



Pleasant Plains Community Meeting Minutes March 22, 2023

Nestor Flores - Chief, Traffic Engineering Division, AACO
Eric Tabacek - Area Engineer, Traffic Engineering Division, AACO
Debbie Russell - DPW Engineering, AACO
Robert Fernandez - DPW Engineering, AACO
David Braun - DPW Engineering, AACO
Chris Murphy - DPW Utilities
Kimberly Tran, District 5, State Highway Administration
Mary Ann Zaruba - Whitehall
Anne Cobb - Resident
Ellen Weiss - Resident
Peter Dixon - President, Burley Creek Community Association
John Joynes - President, Beechwood on the Burley Community Association
John Gough - Resident

Nestor Flores

- Kingsberry Sightline Issues - Alternative 1 Implementation Update -*We have not yet taken a look at the request for additional signing. Regarding Alternative 1, I did talk to the infrastructure management division, and I requested they add a note to their database, so whenever they are ready for the resurfacing PP that we are taking into account the request that we had about adding 6 inches to 1 ft or whatever we could do around those corners of the road where the road resource take place, to make sure we are taking into account the off tracking that is taking place. Blake, who is the chief of IMD supported that, and he is going to make sure his staff is aware.*

Kim Tran

- *Our district (5) handles all of the State roads within Arundel County along with Calvert, Charles, and St. Mary's counties.*
- *Signal at 179 and Pleasant Plains - Project is still on schedule and the design has been completed. The contract was awarded to a contractor in the beginning of March and the contractor has notice to proceed on May 8, 2023. You may not see work beginning on that specific date, but that is the date given to them that they are allowed to begin the work. The signal polls have a long lead time for them to get the equipment in. My understanding is that the majority of the signal will be constructed by summer. Barring any issues with having the power turned on, it should be operational by the end of the summer. The ROW has been cleared.*

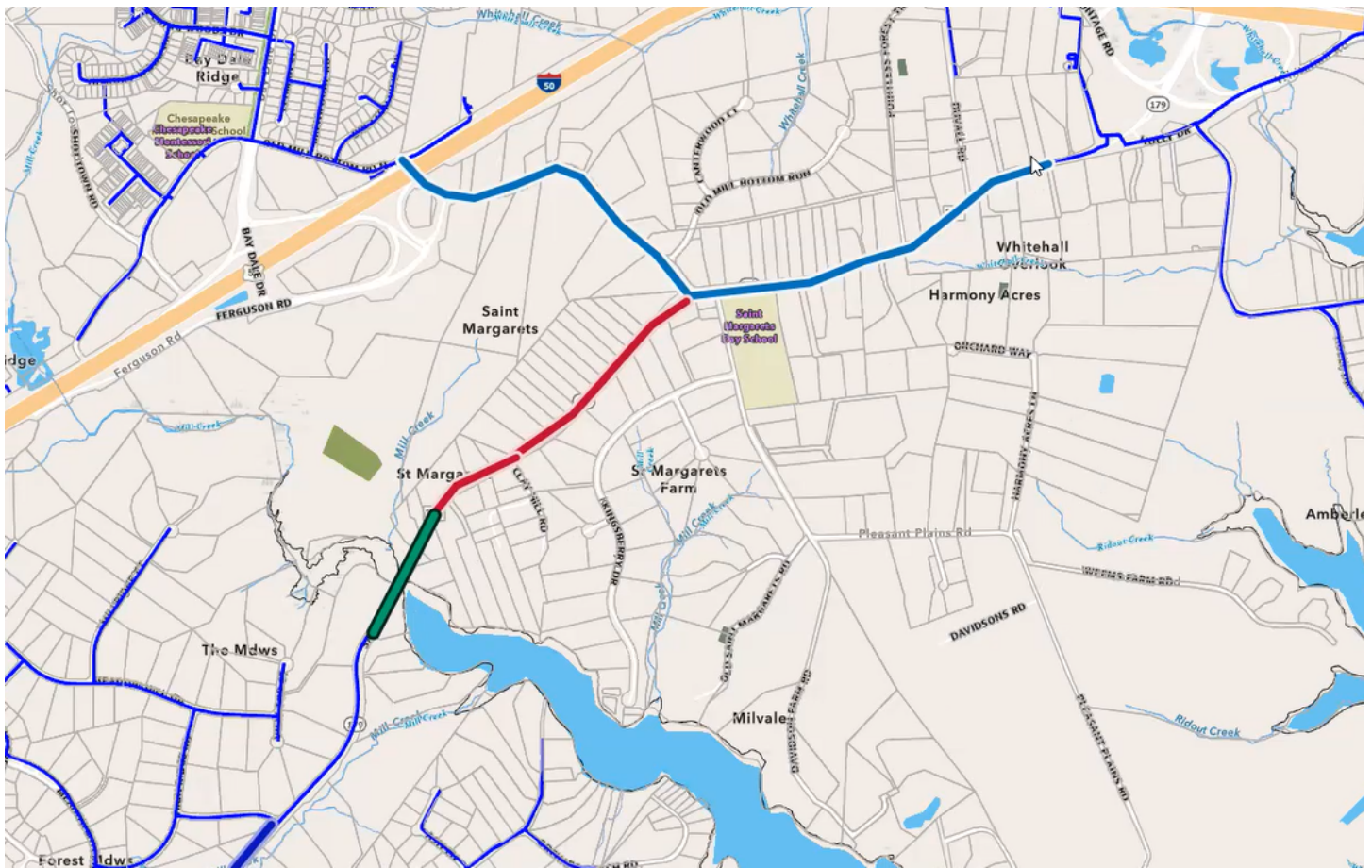
Debbie Russell

- *Ponding/Freezing Cherry Rd Update - We have been working with Eric Michelson to come up with a plan that works for both sides as discussed at the last meeting. Eric Michelson is doing a project on the sod farm side to improve water quality, and our project is now going to have an inlet and a cross culvert that will go across and underneath Pleasant Plains Road and it's going to have an outfall basically into a stormwater management pond. Right now our consultant is revising the plan. They expect to have the plan to me by March 31st, which is probably like another week. We're going to do a one week turnaround design review of the plan, get the comments back, and then they're going to submit the grading permit by April 14th. Then by the end of the month, April 28th, they're going to prepare the preliminary plat and give that to me. What happens with the plat is that we have a process to purchase from them right away that we need. I believe it's on both sides, so it would be the property owner on the corner, where this inlet/ponding is, and also the sod farm. We have to go through a process to get appraisals, and then it is the negotiation. Appraisal usually takes about 3 months. Neogotions I have seen possibly taking a shorter time. This is from start to finish, because there's a lot of paperwork. Once somebody signs paperwork saying they agree it takes some time to get through the system, so I would say about 3 months. Once we have both of those in place, we can move into construction. Eric Michelson has contractors on call, so while the preliminary plat and the grading permit is under review, and we're getting all of our permits, I'm going to work with the contractor that Eric Michelson has so that we can basically be ready to start construction once we have the permits and the plots and we don't have to go through what a standard project would have to go through, which is roughly a four month bidding process. We're taking the bidding process out by going with an on-call cut on contractors, and then we would start construction. If both property owners were very amenable, this process could move relatively quickly. I'd say by the end of the year at the latest, probably before that sometime in Fall. If the property owner wants to negotiate it or doesn't agree with something, we have to keep redesigning or have some issues, it could be pushed back later of course. I do have letters drafted to both property owners to give them an advanced project notice so that they can start the negotiations now. I'm going to send them the revised plan that I receive on March 31st so long as there are no issues with it, so they can get an idea of what we're designing.*
- *Relocating Poles in the S-Curve Update - We held a meeting with BGE last month. They have started the resident on the sod farm side. We expect to have those plans submitted by the end of March. Then we will do a review. I'm going to email them out to the different utility companies (Verizon, Comcast, BGE and internally) and we expect to have a meeting about the third week of April, that's when it's scheduled. Once we get concurrence from all 3 utilities that they agree with this design, we can move into what's called final design. Our designer has already started, for instance. doing the grading plans. The next step for them is to do the plot. We need to know where the poles are going to be, so that we can set the easement lines and right of way lines along the properties, and to know how many properties we need right of way from, the biggest one, of course, being Mr. Dixon. But there may be a farm on the other side of the road, and there might be a property down by Cherry Rd wherever we're tying it. So we anticipate about 3, maybe 4, right away parties to negotiate with. As soon as I have a design, I will send a letter and explain what type of impacts there are to each of the 4 property owners, before we actually start negotiating so that we can start just preliminary discussions. Once we get the final plats (I expect that by July 1st) there will be a 3 month appraisal process, and then negotiations can take anywhere from 3 to 9 months, depending on each property owner and what they want or do not want. Once the right of way is obtained, the County will start rating the project for re-grading. That would mean taking all of the trees out and re-grading the road. The utility companies need those trees out before they can start moving the utility poles back. Once we can get to a point where we can regard and get some of the trees out and BGE can come in and start working. We're going to work with them to try to set up a timeline of tree removal. For instance, do they need us to remove every tree, or can we remove maybe a third of the trees, and then they can come behind us and work concurrently? That's something that would be worked out as we get closer to construction. Please see below for the project schedule.*

Milestone	Task Duration	Date
Concurrence of above Approach		March 24, 2023
Revised Plans	1 week	March 31, 2023
Plan Review/County Comments	1 week	April 7, 2023
Submit Public Plan	1 week	April 14, 2023
Prepare Preliminary Plat	2 weeks	April 28, 2023

Chris Murphy

- Works for DPW, Bureau of Utilities, Utility Engineering. We deliver the capital projects for water and sewer, and we also do utility planning for partner operations and wastewater operations.



- Presented the above map showing phases of water line installation - *Please note that lines drawn on this map are for a reference point; they are not engineer drawings.*
 - **Phase 1: Shown in blue.** From near the intersection of about 600 feet east of Duvall Road, down passed the intersection with Old Mill Bottom and St. Margaret's, and it runs across route 50. It tied back into another 12 inch water line that we have on the other side of route 50.
 - **Phase 2: Shown in red.** We are hoping to have this section finished in April.
 - **Phase 3: Shown in green.** Crossing at Mill Creek. It's currently under design right now depending on which direction we take for design, this will be completed between 18-30 months from now.

What this work does is it helps with a large dead end section of sole feed water area where the entire peninsula is only fed by one line which is not functioning well. We extended the water line down St. Margaret's to make the water supply more robust. In April, we will be out doing work on the first section, then about 1-2 years later we will be constructing the crossing at the creek.

- For the Water and Sewer Master Plan Process, contact Cindy Carrier with Long Range Planning with the Office of Planning and Zoning - 410-222-7433 or pwcarr20@aacounty.org
- For the Water and Sewer Petitions, contact Julie Paluda, the Financial Services Manager with the DPW, Bureau of Utility Operations - 410-222-7519 or pwpalu41@aacounty.org
- Recommends visiting ourWAater.org website under Septic to Sewer Program to look up their address and request more information about this program. A link is below:

<https://www.aacounty.org/departments/public-works/ourwaater/about/septicsewer.html>

Community Comments

Can you give us any comments on route 50 closing every morning for 2 hours? *Kim responds that Rt. 50 westbound, right at the Severn River Bridge, the guard rail that connects to the bridge parapet was hit by a tractor trailer in December before Christmas. There are posts under the bridge that go into the ground. Tractor trailer hit the guardrail, and it hit so hard that it damaged the guardrail, and it ripped the posts and damaged the concrete that the posts were set in. It required us to jack out all that concrete and repour it to put the post back in. The work that's being done out there is not only to reset the guardrail, but to actually pour new concrete, and then wait for the concrete to strengthen and cure. In order to work there, there's not enough room to work off on the side of the road they had to work. The workers had to be in the slow lane, in lane 3. We had to set barrier walls for protection of the workers. We actually had to close a lane on route 50, so we closed it Sunday night into Monday morning to set the barrier wall and start the work. Our press releases, and everything that went out said that it would be closed Monday, probably until Saturday. We are hearing now that they're ready to probably open that up tomorrow. We apologize. We knew it was going to be a big impact of traffic coming south and Richie Highway to go West, and then all the westbound traffic. Unfortunately, this means that vehicles all take alternate routes and go down St. Margaret's etc., and gridlock the whole area. We didn't really have another way to set the concrete and wait for it to cure and while we were working there, so we apologize for the delay. We're going to start to see our work zones become more and more impactive to traffic as the construction community is going to demand more and more safety out there. **It gave us a good demonstration of old Mill Bottom being solid with traffic and closed. People back there are having a fit.***

Asked to Chris Murphy - What's the duration of the water line extension project? And anticipated traffic impacts on St. Margarets? *The area that I showed that was in red, which is phase 2, is the next section to be worked on. It should take 3 to 4 months. There will be some single lane closures during the day. We will avoid the traffic jams during the morning and in the evening. We are considering 2 different ways to construct the crossing so we do not currently have an estimated time frame of work for that phase. They're probably both relatively short. It's a relatively short section crossing there. **I noticed it's sinking on both sides of the bridge. The bridge seems to be fine, but there is a big bump when you are coming down Saint Margarets.** Chris will let his staff know.*

Readdressing questions from last meeting - Concerning County water ever coming down Pleasant Plains and the fact that we're in the tier 3 of utilities and there's no master plan for our Peninsula to receive water. Was there a little bit more robust discussion on that? I'm the president of one of the community associations down there that has 120 homes, and there's been 16 new wells that have been required in my neighborhood. My house also, where we've had water fail 3 times this season and had 2 well drillers walk out on us without ever actually coming. *It's not in the plans right now to extend water down Pleasant Plains. It would need to be a petition project by the residents to request an extension, and then the utility fund is an enterprise fund. It is solely paid for by the rate payers. If anyone wants to extend the water down to the area, the project has to be self supporting. There's a petition process, and I can get you the information on that. The other thing is that I think those areas are currently in the No Plan Service Area. They are within the pressure zone, they are within the sewer service area, but they're currently in the No plan Service category. That would take a Master Plan amendment to move out of that. It is a majority rule vote to extend water and sewer; the vote would have to be 50%+1 majority rule. The Utility Finance group is the lead group for the petition projects.*

How arduous is the process to get the master plan revised? When I moved into this area and started digging around, I realized that we were on tier 3, and that there was no mention of ever having utility service out this way, but with the number of wells that have been failing, and the saltwater intrusion not only from the sod farm and their significant consumption of water, as well as the rising water table in our area. Is there any chance of getting that master plan revised? *There's always a case to be made on different things. I'm not the one that drives the process on that. That would be someone from Planning and Zoning Long Range Planning. I can tell you that it typically is going to be somewhat arduous. You would need to provide evidence. It's basically based on priority funding areas. It's a combination of a political and State approval process. Are you guys having salt water intrusion? Mr. Dixon answers that he is not at his current location. But he knows that there has been saltwater intrusion 400 yards down the road. They have been able to ameliorate that by going deeper. Chris says the Health Department does track the areas of salt water intrusion.*

Another concern is the lack of water in case there is a fire in our community. I wanted to ask if maybe this justification can lead to alternative solutions for funding. *The County has a lot of areas that don't have water watermaids, and the fire departments are set up with tankard trucks and things of that nature to deliver. I would guess that there is more funding available regarding the health concern than there would be for fire.*

Why are we going with a temporary grading, a temporary process, to obtain property and not just do everything all at the same time, including water hookup? Wells are flunking pretty consistently in our area where there's sea water that's infiltrating wells and the water conditioning system. And there's so many people that have bacteria in their wells. They can't fix that without a reverse osmosis system. I'm a realtor and I'm just starting to see septic fields getting calcified like they were in the Eastern shore before they brought public utilities through. It's always a very divisive argument, because people that have a great well and septic and have just done it recently really don't want to pay for it. And it's, you know we have a lot of elderly people that are on fixed incomes that have no desire or even a clue what a new front foot assessment would run them, especially on bigger properties. The last time that I checked into this was many years ago. The development through Broadneck Federation and other groups that didn't want development when it happened like in Cape St. Claire, when they brought public sewage through, all those extra lots all of a sudden became built upon. I think that was the big fear the last time I checked into it. Everybody keeps asking me and I don't have an educated answer. I will provide contact information to be added to the meeting minutes (see above) for who to contact to begin the necessary petitions for public water/sewer.

If this were to happen, and I do not see it happening in the near future, would the amount of space that we're talking about acquiring for poles be enough room to work with installing the County water/sewer? Or will we need to acquire more ROW? *The issue that we run into on historic roads is a prescriptive right to the road but not necessarily a right of way. We have had issues that we have not been able to acquire the easements. We try and put the utilities under the road if we can so no ROW will need to be acquired. This kind of work would be done well after the moving of the poles.*

There is an area in our community proper down on Beechwood. It's actually on Burley Rd where Burley Rd and Burley Ln intersect. Burley Lane is a dead end. Burley Rd continues out of our little peninsula. There's been some new no parking signs placed which is really helpful, because there's a neighbor who kind of blocks the intersection. Unfortunately, some trash trucks have rolled over that little spit of land. Our community property management also mows that because while the County owns that land, they've neglected it, and they don't maintain it. I was curious if there's anything from a roads perspective, if there's any help we can get from you guys to kind of regrade it and just bring it back into control. *Eric Tabacek will reach out to our road operations to go and visit the location. If you're available, perhaps we can meet you out there. We can see what we can come up with, and see what road operations are willing to do or can do.*

I understand that we're taking the ponding water and putting it in the water that's running off the farm and putting it in a, some call it a slump, some call it steps, but ultimately the water that is now absorbed on the farm will go under PP road and go into Burley Creek. Is anyone looking at what happens on the side of the Burley Creek after it goes through the tunnel? In talking to Erik Michaelson, I don't think there's any planning for buying that property or getting easement on that property, getting step ponds put in, the water is just being dumped. In addition to the water from those 2 projects, when we move to the poles we're going to cut the side of the road down. That's going to make more water come down that hill and go into the creek. I hope we can, in parallel, not in series, since you've already taken another year, let somebody look at the overall project at the head of the creek. **Any comments on that?** *David replies that is something that we would need to discuss with Eric Michaleson and his group. Typically that would be done with the project that would be doing that outfall which is the one the Riverkeeper will be doing with Eric. We'll talk to them and come up with a plan for how that's being addressed, so we can share that with you.* **Eric has said, he's coming to you, the Riverkeepers and the landowner. What I am bothered by is that every time we have a meeting with Debbie, we keep getting told everything will be 3 more months, and it keeps getting extended. If we go ahead with any of these projects, it's simply throwing more dirt in the creek.** *Understand that the main purpose of the work that the Riverkeeper is doing is creating a system that causes much of that sediment to fall out on the sod farm property, and then to release the water at a slower rate than it's being released now.* **I'm concerned that we're increasing the volume while we're increasing the slower rate.** *That's something we would have to look at the calculations for, because if more of it can be absorbed on the sod farm property that would help address that increased volume. I talked to the designer today. There will be fallout. There are ponds being created that absorb, and the dirt will fall out as I understand it. There was 6 feet of silt taken out of a holding pond at the top of Minnow Creek. We have a similar drainage situation there. Periodically, that's going to have to be cleaned out. That would be a maintenance requirement along with the permitting of that project to go along with, as the sediment is released in that system on a regular basis. It has to be both inspected and then cleaned out to certain elevations.* **Since I've lived on Minnow Creek, I have called many times, and I have not had anybody ever respond to the photos. But every time there is a rainstorm, ever since I have lived there for about 15 years, the creek has filled in almost 4 or 5 feet. So the old timers that have lived there for 30 years say it's gotten 10 to 13 feet less than what it used to be. Where we're also concerned is, it looks inevitable that this national park is coming to the area. If that comes in, which is going to be primarily boat traffic, then things need to get under control before we get even more pollution and boat traffic.**

Any feedback from Mr. Dixon? I understand he's been talked to, and we were waiting for his response. *Yes, Eric has spoken with Mr. Dixon. What we've been talking to Eric and the Riverkeepers about is when they get their easement agreement set up with Mr. Dixon that they are going to include enough land through that property, so that we only get one easement, but it will include all the utility work, our grading work, and the Riverkeeper work in one easement.*