWARD COUNTY PUBLIC WORKS BOARD

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

John D. Rhoad, Jr., Chairperson
Cory J. Summerson, Vice Chairperson
Abby Glassberg, Member
Shahid Qureshi, Member

Minutes of the Howard County Public Works Board – Tuesday, July 14, 2015.

Members present: Mr. John Rhoad, Jr., Mr. Cory Summerson, and Abby Glassberg.

Staff present: Tom Butler, Acting Executive Secretary; Wes Daub, Project Manager, Utility Design Division; Jay Steimetz, Engineering Specialist III, Transportation and Special Projects and Tina D. Hackett, Chief, 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 June 9, 2015; Mr. Rhoad asked if there were any comments or questions.

Motion: On a motion made by Mr. Summerson and seconded by Ms. Glassberg, the Board unanimously approved the minutes of June 9, 2015.

2. **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 first 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.

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.

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 2 consecutive weeks in advance of the meeting. Copies of the 50% 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: Mr. Rhoad asked if the sewer line is above or below the footings of the retaining wall. Mr. Daub responded the sewer is located below the surface of the ground but won't be all the way to the base, he also, stated he had pictures. Mr. Summerson asked about the proposed timeline for the project. Mr. Daub responded they are still trying to get a Right of Entry Agreement with Department of Natural Resources (DNR) because the work that will be done isn't land appropriated by Howard County. Mr. Rhoad also inquired about the stream and if the existing vegetation would be retained? Mr. Daub stated Jay Steimetz, will need to address those questions. Mr. Steimetz responded the retaining wall project was repaired a few years ago but now they are waiting for the required right-a-way. He referred to pictures that will show the facing. Mr. Rhoad referred to Mr. Summerson's question about the timing and will access be shut off during work hours? Mr. Steimetz indicated yes it will only be shut down during work hours.

Public Testimony: Mr. R. Gary Hollenbeck, 3401 Sylvan Lane, Ellicott City, Maryland states that he owns three of the properties that will be affected by the project and his son owns the fourth property. He is in favor of the project and doesn't feel the pictures do justice to the slope that's affected. They have had serious erosion problems during storms that washed out the road. He feels that these projects are very important in order to maintain integrity to his properties. Mr. Zach Hollenbeck, 3420 Sylvan Lane, Ellicott City stated he wanted to reinforce what his father stated that they are supportive but with a few simple requests: i) the retaining wall is treated with a natural stone appearance ii) the guardrail being installed - can it have reflectors for visibility and iii) that for every 1' caliber tree that is removed be replaced with a 2' caliber tree of the same species.

Mr. Rhoad asked the staff to address Mr. Zach Hollenbeck requests. Mr. Steimetz stated the guardrail with have reflectors. Mr. Daub indicated he was not sure about the trees and reforestation, but will make a note to check this out.

Motion: No motion is required for scenic road presentations.

3. Public Works Board Road Acceptance:

- (a) **Subdivision:** Mount Hebron Overlook, Lots 1-25 and Open Space Lot 26, A Re-Subdivision of Lot 2, "Keim Property" (Plat 7110) and a Subdivision of Parcels 78 & 416
R/SW Agreement No.: F-11-064 **W&S Agreement No.:** 14-4684-D
Road Names: Toby Lane and Lucy's Overlook Way
Petitioner: Ellicott City Land Holding, Inc.

Staff Presentation: Ms. Tina Hackett, Chief, Real Estate Services Division, indicated that Ellicott City Land Holding, Inc. has presented a petition to the Director of Public Works for the acceptance in fee simple title to Toby Lane and Lucy's Overlook Way, located in Mount Hebron Overlook. 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 Ms. Glassberg, the Board unanimously recommended that the Director of Public Works accept the public improvements located in Mount Hebron Overlook, Lots 1-25 and Open Space Lot 26, A Re-Subdivision of Lot 2, "Keim Property" (Plat 7110) and a Subdivision of Parcels 78 & 416, into the County's system of publicly owned and maintained facilities.

- (b) **Subdivision:** Maple Lawn Farms, Westside District – Area 2, Lots 1 thru 67, Open Space Lot 68, Common Open Area Lots 69 thru 71 and Non-Buildable Bulk Parcels 'Q' thru 'T' and Westside District – Area 1, Open Space Lot 4, Parcel 'B-2' and Non-Buildable Parcel 'L'
R/SW Agreement No. F-12-021 **W&S Agreement No.:** 24-4701-D
Road Names: Westside Boulevard, Market Street, and Terrace Lane
Petitioner: Greenebaum Development, Inc.

Staff Presentation: Ms. Hackett indicated that Greenebaum Development, Inc. has presented a petition to the Director of Public Works for the acceptance in fee simple title to Westside Boulevard, Market Street, and Terrace Lane, located in Maple Lawn Farms, Westside District – Area 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 Section 18.202 of the Howard County Code. Ms. Hackett stated that there are a few items that are outstanding: i) street trees that need to be planted, 1300 feet of sidewalk that still needs to be constructed and a handicap ramp remaining. The Construction Inspection Division has recommended that the developer enter into a deferred public improvements agreement and post a surety for \$15,910.00 to cover the cost of this construction. The developer has entered into the agreement and provided a check in the surety amount. The developer will have 1 year to complete the remaining 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 asked if we think the developer will plant the trees in the fall. Ms. Hackett stated that the developer was in the audience and could answer that question.

Public Testimony: Mr. Mark Bennett, the developer's representative, indicated that the reason the work had not been completed was because there are still townhomes being built in this area. Once those are completed, the developer will complete the outstanding items.

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 Maple Lawn Farms, Westside District – Area 2, Lots 1 thru 67, Open Space Lot 68, Common Open Area Lots 69 thru 71 and Non-Buildable Bulk Parcels 'Q' thru 'T' and Westside District – Area 1, Open Space Lot 4, Parcel 'B-2' and Non-Buildable Parcel 'L', into the County's system of publicly owned and maintained facilities.

4. New Business:

(a) **Board Member Binders:** Ms. Hackett gave a brief overview of what can be found in the new binders. Ms. Glassberg noted if they could have note pads and pen to write notes if needed.

(b) **Quorum:** Mr. Rhoad asked for clarification regarding only having three members for the August and September meetings. Ms. Hackett indicated that as long as we have all three

members (either in person or by conference call) we can carry on the meeting. She also noted the administration has submitted a name to fill one of the positions which will be presented to the County Council in September. If approved, the new member will be present at the October meeting.

There being no further business, the Public Works Board meeting adjourned at approximately 7:55 p.m.



James M. Irvin
Executive Secretary



Chaunta Taylor
Recording Secretary