



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 – September 10, 2019

Members present: Mr. Alan Whitworth, Acting Chairperson, Mr. Brandon Robinson, and Mr. Pedro Ramirez.

Staff present: James M. Irvin, Executive Secretary; Robert Barnett, Engineering Specialist II, Construction Inspection Division; Carl Katenkamp, Administrative Analyst, Real Estate Services Division; Mark DeLuca, Deputy Director of Public Works, Chief, Bureau of Environmental Services; Thomas Butler, Deputy Director of Public Works, Engineering, Development and Construction; John Seefried, Deputy Chief, Bureau of Engineering; Nicholo Stewart, Administrative Aide, Real Estate Services Division, and Rachel Roehrich, Recording Secretary, Real Estate Services Division.

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

1. **Approval of minutes:** **Mr. Whitworth** indicated that the first item on the agenda is the approval of the minutes of **August 13, 2019**. Mr. Whitworth asked if everyone had a chance to review the minutes.

Motion: On a motion made by **Mr. Robinson** and seconded by **Mr. Ramirez**, the Board unanimously approved the minutes of **August 13, 2019**.

2. **Public Works Board Road Acceptance**

- (a) **Subdivision:** Subdivision Plat, Pecoraro Property, Phase 1, Lots 1-3, Open Space Lot 4 and Non-Buildable Bulk Parcels A and B, A Resubdivision of Lot 169, Plat of Canbury Woods, Section 2, Area 2, Recorded as Plat No. 8086
R/SW Agreement No. F-10-032 W/S Agreement No. 14-4606-D
Road Names: Lebanon Lane
Petitioner: Emily's Delight, LLC

Staff Presentation: **Mr. Katenkamp**, Administrative Analyst, Real Estate Services Division, indicated that **Emily's Delight, LLC**, a Maryland limited liability company, has presented a petition to the Director of Public Works for the acceptance of **Lebanon Lane located in Pecoraro Property, Phase 1, Lots 1-3, Open Space Lot 4 and Non-Buildable Bulk Parcels A and B**. 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. Ramirez**, and seconded by **Mr. Robinson**, the Board unanimously recommended that the Director of Public Works accept the public improvements located at **Pecoraro Property, Phase 1, Lots 1-3, Open Space Lot 4 and Non-Buildable Bulk Parcels A and B**, into the County's system of publicly owned and maintained facilities.

- (b) **Subdivision:** Town Square Parkway, Parcels I-2, I-3, K-1 and L and Open Space Lots 6 thru 8, A Resubdivision of Open Space Lot 2 and Parcels I and K, Previously Recorded as Plat 18696-18698 and Open Space Lots 4 & 5, Previously Recorded as Plat 22078-22079 and Part of Unrecorded Parcel 8
R/SW Agreement No. F-15-056 W/S Agreement No. 24-4891-D
Road Names: Town Square Parkway
Petitioner: Mangione Enterprises of Turf Valley Limited Partnership

Staff Presentation: **Mr. Katenkamp**, 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 **Town Square Parkway located in Town Square Parkway, Parcels I-2, I-3, K-1 and L and Open Space Lots 6 thru 8**. 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. Robinson**, and seconded by **Mr. Ramirez**, the Board unanimously recommended that the Director of Public Works accept the public improvements located at **Town Square Parkway, Parcels I-2, I-3, K-1 and L and Open Space Lots 6 thru 8**, into the County's system of publicly owned and maintained facilities.

3. Revisions/Amendments to Howard County Design Manual

- (a) Volume I (Storm Drainage)- amendments providing that development within the Tiber Branch and Plumtree watersheds provide adequate conveyance of runoff

Staff Presentation: **Mr. DeLuca**, Deputy Director of Public Works, Chief, Bureau of Environmental Services, presented amendments to submit for Volume I of the Howard County Design Manual, specifically the storm drainage section. **Mr. DeLuca** explained this is Council Resolution 123 which has been pre-filed and currently being brought before the Public Works Board. To give background for the reason for the design manual changes, **Mr. DeLuca** explained the amendments stemmed from the two large storms and floods the Historic Ellicott City area experienced, one being in 2016, followed by a second twenty-two months later in 2018. As a result, at that time, the Council passed CB-56, which instituted a moratorium on building in the watershed until the Department of Public Works and Department of Planning and Zoning could perform a further study on the watershed. The Department of Public Works was tasked with addressing stormwater quantity management, and recommendations were given to the Council in early spring of 2019. As a result of the recommendations, Council Resolution 123 has been drafted. The proposed changes effect two watersheds, the Plum Tree and the Tiber Hudson. Developments in the Tiber Hudson watershed always had to manage/control a 100-

year storm, although, developments in the Plum Tree watershed only had to manage a one-year storm, which is the standard for most of the County. Council Resolution 123 amends the Design Manual language in which both watersheds now must manage/control a 100-year storm. Both watersheds are particularly vulnerable to high intensity rain events, and the amendments in Council Resolution 123 would not necessarily be applicable to other parts of the County as they are not as susceptible to high intensity, short duration storms that were experienced in 2016 and 2018. Therefore, Council Resolution 123 is mainly limited to the developments within the Plum Tree and Tiber Hudson areas. The main requirement is that both the Plum Tree and Tiber Hudson watersheds are now equal in which they must manage the 100-year storm, as well as a new regulation imposed on development that the short duration, high intensity storm must be managed too. A short duration, high intensity storm is defined as a 3.55-hour, 6.6-inch rainfall storm event. The developments will now have to be able to manage a short duration, high intensity storm in addition to the 100-year storm requirements (defined as 8.5 inches of rainfall over 24 hours) in addition to water quality requirements for the one-year storm. Therefore, the Plum Tree and Tiber Hudson watersheds will have to manage 8.54 inches over a 24-hours, in addition to the developments having to manage 6.5 inches of rain in 3.5 hours. At this time, a Tiber Branch model hydrograph was presented to the Board to show the rain events that happened July 30, 2016 and May 27, 2018, which measured the amount of rainfall and cubic feet per second over a certain number of hours. The maximum cubic feet per second was much higher during the 2016 than the 2018 storm, which formed the rationale of choosing 6.5 inches of rain over 3.5 hours was determined.

Board Comments: Mr. Ramirez asked if there were storage requirements for the stormwater, and Mr. DeLuca explained there was and that all development within the two watersheds will have to manage the 100-year storm regulations, which is 8.5 inches of rainfall within a 24-hour period. Therefore, that amount of water would need to be stored on the development sites and released slowly. In addition to that, the developments would also have to manage the short duration, high intensity storm, described as 6.5 inches of rainfall over 3.5 hours, which the developments would have to be able to store that amount of water on site and release slowly as well. Mr. Ramirez further asked if the storage would be via a pond, and Mr. DeLuca stated that it is up to the development. If the development has the capability to store that much water via pond then yes, or they could also store underground with a tank as well, but it is determined as to what the constraints of the site are as well. Mr. Robinson asked if it would limit development in the area? Mr. DeLuca explained that it could possibly, but the sites within the area which were examined does not necessarily limit the development of parcels within the watersheds, although could be problematic to the smaller developments. Mr. Whitworth asked how many acres were still available for development within these watersheds? Mr. DeLuca explained there were very few acres left to develop, and that it is not a "silver bullet" that would stop flooding in these watersheds, but it is just for new development that has a new higher standard. Mr. DeLuca further explained that anybody, whether it be the County, a homeowner or private developer who is developing within these watersheds will now have to follow these new guidelines. Mr. Whitworth asked if the new guidelines were for anything developed over 5,000 square feet? Mr. DeLuca confirmed that, as of right now, that was correct, although there is another bill with the County Council, CB-38, which would do away with that minimum of 5,000 square feet. Council Resolution 123 does not address that minimum of 5,000 square feet, as this is for projects over 5,000 square feet. Mr. DeLuca further explained, the main component of Council Resolution 123 is to include the short duration, high intensity storm in which a developer's engineer will now have to test for both the 100-year storm and what kind of pond and/or management device they want to use to retain rainfall, as well as the short intensity storm with 6.5 inches of rainfall and what they want to use store that.

Public Testimony: None.

Motion: On a motion made by Mr. Robinson, and seconded by Mr. Ramirez, the Board unanimously recommended that the Director of Public Works approve the amendments to the Howard County Design Manual-Volume I (Storm Drainage) regarding development within the Tiber Branch and Plumtree watersheds provide adequate conveyance of runoff.

There being no further business, the Public Works Board meeting adjourned at approximately 7:45 p.m.



James M. Irvin
Executive Secretary



Rachel Roehrich
Recording Secretary