

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING APRIL 14, 2015**

**To Order:** Chairman Larry Mollenkamp called the meeting to order at 7:00 P.M. with the pledge to the flag.

**Roll Call:** Present were Planning Commission Members Tim Anderson, Jim Hurst, Council Liaison Bob Olesen, Vice Chairman Jim Rothgery and Chairman Larry Mollenkamp.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Scott Wangler, Mayor David Gillock, and Deputy Clerk Donna Tjotjos.

**Minutes:** Chairman Mollenkamp stated that all members of the Commission should have had a chance to review the minutes dated March 10, 2015.

Member Olesen stated that he will be abstaining.

Chairman Mollenkamp stated that if there are no corrections to the minutes, the minutes will be accepted as written with one abstention.

**Correspondence:** None

Chairman Mollenkamp explained that the meeting will move on to old business and first, Planning Commission has some administrative business to clean up before they move on. He then asked the Clerk to read the By-Law Amendment under Old Business.

**Old Business:**

The Clerk read the By-Law Amendment to Article IV, Requests for Action and Referrals; Section 1. Filing which included the recommended verbiage from the Assistant Law Director Toni Morgan.

Chairman Mollenkamp explained that the Law Director will be reviewing another portion or an addition to the by-laws and at this point and time he suggested to postpone discussion on the by-laws this evening until the next meeting in May.

It was moved by Rothgery and seconded by Mollenkamp to postpone discussion on the by-laws until the next regular meeting in May.

Chairman Mollenkamp asked the Clerk to call the roll.

Yes, 5            No, 0

Motion was approved by a vote of five to zero.

Chairman Mollenkamp stated that at the next meeting, the Commission will review the possible changes from the Law Director.

It was moved by Rothgery and seconded by Mollenkamp to suspend the By-Laws in order to read the Fire Department's comments.  
Chairman Mollenkamp asked the Clerk to call the roll.  
Yes, 5            No, 0  
Motion was approved by a vote of five to zero.

Chairman Mollenkamp asked the Clerk to read the application.

**APPLICANT:** Abby Twarek, ThenDesign Architecture (TDA)  
**OWNER:** North Ridgeville City Schools, 5490 Mills Creek Lane  
**REQUEST:** Review of the proposed North Ridgeville City School and Stadium  
**LOCATION:** 34600 Bainbridge Road in an R-1 District  
Permanent Parcel Nos. 07-00-016-104-181 and 07-00-016-104-005

**Application was postponed during the December 9, 2014 meeting until regular meeting scheduled February 2015. Application was postponed during the February 10, 2015 meeting until regular meeting scheduled March 10, 2015. Application was postponed during the regular meeting scheduled March 10, 2015 until the regular meeting scheduled April 14, 2015.**

Application was read along with comments received from Administrative Officers including the Chief Building Official Guy Fursdon, Police Chief Mike Freeman, City Engineer Scott Wangler and Fire Chief John Reese.

Chairman Mollenkamp noted a letter addressed to the Chairman of the Planning Commission from Dr. Powell and asked the Clerk to read the letter.

Letter from Dr. Powell, Superintendent of North Ridgeville School District was read.

Chairman Mollenkamp asked if there was a representative and if they could step to the mic and state their name and address for the record.

Jeff Henderson representing TDA Architecture located at 4135 Erie Street, Willoughby, Ohio explained they are here seeking approval for the project. He stated that they really just wanted to focus on the questions and issues that were brought up at the last couple of Planning Commission meetings. He explained that they won't be going through the entire presentation as they did in the past, but really focus on the items that were addressed in the comments and to clarify those. He stated that Dr. Powell's letter that was just read kind of summarizes the four items that were of issue with the plan as presented previously and the adjustments that they have made as the design team along with the District to accommodate those questions.

He explained that the realignment of the main entrance so that it lines up with West Point

in lieu of coming out just east of that. That was one of the items and they can probably put a signal of control on that location.

There was a comment from the City Engineer about the traffic study and so they will submit the final as he doesn't think they have done that yet. There are adjustments to access to the site and that will have an impact on that report and so, they will be making those adjustments and will issue those as soon as that is completed.

Related to that is the connection to Center Ridge and the extension of Jaycox from Center Ridge to the northern access of the parking lot at that location. That is that first piece that will be done in conjunction with the project. The project funds that the District is contributing to that project are representative of that portion of the road. So they will have access not only from Bainbridge, but also from Center Ridge. Some of the concerns that the Police Chief and the Fire Chief had about getting on to the site and having safe access is addressed.

Initially, there is a second means that will come out onto Bainbridge on the west side of the parking lot that is a new access. That will be kept until the extension of Jaycox continues all the way to Bainbridge. When that happens, then the portion of the access he showed on the drawings would be abandoned and they would connect to the west from the location he showed on the drawings to Jaycox. From a control standpoint, most traffic will be coming to that intersection. They will be eliminating that drive once the connection to new portion of Jaycox occurs. That addresses the access and safety kind of issues.

The water line was another issue that was described and again, there is a 12 inch line that the city will provide in the area where Jaycox will be extended between Center Ridge and Bainbridge and they have revised the connection to the building and to the site to come off of that. He explained on the drawings where they will tap off with a 12 inch in diameter water service and they will loop and will serve into the building. There will also be an 8 inch loop that will go around the building with nine hydrants spaced around the building to provide safe access to the hydrants for the entire parameter around the school building. The metering will happen within the building. The water meters will be inside the building.

The last item was in reference to the parking and the lot showed on the drawing, which is furthest away from the stadium is where they are proposing the 189 land banked parking spaces. It will be a lawn initially. Again, as stated in the letter, the experience with the District with the number of people that come to the events and the number of spaces that are necessary, they don't believe they would need the 189 spaces but they are designing the storm system to accommodate that if in the future the District decides that if they need that additional parking, then they could put that in there, but the storm system will already be sized to cover that as it is an impervious service. They are accommodating that and proposing to not pave it at this moment. Again, by not doing the paving, there is a savings

to the District of \$283,000. They are hoping the Commission considers that piece of the project as being that.

In regard to the landscaped plans, there was a drawing submitted with a tree planting plan and he believes the drawing is labeled LP-1. That shows their proposed areas of landscaping on the site. That was issued with the packet of drawings that the Commission has. He stated that he is being very brief but those were really the items of concern that were brought up in past meetings and he believes that they have been addressed properly, but they are open to questions and comments and any other issues that may want to be addressed by the Planning Commission.

Chairman Mollenkamp opened the floor for comments from the Commission.

Member Hurst asked for clarity on the northern extension of Jaycox. He asked if that will be the school's responsibility or will that become the city's responsibility with the \$1.5 million in contribution.

Jeff Henderson stated that the roadway will be a public right of way and so, it will be the City's responsibility to be maintained.

Member Hurst stated yes, maintained, and asked how about build. He rephrased and asked if the city would build and maintain or just maintain it.

Jeff Henderson stated build and maintain. He stated that the District is contributing toward the cost of that. It wouldn't cover the entire cost, but they are contributing toward it. It will be a dedicated right of way and will be treated the same as any other public street in the City.

Member Hurst stated that was the way he understood it but he wasn't clear when it was explained earlier. He addressed the Administration and asked if there was a proposed timeframe to install this new road recognizing that there is a need for engineering, etc in advance as well as the water line installation. He asked for a summary of what their present thinking is.

Mayor Gillock stated that they have retained K.S. Associates to work with the city on engineering for both the road and the water line. He stated that they received their scope of services yesterday. He has not seen them yet, but to hire them to do the engineering for the road and the water line. The water line will be a 12 inch line that goes basically straight from Center Ridge Road to Bainbridge. They have just completed the acquisition of the Hebebrand property where the road will go and he understands that ODOT has acquired that. They haven't closed on it yet as they have to contribute some funds, but they have reached an agreement. They will extend it 300 feet. The city will extend it about another 900 feet in a straight line where the new road will go all the way to Bainbridge, but it will

only be to the school parking lot and a 90 degree turn into the parking lot for now. Later on, when we have more money, they can continue to extend it to Bainbridge. He stated that engineering will review that in the next week or so. The funds are in place to retain them and they will start their design work which he would defer to the Engineer to see whether or not he would have a guess on how long it might take them to design those two projects. He stated they would begin on the water line immediately and the road will be a timing project between the school and the extension from Center Ridge Road, which remains to be worked out. He deferred to the Engineer for the timing of the engineering on the water line and the road extension.

City Engineer Wangler stated that he would guess that they would be four to six weeks.

Member Hurst asked if there was any possibility of having that done approximately at the same time as when the school opens.

Mayor Gillock stated that it is their hope to have it done before the school. Center Ridge Road widening will begin actual construction as of now in 2017. They will start on the east end basically Lear Nagle to Jaycox, but they have assured us that they will work on the Jaycox intersection first so they can have that extension in place as soon as possible.

Member Rothgery addressed Bainbridge Road at West Point drive. He asked if there was any intention of putting a left turn lane in there.

Jeff Henderson stated yes. The traffic study did recommend a left turn lane coming into the property and so, that is still in the plan. There will be a left turn lane coming into the property.

Member Rothgery stated that he didn't feel that the parking was going to be that big of an issue. He stated that North Ridgeville won't be like Avon or some of the schools in Elyria where they park up and down every street in the town to get to a football game.

Member Hurst asked if there were any wetlands involved in the north end that was just discussed. Obviously, there will be a bridge to build and asked if there were any wetlands to be concerned of in that area.

City Engineer Wangler stated that he didn't believe there was any wetlands for this phase of Jaycox that just goes to the school. With this very preliminary stage where Jaycox was laid out all the way to Bainbridge, he believes that there are some wetlands there that they would have to deal with in the future, but this first phase he didn't believe there was any.

Member Hurst stated that there are some wetlands in the southern end of the extension and asked if it is proper to say that they will be mitigated.

City Engineer Wangler stated that mitigate is the proper term. It would just be time and money.

Member Hurst asked if the wetlands are presently on school property, wouldn't the city request the school to take care of that with this project before the land is deeded over to the city where the new roadway will be extended.

City Engineer Wangler stated that it certainly could be part of a negotiation that he is not involved in.

Member Hurst asked in the \$1.5 million dollar contribution toward the roadway, will that include the property that is being discussed on the southern end that is presently school property where the road will be built on. He asked if that included the purchase of that property.

Mayor Gillock stated that there are two questions there. He stated they are not going to be able to mitigate the wetlands at the western end now to his knowledge because they aren't ready to build there and if it is mitigated, they will continue to grow until something is done and they will have to be mitigated all over again somewhere down the road. He didn't think it could be mitigated now and reserve that for three, four, five years. He stated that the city is not purchasing property from the schools. They have not had that discussion and it hasn't been anticipated. At this point, there will be easements for use on what needs to be done in that location. They don't have an issue with that and it doesn't have to be dealt with right now. If the city puts the road all the way through, he didn't think they would have a problem and he didn't think it would have to be purchased.

Dr. Jim Powell spoke from the audience, however, it was inaudible.

Member Anderson stated that there is a 12 inch water line feeding an 8 inch loop and asked if that would be enough.

City Engineer Wangler stated when it comes to water suppression; he would defer that question to the Fire Department. They have used some of their software and worked with the Fire Department and the Fire Department is satisfied and that was enough for him.

Member Olesen stated that he knows this Jaycox extension to Bainbridge has been on a lot of people's mind and now we are able to do this. He asked of the total cost of the extension of this road, what percentage would be the responsibility of the city. He asked if there was a calculation done and he asked how that would be financed.

Mayor Gillock stated it would be 100 percent the city's responsibility, but the schools will contribute up to \$1.5 million toward that cost.

Member Olesen asked what the total would be.

Mayor Gillock stated he hasn't looked at the engineer's scope yet. He stated that when they had them do a concept study, it was about \$3 million for the road to go all the way from Center Ridge to Bainbridge. That was a guess because there is a bridge in there. The city is only going to do the first 900 feet, but it still contains that bridge.

Member Olesen asked if the city would have to do bonding.

Mayor Gillock stated that the city would just do BANs. The city would borrow money temporarily. The project will be completed and will be paid back with the \$1.5 million that the city would have on hand.

Member Mollenkamp asked if there were any other question. He asked if the metering for the 12 inch and 8 inch water lines encompassed the high school along with the new changes that are being proposed. He stated that there will be an 8 inch water main that will loop around the school itself with nine hydrants. He asked would the impact would be for the high school as far as water being used for emergencies out of that 8 inch.

Jeff Henderson stated that the high school isn't sprinklered so there will never be any water competition in that sense. He didn't feel it would have any impact.

Bill Green, Assistant Superintendent for North Ridgeville City Schools explained that when they came to the Planning Commission back in February, there was a concern from Chief Reese about the ability to fight fires and so there was some emails exchanged back and forth between Abby, himself and the Chief. The location of some of the fire hydrants were strategically placed where Chief Reese was satisfied that those fire hydrants can be tapped in any type of emergency at the high school and so, it does address it in that context. There is no sprinkler system, but it certainly can address a fire with those hydrants being in the locations that they are set.

Member Mollenkamp stated that was the intent of the original issue in that the concern was if the sprinkler system was on, the 8 inch line would not accommodate for enough water to help in an emergency situation. If there is no sprinkler system in the high school, then that answered his question.

Jeff Henderson stated that the entire sprinkler system will not go on in the Middle School. It will go on in a localized area where there might be a fire event and so, there will only be a limited number of sprinklers affected when there is an event like that. In terms of volume, there isn't a large volume of water that is being drawn.

Member Mollenkamp stated that he noticed catch basins around the parameter of the grassy parking section. He stated at a future point down the line, he asked if there would be a

need of some sort of catch basin in the center of that parking area to move the water out as well.

Jeff Henderson stated that was a good question and typically the way they design most parking lots is that if they are large enough or if they can, they like to sheet drain them to one side and the reason for that is because of the water quality issues that the EPA puts on them and they have to address any water that will come off of cars or parking lots. He stated if they put it directly into the catch basin then it will directly go into the storm system and there are various areas where the water can gather and then slowly filter in and that is one of the areas they would use this design. He believes that it is really better for the storm water system to handle in that manner. It takes it off slow. As soon as you bring something from a hard surface into a drain, then you have lost that ability to affect the quality of the storm water over time and so, whenever possible they will design the sheet drain off the edge and into a structure that will allow for the slow drain.

Member Mollenkamp asked if there were any other questions from the Commission. Hearing none, he opened the floor to the Administration.

Mayor Gillock stated his support of this project. He expressed his appreciation of how the schools have worked with the safety forces to make changes and adjustments and make the site safer. He believes it is a great project and he enjoys working with them.

City Engineer Wangler stated in regard to the land banked parking; with putting aside the requirement, from an engineering standpoint, he would prefer the land banked parking. He would rather see a grassy area that at best might get used once or twice a year rather than hard surface that has to be managed 365 that sits empty most of the time. From that aspect he sees that as a positive.

Chairman Mollenkamp agreed.

Assistant Law Director Morgan stated nothing to add.

Chief Building Official Fursdon stated no comment.

Chairman Mollenkamp received no other comments from the Administration and opened the floor to the audience for questions and comments on this particular project.

Bud Borneman of 6594 Pitts Blvd. showed the areas of where the existing ditches are located on the drawing. He showed the area where the retention is located. He stated that when the retention basin was dug, the city put the dirt in the area he showed on the drawing. He explained when the ditch used to flood, it would flow in one area and now because that dirt is there, instead of it flooding in that area it used to, it is flooding in the resident's back yards and homes in that area. He proposed that if there is any dirt needed



for that project, could they use this dirt first and return that land back to its normal elevations.

Chairman Mollenkamp stated when that flooded; a lot of that water runoff was also coming from the high school area. Now that area will be capped off and that water flow into that 2 plus acre retention system and so, they are actually going to slow that flow of water down into that corner.

Jeff Henderson stated that the storm line that is coming off the high school on the east side and heading toward Robinson's Ditch will be intercepted into the large storm water system and so, it won't be going directly into the ditch.

Chairman Mollenkamp stated that he believes that this project will be alleviating part of that problem with that easterly ditch.

Bud Borneman stated he agrees and stated that he believes everything that is done in that area will hopefully alleviate it, but if that ground was back to its original elevation and level with the backyards of those people that live along Pitts Blvd., when that property flooded, the school will be unable to use that property because it is in a flood plain. That portion of the school property would flood rather than the people's back yards and it did. At least it used to before that dirt was piled up there by the city. He proposed that the city keep their promise and remove the dirt. If they need dirt for this project, then that would be a perfect place to get it.

City Engineer Wangler stated that a while back, approximately a year or so ago, he was working with a contractor that was working on the I-90 Interchange of Avon and he was looking for a very significant amount of fill and that pile was one of the candidates and some testing was done there. That pile was found to be a contamination of top soil and useable fill and tree stumps. It is an abomination of all types of fill which makes it not very useable for structural fill under a building.

Chairman Mollenkamp stated that what the Engineer is saying is that this fill can't be used under a building at all and asked if it could be used anywhere else in the project.

City Engineer Wangler stated possibly. It would be up to the discretion of the Design Engineer.

Chairman Mollenkamp addressed the Design Engineer and the School Board if that is a possibility, would they be able to use that dirt if it fits.

Jeff Henderson stated that they aren't going to need any extra dirt on the site. With what they are doing excavation wise and regarding, they actually have to pull some of the soil off the site. He stated that they are trying to balance it and they are working with that right

now in terms of cut and fill. They won't need to have extra fill. The other thing he mentioned was that they are really staying out of that flood plain area. They are not doing any work within the flood plain itself. There are complications with that and the nature of the fill; it wouldn't be useful for anything.

Chairman Mollenkamp stated that he didn't know where the resident could go with this one as far as removing any of that soil. He doesn't really know what the city had made comments of previously when they dug that retention as to whether they were going to ship that dirt out of there.

Bud Borneman stated that he could tell him that the city promised them that the dirt would be gone in five years and that was back in 1990 and it is still there. He stated that he realizes that it may not stop the flooding but he feels as though the city should come and live up to their promise. He stated that their houses are flooding partly because of that and he believes they should remove it.

Mayor Gillock stated this is the first he has ever heard of this and he doesn't doubt it all and he will certainly take it up with the Storm Water Engineer, which is Bramhall Engineering. He will have him take a look at it and see what kind of impact it could make if it was removed and if it could be done at a reasonable cost. He will certainly bring it up to the Storm Water Engineer.

Chairman Mollenkamp stated that within the last two months and since this project came forward, he has heard about that pile of dirt quite often; not only from this gentleman but a lot of the other neighbors in that area. He stated that he understands his frustration and so, if the Administration can try and look at it and see what they can do, that is all he can tell the resident.

Member Olesen stated that he has been in contact with Mr. Borneman a couple of times already and what he is saying is very logical. If you have a flood zone and you put a big pile of dirt in it, that water is going to stretch out to other areas and he believes he has a logical point here. He did tell him that someone promised to take that dirt away and whether it was the city or whether it was the guy who dug it, it is unknown. He stated that it seems to him that if some of that dirt is removed to bring the level up to the adjoining properties, it would help the situation and he feels that the city will have to take a good look at that.

Chairman Mollenkamp stated that now the Mayor has gotten information from it, he can see that maybe now, things could get moved on. At this point in time and as far as the Planning Commission is concerned they don't have a whole lot that the Commission can do about that pile of dirt. The Administration could help this resident more than what the Commission can.

Bud Borneman stated that he came here tonight because he thought that they could use that dirt.

City Engineer Wangler stated that since this conversation has evolved into the flooding situations, and with regard to moving the dirt along with the restatement of the resident where he stated that solving the flooding over there is a multiple step process, that is exactly right. He stated he is taking a shot in the dark to state that if removing that dirt cost \$50,000, his first \$50,000 is going to be spent in what will make the most impact on Pitts/Gina. If moving that pile of dirt is not going to be the most to impact, then that will not be his first move. He will spend the \$50,000.....

Bud Borneman stated that since this retention basin was put in, he has personally above insurance spent more than \$50,000 to fix his own home because of the flooding and he is only one house. There has been a lot more of that money spent by the people that live there that they could have moved that pile of dirt themselves. It is not going to solve the problem, but it certainly going to help.

City Engineer Wangler stated that if he moves the pile and it lowers the flood elevation two inches or he does something else and it lowers the elevation a foot, he is going to go for the foot.

Bud Borneman stated that instead of moving the dirt, the city could dig another retention basin there as it is free property.

Mayor Gillock stated that they are going to take a look at it and see what they can do and see what makes sense.

Member Rothgery added that we have this situation all around the city and so, if we do it for one, then we would have to do it for everyone. We could spend years doing that.

Bud Borneman stated that the city put the dirt there.

Chairman Mollenkamp stated that the Mayor just said that they will look at and so, let's get his office involved in it right now and find out what he can come up with. As far as Planning Commission is concerned, this Commission has no issue with being able to help resolve.

Mayor Gillock stated that the city knows we have the flooding and the city is looking for anything that can help. If this turns to be something that will have a huge impact at low cost, why wouldn't the city do it? The city will take a look at it and see what the cost might be and if it will have a great impact. There is no reason we can't evaluate it.

Chairman Mollenkamp asked if there was anyone else in the audience that would like to

make a comment regarding this project.

Terry Keenan of 6863 Savannah Drive, Ward 1 Council Representative, thanked the schools for their efforts and he sees that progress has been made. He thanked Dr. Powell for taking time out of his day to meet with him. He noted a statement that was made in regards to west drive being vacated in the event that the city gets around to the total Jaycox extension. He doesn't really understand how the west drive is really going to work upon opening. He asked if it was an in only or in and out only; is it time regulated and asked if they could address that.

Jeff Henderson stated that it is both ingress and egress. Principally it will be bus access to the site for the middle school and for the elementary school and also parent access. They will use that end. The buses will come in the location he showed on the drawing and they will loop around the drive and line up and drop off their students into the front entrance and then the parents for the elementary will take the drive he showed on the drawing and they will drop their students off in the back and he showed the area where the entrance is. He stated that they will circulate and re-circulate and come back out onto Bainbridge or to Center Ridge. When the extension happens they won't need that because they will already have another access point near the extension and they will go across to get access to it. Initially, one entrance he showed on the drawing and then another entrance he showed on the drawing weren't sufficient enough for traffic flow.

Dr. Powell spoke from the audience but it was inaudible.

Terry Keenan stated that as he understands there will be mingling of bus and parents but only for the elementary parent and then the main drive in the middle of the property is really then for middle school and high school. He stated that he wasn't smart enough to know if that will work on Bainbridge without knowing the traffic report, but he appreciates understanding now what the plan is and added that his second comment does deal with storm drainage. He has been concerned about that and has seen an opportunity for assistance in storm water management to the neighborhoods because of the ball fields. He stated that it was discussed but he has never had a response back as to if it was looked at and what was the cost ramification. He asked if they could explain as that would help him understand what kind of research was done and what kind of cost impact or whatever happened to that issue.

Jeff Henderson restated the question could the ball fields be used as sort of an overflow area. He stated that they did look at that and two things happened. In order to get it to the proper elevation to actually make it affective, they would really have to take out a lot of soil to get it at an elevation that even begins to function as a supplement to the flooding. The other thing is that just from a functional standpoint, flooding the baseball field; particularly in the spring could render it basically unusable for the spring season. One of the things about baseball is it is very subjective to the early part of the spring and keeping

the fields dry. It really runs counter to the whole aspect of what we do with baseball fields because you want them to drain. You would put drainage underneath the entire thing that would allow that to stay dry and the resolve suggested would run counter to the purpose if they were to combine that as a flood control elevation. He understood what Mr. Keenan was saying but the elevation they would have to get to would take it down quite a ways from where it is now and their view of that and the cost benefit of doing that didn't seem to make sense. There are other areas within that flood zone, which could be excavated out to allow for that flood way to open up, but not have it as a functional part of the district's facilities. They would have trouble playing baseball on it just because of the nature of that. There are opportunities within that flood zone but he didn't feel that the baseball field is really the best location for that. The other thing is right now there is the baseball field on the other side of the storm control. The big basin is on the north side of our baseball field and to make that all work, it really doesn't make logical sense to fuss with those elevations to get it to work as an extension of that expansion for the flood zone.

Mr. Keenan spoke from the audience and asked if he was saying that from an engineering aspect, it could not work.

Jeff Henderson stated that they would have to rethink that whole northern part and how that would work. One of the things that they are doing is that flood control basin which he showed on the map is elevated above the 100 year line because it needs to be that as you don't want that to flood. You don't want this to be inundated when you have an event because otherwise it just doesn't function well as a storm water retention structure. He believes just from an engineering standpoint, it would make it really difficult to make the baseball fields in the flood zone because that is essentially what that would be doing. He believes, from a cost standpoint, there are other opportunities to extend that flood zone to make it larger and he didn't think the baseball field is the place to do that. He asked if that answered his question.

Mr. Keenan stated that he didn't specifically answer his question which was the cost and if they got to the point where there was a cost analysis done on doing it. He stated that he never asked the schools to pay for it. He asked them to identify if it is a solution and then the city could evaluate the costs because what the city knows is that they have a heck of a storm water problem and he looks at that as an opportunity. The engineer has pointed out in the response that there may be other areas that are better candidates. He stated bravo and welcome. He stated he is not trying to destroy the baseball fields but he clearly would prioritize for the citizens the baseball field flooding over a basement. So, he is just trying to hear the real analysis and he hasn't heard it yet. He started to get a glimpse of it when the response included elevations and so forth and the idea that there may be a better opportunity some place is encouraging. So, he doesn't quite know what to make of the response other than they don't prefer it.

Jeff Henderson stated that it comes to the point of where it is best in spending the dollars

and where they are at and the Mayor made that point to that if it is worth doing something to help and how much impact it would actually have and again, he believes that if the west side of that site and you have the opportunity to do something in there, which it strictly becomes a flood expansion project and that area will always be used that way, would be a better use of the money.

Mr. Keenan stated that is very helpful and again he is not after the baseball fields. He just felt that would be an opportunity.

Dr. Powell began to speak from the audience and it was inaudible.

Chairman Mollenkamp asked if he would step to the mic.

Dr. Powell stated that they actually worked with the city in using URS and they looked all along that flood plain expanding that and making it as a nature study for the students and that would be dug out and unfortunately they didn't get the grant and he agrees with Jeff as that would be a much better use to do that along that property of the ditch in order to make that more naturalized. Unfortunately, they didn't get the grant but they certainly would like to apply again.

Chairman Mollenkamp stated that they could do that when the grant money rolls in. He stated that if there are no other questions from the audience, he opened the floor back to the Commission for discussion.

Member Hurst stood and explained a few years ago when he was on the Board of Flood and Drainage Control, the first thing they looked at was laying back the creek for storage. He stated if they could get some storage and not necessarily retention just simply storage, that would work much better. Recognizing that this is all woodland showed on the drawing in which residents don't want touched. However, there is a nice piece of property going all the way up to the flood line that could be laid back basically from the flow line all the way back to the flood line and store a lot of water. He showed that area on the drawing. He stated that it would be simple and it is cleared already.

Chairman Mollenkamp stated that basically it is hoped that grant money is received in order for that to happen. He asked if there were any other comments from the Commission. Hearing no other comments, he entertained a motion for the project of the new 3-8 school and football stadium.

It was moved by Hurst and seconded by Rothgery to approve the project specifically noting Dr. Powell letter with those four items.

Chairman Mollenkamp asked the Clerk to call the roll.

Yes, 5            No, 0

Motion was approved by a vote of five to zero.

**NEW BUSINESS:** No New Business

**ADJOURNMENT:**

Chairman Mollenkamp stated that since there is no new business the meeting is adjourned.

Adjourned at 8:20p.m.

  
Chairman

  
Secretary

May 12, 2015  
Date Approved