

## Shawneeland Sanitary District Advisory Committee - Minutes of May 3, 2021

The meeting was called to order at 7:00pm.

Those in attendance were Ken Baker, Barry Van Meter, Jeff Stevens, George Bishop, Jason Croasdale (via phone), Kevin Alderman, and Director of Public Works, Joe Wilder. Supervisor Shawn Graber and Michelle Springer were absent.

Due to the Coronavirus pandemic social distancing guidelines, residents were unable to sit in on the meeting but could wait outside till their turn to enter the building and speak on their concerns.

Ken called for approval/correction of the February meeting minutes. The minutes passed unanimously.

### Manager's Report:

See Attached Manager's Report. **(Attachment A)**

### New Business:

#### Tiny Homes:

- Ken Baker spoke on the concern that realtors are telling prospective residents that they can put tiny homes in Shawneeland. This is something we need to be cognitive of tiny homes in Shawneeland. As of right now there are as many as 25 tiny homes in Shawneeland. George Bishop asked which realtors are giving this information. Ken did not have specific realtors' names.

#### Video/Telecommunications:

- Jason has done a great job handling the video and putting it on Facebook. The video helps get the word out and to get more involvement from the residents. We would like to work with Joe Wilder to see about having the IT Department come out and do an assessment of the internet/broadband service at the office so we can stream the meetings. The cost should be nominal and that could fit into the budget.

#### Use of the Parking Lots:

- Ken said he would like for the committee to agree on how to handle the residents wanting to use the parking lots to hold yard sales. Allowing yard sales to be held at the parking lots could be a deterrent for potential home buyers. Ken thinks if residents want to hold a yard sale they should do so on their own property.

#### Tar & Chip:

- You can tell the roads are failing from the freezing weather and salt. Good quality roads are one of the things that attract people to this community. We do not want to let the roads get out of our control. Kevin is already preparing the roads for grader patching and tar & chip in the fall.
- Jeff would like to see a different approach by being reactive versus proactive. He noticed that when the tar & chip was done previously, it has no structural support. It does not really seal anything up with gaps in between the strips of tar. He would like to

see the grader patching continue. This would build up a structural support to the road and seal it within itself. Over time we could have a decent road and come back to it in 3 to 5 years and reevaluate it to see if tar & chip would be a good idea. Would just like to see us try something different. Jeff would like to see a hold put on the upcoming tar & chip project to see if they can come up with a better way.

- Ken asked Jeff and Jason to form a subcommittee to research some alternatives to tar & chip. They will report their findings at the next SSDAC meeting.
- Joe stated that if the committee wants to recommend something different and have a discussion then we can take it to the Public Works Committee, and they can look into it. The biggest thing with paving is you do not get very many miles for the same dollar as tar & chip. He stated that doing tar & chip is the best option for the money.
- Barry spoke about the trade-off between the 2 ideas. The upfront cost of paving is higher but the maintenance cost over time of a paved road is lower than a tar & chip road. You have to tar & chip a road more often than if the road was paved. He would like to see the main roads paved because they get hit the hardest, skip a year, and then reassess the roads to see if tar & chip would need to be done. If tar & chip would not need done, then we could pave some more roads. This would give us a longer term with the roads.
- Jason said it should be put out to the public for the next meeting. It should be known if the SSDAC is planning to triple the spending on the roads. We want to have the information ready by the next meeting.
- The consensus is to table the tar & chip project and add the unused funds from FY20/21 to FY21/22 for a paving project. Once the paving project quotes have been received, if the committee is good with the numbers then we would get with the Finance Department to do an actual bid.

#### **SSDAC Files & Historical Information Missing:**

- There are years of minutes and a lot of history on Shawneeland missing from the SSDAC filing cabinet that is in the meeting room of Shawneeland. There are only a few people who had access to the cabinet so if anyone would know where those files are could they return them to the office or to Ken.

#### **Public Comments:**

- Jimmy Smith – He spoke on the Open House and how it could be beneficial to many of the items on the agenda. He spoke on the missing files and how it came to be known that they were missing.
- Rhonda Sargent – Via Email:  
First, I would like to say thank you to the staff for what they do and continue to do for those of us that reside/own property here. Next, I would like to say that I hope the current tar and chip program will continue as it has in the past. It's very important to continue to keep the roads in Shawneeland on a scheduled maintenance program. If not, the roads will fall into disrepair. Once this occurs it will be more costly in the long run to bring them back up to where they need to be to remain functional. Additionally, these roads help with the value of your home/property. For example, take a home for



sale in Shawneeland and look at the same type/size home in Mt. Falls Park/Wilde AcresMFP/WA). You will notice a definite difference in the price the two homes offered for sale. One of the reasons why is that most of the roads in MFP/WA are gravel - not tar and chipp. Their roads are not maintained very well (if at all). The last record of their maintenance was in 2018 and 2019 see attached spreadsheet. Although they pay less in their fees than we do, they get what they pay for and so do we.

I would also like to bring up something that had been brought up at previous meetings which is having Shawneeland change from a sanitary district to a homeowners' association (HOA) or even worse, a property owners' association like MFP/WA. There are a lot of benefits to Shawneeland being a sanitary district. Some of which are that we have our own staff to do minor road repairs, mowing, etc of common areas, snow removal etc. With an HOA, our fees would more than likely increase because you'd have to sub all those items out. A contractor when submitting a bid for these services is going to be more expensive as you're paying for their man hours as well as their equipment hours (and wear and tear), and possibly move and demove of said equipment. Plus, during a major weather event how long would it take the contractor(s) to respond? Then you have an HOA board, who would monitor them? What about collection of past due HOA fees? That would cost money to file judgements (if you ever collected the money) if not you'd still have to pay an attorney for their services. As it is now, the treasurer has the ability to offer the properties for sale to collect the back due taxes and sanitary district fees when they get to an amount that would make it worthwhile for the county as well as Shawneeland.

**Committee Comments:**

- George Bishop asked if the Lake is being drained? Kevin responded that the lake is not being drained. There are guidelines that must be followed according to the State of VA. If the lake gets above a certain level, then we do release some water to get it back to the safe level.

Ken adjourned the meeting.

## FREDERICK COUNTY SANITARY DISTRICT OF SHAWNEELAND MANAGER'S REPORT – MAY 2021

### **Cherokee Lake:**

The lake has made a remarkable recovery over the past 3 months. The lake level on December 3, 2020 was -129" and by March 8, 2021 the lake level was +11.5". This is the highest lake level since July 2, 2018 when the lake level was +12".

On March 17, 2021 the lake level was 7" above full pool. With the weather forecast calling for up to 2" of rain I decided to begin the lowering process by turning on 1 siphon and charging a 2<sup>nd</sup> to have on standby in case we needed an additional discharge.

I base my decisions on lowering the lake by the weather forecast that is given. It is my duty as a Frederick County employee to operate and maintain the dam pursuant to the provisions of the Dam Safety Act (Section 10.0-604 et Sep./Code of Virginia). I will continue to make decisions based on the most recent weather report.

### **Mowing Season:**

Mowing season is here once again, and staff will be cutting the common grounds once a week for as long as it is needed. Along with mowing, the staff will be weed eating and spraying weeds as needed. We will also begin mowing along the trails beginning in June. This will continue until fall.

### **Tree Removal:**

The staff has completed cutting trees for the time being. We will start the cutting process again in the fall. We will use a tree contractor on May 26<sup>th</sup> to remove some tree's that are unsafe for the staff to remove. Please keep in mind that we still have lots of wood laying on the right of way's for citizens to utilize.

### **Beach Season:**

We will follow the lead of how the Frederick County Parks and Recreation is handling the opening of public pools this year as to the opening of the beach. Once we receive this information, we will prepare the beach accordingly.

## Attachment A

### **Grader Patching:**

The staff will begin grader patching this month. We will concentrate on the trails that will be receiving Tar & Chip this fall. Then we have several trails that are in desperate need of asphaltting. If time allows, we will also be widening the following trails this summer/fall: Tomahawk, Maple, Tecumseh, and Bowman.

### **Tar & Chip Preparation:**

The Shawneeland staff begins preparing the trails that are scheduled for Tar & Chip in the fall. Before the scheduled work, we cut trees and brush overhanging limbs throughout the fall and winter as the weather allows. We also replace any drainage culverts during this time as weather allows. During the spring months we finish any tree cutting that was not achieved during the winter. The staff then begin taking care of any drainage issues by working the shoulders and ditched in any location that need attention. We also replace any culverts that were not replaced during the winter months. During the month of May we begin grader patching these trails as the weather permits.

Please keep in mind that this time of year is very busy with cutting grass, weed eating, spraying weeds, etc. This drastically slows down the process of preparing trails for Tar & Chip.