

**DRAINAGE BOARD  
REGULAR MEETING MINUTES  
SEPTEMBER 4, 2019 9:00 A.M.  
SHOWERS NORTH ROOM 100B**

**MEMBERS PRESENT:** James Faber, William Riggert, Lisa Ridge, Robert Autio,

**MEMBERS ABSENT:** Dee Owens, Trohn Enright-Randolph (*ex officio*)

**STAFF:** Donna Barbrick (Secretary), Terry Quillman (MS4 Operator)

**OTHERS:**

**Call to order:** Autio called the meeting to order at 9:04 a.m. There had been an unsuccessful attempt to conference call with Dee Owens and Trohn Enright-Randolph.

**Approval of minutes:** William Riggert said he had not had a chance to review the minutes. Approval of minutes was tabled.

**NEW BUSINESS**

Terry Quillman talked about the exhibits in the packet. He gave an overview of the project. He talked about two existing ponds that provide drainage currently for the site and additional offsite areas. He talked about Profile Parkway being extended from Curry Pike over to Gates Drive. He said there are two detention basins drain under Whitehall Square project. He said one of my concerns was that we were detaining water sufficiently and Katie has given me evidence of that and I am comfortable with that. He talked about storm sewers connecting into a system of ditches. He said Katie's plan is a series of ditches between lots. He said I have asked for easements and she has provided easements for everything that I had in mind. He said another thing that was important was to make sure that we had a minimum finished floor elevation on all of these lots so that we don't get something put in there that might have a flood if the ditches get a 100-year flow. He talked about a few conditions for the final plat approval including providing covenants that provide for perpetual maintenance of stormwater facilities, an O&M manual to be signed by the property owner, and restrictions from the EPA approval. Stein said there are affected areas where we are limited to about 7 feet of cut. She said they are all surveyed and we have consulted with an environmental engineer about swale cuts. Autio asked about the ditches. Stein said the idea was that they would not go deeper. Quillman talked about common areas where the two detention basins are; these will be encumbered with an easement. He said in my mind the O&M manual has to include maintenance, keeping weeds down particularly in ditches so that they continue to flow properly, keeping the existing ponds mowed and maintained so that meaningful inspections can be made and the system can continue to work properly. He said once the grading work is in place, I have a condition where I'd like to go out with Connie (Griffin) and make sure things are re-vegetated. He talked about having the finished floor elevations put on the plat.

Ridge asked if these were the original plans submitted. Stein said I am trying to stay out of the Planning side of it. There was a discussion of different scenarios regarding the driveways off Curry. Ridge asked won't that change the layout. Stein said it could change the lot configurations. Ridge said that could affect drainage. Stein said we would still like to keep the drainage swales in place. There was a discussion about where the road might extend. Riggert talked about designing the ditches and determining maximum impervious surface. He asked if there about stormwater treatment. Stein said the swales will have some water treatment and then the ponds are wet ponds. She said most of the treatment would be in the two

common detention ponds. Quillman said it has been my experience that with a wet pond if you have enough depth so that the water doesn't heat up you meet the storage requirements for filtration. He said in this case I asked for flat bottom swales with the idea that we would have grass swales. He said as part of their maintenance the association would have to keep them mowed and keep them looking right. Riggert asked about maintenance of the lots until the neighborhood association comes together. Stein said the developers are putting together an association so they will have somebody local for maintenance until these lots are built out and then the lot owners can take over that HOA. Faber asked about what kind of business would be going in. Stein said industrial, commercial, that kind of thing. There was a discussion of the location and the adjoining properties. Stein said we are strictly doing the subdivision and the drainage swales and we would be doing internal driveways.

Quillman talked about the chronic issue of the HOA transferring from the developer to the property owners as lots are sold. He said there are multiple subdivisions where residents are not aware of belonging to an HOA or that they are collecting dues. He said I don't think this one will be lost in that shuffle. He said it's important to me to come up with a solution and this is the first thing that has come to the drainage board where I have an opportunity to discuss it. Riggert said I think it is important to have a way for it to continue without interruption. Quillman asked if Stein would be willing to write up a little summary about the developer's plans to make that transition. She said sure; I will ask Steve Smith who has been conference calling with a whole bunch of people. She said she would look through the notes and see if I can put something together; there may have been more discussion that I am not aware of about the HOA. Quillman said it is the transition that is troubling me. Riggert asked about covenants and restrictions being part of the plat and that is recorded and maybe there is a statement in there about transitioning. Quillman said I was thinking what about a condition on bonds so that the developer would know that he would have to do a more formal transition with a meeting with county and all three parties would be represented as part of clearing that bond. He said I am thinking of formalizing that transition process. He said beyond that the issue is how do you get the HOA to collect dues. He said I have two subdivisions where people don't even know about it. Quillman said I require an PO&M manual that the property owner signs and it has instructions with the BMPs that need to be inspected and a standard check off list that shows they have inspected and there is to be a manual kept on site that shows the inspections have been made. He said that is something that we never find and we are trying to change the mindset of the local developers now to keep those. Faber commented on the out of state developer and asked if they would have a representative here while lots are developed. Stein said at least for the maintenance side of it they plan to hire a management group to address the BMPs that Terry is talking about. She said as far as overseeing the development, that I do not know. Quillman said we have a new pit bull on our staff who has been watching construction; Connie is good at keeping on these people about erosion control measures. Riggert said I suppose it is difficult because you can't fine them if they don't have their log.

Ridge asked if this would be at Plan Commission soon. She said I know that the design is going to change so I am hesitant to have it move forward when we know that there are going to be changes. Stein said it would not go to Plan Commission this month; it will be next month. Riggert asked about first putting in the infrastructure and drainage ways and leaving the lots undisturbed. Stein said yes. She said I think they are anticipating putting the swales in next summer; it depends on the Profile Parkway construction. Ridge said our project goes to letting on October 9 so we are trying to make it to where this project is not impeding our road project which is a \$6 million project for the redevelopment commission. She said we are still waiting on ABB for them to donate the property (for right-of-way) and they are still holding on to the paperwork so I don't know exactly what will happen with the road project. She said our completion would be 2020. There was a discussion of when the road would be constructed. Quillman said to DB you can approve it as it is, approve with conditions or continue it until more is known. There was a discussion of when Plan Commission would be meeting.

**Autio suggested a motion to continue the decision on this project until decisions are made about the construction of the road and driveways. Riggert said so moved. He said I think the benefit would be we would understand any changes to the drainage. Faber said I will second that.**

**PUBLIC INPUT**

Riggert talked about difficulties with sending emails to Quillman and other county staff. Faber talked about a website that displays the winds around the earth.

<https://earth.nullschool.net/>

**ADJOURNMENT**

**The meeting adjourned at approximately 9:40 a.m.**

Approved:

Signed:

Attest:

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**Robert Autio, President**

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**Donna Barbrick, Secretary**