

**Pinehurst Village Committee Meeting
December 13th, 2011
Meeting Minutes**

CALL TO ORDER

The meeting was called to order by Co-Chair, Kay Corbin Riddle at 7p.m. at the LLA Coldstream Drive office.

Members Present: Guy Reese, Co-Chair / Kay Corbin Riddle, Co-Chair / Rebecca Dean, Co-Vice Chair / Tiger Waddell, Treasurer

Guest Panel: Terry Irwin, Project Manager-Frederick County Water & Sewer Division / Charlotte Dusold, LLCS President / Larry Dusold, LLCS Secretary / Clay Edwards, LLA Facilities Manager

LLA BoD Present: Dana Schlichting, Director / Glenn Weigle, Director

Staff Present: Bernie Howe, GM / Jennifer Edwards, OC

APPROVAL OF PREVIOUS MEETING MINUTES:

MOTION: Co-chair Kay Corbin Riddle motioned to accept the committee minutes posted on the LLA Website. Co-Chair Guy Reese 2nd. **VOTE:** All in favor 2-0.

MEETING Q & A REGARDING THE CDA/CPI PROJECT:

•**How is project funded?** *Larry Dusold, LLCS Secretary:* The CDA Project was initiated back in 1997. The CDA Bonds were approximately \$7 million for five villages; the money was raised by bonds sold by the County. There were a lot of delays getting the project started, once the project started, the prices had increased. LLCS went to the local state delegate David Brinkley who put them in contact with MDE. MDE had a revolving loan fund, and was able to lend LLCS money at no interest. In addition the LLA has some money set aside in a letter of credit to cover contingency costs. There are separate funds allotted for each village project and within those funds are budgets for admin fees, project fees and contingency fees.

•**Who are/is the Contractor?** *Larry Dusold, LLCS Secretary:* reported the Engineering firm is Whitman, Requardt & Associates and the Contractor is Kinsley Construction.

•**What is the current progress report and projected timeline for completion?** *Larry Dusold, LLCS Secretary:* When they started the project they had a joint scope of work for the water, sewer and drainage and because those activities have to be coordinated by the contractor the schedule is set by the contractor. LLCS and the County set the start and end dates of the entire project. Everything in between is set by the contractor and is subject to change based on field conditions, weather, etc.... Water and Sewer must be done first; and then roads. The LLCS has been invoiced for about 23% of the estimated project cost so far. The completion date is scheduled for February of 2013. *Terry Irwin, County Project Manager:* The contractor submitted a schedule to the County back at the start of the project.

The County's scheduled water & sewer portion of the project was scheduled for June 2011-July of 2012. At this point it is projected to run into August of 2012. There is a "base" schedule that is updated periodically. Then there are "mini, look ahead" schedules every 2-3 weeks that shows what the contractor intends on doing for the next few weeks. The two schedules rarely line up, so inquiries made too far in advance will be estimated off of the "base" schedule. Inquiries made closer to estimated start dates will be much more definitive. As far as funding goes, the division Terry works for is an Enterprise Fund with in the County. Nothing in their division is supported by tax payer money. It is wholly supported by their user fees, connection fees, etc.... They exist solely as a separate fund from the county general fund. They budget for and get approval from the County commissioners to spend their money on various projects. The money for the Pinehurst project was approved and set aside 10 or 15 years ago.

•Who has oversight and responsibility with the contractors? *Larry Dusold, LLCS Secretary:* Whitman, Requardt & Associates has a staff engineer and inspector on sight and they are overseeing the project and the contractor. The County and LLCS are providing oversight of Whitman, Requardt & Associates.

•Who pays for cost overruns? *Terry Irwin, County Project Manager:* Cost over runs are paid for by the residents user rates. Currently there is money over and above the contract amount for the project to pay for cost over runs, to some extent. It is however, the rate payer's money; so when the contractor comes in with a change order they analyze it with a fine tooth comb.

•Will any paving occur before 2011-12 winter? *Larry Dusold, LLCS Secretary:* No. *Terry Irwin, County Project Manager:* Some asphalt patch work was done last week on Lakeridge Drive out near Boyers Mill Road, but paving will not be done until later in the project.

•With the upcoming winter season approaching, what is the plan for the roads that have been torn up by the projects but still have not been paved with regards to snow removal? *Clay Edwards, LLA Infrastructure & Facilities Manager:* The LLA will do the best they can, but it will be difficult over in Pinehurst this winter. The gravel roads cannot be salted, the salt causes the roads to turn to mush when applied to exposed aggregate, so they will be sanding the roads. Ash cinder used to be an alternative but it was outlawed by the Department of the Environment a few years ago. *Terry Irwin, County Project Manager:* The contractor should take precautions to protect all utility boxes, manhole covers, curbs, etc.... Per their contract the Contractor is responsible for these, and will have to replace them at their expense if damaged.

•Will any or all curbing guides be removed to prevent possible car damage from ice and snow accumulations? *Clay Edwards, LLA Facilities Manager:* There are no plans to remove until the curbs are installed.

•Will schedules be published in the future regarding the work schedule? *Clay Edwards, LLA Facilities Manager:* Would like to utilize the Pinehurst Village Committee email to send out a monthly schedule to residents. *Larry & Charlotte Dusold:* This as an ever changing schedule and should only be used as a general guide, but should also be posted to the LLA website.

•Is it possible to label each water and sewer hookup for each lot to avoid confusion? *Terry Irwin, County Project Manager:* Each vacant lot receives a water meter vault that is

flush with the ground labeled water and also a sewer clean out pipe, that is white and sticks up a little bit out of the ground. They are not going to mark these any more than they already are. If you have a lot and are confused as to which is serving yours, just call Terry and he will send someone out to help.

•**What is the plan for all the “staging areas” once the project is completed?** *Larry Dusold, LLCS Secretary:* They will be returned to their original form, be it gravel, grass, pavement or other.

•**When will Lakeridge Place and Lakeridge Court be restored?** *Terry Irwin, County Project Manager:* Not sure.

•**Will a fire hydrant be placed at the corner of Lakeridge Court and Lakeridge Drive?** *Terry Irwin, County Project Manager:* Yes.

•**10801 Glade Court: Will erosion and backyard flooding be addressed by the project?** *Larry Dusold, LLCS Secretary:* No. Neither are in the CDA.

•**6501 Rimrock Road:** *Larry Dusold, LLCS Secretary:* Would have to look at drawings.

•**6733 Oakridge Road: Will the large, steep holes along the road where new pipe was laid under residents driveways be filled in or some other application to lessen the steepness of the holes/ditches?** *Larry Dusold, LLCS Secretary:* Go over to Meadows and Coldstream to see what the finished swales will look like. They can be very steep depending on the terrain. *Charlotte Dusold, LLCS President:* If the area we have to work with in the easement is limited it can cause a steep grade.

•**Lot 272: The road to this lot has been closed all year, when will it be open?** *Larry Dusold, LLCS Secretary:* We do not know but it won't be this year.

•**Oakridge Road & West Lakeridge Road: What is happening in the strip of land between Oakridge Road and West Lakeridge Road?** *Terry Irwin, County Project Manager:* Not sure, but believes it is a buildable lot and there will be a house put there some day.

•**West Lakeridge Road: When will it be repaved and why has it taken so long? Can gravel be used to fill in the potholes in the meantime?** *Terry Irwin, County Project Manager:* Will talk to the contractor.

•**Rockridge Road & Rockridge Court: Will there be any paving or curbing to Rockridge Court? If so when? There is a significant slant to one side of Rockridge Court, will this be repaired?** *Larry Dusold, LLCS Secretary:* Rockridge Court and parts of Rockridge Road are in the CDA and will be paved but we don't know when. Not sure about the grading issue without actually looking at it, but is confident it will be fixed.

RESIDENT FORUM:

Multiple residents asked questions. Any that could not be answered; the respective division reps requested residents contact them directly for follow up.

ADJOURNMENT of Regular Meeting:

The regular meeting was adjourned at 8:45 p.m.