

## **WHITE ROCK SUBDIVISION IMPROVEMENT PROJECT**

### **Meeting Minutes from the January 23, 2019 Public Meeting**

The purpose of this mailing is to provide the attached meeting minutes from the January 23, 2019 public meeting. Thank you to all of those who attended and provided questions and comments.

#### **For more information regarding the street repair project please contact:**

Tom Cashour, Project Manager at 301-600-3454, email: [tcashour@FrederickCountyMD.gov](mailto:tcashour@FrederickCountyMD.gov).  
Frederick County Division of Public Works  
Department of Engineering and Construction Management  
Office of Transportation Engineering

#### **For more information regarding the water line project please contact:**

Stephen DeFriece, Project Manager at 301-600-2996, email: [sdefriece@FrederickCountyMd.gov](mailto:sdefriece@FrederickCountyMd.gov)  
Frederick County Division of Utilities and Solid Waste Management  
Department of Engineering and Planning

Thank you for taking the time to attend the public meeting of this water line and road improvement project.

### **White Rock Subdivision Improvement Project Public Meeting Minutes**

On Wednesday, January 23, 2019, staff from the Frederick County Office of Transportation Engineering conducted a public meeting concerning the study of the White Rock Subdivision improvement project.

The meeting began at approximately 7:00 pm and was held at the Bourne Building, 355 Montevue Lane, Frederick, Maryland. There were approximately 34 people in attendance from the community. 28 persons are on the sign-in sheet. The following were in attendance representing Frederick County government:

#### **Division of Public Works:**

Jason Stitt, Office Chief.....301-600-2932  
Tom Cashour, Lead Project Manager .....301-600-3454  
Robert Stull, Project Manager .....301-600-2181  
Bert Maravilla, Project Manager .....301-600-3511  
Michelle Hurney – Facilities and Property Acquisitions Manager... 301-600-1494

#### **Division of Utilities and Solid Waste Management (DUSWM):**

Kevin Demosky – Director of DUSWM.....301-600-2997  
Rodney Winebrenner – Department Head DUSWM.....301-600-2574 - Presenter

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Attendees started to arrive around 6:30 PM. County staff was positioned around the room to welcome citizens and have them sign-in and take handouts. The formal presentation began shortly after 7:00 PM. Tom Cashour opened with introductions of staff and an overview of the improvement project. Tom then presented a number of slides detailing each of the project contact information, project overview, and project schedule. Rod Winebrenner presented the proposed Water Line Installation Project. After the presentation was completed, time was allowed for questions and general comments from the group. Following the general question and comment portion of the meeting, staff was made available to answer any additional individual questions. The meeting concluded at approximately 8:00 PM. Please see the following pages for questions and comments that were asked during the Public Meeting.

#### **Questions and Comments**

The summary of questions and comments includes questions discussed at the Public Meeting, as well as, any questions or comments received before or after the meeting. Questions may have been edited or reworded for clarity. Answers follow each question.

**Question to the audience:**

**Does White Rock have a Home Owner's Association?**

*No, previously there was one, but it does not exist now.*

**A. General Project Questions/Concerns**

**1. Will this project impact our taxes and utility (water/sewer) bills?**

*No. This project will not affect your current tax payments, nor your water/sewer bill.*

**2. How will the waterline project impact us? Will we have service outages?**

*There will be a short term outage during the tie-in of the old line and new lines, about 2 hours at most. Residents typically will be informed 3-5 days before the scheduled outage individually. Anticipate two hours of service interruptions during the tie-in. Note: Despite exercising care when excavating in and around underground piping, for various unforeseen reasons, unexpected outages can occur. If this happens, service will be restored as quickly as possible.*

**3. Are homeowners responsible for pipes from the street to the house?**

*DUSWM is responsible for pipes from the street main to the water service meter vault. From the meter vault to the house is the homeowner's responsibility. The meter vault is typically located approximately at the property line.*

**4. Where are the check valves going to be installed?**

*An angle check valve will be installed as part of the water meter setting (within the vault) at each property.*

**5. Is the water meter going to be exposed?**

*The water meter vault will be located underground as well as the water meter; however, the lid will be visible at ground level. DUSWM utility technicians read the meters remotely through radio transmissions.*

**6. Expansion Tank – Is it required to be installed by the homeowner, and what is it for?**

*DUSWM is not requiring an expansion tank to be installed in your house onto your water heater, but is recommending it since it is required by current plumbing*



*code. The new water meter settings will include an angle check valve (cold water backflow preventers) to prevent backflow from the house into the public water main.*

*The thermal expansion tank is installed on the cold water side of the water heater to provide storage for increased water volume created by heating water, which reduces stress on seals and fixtures inside the home. Expansion tanks are available at stores such as Home Depot and Lowes. Note: The installation of an expansion tank requires a plumbing permit from Frederick County.*

*Additional discussion ensued about expansion tanks regarding its purpose and why they are required by current code.*

**7. Will this project improve the existing water pressure?**

*No, the static pressure will be the same after completion of the project.*

**8. Will there be landscaping damage to our property during construction?**

*Construction work will be limited near the roadway and damages to private properties will be fixed to similar or better condition.*

**9. Will our property area decrease due to construction?**

*The County will endeavor to stay inside the 50 foot right of way but in certain cases where additional easements are needed, we will acquire the needed easements through the acquisition process.*

**10. Will driveway aprons be included in the construction?**

*Yes, tie-ins may be necessary to private driveway aprons and will be included in the project improvement.*

**11. Is Stoney Hill Road part of the road improvement project?**

*Yes, it is included in the project.*

**12. Will drainage issues be addressed?**

*Drainage issues will be addressed during the design phase and corrected during the construction phase.*

**13. Several residents raised their concerns about existing severe drainage issues such as flooding conditions and ice hazards within the White Rock community. There are some areas where creeks are traversing through homeowners' properties and other areas within the community. The lack of curb and gutter causes drainage impacts to many areas throughout the community. Discussion pertaining to individual lot grading resulting in poor drainage was addressed by DPW staff. The residents were informed that no personal property was intended to be improved by this project, just the areas within the right-of-way. The areas within the right-of-way need to be improved to lessen the water impacts to the homeowners.**

**14. How are the road improvements being decided?**

*The community input is the most important criteria for deciding the improvements to be made to White Rock. DPW will begin with surveys and engineering and along with this input will utilize a design consultant to develop a roadway improvement plan.*

**15. How will the existing road be altered?**

*The existing road is about 20 feet wide. The slide show indicates typical open and closed (with curb and gutter) street sections that the new road standards can be designed to. There are typical sections that include parallel parking areas as an alternative. Any improvements will involve input from the residents.*

**16. Question was raised about the possibility of encroachments onto private property. Will the county compensate if any land is taken? What would happen if a homeowner did not cooperate?**

*The County intends to make any improvements required within the road right-of-way; however, if any private property is needed, an easement will be drafted and the homeowner will be compensated as required by law. The county respects private property rights first and foremost but has the obligation to require limited uses of private property when it is for the betterment of the community.*

**17. Will street lighting fixtures be considered?**

*No, lighting fixtures are the HOA's responsibility to install and maintain.*

**18. Will sidewalk be installed on one side or both sides of the roadway?**

*Sidewalks will be designed to meet current Americans with Disabilities Act (ADA) requirements. It may only be required on one side of the roadway – this will be addressed during the design phase.*

**19. Will the curbs be rolled or standard curb and gutter pan?**

*Based upon community input and design criteria for controlling the run off, the designed plan could incorporate one or the other or a combination of both kinds.*

**20. There is a certain house that is constantly draining murky, rusty, steaming and foul liquid into the street. How can we address this issue?**

*The County suggested contacting the Health Department to investigate and provide a solution to the concern.*

**21. One of the residents noted that the existing streets are too narrow for the school bus to negotiate safely through the neighborhood to pick up and drop off students because there is no bus turn around area. Therefore the school busses do not come into the subdivision. Instead the children board the bus on Bethel Road.**

*DPW staff will coordinate with Frederick County Public Schools Transportation staff as we develop street design alternates for the White Rock community.*

**22. One of the residents wanted clarification if all of the streets were to be re-paved or just the streets/areas affected by the new water line.**

*The entire street sections for all the streets within the White Rock community will be repaired/re-designed and paved so that when the work is complete, the roads will be new.*

**23. There was a question about the functionality of the existing hydrants; were they functional?**

*Yes but for use by DUSWM water distribution and maintenance staff only to perform flushing, dewatering, etc. The project will replace the existing hydrants and perhaps add one or two. Note: The hydrants are marked as "Out of Service" because the water system does not have the capacity to provide fire protection. A responding fire company is expected to use tankers which is typical in rural communities or subdivisions, as opposed to relying on the water system to assist with firefighting.*

**24. Several residents stated that they wanted a consistent look and function for the new roads and sidewalks. One attendee noted that there is an elderly resident that has to negotiate in a wheel chair on the streets because the sidewalks are in very poor condition.**



*The street repairs, including sidewalks will be designed for consistency for a better improvement to the current "look" of the community.*


**25. Several attendees asked if there will be more meetings.**

*Yes, a meeting will be held after DPW hires an Engineering Consultant to take the project from the study phase into design. Residents will be notified plenty of time in advance prior to the next meeting. This meeting could be held as soon as fall 2019.*

Thank you to everyone who attended the Public Meeting. We appreciated you taking the time to let us know your thoughts.

Staff collected the comment sheets that were handed out at the beginning of the meeting.

**Minutes respectfully submitted by:**

  
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**Tom Cashour**                      **Date**  
**Project Manager**  
**Frederick County DPW**

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