



**Public Workshop February 20, 2016: Questions and Answers  
BR/CR/LR5355C12 Takoma Park Water & Sewer Main Replacement**

<b>ATTENDEES:</b>	Crystal Wheaden	WSSC
	Paul Gray	WSSC
	Samuel Bajomo	WSSC
	Brandon Stewart	WSSC
	Karyn Riley	WSSC
	Alice Wilkerson	Senator Raskin's office
	Tommy Heybour	Councilmember Riemer's Office
	Daryl Braithwaite	City of Takoma Park
	Ian Chamberlain	City of Takoma Park
	Jeff Ziegenfuss	The Wilson T. Ballard Company
	Jon Martin	The Wilson T. Ballard Company
	Matt Dewese	The Wilson T. Ballard Company
	Approximately 30 Residents (See attached sign-in sheet)	

The meeting was held at the Takoma Park Community Center to discuss solutions to the failing infrastructure in the project area. After introductions, Ms. Wheaden provided an overview of the project, presented solutions, and discussed the pros and cons of each solution.

The following questions were asked regarding the project:

**Q: If there was a change in state law allowing WSSC to own/maintain water or sewer facilities on private property, would WSSC own/maintain the grinder pumps?**

A: WSSC would take another look at it.

**Q: Will the replacement trees be in Takoma Park?**

A: Yes, all trees will be replaced one-for-one within the City's jurisdiction.

**Q: Is there a temporary easement needed?**

A: A temporary easement may be needed at a few houses to connect to the existing sewer lateral.

**Q: Do we need to vote before receiving a dollar amount for compensation?**

A: Yes, the vote by March 31, 2016 is a preliminary vote. You are agreeing to the location of the

sewer main.

**Q: I don't think it's fair to ask people to vote before having all the information.**

A: WSSC needs a sense of whether the backyard solution will be pursued. Added note: there is a cost to WSSC for conducting each appraisal, and so WSSC wants to get a sense of whether the alignment will be pursued.

**Q: What are the conditions of the easement agreement?**

A: This will be determined during the assessment.

**Q: Can the assessment be completed before March 21?**

A: No, however WSSC will meet with the affected property owners as requested prior to March 31<sup>st</sup>.

**Q: Can we get a bond or insurance for the trees that may be impacted by the construction but are not removed for the construction?**

A: This has not been considered by WSSC.

**Q: I do landscape/garden work as a profession.**

- The roots of the oaks are within the top 18" of soil due to the clay soil present below 18".
- I need to consult with the city arborist prior to working in the vicinity of the oak trees.

A: Thank you.

**Q: The previously estimated square foot value for the easement was 1/10<sup>th</sup> of what we are paying in property taxes. We are paying \$45 to \$55 per square foot of property in property taxes.**

A: An assessment will be completed prior to discussing compensation for the easement.

**Q: What will happen to our fences?**

A: The fences will be removed and reset with a gate after construction.

**Q: This is a standard easement document. We understood that we will be presented with property specific easement agreements.**

A: A property specific easement agreement will be developed for each property, should your sewer block pursue the backyard alignment.

**Q: What will the new water construction involve?**

A: Street:

- Closed to traffic, allow access to houses
- 3' trench to install pipe
- Temporary patch, then permanent overlay

Properties:

- 2 pits 4' x 4' x > 3' deep – one at property line, one at back of house.

- "Bullet" between pits for trenchless installation of new water house connection
- Connect new water house connection to existing water house connection

**Q: What happens if WSSC does not get unanimous consent?**

A: WSSC will proceed with a backyard sewer alignment and street water alignment.

**Q: Can we get the water construction going ASAP for fire protection?**

A: No, WSSC does not want to mobilize a contractor twice. Added note: the blocks along Eastern Avenue currently have adequate fire protection from fire hydrants on neighboring streets.

**Q: Can the fire hydrants be on the other side of Little Eastern (this is DC property)?**

A: WSSC plans to install the fire hydrants opposite the houses. WSSC will check if it is DC property.

**Q: The Representative [from Senator Raskin's Office] believes WSSC can own/maintain grinder pumps on private property?**

A: There is a difference of interpretation between WSSC and the Representative.

**Q: If the neighbor has a grinder pump, who do we call if the neighbor's grinder pump stops working and the neighbor is not home?**

A: Added note: much like with other plumbing problems on your property, you will contact a plumber or a grinder pump maintenance service provider.

**Q: Concerning the extended warranty to be provided by WSSC, can we get a 20 yr warranty since there are 2 pumps?**

A: The 10 yr warranty is part of the current estimate. Added note: the 10-year warranty was offered as a good faith effort to aid homeowners in the transition to the new system. WSSC will not extend the current offer.

**Q: Next steps – will back yard need unanimity also?**

A: No, if one property owner votes for the backyard solution, WSSC will proceed with final design plans for the backyard option. All property owners will need to sign the easement documents before we can begin construction.

**Q: What are the rights of the property owners?**

A: Homeowners will need to sign the easement documents before WSSC can gain the easement and begin construction. Added note: language regarding the homeowner's use of the easement space is available in the easement agreement.

**Q: May the homeowners see the plats.**

A: Yes, the plats will be part of the assessment package.

**Q: Will homeowners be responsible to move their structures out of the easement?**

A: WSSC will assess the property and include compensation for removal of property owner's structures; WSSC will provide sketches of what will be moved.

**Q: Can WSSC get multiple quotes for moving structures out of the easement to be sure the property owner will be compensated fairly?**

A: Costs to move permanent structures will be included in the property assessment. If the property owner disagrees with the cost, the property owner shall provide at least three estimate quotes showing the cost for removal of the structure.

**Q: Can we move forward with sewer blocks 2 & 3 & water installation?**

A: No, WSSC will move forward with project as a whole.