

**Public Hearings Background Information**

**for**

**COMMUNITY DEVELOPMENT, ECONOMIC  
DEVELOPMENT AND HOUSING NEEDS**

**OLDTOWN WASTEWATER TREATMENT PLANT UPGRADE**

**FLINTSTONE WASTEWATER TREATMENT PLANT UPGRADE**

**LOCUST GROVE SEWAGE IMPROVEMENTS PROJECT**

**and**

**GARDEN CITY MOBILE HOME PARK PARTIAL ACQUISITION**

Notice was given in the *Cumberland Times-News* on Saturday, February 18, 2023, that the Allegany County Commissioners would sponsor public hearings on the following subjects:

1. To obtain the views of citizens on:

**COMMUNITY DEVELOPMENT, ECONOMIC  
DEVELOPMENT AND HOUSING NEEDS**

2. To offer citizens the opportunity to review application for funds for:

**OLDTOWN WASTEWATER TREATMENT PLANT UPGRADE DESIGN**

3. To offer citizens the opportunity to review application for funds for:

**OLDTOWN WASTEWATER TREATMENT PLANT UPGRADE CONSTRUCTION**

4. To offer citizens the opportunity to review the progress of:

**a. FLINTSTONE WASTEWATER TREATMENT PLANT UPGRADE**

**b. LOCUST GROVE SEWAGE IMPROVEMENTS PROJECT**

**c. GARDEN CITY MOBILE HOME PARK PARTIAL ACQUISITION**

The hearings will be part of the Allegany County Commissioners' Public Business Meeting on Thursday, February 23, 2023, at 5:00 p.m. at the Allegany County Office Building, 701 Kelly Road – Room 100, Cumberland.

The Maryland Community Development Block Grant (CDBG) Program is a federally sponsored program designed to assist local governments with activities directed toward neighborhood and housing revitalization, economic development and improved community facilities and services. Community Development Block Grant funds are provided to the State of Maryland from the United States Department of Housing and Urban Development. Maryland's Community Development Block Grant program is administered by the Department of Housing and Community Development (DHCD). The State of Maryland's allocation of Community Development Block Grant funds for FY-2023 was estimated to be \$6,542,585 for Community Development and \$1,215,107 for Special Projects. Funds are made available on a competitive basis to small political subdivisions not entitled to direct Federal funding. The maximum Community Development Block Grant funds available per political subdivision is \$800,000.

The projects meet the National Block Grant objective of providing assistance to low- and moderate-income households; i.e., those below 80 percent of the median income for Allegany County and/or housing related projects. The projects are activities that will not result in displacement. The Allegany County Commissioners, however, have anti-displacement and relocation plans, as required.

The projects are also eligible activities for Community Development Block Grant funds; specifically, they are all for public facilities. The activities that may be undertaken with Community Development Block Grant funds are:

- Acquisition of Real Property
- Public Facilities and Improvements and Privately-Owned Utilities
- Code Enforcement
- Clearance, Rehabilitation, Reconstruction and Construction of Buildings Including Housing
- Architectural Barrier Removal
- Loss of Rental Income
- Disposition of Real Property
- Public Services
- Payment of the Non-Federal Share
- Relocation
- Planning and Capacity Building
- Program Administration Costs
- Activities Carried Out Through Nonprofit Development Organizations
- Economic Development Assistance to For-Profit Business
- Additional Applicable Requirements—Activities Funded Under Section 105(a) (14), (15) & (17)
- Technical Assistance
- Housing Services
- Assistance to Institutions of Higher Education
- Microenterprise Assistance
- In-Rem Housing
- Homeownership Assistance
- Interim Assistance

For the **OLDTOWN WASTEWATER TREATMENT PLANT UPGRADE DESIGN PROJECT**, the Allegany County Commissioners propose to submit an application to the Maryland Department of Housing and Community Development the week of March 6, 2022, for a Community Development Special Projects Grant. **A draft application will be available for the public to review and to provide comments beginning Monday, February 20, 2023, until Friday, March 3, 2022**, during normal business hours at the Allegany County Department of Economic and Community Development, 701 Kelly Road, Suite 400, Cumberland, MD.

For the **OLDTOWN WASTEWATER TREATMENT PLANT UPGRADE CONSTRUCTION PROJECT**, the Allegany County Commissioners propose to submit an application to the Maryland Department of Housing and Community Development by June 9, 2023, the deadline for a Community Development Block Grant. **A draft application will be available for the public to review and to provide comments beginning Monday, February 20, 2023, until Friday, March 3, 2022**, during normal business hours at the Allegany County Department of Economic and Community Development, 701 Kelly Road, Suite 400, Cumberland, MD.

## **OLDTOWN WASTEWATER TREATMENT PLANT**

Oldtown is an unincorporated subdivision and census-designated place (CDP) in Allegany County, Maryland. Its zip code is 21555 and it is on Maryland Route 51 (MD 51). Route 51 is known for most of its length as Oldtown Road. It runs 25.53 miles from Exit 43 on Interstate 68 (I-68) in Cumberland, east to the West Virginia state line at the Potomac River, where the highway continues east as West Virginia Route 9 (WV 9) toward Paw Paw. From Cumberland, Route 51 heads south for about 7 miles, before it heads west for about 7 miles, reaching Oldtown. At Oldtown, Route 51 continues west for about another 12 miles.

Allegany County owns and operates the Oldtown Wastewater Treatment Plant. The wastewater treatment plant serving this area was built in 1980 and is in need of rehabilitation. It is a small steel package treatment plant.

The service area for this plant extends west from the plant along Opeesa Street SE for about 8/10 of a mile. Then the service area extends about a 1/10 of a mile further northeast beyond that to serve households on Route 51, called Oldtown Road in this locale, and also Lemuel Drive SE. The service area is about 350 feet at first. Then it widens to 900 feet in Oldtown. This is because at first it is just the parcels on either side of Opeesa Street SE. Then it widens to include Oldtown Road and Lemuel Drive SE.

This plant serves 41 households or an estimated 95 people. The people live on Opeesa Street SE (18502-19204), Oldtown Road (18505-18604), Lemuel Drive SE, and (18805) Green Spring Road SE. There are also two commercial structures, two churches, a post office and a museum in the service area. The museum is the Irvin Allen/Michael Cresap Museum at 19015 Opeesa Street SE.

The Oldtown Wastewater Treatment Plant is on the stream Mill Run, where another stream, Seven Springs Run, enters Mill Run. The current location of discharge for the treatment plant is Mill Run. Mill Run flows south to the North Branch of the Potomac River.

Before a rehabilitation can be done, however, design engineering needs to be done. The cost is estimated to be \$350,000,000. To pay for this report entirely, Allegany County is seeking Community Development Special Projects Grant funding.

The Oldtown Wastewater Treatment Plant is a small steel package plant, which means it was pre-manufactured. Package plants are used to treat wastewater in small communities or on individual properties. According to manufacturers, package plants can be designed to treat flows as low as 2,000 gallons daily or as high as 500,000 gallons daily, although they more commonly treat flows between 10,000 to 250,000 gallons daily. The permit flow for the Oldtown plant is 40,000 gallons daily.

Extended aeration plants are one of the most common types of package plants. This is the type for the Oldtown plant. Sludge disposal is accomplished through a process of aerobic digestion, transported to the North Branch Wastewater Treatment Plant for dewatering by belt filter press, and transported to the Mountainview Landfill south of Frostburg on Route 36.

A Preliminary Engineering Report was completed by the GHD June 9, 2020. A Community Development Block Grant paid for this report. This report recommended a new package treatment system be constructed in its entirety while the existing treatment train was in operation. Once the new system is ready for operation, the equalization pump effluent lines will be connected to the new aeration system. Minimal by-pass pumping will be required during the transition from the existing plant to the new plant. A new waste sludge holding tank will be constructed where the existing aeration tanks are currently located. Until the new secondary package treatment system is in place, periodic sludge hauling would be required. Precast construction is proposed for the waste sludge holding tank to minimize sludge hauling time.

## **FLINTSTONE WASTEWATER TREATMENT PLANT UPGRADE**

Flintstone is an unincorporated subdivision and census-designated place (CDP) in Allegany County, Maryland. Its zip code is 21530 and it is exit 56 for Interstate 68. This is the area that the Flintstone Wastewater Treatment Plant serves. The service area is adjacent to the interstate and crosses it at one end. Most of the service area is for part of Maryland State Route 144 made up of National Pike and Gilpin Road NE in this locale. Route 144 is parallel to Interstate 68, for most of its route, going from exit 46 to exit 62. Interstate 68 replaced it as a major road artery.

Allegany County owns and operates the Flintstone Wastewater Treatment Plant. The wastewater treatment plant serving this area was built in 1979 and is in need of rehabilitation. It is a small steel package treatment plant.

The service area extends northwest from the plant along Flintstone Creek for about a mile and a quarter to the center of Flintstone. Then the service area extends about a half a mile further northwest beyond that, and also a quarter of a mile to the north. The service area is narrow at first, about 400 feet wide. This is because at first it is just the parcels on either side of Gilpin Road. Then it widens to 1,000 feet in Flintstone, and eventually ends at being 1,500 feet wide. Part of the additional width, however, is Interstate 68.

The Flintstone Wastewater Treatment Plant serves 65 households or an estimated 154 people. The people live on National Pike (21500-22014), Gilpin Road NE (22201-22703), Murleys Branch Road NE (12810-12906), Flintstone Drive NE (21410, 21505), Lois Lane NE, Dino Drive NE (13006), Ricker Lane NE, and Willit Run Road NE. There are also ten commercial structures, an elementary school, a church and a fire department.

The Flintstone Wastewater Treatment Plant is at the end of Flintstone Creek, where the creek enters Town Creek. The current location of discharge for the treatment plant is Town Creek. Town Creek flows south to the Potomac River.

The Flintstone Wastewater Treatment Plant is a small steel package plant, which means it was pre-manufactured. Package plants are used to treat wastewater in small communities or on individual properties. According to manufacturers, package plants can be designed to treat flows as low as 2,000 gallons daily or as high as 500,000 gallons daily, although they more commonly treat flows between 10,000 to 250,000 gallons daily. The permit flow for the Flintstone plant is 45,000 gallons daily.

Extended aeration plants are one of the most common types of package plants. This is the type for the Flintstone plant. There is an EPA Wastewater Technology Fact Sheet that covers this type of package plant. Sludge disposal is accomplished through a process of aerobic digestion, transported to the North Branch Wastewater Treatment Plant for dewatering by belt filter press, and transported to the Mountainview Landfill south of Frostburg on Route 36.

A Preliminary Engineering Report was completed by the GHD June 9, 2020. A Community Development Block Grant paid for this report. This report recommended a

new package treatment system be constructed in its entirety while the existing treatment train was in operation. Once the new system is ready for operation, the equalization pump effluent lines will be connected to the new aeration system. Minimal by-pass pumping will be required during the transition from the existing plant to the new plant. A new waste sludge holding tank will be constructed where the existing aeration tanks are currently located. Until the new secondary package treatment system is in place, periodic sludge hauling would be required. Precast construction is proposed for the waste sludge holding tank to minimize sludge hauling time.

GHD in Bowie, Maryland, was awarded the engineering and design for the Flintstone Wastewater Treatment Plant Upgrade by the Allegany County Commissioners at their July 7, 2022 public meeting. The contract is for \$375,000. \$250,000 had already been committed from American Rescue Funding for this cost. The remaining \$175,000 was also committed from the reserves for American Rescue Funding. A 30% Design Meeting was held with GHD on November 30, 2022. It is expected that the design will be done enough by September 2023 that the project can then be put out to bid.

Allegany County was awarded a \$800,000 Community Development Block Grant on November 22, 2021 to complete Phase I improvements. Allegany County applied to the Maryland Department of the Environment (MDE) in January 2022 to complete a total rehabilitation of the existing plant. The estimated cost when the application was submitted was \$3 million. MDE indicated that funding would be provided in July 2022 to complete the estimated \$3 million proposed project, of which the \$800,000 Community Development Block Grant was included.

A revised Engineer's estimate was completed, and because of the ever-increasing cost of materials, the new estimate for overall cost is now over \$4 million. Therefore, Allegany County applied by the June 15, 2022 deadline for an additional \$800,000 Community Development Block Grant to cover the additional cost. This funding was awarded by letter from DHCD dated August 8, 2022. A fully executed amendment to the Community Development Block Grant agreement was sent by DHCD by letter dated September 8, 2022. It extended the grant end date from November 30, 2023 to December 31, 2024.

## **LOCUST GROVE SEWAGE IMPROVEMENTS PROJECT**

Allegany County owns and operates the Locust Grove Pumping Station. The Locust Grove Pumping Station conveys all flow from the Jennings Run-Wills Creek Sanitary District to the LaVale Pumping Station force main and ultimately to the City of Cumberland's system. It serves an estimated 3,311 people. It serves the Census Designated Places going from west to east of Zihlman (360), Mount Savage (980), Barrelville (46), Corriganville (500), and Ellerslie (350) and households and businesses in between these places and after Corriganville.

The facility was constructed in 1975 and consists of a dry pit and wet well arrangement. The station has a firm pumping capacity of 1,970 gallons per millions (gpm) with one of the two pumps operating. The station has space for a third pump. Wet weather overflows occur from a constructed overflow pipe that extends from an influent manhole to Jennings Run.

A Jennings Run-Wills Creek and Bedford Road Sanitary Districts Pumping Stations Evaluation was conducted in 2009, which included a capacity and condition assessment of this pumping station. The evaluation recommended the replacement of the major mechanical, HVAC, and electrical systems because they had reached the end of their expected lives. The evaluation also recommended improvements to the station to better protect it from flooding events. Lastly, it recommended upgrades to architectural elements including brickwork and roofing. Dry pit pumps were recommended for the station with a firm pumping capacity of 2,300 gpm to match the allowable capacity identified in the County's Bedford Road and Jennings Run Sanitary Sewer Evaluation Studies (SSES).

Allegany County also worked with the LaVale Sanitary Commission to evaluate alternatives for upgrading the sewage conveyance and treatment options for a multi-jurisdictional Project Planning Area which included the service areas for the LaVale Sanitary Commission, Allegany County's Braddock Run and Jennings Run-Wills Creek Sanitary Districts, and the City of Frostburg. The people served by LaVale Sanitary Commission is estimated to be 5,206. This includes the Census Designated Place of LaVale (3,745). Allegany County's Braddock Run and Jennings Run-Wills Creek Sanitary Districts serves an estimated 2,588 people. This includes the Census Designated Places of Grahamtown (235), Eckhart (1,315), and Clarysville (170). The City of Frostburg serves an estimated 6,800 people.

A Preliminary Design Engineer's Report was completed by the EADS Group for the LaVale Sanitary Commission in 2017. This report recommended the Locust Grove Pumping Station be replaced with a larger capacity station able to accommodate flow from the entire Project Planning Area. Going along with this overall recommendation was that a new gravity sewer would be constructed to convey flow previously handled by the LaVale Pumping Station to the new Locust Grove Pumping Station. This flow is from the service areas of the LaVale Sanitary Commission, Allegany County's Braddock Run Sanitary District, and the City of Frostburg. The LaVale Pumping Station would then be decommissioned.



The Preliminary Design Engineer's Report proposed that the project be completed in phases. The first phase would be the replacement of the Locust Grove Pumping Station. The second phase would be the construction of approximately 1,780 linear feet of excavated and micro-tunneled gravity sewer line to the new Locust Grove Pump Station. Then the LaVale Pumping Station would be abandoned.

For the initial two phases of work, flow from the pumping stations would continue to be pumped to the City of Cumberland for treatment. Ultimately, the report recommended the replacement of the Mechanic Street Relief Sewer and force main. This third phase of the project would replace 9,100 linear feet of an existing 24" force main. This phase would be broken into two segments. The first being 2,000 linear feet of replacement of the existing force main located in Wills Creek. The second segment would be the replacement of 7,100 linear feet of underground line. The above ground section of this main was replaced in 2015-2016.

The Locust Grove Pumping Station is also part of a Compliant and Consent Order issued by the State of Maryland Department of the Environment to the Allegany County Sanitary District. The upgrade of this pumping station was identified as part of Allegany County's approach for addressing the Order.

The scope of the improvements includes the following major components: new wet well, three new dry-pit submersible pumps installed in a new below grade pump room, two new grinders upstream of the wet well, new activated carbon odor control system, new ductile iron piping, new valves and appurtenances, new flow meter, new emergency generator, new Motor Control Center, Variable Frequency Drives, controls and instrumentation and a new above grade building structure to protect the station from flooding. The station will be elevated two feet above the 100-year flood plan.

The Maryland Department of Housing and Community Development (DHCD) approved awarding the design contracts for all three phases of the Locust Grove Sewage Improvements project to GHD Inc. by letter dated October 16, 2018. Design work began in December 2018 for the pump station. Design contracts were awarded to GHD Inc. for the other phases of the project on January 3, 2019. Design was completed for all three phases by the end of April, 2020. The total design cost was \$1,494,129.28. This was entirely paid for by Community Development Block Grant funding. More specifically, \$800,000 in Community Development Block Grant funding was awarded two years ago for this purpose, as was \$694,129.28 of the \$800,000 in Community Development Block Grant funding awarded last year.

Bids for construction contractors for each of the three phases of were advertised in the Cumberland Times News, e-Maryland Marketplace, and Afro-American Newspapers on October 5, 2020. The bid opening dates were as follows: Gravity Sewer Contract S-90 – November 6, Force Main / Water Main Contract S-91 – December 1, and the Pump Station Contract S-85 – December 8.

For Contract No. S-85 Locust Grove Sewage Pumping Station Replacement, six bids were received with the lowest bid being from Carl Belt, Inc. (Cumberland, Maryland), for \$11,671,487. Other bids were \$12,803,350 from HRI, Inc. (State College, PA), \$13,375,000 from Ulliman Schutte Construction, LLC. (Miamisburg, OH), \$14,158,000

from Triton Construction, Inc. (St. Albans, WV), \$14,500,390 from Hickers Associates, Inc. (Alexandria, PA), and \$16,471,000 from Michael F. Ronca & Sons, Inc. (Bethlehem, PA).

For Contract No. S-91 Locust Grove Force Main and LaVale Water Main Replacement, nine bids were received with the lowest bid being from First Fruits, Inc. (Ridgeley, WV) for \$4,793,790. Other bids were \$5,274,396 from Carl Belt, Inc. (Cumberland, MD), \$6,351,189 from Excavating Associates, Inc. (Ellerslie, MD), \$6,402,095 from HRI, Inc. (State College, PA), \$6,834,978 from Garney Construction (Fairfax, VA), \$6,966,000 from Triton Construction, Inc. (St. Albans, WV), \$8,357,950 from Metra Industries (Little Falls, NJ), \$8,999,095 from Anchor Construction Corporation (Washington DC), and \$10,822,000 from S.J. Louis Construction, Inc. (Rockville, MN).

For Contract No. S-90 Locust Grove 30" Gravity Sewer Project, seven bids were received with the lowest bid being from Garney Construction (Fairfax, VA) for \$5,685,085. Other bids were \$6,256,220 from HRI, Inc. (State College, PA), \$6,311,459 from JR Contracting, LLC (Bentleyville, PA), \$6,472,500 from Triton Construction, Inc. (St. Albans, WV), \$6,933,532 from Excavating Associates, Inc. (Ellerslie, MD), \$7,100,000 from D & M Contracting, Inc. (New Alexandria, PA), and \$7,965,850 from Metra Industries (Little Falls, NJ).

On January 7, 2021, the Allegany County Commissioners awarded Contract No. S-85 Locust Grove Sewage Pumping Station Replacement to Carl Belt, Inc., Cumberland, Maryland, in the amount of \$11,671,487. Based on this bid, the project cost for the first phase of the project, the construction of the pumping station, is estimated to be \$14,005,785 overall, with \$11,671,487 for construction cost and \$2,334,298 for Engineering, Administration and Inspection Costs. Besides \$105,870.72 in Community Development Block Grant funding and \$800,000 from the Appalachian Regional Commission (ARC) funding, another funding source is \$13,099,914.28 from the Maryland Department of the Environment (MDE).

On January 7, 2021, the Allegany County Commissioners awarded Contract No. S-91 Locust Grove Force Main and LaVale Water Main Replacement to First Fruits, Inc., Ridgeley, West Virginia, in the amount of \$4,793,790. Based on this bid, the project cost for the third phase of the project, replacement of the force main and water main, is estimated to be \$5,752,548 overall, with \$4,793,790 for construction cost and \$958,758 for Engineering, Administration and Inspection Costs. \$1,075,000 in Community Development Block Grant funding was awarded for this project and will help cover construction costs. The other funding source is \$4,677,548 from the Maryland Department of the Environment (MDE).

The Maryland Department of Environment took longer than usual to approve plans for this project due to the pandemic. Also, the price of materials had recently increased greatly. As a result, for the eight months between when First Fruits, Inc. bid the project and when the project would actually start, First Fruits, Inc. estimated that their costs had increased \$500,000, an increase of 10% on their bid. Therefore, they asked to withdraw their bid. On July 7, 2021, the Board of County Commissioners approved First Fruits' request to withdraw its bid and be released from the contract and rebid Contract S-91.

The contract was re-bid in November 2021, and the Notice to Proceed will be given in the Spring of 2022.

On January 7, 2021, the Allegany County Commissioners awarded Contract No. S-90 Locust Grove 30" Gravity Sewer Project to Garney Construction, Fairfax, Virginia, in the amount of \$5,685,850. Based on this bid, the project cost for the second phase of the project, the gravity sewer, is estimated to be \$6,822,102 overall, with \$5,685,085 for construction cost and \$1,137,017 for Engineering, Administration and Inspection. The funding source for the second phase of the Locust Grove Sewage Improvements project is entirely the Maryland Department of the Environment (MDE).

A Pre-construction meeting was held June 22, 2021 at the County Building for each of the three phases. First Fruits, Inc. requested withdrawing its bid for the Force Main and LaVale Water Main Replacement after attending the Pre-Construction meeting.

New bids for construction contractors for Contract No. S-91 Locust Grove Force Main and LaVale Water Main Replacement were advertised in the Cumberland Times News, e-Maryland Marketplace, and Afro-American Newspapers on November 12, 2021. The bid opening date was December 21, 2021. For Contract No. S-91 Locust Grove Force Main and LaVale Water Main Replacement, three bids were received with the lowest bid being for \$6,622,397.25 from Carl Belt, Inc. (Cumberland, MD). Other bids were \$7,134,565 from First Fruits, Inc. (Ridgeley, WV) and \$9,997,692 from Garney Construction (Fairfax, VA).

On January 13, 2022, the Allegany County Commissioners awarded Contract No. S-91 Locust Grove Force Main and LaVale Water Main Replacement to Carl Belt, Inc., Cumberland, Maryland, in the amount of \$6,622,397.25. Based on this bid, the project cost for the third phase of the project, replacement of the force main and water main, is estimated to be \$7,946,876.70 overall, with \$6,622,397.25 for construction cost and \$1,324,479.45 for Engineering, Administration and Inspection Costs. \$1,075,000 in Community Development Block Grant funding was awarded for this project and will help cover construction costs. The other funding source is \$6,871,876.70 from the Maryland Department of the Environment (MDE).

The overall combined project cost, including design and construction for all three phases, is now estimated to be \$30,268,892.98. Allegany County will be providing \$5,000 in in-kind services for the overall project.

The project engineer for all three phases of the Locust Grove Sewage Improvements project is GHD, Inc. of Baltimore and the site inspection is being done by the EADS Group in Cumberland, Maryland.

The substantial completion date and final completion date for the Gravity Sewer was December 21, 2022. The contractor is working on punch list items. For the Gravity Sewer construction, currently 85.70% of the contract has been billed as January 24, 2023. The most recent progress meeting, was the sixteenth one and it was held January 24, 2023. This might be the last one, but another one is tentatively scheduled for February 28, 2023.

The substantial completion date for the Pumping Station was September 2, 2023, but it has been revised to January 14, 2024. The new final completion date is March 14, 2024. Based on this new completion date, 51.97% of the contract time has elapsed as of January 24, 2023, with 32.67% of the contract being billed.

The first progress meeting for the Pumping Station was held August 30, 2022. The most recent progress meeting, was the sixth one and it was held January 24, 2023. The next one is tentatively scheduled for February 28, 2023.

The pump station has to be dug down 38 feet, so rock had to be blasted. Rock elevation was reached around September 23, 2022. Blasting was done in two lifts and took approximately two weeks. The second blast happened around October 19, 2022 and the rock has been cleared. No more blasting needs to be done, but another 14 feet down still has to be dug. Current elevation is 628 feet above sea level, with the final elevation needing to be 614 feet above sea level, or 14 feet lower. Grade elevation was reached by January 13, 2023.

A Pre-construction meeting was held October 18, 2022 for the Force Main and Water Main project. The Notice to Proceed for the Force Main and Water Main project was September 12, 2022. The substantial completion date is August 8, 2023. Based on this completion date, 36.71% of the contract time has elapsed as of January 24, 2023, with 41.86% of the contract being billed.

The first progress meeting for the Force Main and Water Main was held November 22, 2022. The most recent progress meeting, was the third one and it was held January 24, 2023. The next one is tentatively scheduled for February 28, 2023.

For the Force Main project 9,300 linear feet have to be installed. So far, almost 5,000 linear feet has been installed. Work is starting on installing the force main across the Locust Grove bridge. Because of the possibility of snow as per Maryland State Highway regulations, work can't begin until March installing a force main in Route 40. There is enough work to do elsewhere on the force main, however, that this is not a delay in the project.

## **GARDEN CITY MOBILE HOME PARK PARTIAL ACQUISITION PROJECT**

The 2012 Allegany County Hazard Mitigation Plan recommended that a flood buyout list be established in which properties are prioritized. Such a list was comprised in early 2011 and it is updated on a regular basis.

On Thursday, June 12, 2014, LaVale and surrounding areas such as Bowling Green, Potomac Park, Cresaptown and Bel Air received a deluge after experiencing a three-inch downpour in just a few hours. Flash flooding ensued which caused widespread devastation. Reported damages included first floor flooding in residential, commercial and institutional structures, as well as basement inundations and foundation failures.

The Garden City Mobile Home Park was added to the flood buyout list, per the owner's request, after the June 2014 flash flood event.

Damages from the referenced disaster to the mobile home park included but were not limited to: mobile home skirtings removed/washed away; electric meters unearthed; slope failure which caused a tree to fall on top of a mobile home; washed away propane tanks; and utilities were exposed. For the part of the mobile home park for the project, there were 25 pad sites, of which 15 were originally occupied at the beginning of the project by singlewide mobile homes, with an estimated 28 people living within them.

It was Allegany County's goal to eliminate the potential risk of loss of life and property by acquiring this part of the Garden City Mobile Home Park, specifically on the west side of Winchester Run. The entire project area is currently located within the effective Federal Emergency Management Agency (FEMA) mapped 100-year floodplain, in addition to being partially within the floodway. The project site is also classified in Zone A, per the preliminary Standard Digital Flood Insurance Rate Map (DFIRM). In comparing the base flood elevations from the DFIRM with Allegany County's two-foot (2') contour data, it appears there will be four feet (4') of inundation at the project site during the 1% annual chance flood.

There was great concern for the safety of the estimated 55 tenants that could potentially live in this part of the park if all the pads were filled. In the event of a flood, the existing concrete bridge, which serves as the only ingress/egress point for vehicles, could become structurally impaired or washed out as a result of damages from the flood. Tenants would be left stranded vehicle-wise, with the only way out by foot. Basically, by securing funds for the project, Allegany County would eliminate a large population and associated structures from the mapped floodplain, removing the potential risk of loss of life and property.

This project entailed the partial purchase of the Garden City Mobile Home Park, specifically 7.38 acres of 11.07 acres. The project property is located on the west side of Winchester Run and east side of a tributary to Winchester Run.

Under the relocation process, the tenants were given:

1. Reasonable relocation advisory services including referrals to replacement properties, help in completing required forms and other necessary assistance to help them successfully relocate to another place to live;
2. At least 90 days advance notice in writing of the date before they will be required to move;
3. Payment for their moving expenses; and
4. Replacement housing assistance which will vary depending on the condition of their mobile home.

Structures that were left abandoned were demolished and the rummage taken to the Mountainview Landfill in Frostburg, Maryland. Upon clearance of all structures, a contractor will commence work to restore the site to a vegetative or natural state, i.e., pavement/cement/gravel will be excavated/removed, electric meters removed, utilities capped off and/or removed, etc. The graded earth will be seeded and mulched.

The County also anticipates planting trees on the property for further environmental balance efforts. Upon project completion, a gate will be placed in front of the concrete bridge spanning Winchester Run. This will be to limit access to the site so that it isn't used for parking and dumping.

Allegany County contributed an estimated \$30,000.00 towards the project through in-kind services, such as property survey, subdivision plat process, legal processing and administration. The total cost of the project is estimated to be \$1,480,000.00. This breaks down as \$650,000 for acquisition, an estimated \$600,000 for relocation, and \$200,000 for clearance of structures and restoring the land to a natural state. FEMA is covering the acquisition, and half of the clearance and restoration costs with a \$750,000 Hazard Mitigation Grant provided through the Maryland Emergency Management Agency (MEMA). A \$700,000 Community Development Block Grant from DHCD was secured to cover the estimated cost of relocation of the tenants, and the other half of the clearance and restoration costs.

An Invitation for Bids was advertised in the February 20, 2021, Saturday edition of the Cumberland Times-News for the Garden City Mobile Home Park Partial Acquisition. Sealed bids were requested and received for appraising each of the fifteen occupied mobile homes to determine if they are Safe, Sanitary and Decent as per HUD guidelines, and whether they can be relocated. Included in the cost was determining the market value of each of the fifteen occupied mobile homes. The winning bid for was won by Green Ridge Environmental, LLC. On March 25, 2021, the Board of County Commissioners awarded a contract to Green Ridge Environmental, LLC. to provide appraisal services.

On May 11 and 12 in 2021, the fourteen occupied mobile homes were appraised for their market value and structural integrity, and inspected for livability standards by Green Ridge Environmental, LLC. Originally there were fifteen mobile homes to appraise, but one tenant moved their mobile home out of the park before Allegany

County bought the park. It was determined that three mobile homes could not be moved, even with minor repairs made to bring them up to acceptable habitability standards.

Letters went out to the residents in August 2021 providing them with Relocation Assistance Plan the Board of County Commissioners approved on February 27, 2020. The letter also provided the resident with the "as-is" market value of their mobile home. The letter also let the resident know whether their mobile home could be moved with minor repairs made to bring it up to acceptable habitability standards.

Seven households had requested their mobile home be relocated. An Invitation for Bids was advertised in the November 6, 2021, Saturday edition of the Cumberland Times-News. Sealed bids were requested and received for relocating these seven mobile homes and transporting the contents of the same seven mobile homes. The winning bid for relocating the seven mobile homes was won by J & T Homes in Pinto, Maryland. It was for \$89,000 overall, or \$12,714 per mobile home on average.

The winning bid for transporting the contents of the seven mobile homes was won by Legacy Moving and Storage in Cumberland, Maryland. It was for \$26,600 overall, or \$3,800 per mobile home on average. The County Commissioners authorized the signing of these contracts on December 2, 2021.

The Invitation for Bids also asked for bids to rebuild the porches and/or decks of the seven occupied mobile homes. The winning bid was won by Mullan Homes, Inc. in Cumberland, Maryland. It was for \$83,650 overall, or \$11,950 per mobile home on average. The County Commissioners authorized the signing of these contracts on February 24, 2022.

In the second half of 2021, five mobile homes and one replacement mobile home were bought. In the first half of 2022, one mobile home was bought. One of the mobile homes bought in the second half of 2021 has become a replacement home for a different resident. This means seven mobile homes, five that were bought and two that were replaced, eventually became unoccupied and needed to be demolished. Both replacement mobile homes have been moved into.

Beyond the seven recently occupied mobile homes, there were another seven mobile homes that were already abandoned when Allegany County purchased the mobile home park. Two mobile homes were moved out by the adjacent mobile home park owner. This left twelve mobile homes to advertise for bid for demolition and/or removal.

On August 27, 2022 an Invitation for Bids asked for bids for the demolition of a total of 25 pad sites, 12 singlewide mobile homes, all associated out buildings, trash, debris on the property, removal of all asphalt and stone roads/driveways/parking areas, and restoration of the property (minimal grading, seed and mulch). Seven bids were received with the lowest bid being from E-Z Out (Cumberland, Maryland), for \$25,000. The County Commissioners authorized the signing of this contract on September 8, 2022.

Allegany County pursued eviction through the court system for one tenant. The process eventually encouraged the tenant to sell her mobile home to Allegany County on August 8, 2022. This has added one more mobile home to be demolished.

There were two sites that had to be prepared elsewhere besides in the Garden City mobile home park as the mobile home owners wanted to relocate to these sites. One site was in Cumberland, Maryland and the other was in Hyndman, Pennsylvania. The Cumberland site had to have all the utilities added. For the Pennsylvania site, since it was in a floodplain, the permitting process required the footings to be higher and stronger.

Every tenant to be relocated was made aware that a moving company was available to help them move, or that they could move themselves and their expenses would be reimbursed. Surprisingly, out of the seven mobile homes that have been bought, only one has submitted invoices to be reimbursed for moving expenses. Only one has used the services of the contracted moving company. Four of the six mobile homes to be relocated or replaced have used the services of the contracted moving company. One secured a shipping container that was transported. One elected to leave their possessions in the mobile home, since it was only moved a brief distance. They did, however, use the moving company to move the contents of their shed. One completely moved themselves.

Of the seven households that chose to relocate or replace their mobile homes, all have been relocated. Five decks have been rebuilt with one more yet to be rebuilt. All the decks were rebuilt with ramps at an additional cost. The ramps were approved because the mobile home owners were at least 69 years of age.

For the replacement mobile home, the mobile home that didn't need to be relocated, the shed was replaced. For the five mobile homes to be relocated, one didn't have a shed. For two, their sheds were replaced. For two others, their sheds were moved, not replaced.

Allegany County asked for its first Community Development Block Grant draw request reimbursement for the project on August 20, 2021 for \$39,160. This covered the appraisals and one mobile home being bought.

Allegany County asked for its second Community Development Block Grant draw request reimbursement for the project on February 24, 2022 for \$105,545.86. This reimbursement covered five mobile home purchases for \$63,500, transporting two households of goods for \$795.86, a deposit on a new roof on a replacement mobile for \$3,000, a deposit to relocate seven mobile homes and site preparation for two mobile homes for \$26,250 in total, and lastly electrical upgrades for six lots where mobile homes would be relocated. One of the mobile homes purchased was a replacement mobile home being bought. One lot, was upgraded for electrical before the tenant changed her mind about relocating and instead sold her mobile home to Allegany County.



Allegany County asked for its third Community Development Block Grant draw request reimbursement for the project on July 6, 2022 for \$114,183.84. This reimbursement covered one mobile home purchase for \$14,000, three replacement sheds for \$14,836, a gravel base for \$2,600 and an electrical installation for \$2,250, both for the same shed. The reimbursement also covered a deposit of \$27,883.34 to rebuild porches and/or decks for six mobile homes, and an incremental payment of \$32,175 to relocate six mobile homes and prepare the sites for two mobile homes. Also covered was work done on a replacement mobile home for \$7,694, on a relocated mobile home for \$4,045 and on a site for a mobile home to be relocated to for \$8,700.

Three mobile homes were removed for demolition by the contractor relocating mobile homes. These were not covered by the contract for demolishing twelve abandoned or unoccupied mobile homes discussed earlier in this report.

All the mobile homes, except one, have been relocated that will still have residents in them covered by this project. Work is proceeding therefore on repairs and/or improvements to make them meet HUD livability standards. Currently roofs are being replaced for two mobile homes, doors are being replaced for two different mobile homes, and floors are being replaced in another different one. Replacement windows have been ordered for four mobile homes with their installation scheduled to be done in March. For one mobile home, smoke detectors and a bathroom vent are also being installed.