

**RECORD OF PROCEEDINGS
SPECIAL COUNCIL MEETING
SUNDAY, JANUARY 27, 2019 – 7:00 P.M.
MAYOR WILLIAM G. KOONS PRESIDING**

MEMBERS PRESENT: Canton, Carroll, Galicki, Porter, Schloss

MEMBER ABSENT: Nairn

OFFICIALS PRESENT: Fiscal Officer Romanowski, Solicitor Matheney, Engineer Haibach

VISITORS: Kim Brewster, Chagrin River Watershed Partners (CRWP)
Bob Royer, Manorbrook Dr.; Manorbrook Homeowners
Association Members

The Mayor explained that the residents of the Manorbrook Homeowners Association were being given the opportunity to help their neighbors with water issues at no additional cost to them. He explained that stormwater has been an issue in the Village where the infrastructure has changed from farms, woods, and trees to roads, driveways, roofs, and yards - none of which absorb water well. The Mayor utilized slides with photographs of recent flooding from the storm(s) for his presentation. He explained that some of the water the Village gets during such storms would run to the Manorbrook development, but originally came from the Bel Meadow neighborhood. There is a creek that flows from Bel Meadow under Chillicothe Rd. to Manorbrook Dr. It comes in at the corner of Manorbrook Dr. and Chillicothe Rd. and then flows south. The goal of the Village would be to get the water from the east side of Chillicothe Rd. under the road and over to the west side.

Engineer stated there are two culverts that run under Chillicothe Rd. One is 68-inches wide and 43-inches tall. It flows through the Manorbrook common properties. This culvert is not a problem. A secondary culvert just south of this is a 12-inch culvert that flows under Chillicothe Rd. The Village knew there was a drainage issue in this area due to accumulated water when it rained. Through a hydraulic analysis of this area, it was the discovery that the 12-inch culvert needed to be a 36-inch culvert to adequately convey the water on the east side of Chillicothe Rd. to the west side. If the Village were to simply replace the 12-inch culvert, it would push the water much more quickly across Chillicothe Rd. and onto the Manorbrook common property. It would then flow south eventually to the Sugarbush Pond and ultimately to McFarland Creek. To replace the culvert and do nothing else would be irresponsible because of its negative impact on property downstream. The Village would want to do a stream enhancement or a stream restoration project. This would entail taking the section of ditch that flows southward through the Manorbrook common property and turning it into a more natural corridor with a widened flood plain where the water could slow down and release energy before proceeding downstream. Currently, there was a narrow deep ditch that is susceptible to erosion and because it is constrained, it increases the velocity of the water. The Engineer provided handouts to the participants with an illustration of the plan (Exhibit (1)). The Engineer requested input from the

Manorbrook HOA and said that the piece of property on which the stream passes is owned by the Manorbrook HOA Master Association. A resident asked if it involved the Whitetail Community Association and not the Manorbrook Gardens Association, and the Engineer verified that it did. The Engineer stated that what the Village required was a preliminary approval by members of the HOA indicating that after the Village replaced the culvert, the HOA would agree with the Village making the necessary stream enhancements so that there would be no problems caused for the Manorbrook development. The Village is considering applying for a 319 grant to fund the majority of the work, and it would be foolish to ask for the grant without the approval of the HOA. The Engineer referred to the slide presentation which showed a similar project in Eastlake to give participants an idea of what to expect.

A participant asked about project maintenance, and the Engineer stated that the Village would maintain it because it would require an easement from the Whitetail HOA. The purpose of the easement would be to survey and construct the improvement and ultimately maintain the water course. A participant clarified that the Village would not be building a pond but a stream. The Engineer explained that 25-year and 100-year rain events were reflected on the handout. A question was asked about houses on Fox Trail and whether they could get more flooding in the back of their properties. The Engineer said the amount of water crossing Chillicothe Rd. would not change and they could get more flooding if nothing was done to slow the water down. The question was asked if the water would be channeled so that it would move faster. The Engineer answered affirmatively and added that this would be why the stream enhancement would be so critical. A resident had a concern about chemicals and salt from Chillicothe Rd. getting into the water and the Engineer stated this was possible but added that it would be no different than what was currently in the water. The resident explained that her concern was that with the proposed plan the water would be channeled into the water plant area. The Engineer referred to the handout and explained that the center line of the creek was about 95 feet from the water plant. The area near the water plant would be the southern terminus of the project and the stream would begin to squeeze back down to the stream channel/ditch that is currently there. In the water plant area, the stream would be widened about 20 feet. So, the 100-year flood plain would come up about 20 feet closer to the water plant than it currently does. He added that the schematic provided was just that - it was not the final design and that the resident's concern with the project as it related to the water plant could be taken into account with the final design.

Engineer explained the stream was currently eight to twelve feet wide and had a vertical bank. The plan would be to peel the bank back to create a shallower slope. It would vary from 80 feet wide to more than double. It was clarified by a resident that it would be made shallower to decrease the power of the flow, as well as using rocks and plantings for this purpose. The plan would be to address buffering anything that exceeded a 25-year storm. With a 25-year storm, there would not be any flooding on the east side of Manorbrook and the 12-inch culvert could pass the flow. The storms above the 25-year rains were worrisome. The resident added that Manorbrook was hilly and water would be flowing from both directions including down the hill towards Chillicothe. She wondered what impact this would have. The Engineer advised that there was no plan to change the topography or water course. The resident asked what impact this water would have. The Engineer stated that Manorbrook contributed water to the stream. He said that what was being examined was not what was flowing through the stream currently

through the 12-inch culvert versus what would be flowing through with a 36-inch culvert and buffering this differential.

The Mayor stated that the amount of water that would come to Fox Run would be the same, but it would be coming slower and stand for a longer period. For example, previously if the residents had water for two to three days, they might have it for four to five days because it was being trickled out. He said that Fox Run survived but Sugarbush took the real hit. A resident asked if the same volume of water would flow through, and the Engineer stated it would. He clarified there would be more volume coming across the lower part and less on the upper part because what was currently happening was that water would pile up on the east side of Chillicothe Road and could not make it through the 12-inch culvert. Instead it would flood the east side until it had enough depth to go to the larger culvert to the north.

There was a question about the level of contamination in the water, and the resident thought perhaps there would be less crossing Chillicothe Rd. The Engineer stated it would be about the same. All the water on the east side eventually would make it to the west. A resident asked if the current plan included the Fox Run area, and the Engineer stated although it did not, he would like to do a similar project from the current proposed location to Sugarbush Dr. The proposed project would be addressing the 'hotspot'.

Porter asked the Engineer to discuss the water quality if the project were to go through. The Engineer stated regarding the water table and recharging the water table, the project would be helpful. He further explained that the water flowing from the east side of Chillicothe Rd. to the west side flowed through the channelized ditches which only got the water under Manorbrook Dr. and then pushed it south. A stream enhancement would add surface area which would present more opportunity to recharge the ground water table. Porter asked if the water from Manorbrook would be better. The Engineer stated that in terms of volume, the groundwater table would be more recharged in this area.

A question was asked about how deep the water table was, and the Engineer stated it varies. He explained there were two aquifers, a deep one and a shallow one. The deep aquifer would remain unchanged regardless. The shallow aquifer would be recharged. This would be a good secondary result of the project. It was then asked whether this project would cause flooding elsewhere. The Engineer stated that in the winter and spring, the ground water tables were at maximum capacity. He said it could extend the ground water availability into the dryer season.

The Engineer stated the Village would be replacing the 12-inch culvert with a 36-inch culvert and was trying to be responsible by dealing with the possible negative impact before replacing the culvert. Regarding the current size of the culvert under Manorbrook, the Engineer stated there is a triple culvert, but did not have the measurements. When the stormwater study was conducted, the critical pinch point was the 12-inch culvert that went under Chillicothe Rd. All the culverts in Fox Run, under Bell Rd., and under Manorbrook were otherwise capable of passing the flow of water.

Carroll asked the Engineer what would happen to the enclosed culvert when the Village put in the 36-inch culvert. The Engineer indicated it would become an open channel. The Engineer

clarified this was the ditch west of Chillicothe Rd. which passed underneath the Manorbrook landscaping and would become a naturalized stream channel.

A question was raised about the topography shown in the slides as compared to the Manorbrook topography and the Engineer explained the photo was to illustrate the character of the ditch before and after.

A comment was made that the project would ultimately provide a park like setting and the Engineer said it was the goal to create something attractive. A question was asked about replacement of privacy plantings that were currently there. Engineer said they would be replaced by native species and trees that could survive in a wet habitat. The resident felt that a better idea of what the product would look like should be provided before trying to obtain a consensus from the HOA.

Craig Cawrse introduced himself as a resident of Manorbrook and an employee of CT Consultants. He said the project would be naturalized and there would be buffering. The mound on the north side of Manorbrook would remain. Shorter willows and shrubs would be used along the stream as well as wild flowers for seasonal color. He suggested a mulch trail running through the project, and he added that the property was currently inaccessible. Cawrse felt it would be an enhancement to the development. He suggested producing 3D drawings and video for the residents to give them an idea. Cawrse encouraged the residents to look at it as an opportunity. One resident said it was a "no brainer." Cawrse added that if the stream enhancement was not done, water would rush through to the south and be a mess.

There was a question about timing with the grant, which the Mayor said would be discussed later.

Bob Royer asked whether the Village would be responsible for maintaining the area. The Mayor stated yes. Royer asked whether there would be a walking trail around it and the Mayor stated he thought so. The Engineer said that as part of the 319 grant, there would be no walking trail; that the 319 grant was for stormwater improvements and trails did not qualify. He stated there could be possible other sources of funding for trails.

Carroll asked from a Village standpoint, what the maintenance would be. The Engineer stated there would not be much maintenance with native plantings. The Village would be required to clear debris and keep the water flowing.

The Mayor stated that he thought there were residents of Manorbrook who did not know that the stream flowed, and that the situation existed. Regarding the drainage and culverts, the Mayor stated that the Engineer physically would get down under the road to ensure the culverts were operating and sized appropriately. He added that Brewster, last August, put her hip boots on and started up at the water plant and walked the whole area. The Mayor stated that CRWP were the experts at obtaining grants.

Porter asked Royer what the impact would be on the home values in the Manorbrook area. Royer said it sounded like an enhancement and would improve what was currently there. With a

walking or running trail around it, it would be a total enhancement, especially for the people in Manorbrook Gardens. Porter asked if it would raise home values potentially. Royer answered that it would not detract from them.

The Mayor stated that the 319 grant was from the Environmental Protection Agency (EPA) and would cost \$450,000 to reconfigure the current stream to be 1,400 feet. Catching, holding, and slowly releasing the water would be the goal. Brewster stated that it was not possible to be certain of the schedule for the Ohio EPA to release the request for proposals and then to award grants through this program. The due date for the current round of applications is February 15, 2019. The grants could possibly be awarded in late summer or fall 2019 and are three-year grants. Year one would be the issue request for proposals for design-build contractors for final work and permitting. Year two would be construction and revegetation. Year three would be inspection of planting and replanting if necessary and wrapping up educational deliverables.

The Mayor stated that CRWP had a 75% success rate getting grants. The Village paid less than \$3,000 for their advice.

Carroll asked what the South Russell Village obligation would be for the project. He asked if \$450,000 was the cost of the project or the funds anticipated for the grant. Brewster explained that the grants ranged from \$50,000 to \$300,000. A 40% cash or in-kind match would be required of the Village. The Village would also be required to pay the costs that exceeded \$300,000. The Engineer added that he arrived at the \$450,000 total project cost as a conservative number; he would expect it to be less than this.

Carroll asked whether the ditch could be opened, and a 36-inch culvert installed while the Village was waiting for the grant. The Engineer stated he would like to put the culvert in as quickly as possible but would want an accurate hydraulic calculation to know the implication of doing this on the property the stream currently flowed through on Manorbrook, and downstream as well. He did not want to immediately improve a situation, which would be the current trouble spot, only to cause hardship for people downstream. He wanted to see the downstream restoration done concurrently with the culvert replacement or before.

The Mayor stated that the Village would hopefully get the grant in 2019. The Village would continue to maintain and mow the area around the stream bed. He speculated that there was probably already an easement with the Whitetail HOA on the property for the gas line. The Mayor added that the corner of Manorbrook Dr. and Chillicothe Rd. was listed by the county as belonging to Thomas and Thomas Realty. The Mayor asked if the project would be visible. Brewster said over the course of a few years, the native vegetation would have a chance to get established and would blend into the current landscaping. She added that projects CRWP had assisted on were shown on their website if the residents wanted to see examples of a stream restoration.

Regarding potential financial implication for the Village, Brewster stated a \$450,000 project would be requesting a grant of \$270,000 with a match requirement of \$180,000. The Mayor advised that the Engineer had reliably kept the projects under budget, but that the Village would not know for sure until a contractor gave an exact quote.

Porter added that the Village appropriated \$250,000 for stormwater abatement issues, and that Brewster's quote was well within the budget. Stormwater funds were budgeted for this year because the residents east and west of Chillicothe Road were dealing with flooding issues. He suggested the project could continue to include south of Chillicothe and Bell Roads and address both sections consecutively. If the residents of Manorbrook supported the plan, it would be a big step forward.

A question was asked about the next step in the process. The Mayor stated there was a Council meeting in early February and approval from Council would be required for the Village to apply for the grant. The Mayor stated the Village would not be coming to the Manorbrook HOA until September to discuss the details. A resident asked if this was the point the HOA needed to reach a consensus, or did the Village need it sooner. The Mayor stated something was needed now. Porter added that now would be nice. He added that the five members of the Master Association could grant the easement to the Village for the project, but he did not imagine they would go forward without an expression of support from the residents.

Brewster said the grant application is due February 15th, and CRWP thought there was enough time to put everything together. She said it was fairly complicated, but these types of projects needed to be in a Watershed Plan, which had been developed. It was required to be in a critical area, which had also been determined. A project sheet would need to be developed that would include basic details about the proposed project. It would have to be submitted to Ohio EPA prior to submittal of the application. Brewster hoped to have the project sheet submitted by the end of the week of February 3rd.

The Mayor stated that the Village currently has a 319 grant where a pond would be installed to catch the water coming from Kensington Green and hold it before it flowed to Chagrin Lakes.

A resident asked how those attending the meeting could show their support. Porter suggested Chris Berger, the President of the Master Association, take a straw vote that showed the level of support. Berger stated that the problem was that while the Whitetail Master Association was the owner of the property, the people most effected were the Manorbrook Gardens residents who were not part of the Master Association. He wanted to approach Manorbrook Gardens to be sure they were comfortable with the plan since they would be closest to the water. He wanted to ensure that the water plant would not be impacted. Berger stated if Manorbrook Gardens were in favor, he thought the remainder of the community would feel comfortable going forward. Berger said he would let the Mayor know. Porter added that it was important to know the position of the Manorbrook community. He wanted to avoid simply replacing the culvert and having the HOA discover the hard way that all this water would be coming their way.

Several residents stated they supported the project. One resident advised that there has been a lot of flooding behind his house, on approximately 50% of his land. Royer advised that the water was on the other side. The resident suspected that the water was rolling downhill resulting in his flooding. Another resident deferred to Manorbrook Gardens for a decision. The Mayor stated that the residents should speak to each other and get the word out. Additionally, the Village would consider legal requirements. The Council would need to approve the application for the grant, and the Mayor advised that it was his name that would go on the paperwork, so he wanted

the support of the HOA. The Mayor stated he would need the feedback in the coming week. He suggested getting together with Berger again Saturday morning.

Carroll requested of the Mayor that something be submitted in writing that the HOA was in favor of the project. Porter asked if Berger would email it to Mayor, Council, and Solicitor so that it was in writing. Porter added that the Master Association would be the entity granting the easement.

The meeting concluded at 7:30 p.m.



William G. Koons, Mayor



Danielle Romanowski, Fiscal Officer

Prepared by: Leslie Galicki