

MINUTES, STORMWATER MGMT ADVISORY COMMITTEE, AUGUST 31, 2011

The Stormwater Management Advisory Committee met on August 31, 2011 at 8:30 a.m. at Village Hall.

Subject: Concept plans for Willowbrook Detention Basin

In attendance: Stormwater Management Advisory Committee members: Nimet Jeruzalmi, Stan Cohen, P.E., Wayne Signer and Fran Cohen, Chair

Council: Mayor Stillpass and Jon Chaiken

Staff: Pat Madl, CDS Engineers, Steve Rasfeld and Scot Lahrmer

Residents: Bill Doering, Neal Schear, Jean Haas, Kenneth, Carol Hunt, Jeff Bickel, and Elizabeth and Ken Kuresman

Chair called upon Pat Madl of CDS Engineers to present the concept plans for a detention basin on Willowbrook. This was requested by the SWAB Committee in May and approved by the Streets and Utilities Committee in June.

Pat Madl presented the first option which is to construct an earthen embankment at 7300 Willowbrook without disturbing the home on the site. He explained the elements of this which included removal of existing materials, erosion control, dam construction, slope stability and estimated the cost at \$545,833.

Pat discussed Option 2 which includes removal of the house and all the elements contained within the first option but capturing a greater detention area. This estimated cost was \$661,722.

A map was distributed that showed the effect of a 10 year storm without detention, a 10 year storm with detention and a 10 year storm with detention and demolition of the house (larger pooling area in option 2). This showed the areas that currently flood and where those areas would be with a detention basin.

Mr. Signer asked why the focus was on Willowbrook when the storm water is coming from Aracoma. Pat responded that due to the existing topography, this was the best location for the greatest amount of detention with the lowest embankment. This location offered the greatest return on investment when comparing cost of construction to amount of impoundment.

Mr. Chaiken asked about whether the map that showed flooding was new or existing and Pat responded it was existing.

Stan Cohen asked to make a presentation to the Committee. He referred to the embankment as a water barrier and he used various calculations to pond water on the site. He indicated that this would have the capacity to detain a 100 year storm while releasing the flow of a two year storm. He commented that the residents to the north of the basin, that when the basin is full the homes would be nine feet above the water level. He preferred a water barrier that was more curved and wouldn't impact the

Schear house. His estimate was approximately \$350,000. Mr. Cohen believes the basin would be a huge asset to this neighborhood and is the largest storm water project on the list. Mr. Cohen's opinion was that the estimated cost for the project prepared by CDS is far in excess of the actual amount.

Elizabeth Kuresman, who lives at 7350 Willowbrook, stated she was concerned about her property value. She lives adjacent to the site where the basin would be constructed and stated she would want an appraiser to evaluate the impact to her home. She is concerned about what she will see from her house. She stated her house has lost value due to the housing market crunch and doesn't want anything to further drive her house value down.

Mr. Signer responded that the basin could be screened with pine trees but the area where the basin would be constructed is unusable low lying area.

Mr. Rasfeld responded that what the resident at 7350 Willowbrook currently sees is an earthen embankment that would be 1/3 the height of what is built with the detention basin. He explained what work would be done and how the area would look including the concrete overflow structure. He commented that the house at 7350 Willowbrook sits much higher than the area being talked about for a detention basin.

Mr. Madl indicated he could have the elevations for the detention basin staked if this project moves forward so that residents could visually see how high the water could potentially rise.

There was discussion about which properties besides 7300 Willowbrook were affected by this plan and it includes 7350 Willowbrook Lane, 7300 and 7305 Aracoma Forest Drive, 7261 and 7217 West Aracoma Drive. There was further discussion about the steps to move forward with the project. If the Committee recommended the project and the Council concurred, an appraisal would likely be pursued, storm water easements would be needed which would restrict property owners from building in the easement like a shed or fence.

Mayor Stillpass asked if a Corp of Engineers permit would be required. Mr. Madl responded an Army Corp of Engineer permit would be required in addition to an EPA permit. The Ohio Department of Natural Resources would not require a permit since significant water wouldn't be stored for long periods of time.

Mayor Stillpass asked if there are other small projects that can be done before the water reaches Willowbrook to lessen the water's impact. Mr. Madl responded that they studied this in 2004 and looked at 3 different locations. None of the locations would significantly impact the flow of water and the basin on Willowbrook was the option that resulted in the best benefit per the cost.

Neal Schear, whose parents own the property at 7300 Willowbrook, spoke that his parents are in a nursing home and he wants to sell the property. He is in a difficult position because of the Committee's interest in the detention basin on his parent's property. He feels like he cannot move forward with selling the property and encouraged the Committee to decide soon whether this was a viable project or not. He needs to make some improvements to the home and asked about the steps to move forward.

Mr. Lahrmer explained the SWAB Committee is a recommending body that would make a recommendation to the Streets and Utility committee of Village council. Their recommendation would

go to the Village council for a final decision. If land was acquired, discussion of it would be done by the Council in executive session. Easements would need to be acquired for the adjacent properties affected. Mr. Schear should be in communication with Mr. Lahrmer about the status of this project. Mr. Schear urged the Committee to either say yes or no on the project or buy his parent's property so he can move forward with his plans. Mr. Schear feels this project is at least 2 years away by the time easements are obtained, permissions sought from regulatory agencies, plans prepared and financing for the project is orchestrated. He asked to be informed of the project's status.

Elizabeth Kuresman indicated she was visited a few years ago by a council member who indicated the Village would take her property by eminent domain if necessary. She was assured that eminent domain wasn't being considered for this project nor had it been discussed in the past.

Mr. Signer commented that the dollars for the project haven't even been discussed yet and that this project would consume a significant amount of the storm water fees.

The Committee members concurred that a decision would need to be made on this project. Ms. Cohen indicated all the information presented this morning would be taken under advisement and the Committee will meet again once some questions were answered.

The meeting was adjourned at 9:50 a.m.