

## Pinehurst village committee meeting Tuesday August 14th, 7:00pm LLA Office

### **I. Call to order:** 7:00pm

**II. Roll call of Village Committee Members** ( A quick introduction of those present and their position). Guy Reese (co-chair), Rebecca Dean (co-vice chair), Kay Riddle (co-chair), Tanya Strassberger (co-vice chair), Staci Jones (secretary)

**Residents and speakers present:** Larry Dusold, Charlotte Dusold, Stephen Hembree, Brian Hennigan, Mary Hennigan, Mel Jefferson, Shawn Lupol, Jim Rels, Jen Ferentinos, Eric Kuder, David Brummer, Joy Gurley, Kim & Rick Mullen, Patti Flanders, Sue Lombardi, Roger Schroeder, Alton Dunaway, Eric Oesterle, Kelly Gardner, Laurel Ford, Maria Dalton, Philip Westcott, Mark Ericson Kirk, Dana Schlichting, Mark Kirk, Paulette Olsen, John Sharrer

**III. Minutes-** Last minutes posted on the LLA website are from June. July minutes were sent, but have not been posted yet. There was a change in village managers, and it may have been overlooked in the shuffle. Staci and Kay will follow-up. The minutes for this meeting will be submitted and posted as quickly as possible.

### **IV. Tonight's meeting ground rules,**

1. We request no questions during the initial explanation of complex, multi-layered facets of this project.
2. We will be limited on time as the goal to finish the meeting is 8:30pm.
3. Please do not shout out questions, as there are many in attendance. Raised hands will be called on. Questions that were submitted via e-mail will be addressed in sequence and other questions handled as time allows.
4. At tonight's meeting we will not be addressing any issues that are not specific to Water management and road paving. The Village Committee would strongly suggest you bring any other issues to our attention though e-mail or at next month's meeting.

### **V. Introduction of Guest Panel:**

Stephen Hembree – Consultant with Specialized Engineering (SE), Charlotte and Larry Dusold – Lake Linganore Conservation Society (LLCS)

- Larry Dusold presented a general history and overview of the projects in question:

Many years ago, there was a resident that had a medical emergency on West Lakeridge, in Pinehurst. Ambulance access was impaired because of the conditions of the road. Out of that incident, came the question of how people get roads developed in Lake Linganore (LLA). A lot of roads throughout Pinehurst were not in good repair and there was no developer on record at that point. LLA didn't have the money to pave the roads or to take that on as a project. Frederick County has requirements and standards of all roads in order for them to take on the responsibility of said roads. Some of these requirements include grade, width of the road, curbs, gutters, etc.) These are requirements that wouldn't fit in the current structure of the neighborhoods, which were not designed with these standards in mind. so that is why the county didn't do this.

Community Development Authority (CDA), also called a "special taxing district", is a bond mechanism that in our case helps with low environmental impact projects to improve roads and storm water management. There are legal requirements for setting up this type of bond. There had to be a village petition with a super majority of 2/3 of property owners AND 2/3 of property value. This was no problem in the first 3 villages in LLA that went through the CDA process. However, in Pinehurst, this was difficult because many

owners were “absentee” lot owners and wouldn’t sign on to the project. Because of this, areas with interested owners were ‘carved’ out to create the CDA. All other areas are NOT under the CDA. Portions of the village that did not join the CDA included, in large part, roads that were newer at the time.

Coinciding with the development of the CDA were many concerns with water and sewer systems in Pinehurst and the rest of Linganore. The County had knowledge of this and they had some projects that needed to be done in our community. As the County began looking, they found other problems. Many things were wrong due largely to piecemeal build out of spot lot builders and needed to be changed or upgraded. The County chose to take a comprehensive look at what it would take to make every lot in Pinehurst usable. (They didn’t have to do this, and it was a great service to LLA). This comprehensive look did cost time with the roads project, but the rationale behind it makes sense before embarking on such a huge project. Bottom line: the water and sewer work had to be done first, BEFORE the CDA could be completed, because of road design and paving. After all, the County did not want us to spend our time and money putting in roads and have to come through later and rip them up to work on their water and sewer. So, one engineer was brought in for the entire project (CDA and water and sewer).

Why did it take so long for this project to get to Pinehurst? Well, there is an order in which things had to happen due to the way water flows. First, County needed to upgrade the sewer line that ran through the esplanade and build the pumping station, and everything on the other side of the lake (Coldstream), because of pressure zones. This had to be done before they could get to Pinehurst. The County’s part (water and sewer) is 88% of this joint project. Roads and storm water management is 12%.

Where does Lake Linganore Conservation Society (LLCS) come in? It was not in existence when this project began. It was created after petitions were accepted. Why? So, LLA can get tax-exempt funding. For the life of the bond (30 years) the tax-exempt organization has to own the improvements (not the land). Funds that the LLCS has for road and drainage, goes into a bonded trust fund. It has to be used *specifically* for those improvements. It is not money held by LLA. Since LLCS owns the improvements, they are responsible, for the life of the bond, to maintain them.

Key players in the project:

- The LLCS makes sure money gets spent on the improvements and is responsible for the bond.
- Frederick County (Water and Sewer)
- Engineer- designed the whole project and handle design issues and questions. They also make sure proper reports are filed. The original engineer is still the engineer on record, although they recently left the project. The current engineer is Specialized Engineering. Steve Hembree is a consultant on the project.
- Contractor- (Kinsley construction for Pinehurst) responsible for building, set the scheduling for how things get done. They supervise the labor force and all contractors.

There are many checks and balances to this project, and it is much larger than just “us”. There is a specific “pay schedule process” that must be followed on a monthly basis. When the project was out to bid, the engineer put together unit prices for parts of the project. This is a standardized process to verify the work as it gets done. It has to be verified monthly by the bank and Maryland Department of the Environment (MDE). MDE has water quality revolving loan funds. These are for projects that help drinking water supply. They decided 45% of this project would benefit drinking water quality. So,

they funded 45% of the project *without* interest. This allowed the LLCs to stretch funds even more. First the contractor and engineer agree to the unit prices. Then the bond underwriter's verifier comes out and inspects/signs off. MDE has a verifier that comes out also. Then the LLCs also signs off. Then it goes to Frederick County finance to sign off on. If we are using MDE funds, the invoice then goes to MDE and gets split up between 5 different desks to review before being sent on to the governor to stamp. Finally, the invoice ends up at the Trustee who then cuts the check. This happens every month. Many eyes are watching how this money is being spent. Anything that is a major change also has to go through this process.

## VII. Resident Forum

### **1. Residents on Hemlock Point had question about whether he was in the project.**

A. Hemlock Point Road, part of Rockridge rd., part of Lakeridge rd. and Edgewood are not part of the CDA. If you are unsure if your property is included, CDA would be referenced on your property tax bill. However, just because something isn't in the CDA, doesn't mean there isn't an impact from the water and sewer project. Spray paint markings on the road- (pink/orange) are used to tell the pavers how delineate areas before paving. Some pavement has to be torn up, so that it can be repaved at the end of the project.

The water and sewer portion is substantially complete throughout Pinehurst, however, the drainage and paving is NOT. Several people on Hemlock Point, since the completion, are experiencing a lot of drainage issues. This is because all of the land has been disturbed. Dirt and stone will wash out when it rains. This should lessen once the paving and storm water management portion of the project is completed.

### **2. Who should be contacted if there is a problem/question?**

Send a joint email to Dan Rogers, infrastructure coordinator with LLA ( [drogers@lakelinganore.org](mailto:drogers@lakelinganore.org) ) AND Larry and Charlotte ( [LLCSinc@comcast.net](mailto:LLCSinc@comcast.net) ) for any questions. A determination will be made from there who should be contacted to address particular issues. LLA has a list of non-CDA properties. There is intention of letting those property owners know who they are so there is no question.

### **3. Sue Lombardi- Hemlock Point Road storm water management. Is it installed correctly, will it be redone? Has the County 'signed off' on the water and sewer?**

The water and sewer is a County project. Hemlock point shouldn't have any more water and sewer work to be done. However, the storm management and paving is NOT completed. LLCs can't pave parts at a time. It really should be done at one time. The contractor has been hesitant to send out any long-term schedules, as they sometimes run across things that are unexpected. The road drainage and paving will be designed to channel water flow. There will be a crowned road to shed off in a sheet flow (as opposed to the concentrated flow which is now happening, and causing the problems).

### **4. Kathleen Clancy Jefferson- Concerned about siltation issues and storm water management- the issues are compounded right now because there is a lot of water redirected from Old Barn. It is compromising the integrity of their driveway. Gravel is running into the lake. Very worried about property value and the integrity of the lake.**

The intention is not to keep the 2 parallel drainage ditches. The new engineers (Specialized Engineering) are checking along the way to see if anything needs to be changed. Steve H. is a consultant for Specialized Engineering. (he also worked for Whitman, the previous engineer). It just made sense for Steve to transition into this role since he knows the project, for continuity and

history's sake. (Whitman is still the engineer on record, since they designed the project). Ultimately, the storm water management system is not in place yet. There is a lake dredging committee that is very heavily involved in this issue. This needs to be addressed at another time and another forum.

**5. Phil Westcott- What about damage to Pinehurst Dr. and Boyer's Mill road?**

They are NOT in the CDA, but they need to be paved. The damage seems to be because of the water and sewer and CDA work (heavy equipment). The roads were not initially built to a high standard (by LLA). This needs to be dealt with through the LLA or possibly the construction company upon completion. There is *no guarantee* that the construction company would do it, but they might. There is LLA road paving funding available.

**6. What can residents do to get those roads paved and things back to the way they should be?**

Send questions about specific roads to your village committee to be channeled direction to the board. Dan Rodgers is the infrastructure manager for LLA, he is also a resource. Maybe we could have a road maintenance committee reestablished?? There used to be one but it went defunct. Another important note: CDA money cannot be used for NOT CDA areas. It would be illegal. That is a community issue. Not a CDA issue. Road standards are a 4 inch graded aggregate base. Ground cover in all ditches will be grass. There has been good success with this in the other villages. It may require a little more work than just the initial work of the contractor. This is for LLA to maintain.

**7. Rob Fisher- Storm water management creation and management above and below W. Lakeridge Dr.. Is there going to be a ditch on the uphill side?**

Yes, there will be one on the uphill. Downhill sides do not get ditches. It will be a sheet flow off the road. Much of these things have to do with properly tying in driveways to the roadway. Many lessons were learned in the other villages. Standard for ditch depth varies. It has to do with equilibrium with the shoulder. Before Kinsely finishes, they have to clear out all the culverts.

**8. Mark Kirk- Twin lake Drive storm water management.**

Twin Lake Rd. is not in the CDA. Once everything gets tied in, things might improve a bit. Dan Rodgers is scheduling some work there to help this particular situation through some regarding.

**9. Rebecca Dean- who is financially responsible to clean up all the damage that is occurring due to this project? I am already paying into the CDA, why should I have to pay additional money to fix damages caused by the construction?**

Steve says: there have been a lot of bad storms and the construction company has cleaned up some things. There has to be a major grade change to fix this, and this can't be done until the final paving and grading of the road. Charlotte says LLCS would be responsible for fixing the driveway.

**10. Roger Schroeder- Wanted to start by saying Larry and Charlotte don't get paid for this. We should thank them for all of their hard work on this project. Bottom of Lakeridge court. The last really big storm, he and his neighbor had to remove stones and garage have flooded. What is the interim storm management program?? He is going to the State's attorney and higher to see what can be done. The lake is being ruined (even more) by this process because of construction dust. Federal agents have been out to look at some of it. Who is responsible DURING the process? Or how do we get the problem solved.**

Charlotte says: the phone calls that Roger has made have helped because LLCS can't direct the contractors. Ultimately, the contractor is responsible during a construction job.

Charlotte says that it would be helpful if people could write to the Frederick County Board of County Commissioners, letting them know that with the new inspector Reed's more diligent inspection in our neighborhood, things are improving. We would like this to continue.

**11. Eric Kuder- what is the idea behind putting the layer of gravel on everything on a weekly basis? It just keeps washing away. This creates an unsafe condition and the dust washes away as soon as it rains. There is a liability of safety in the interim. On Friday afternoons, gravel gets put down all over the road by the contractor. Why do they have to do this?**

Charlotte and Larry do not know why this would be happening. Steve will bring this up at the next progress meeting. It is not clear what they are trying to accomplish. It seems like it would be more cost effective to just pave some sections instead of constantly bringing in gravel which washes out weekly. Ultimately, however, this is up to the contractor.

**12. How should residents communicate and find out what is going on?**

Start by coming to the monthly Pinehurst committee meetings. They occur the second Tuesday of every month. Participation is very low (usually 4-5 people that are on the community). Minutes for meetings are posted on the LLA website.

**13. Question about having a community party in the bowl.**

Come to a Village committee meeting and the committee can help with the planning, etc.

14. Final notes: Steve is trying to get a schedule that can look a few weeks in advance to give people information that might be helpful. Dana added that LLCS and LLA board are attempting to get joint meetings together to help aid in communication. There is currently a new website under development.

IX. Adjournment: 9:45pm

X. Next meeting Date: September 11, 2012

Minutes submitted by Staci Jones, Secretary