

**MONROE COUNTY DRAINAGE BOARD
REGULAR MEETING MINUTES
MARCH 5, 2008**

MEMBERS PRESENT: James Faber, Bill Riggert, Bill Williams, Scott Dompke, Kevin Enright (*ex officio*)

MEMBERS ABSENT: Jack Wittman

STAFF PRESENT: Todd Stevenson (Drainage Engineer), Chris Spiek (Planning)

OTHERS PRESENT: Katie Stein and Steve Brehob (Smith Neubecker)

CALL TO ORDER: The meeting called to order by Riggert at 9:03 a.m.

APPROVAL OF MINUTES: Faber motioned to approve the minutes of the December 5, 2007, meeting. Dompke seconded. Motion passed and minutes approved as submitted. Williams motioned to approve the January 2, 2008, minutes, Dompke seconded. Motion passed and minutes approved as submitted.

REPORT BY COUNTY DRAINAGE ENGINEER

Stevenson said that there would be a conference on native plants on March 19 in Bloomington. Stevenson said he had received an email from Jack Wittman stating he would like to resign from Drainage Board, so there will be a search for a new member. Dompke asked if Wittman's appointment was up. Stevenson said no. Faber was re-appointed in January to a new term. The terms are for four years and are staggered. The appointments are made by the County Commissioners. Dompke said that in other counties, the commissioners themselves are the members of the Drainage Board.

CEDAR SPRINGS

This is up for discussion & input only and not for a vote at this time. Steve Brehob and Katie Stein were present to represent this project. It is located near the intersection of State Road 46 East and State Road 446 on the site of the former Chitwood family farm. It's been in the family for 70+ years. There is one existing residence, pasture land, and woods on the site, as well as a cemetery with 8-10 stones. The cemetery has not been maintained in some time. There was a barn until it burned down sometime last year. There is also a stream that runs through the wooded area. The stream comes under SR 46 and runs northeasterly across the property.

Steve said that originally they had looked at traditional detention. Then Stevenson had made some suggestions and so now they are looking at utilizing rain gardens, since these

have worked well at Gentry East Phase 5 & Phase 6. These have worked well to provide detention after development and worked well during construction as sediment basins. This property is different from Gentry East, since it is not 100% wooded. Gentry East was more narrow ridge top development. Here there is pasture with relatively flat areas. The steeper areas are confined to the existing wooded area. After getting input from Todd, it seems that rain gardens would be a good option. There are four locations in mind for rain gardens: 1) the southeast corner of Lot 27, 2) Lot 33 near the cemetery, 3) a long, linear garden along the backs of Lots 13, 14, 15, and 16-22, and 4) in the flat area where detention is shown on the current plan.

After going out and taking a look at the site, it will not require much tree removal for that rain garden. The slope in that area is relatively flat. The site is more open than originally thought. This area at one time was a test excavation for a quarry. The top soil was stripped off. It has been hard to grow grass or trees in this area. There is only a small area with a defined channel. This is where the horses have made a trail going up and down the hillside. A rain garden could be built there with little disruption. Dompke asked about adequate volumes in the area. Steve said Katie had looked at the volumes and she came up with adequate areas in the three areas she looked at. Dompke asked if the net increase was small.

Steve said that roof runoff could be erosive in areas with steep slopes. Downspouts will be required to be tied into infiltration trench or detention structure to provide detention volume. Only negative that has been found in Gentry East is with the stone layer that is there. It's sometimes difficult to keep plants there. The plants have to be drought tolerant.

On steeper sloped lots (Lots 34-42), homes would have to utilize either walk-out basements or a tall crawlspace.

Stevenson referred to Gentry East. He likes the rain gardens there. None of those ever topped even after 7 inches of rain in five days. There is a 4-inch pvc coming out and that doesn't ever fill because the infiltration rate through the bottom limits run-off. Dompke asked who maintains the rain gardens. Stevenson said that the Homeowners Association maintains. One of the things in the ECO report, is that, going past 18% slope in some lots, the challenge is to provide for mitigation. Steve has outlined some plans for mitigation that sound good. It doesn't look like an IDEM issue here.

Faber asked where the stream drains. Steve said it is a tributary of Stephens Creek.

Stevenson said that the approach looks good. It is not ready yet for Drainage Board approval. Today the Drainage Board is being asked for any input on the plan. The Plan Commission will be looking at issues such as the number of lots and the percentage of slope being developed. Mitigation is Stevenson's main concern.

Faber said he liked the drains coming from rooftops going underground. Riggert asked about percolation tests. Steve said they used soil type test results for their release rates.

Faber asked about bedrock. Steve said that test holes were dug and the levels were between 16 feet and 8 feet. Faber asked about runoff from roads, driveways and sidewalks. Steve said these would be collected by a storm sewer system and discharged to the various rain gardens.

Stevenson mentioned a potential commercial site on the north side. There is some talk about using porous pavement there. Enright said this was a PUD rezone and that the commissioners would have to approve the rezone. Then it would come back as an outline plan. This is more of a concept than a plan. Stevenson said that he anticipated this coming back before Drainage Board after the Plan Commission has a look at it. Dompke asked about the zoning. It is CL. Enright said it is in the former two-mile fringe. Steve said this is Area 4. Stevenson mentioned a 100-foot buffer for the stream because of the Lake Monroe watershed and that Area 4 allows for higher density. Enright said that areas at headwaters are most sensitive. Dompke said that in this area petitions for sewers have been denied at least three times. The Cedar Springs development can have significant environmental benefit for the rest of the area.

Enright said that the Health Department said that the Edgewood Hills failure rate is typical of older subdivisions. Dompke said Edgewood Hills residents have been frustrated and roadblocked from getting sewers for 25 years. Costs were seen as too high and crossing this property (Chitwood family farm) was a lot of the cost. Property owners were unwilling to have an easement across the property. Faber said that in Wyoming, you can put it on the tax rolls and pay it off in twenty years. In Indiana, you can't do that. Williams said, you can do it with sidewalks. Faber asked about the commercial site and its run-off from roofs. Steve said that rain gardens and detention basins were planned to deal with the run-off. Dompke said that those are currently vacant properties. There would be potential to have a larger commercial site, which would be good. Stevenson said another potential benefit was alternative access to Edgewood Hills subdivision. Riggert asked about Gentry East using catch basins to collect sediment. Steve said that they haven't gone back to look at inlets but they've looked at the rain gardens themselves. Riggert said he liked the concept.

There being no further business, the meeting adjourned at ____ a.m.


Approved:

Signed:

Attest:



Bill Riggert, President



Donna Barbrick, Secretary