



# ***CITY OF NORTH RIDGEVILLE***

**Engineering Department  
Scott Wangler, P.E., City Engineer**

## **DRAINAGE AND FLOOD CONTROL BOARD**

**Tuesday, January 27, 2015**

Meeting called to order by City Engineer Scott Wangler at 7:03 p.m.

In attendance were:

Ed Dunham	Safety Service Director	Jeff Armbruster
Dennis Boose	Mario Cipriano	Bob Olesen
Gene Kleinholz	Jack Flick	William Gardner
Service Dept. Superintendent	Al Swindig	Sharon Galippo
City Engineer	Scott Wangler	Randy Galippo
Assistant City Engineer	Cathy Becker	

### **Old Business**

#### **A. Minutes for October 28, 2014 Meeting**

City Engineer Scott Wangler asked for a motion to approve the minutes from the October 28, 2014 meeting. Board Member Dennis Boose made a motion to approve the minutes. Board Member Jack Flick seconded the motion. The motion was unanimously approved.

### **New Business**

#### **City Engineer Scott Wangler discussed New Business Agenda Item A—Storm Water Utility.**

City Engineer Scott Wangler stated that he had emailed Bramhall Engineering's power point presentation on the proposed Storm Water Utility to the Board members. Bramhall Engineering and GPD Associates are the consulting engineering firm that made the presentation to the City Council Committee of the Whole the evening of January 26, 2015. In this presentation the \$4.5 million plan to solve storm water flooding was discussed. Storm water utilities are becoming commonplace in Ohio. They are used to raise funds for storm water flooding improvements. The consulting engineering firm needs to do a study to determine the fees that should be charged to residential and commercial/industrial properties. There is a lot of legwork to this process in order to determine fair fees. Some communities have been sued about the storm water utility fees, and they are re-working their fees. The City of Elyria has made some mistakes in their storm water utility fees, and the City of North Ridgeville wants to learn from those mistakes. Residents' fees will be modest—about \$5 per month, and commercial properties will have larger fees because they have more impervious (paved) area. Commercial properties will be able to construct measures to get credits to reduce their fees if they remove some impervious areas. The residential fee will probably be a single (flat) fee similar to the

garbage collection fee. The storm water utility is a good method to finance storm water improvements and generate revenue.

Board Member Jack Flick said that if commercial properties get reductions for their fees, the difference would be made up in higher residential fees. City Engineer Scott Wangler said that the consulting engineering firm is doing a careful study so that doesn't happen. Board Member Dennis Boose said that last night it was stated that everyone will still have some fee even if they install mitigation measures. If Marc's removed one third of their parking lot, they would not get a one third reduction on their fee. They would get some reduction, but not as much as one third.

Board Member Bob Olesen stated that the City of Elyria took three years to develop their program, and North Ridgeville wants to do it much quicker than that. City Engineer Scott Wangler said that they are trying to balance a quick development of the program with taking the time to develop reasonable fees. The fee structure can be quite cumbersome.

Board Member Gene Kleinholz said that a fee of \$5 per month for 12,000 homes would generate \$60,000 per month. City Engineer Scott Wangler said commercial fees need to be added to that too.

Board Member Gene Kleinholz said that new subdivisions would get credits for storm water storage basins, but he felt that residential lots that are one acre large should get credit too. Safety Service Director Jeff Armbruster said that the consultant is getting paid to study this.

Service Department Superintendent Al Swindig said that the consulting firm will be meeting with the commercial property owners and educate them.

City Engineer Scott Wangler said that lot size is not relevant to the amount of hard surface area of a residential home. Board Member Mario Cipriano said that residential properties have a much smaller impervious area than commercial properties.

Board Member Dennis Boose said the majority of the fees would be paid by residential property owners due to their large number. The consultant will look at what was done in other communities.

Board Member Ed Dunham said that a lot of residents do not want to pay another monthly fee, so they will be against it. Board Member Dennis Boose agreed that residents are already burdened with bills.

City Engineer Scott Wangler said that the funds generated will go specifically to drainage improvements.

Board Member Bob Olesen said that this is the city's last hope to help the residents who have been repeatedly flooded.

Board Member Dennis Boose said the consulting firm will be talking to community groups and forums to get their input. He believes they should talk to the Board of Drainage and Flood Control too to get help prioritizing improvement projects.

Board Member Gene Kleinholz asked what the Sheffield Lake storm water utility fee was, and Safety Service Director Jeff Armbruster said their fee was \$3 per month.

City Engineer Scott Wangler said that the Board would be updated again next meeting on this issue.

**Items from Committee Members:**

Board Member Gene Kleinholz said that last night Mike Bramhall stated that the City of Avon had only half as many ditches as North Ridgeville. Board Member Dennis Boose said that North Ridgeville could not count on Avon's ditches for help. City Engineer Scott Wangler said that the North Ridgeville improvements will help the City of Avon's flooding problems too.

Board Member Gene Kleinholz asked if farmland in Columbia Station could be bought by North Ridgeville and made into a storm water basin. Safety Service Director Jeff Armbruster said that the drainage in that area does not flow to North Ridgeville--it flows to Elyria.

Safety Service Director Jeff Armbruster said that the consulting firm said that North Ridgeville is ahead of other communities in moving to solve their flooding problems.

Board Member Gene Kleinholz said that some houses in North Ridgeville were just built at too low an elevation—such as on Gina Drive. City Engineer Scott Wangler said that FEMA has a 205 program to buy their houses and tear them down if they are located in a flood plain. Board Member Dennis Boose said that to qualify for this program, they must be experiencing storm water flooding (not sanitary backup), and the property owner would be compensated based on the value of similar houses in other areas. He said he has asked the city to notify the property owners about the FEMA 205 program.

Board Member Gene Kleinholz asked if the city could require future subdivisions to mitigate the wetlands within the city. City Engineer Scott Wangler and Safety Service Director Jeff Armbruster stated that wetlands are the jurisdiction of the Army Corps of Engineers, and negotiations are between the Army Corps and the developers. The city is not involved.

Board Member Dennis Boose recommended that the Drainage and Flood Control Board members have input on their storm water utility study in order to help prioritize projects. Board Member Gene Kleinholz agreed.

Board Member Bob Olesen asked if the Frontier Park storm water basin proposal was still on the table. Storm water from North Olmsted flows into North Ridgeville and through the park. Safety Service Director Jeff Armbruster said that this basin is not included in the \$4.5 million plan and it would need to be studied.

Board Member Bill Gardner asked if there is a calculation for the outflow capacity of the ditches north of North Ridgeville, and City Engineer Scott Wangler said no. He also said that if the ditches in Avon were undersized, there would be flooding problems in North Ridgeville along the north corporation line.

### **Items from Residents:**

Resident Randy Galippo complained about the work that has been done to the ditch behind his house on Chestnut Ridge Road. He said the city said there were sink holes and his culvert was too small. The city removed the culvert and opened the ditch because there were flooding problems on Avon Belden Road. He said the city told him that his culvert was broken, but when they removed the pipe it was not broken. Safety Service Director Jeff Armbruster said that the problem was not that the pipe was broken but that it was too small. Resident Sharon Galippo said that the open ditch is too close to the house, and the city must pay to enclose the ditch. Safety Service Director Jeff Armbruster said that the problem is more complicated than that. The city evaluated the pipe and camerad it. Randy Galippo said that the ditch is only 10 feet from his house and it is five feet deep and 140 feet long. He is concerned that this open ditch is too close to his house. Safety Service Director Jeff Armbruster said that the 36-inch diameter pipe needed to be removed, and the city can't pay to replace it with a larger pipe. Randy Galippo said that the pipe costs \$55 per linear foot. After further discussion between Randy Galippo and Safety Service Director Jeff Armbruster, Randy Galippo said he would be more than willing to pay for the pipe if the city would install it but he did not have the cash. Safety Service Director Jeff Armbruster said that he would check with the Mayor and Law Director as to what

kind of financing could be available. Board Member Bill Gardner said that in Sheffield Lake the resident can put the cost on their property taxes. Safety Service Director Jeff Armbruster suggested that Randy Galippo call him during office hours to further discuss the issue.

City Engineer Scott Wangler stated that the next meeting was scheduled for Tuesday, April 28, 2015 in the Conference Room.

City Engineer Scott Wangler adjourned the meeting at 7:50 p.m.

Respectfully Submitted,

Scott Wangler, P.E.  
City Engineer

APPROVED: \_\_\_\_\_