

**CITY OF INDEPENDENCE  
UTILITIES & SEWERS COMMITTEE MEETING  
MINUTES  
OCTOBER 2, 2019 4:30 P.M.  
COUNCIL CAUCUS ROOM**

Present: Chairman James Trakas  
Councilperson Carl Asseff (arrived at 4:53 p.m.)  
Councilperson Dale Veverka

Also Present: Mayor Anthony Togliatti (arrived at 4:40 p.m.)  
Vice Mayor Grendel (arrived at 4:39 p.m.)  
City Engineer Don Ramm

Chairman Trakas called the Utilities & Sewers Committee meeting of October 2, 2019 to order at 4:34 p.m.

Chairman Trakas said we have before us the Minutes from the July 30, 2019 meeting. Are there any additions, subtractions or deletions to the Minutes?

**Moved by Councilperson Veverka, seconded by Chairman Trakas, to approve the Minutes of July 30, 2019. Voice Vote: 2 yes/0 no; motion carried.**

Chairman Trakas said our first item is the stormwater drainage that we discussed from 5905 Brecksville Road to Kleber Court, which was about a year ago that we started looking at this. I turn over the meeting to our City Engineer Don Ramm.

City Engineer Ramm said we engaged LJB to perform the detailed study, and they are here to present. It was a better than \$25,000 exercise and would like to put into the record that Cornerstone of Hope was very accommodating in allowing the consultants to visit the site, walk the property and investigate, take a survey of the pond area; and they were more than willing to allow us full access to study things, investigate things, such that they could find out with no uncertainty if they were indeed causing any problems to the neighbors. So, they were very nice in that way.

At this point, I will turn it over to Dennis Albrecht. He has a nice presentation here, and the detailed study is available. It is a pretty hefty document, and Dennis have at it.

Dennis Albrecht from LJB introduced himself. I appreciate the time today. I am the Civil Engineer who performed the study for the City Engineer.

So, I will walk you through this study and what we found out. We met with Don, as you said, about a year ago; and he asked us to look at this area. So, that map on the right, you will see me

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use it several times throughout the presentation. The pink area is the total watershed area that drains through these drainage ways and makes its way out to the Cuyahoga river.

Chairman Trakas said just in terms of alignment.

Mr. Albrecht said the top is north. This is Brecksville Road right here. You can't see it, but the I-480 bridge goes right across up here; and then the Cuyahoga river is right there. So, this is Longano Drive right here and Kleber Court is at the very top.

The properties that we are going to be spending a lot of time discussing today are the properties owned by Mr. Hatch and Mr. Calabrese, and this red area down here is the Cornerstone of Hope properties.

Mr. Albrecht said so this whole area is a watershed and about 38 acres. The Cornerstone of Hope area is only 12% contributing to that whole watershed. Almost 90% of all the water flowing through this watershed does not come from Cornerstone of Hope at all. I will just zoom in a little bit on Cornerstone of Hope. Just in general, I am sure you are familiar with Longano, but it's quite an elevation change from Brecksville Road as you move east. It is more than a 40 foot drop; and so that same kind of elevation change occurs coming across the properties. Our general flow of water is from the southwest to the northeast to get into the drainage right here. That is really just a natural occurring drainage.

Chairman Trakas said this is naturally occurring, this is not coming in through water.

Mr. Albrecht said following Cornerstone of Hope was dealing with some managed water; but where you see the blue lines here, that is all natural.

So, the process then was we met early on. We wanted to establish what were the goals of the study, what was the City looking for us to achieve. First of all, we wanted to determine if there was excessive erosion caused by the waterways. Then to determine whether discharges coming from Cornerstone of Hope that did not meet the ordinance requirements; and then after it's all said and done, what were the recommendations to help improve managing it.

So, the first thing we did immediately after talking with the City Engineer, we got together with Mr. Hatch. He was very excited to see us show up on his property. He greeted us with open arms the morning we got out there, and again for reference, his properties are up here in green. So, zooming in on those a little bit; the homes are right along Brecksville Road, and he has a couple hundred feet of maintained property and from there all the way to the river is unmaintained, just wooded area. You see the natural waterways coming through the back of his properties.

I will show you a couple of photos that we took when we were out walking the site. The first photo is down deep in his property, deep in the woods; and you will see if you were to walk back there, there are occurrences where there are trees and tree roots are getting undercut. You see natural drainage ways being created. As far as we can tell, the water has been flowing here forever. I don't think that it is too deep of a water channel far from the flow of the headwall.

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I have another instance of the tree roots being undercut.

Chairman Trakas asked what time of the year did you go to the properties?

Mr. Albrecht said this was at the end of June, and the next photo I will show you is the east end of his property, very close to the Cuyahoga river. In fact, this is the one that goes south, this is looking south; and this is east towards his properties, and this is just looking back towards his property. As you can see, there's a lot of vegetation, very mature, very well established, not being washed out or anything like that.

Here's another photo. This is a brand new culvert pipe that was put in under the railroad, and this just helps to perpetuate the natural flow of the water from those drainage ways out to the Cuyahoga river.

We took quite a hike that day with Mr. Hatch. We started making our way south along the waterway through some other properties, and again very heavily vegetated, solid growth everywhere; and there is some channels being created from the drainage way. We did notice some trees down; but I don't think that's anything out of the ordinary being in a wooded area, and bunch of the trees that we noticed that were done were Ash trees anyway, which as we all know, the Ash Borer infestation really took a lot of trees out. So, I didn't think there was anything out of the ordinary back there.

The next picture, we are getting closer to the Cornerstone of Hope property here, making our way up the waterway; and you can see, here's the drainage way here. Again, nothing that looks severe at all.

The next picture is right behind Cornerstone of Hope. In fact, this is the famous treehouse they have on the property here, and you can just barely see their outfall right here which comes from their detention basin. The interesting thing is that directly downstream of where that outfall is, there's no excessive erosion at all. There was nothing that caused any concerns there; and we will have a close up of that later when we get on to the Cornerstone property, and so that's what we did next.

In early August we met with the Cornerstone of Hope, and as Don said, they were very cordial, very inviting to have us on their property. Again, this is an overview of that property, and you see the general flow of water is from the southwest to the northeast to get into the natural drainage ways there.

Looking at the property, this is where their detention basin was constructed, and that was constructed at the same time that the entire property was developed in 2006. There are some details about the detention pond, and I will get to 2010. So, you can see that the detention ponds take piped drainage from the parking lots, this goes back. It comes from here, right across here to the detention pond. There is a pipe. So, all this water is captured, all impervious areas captured and transferred to the detention pond; and there is a catch basin here with controlled flow. Actually the water gets in the catch basin from below grade. There is a pipe with holes in

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it, perforated (inaudible) slowly and in a controlled manner so that when it does come out the base right here, it's very slow and controlled in most circumstances.

That is the catch basin back here. This slit right here is in case the pond water gets all the way up to this elevation; and that's about three feet in generally above the elevation at the bottom of the pond. Again, most of the water infiltrates through the bottom down below the surface there.

Chairman Trakas asked is there some water going through that slit?

Mr. Albrecht said yes there is. We looked in the top, and it's clean and it's functioning properly.

The morning that we were out there with the Cornerstone of Hope was right after about an inch of rain fell that night before. So, with that amount of rainfall, it wasn't a major storm event that anyone would call a one year or five year storm; but it was about half of a one year storm, and with that amount of water, we were happy to see no standing water in the detention pond. It was functioning exactly as designed. There was only this small trickle coming out here; and again you don't see any excessive erosion there. It looks like it's holding up very well.

This is looking downstream. This is the outlet pipe, and you can see looking downstream, again nothing excessive.

So, after we finished the field review of Cornerstone of Hope, then we embarked on the formal drainage study, started calculating some numbers and determining again is there excessive erosion due to discharges from Cornerstone of Hope meeting with the same ordinances and then recommendations. So, we dug into the City ordinances, and I will say that you have a very well written, comprehensive ordinance for stormwater quality and quantity in Chapter 1381. A couple of things to highlight there, and this is going to get into some details that probably nobody wants to hear, how detailed it can get; but what we are looking at (inaudible) stormwater and the quantity of the stormwater. We want to look at the discharge rate, and the discharge rate from the critical storm which is a 25 year storm for this property. We want to make sure that the discharge rate does not exceed the discharge rate from the one year prior to development. So, the big thing to know about your ordinance is that pre-development discharge and post-development discharge; the post-development must always be less than the pre-development, meaning when this land was virgin, untouched trees everywhere, vegetation everywhere, the flow of water off that property has to be more than after it is developed. So, it's a very stringent code on your developers to make sure they are not hurting the environment at all. They are actually controlling water better than nature can control it.

So, then in 2010 Cornerstone of Hope did an addition here of this parking lot area; and because it was introducing more impervious area to their development, they had to do a schedule. So, they hired an engineering firm named Creekside Engineering, and Creekside performed a study, very similar to what we did; and in that study they found that there's about 6,000 square feet of impervious pavement added here, and they compared the discharge rates before and after. In yellow here, this is pre-development, that means when it was untouched, virgin land. Post-development, those are the numbers for after construction happened with that detention basin in place. So, the key again is that we want to make sure that the post numbers right here are always

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less than the pre numbers. If you look at the numbers in this column for a one year storm at a calculated discharge with .13 cubic feet per second as compared to before anything was ever built there, 1.49 cubic feet per second. That is similar for every critical year storm that needs to be compared. Every one of them was at less than the pre-development. The designing was good, and it determined that the detention basin could easily handle that extra 6,000 square feet of pavement.

Then when we did our own analysis to look at, alright what is happening today. Let's look at the condition of this basin today. We did a comprehensive topographic survey of the whole property and the basin to determine what the contour lines are in the basin, what the capacity of that basin really is and compared that with the pre-development flows which you just saw earlier. Again, we found that in every single case, the post-development flows, everything that happened after Cornerstone had developed, were less than the pre-development flows of water. So, that is good. They are doing very well. There was one catch though, and in digging a little deeper into the ordinance, none of the discharges are allowed to be higher than the pre-development one year storm. None of the flows from the 25 year or more frequent can exceed this 1.49; so that's why you see here allowable peak flow, these are all 1.49 as they cannot exceed this pre-construction number.

Chairman Trakas said per our ordinance.

Mr. Albrecht said per ordinance. Again, they are all less than pre-development; but these two right here for a 10 year storm and a 25 year storm, they do exceed the ordinance limits. The only reason that is happening is because that detention basin is about 15 years old; and it's filled with sediment and very heavy vegetation. So, we completely believe that if that detention basin were cleaned out, it would very easily be in compliance with the ordinance.

The good news is that this detention basin is also inspected every year by Cuyahoga Soil and Water Conservation District. So, you have big brother watching it for you; and they said various things. This is just a snapshot of the 2017 report and the 2018 report, and the timing worked out perfect because they were on site one week before we were in August. It was very much of an apples-to-apples comparison. In their report, they found many of the same things that we did when we visited the site. Vegetation needed to be cut back or treated. This was a flat bottom detention basin, and now it's totally filled with vegetation. The catch basin is somewhere back in there where that circle is; and so they were just saying, ensure that the in flow structures are not overgrowing, make sure the water can get where it needs to go.

Chairman Trakas asked we are on the property just to the north of that as well, immediately to the north of Cornerstone?

Mr. Albrecht said immediately to the north.

Mayor Togliatti asked the residential house they own?

Mr. Albrecht said yes. That is owned by them also.

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This is the emergency overflow spillway, and it just had some debris that the Conversation District recommended be cleaned out and cut back that vegetation.

So in general, the Cuyahoga Soil and Water Conservation District said it needs to be cleaned out. That falls in line with what we are recommending as well. We do recommend that the Cornerstone of Hope perform excavation of that detention basin, and we believe that if they were to excavate it down to the design profiles of the basin that it was designed; it would be completely in compliance with the City.

Our last recommendation was to meet with the property owners and convey the findings, and we can walk people through what needs to be done to improve and to meet the requirements.

So, with that I would be happy to answer any questions, or we can go back to any slide you like. This is the comprehensive study that was performed.

Chairman Trakas asked questions?

Councilperson Veverka asked so what percent did you say of the water came from that site?

Mr. Albrecht said only about 12%.

Chairman Trakas said I think Don you had indicated that last year that much of it was coming from across the street.

City Engineer Ramm said the large border is the overall watershed. So, it's a significant ravine that takes in a lot of water. It does also take our storm sewer outfall from Longano; and Joe and I did visit that site Monday because Dennis and I had talked about it. We hadn't seen our outfall in years, and we wanted to go see how it looked. It took us a while to find it, and there are some pipes that had become dislodged. It needs some attention; but there is no significant erosion, it's just that it's been years since that has been sitting there. Over time, I think the water coming through the creek started to erode, undermine our pipe over 30, 40, 50 years.

Mr. Albrecht said even though that pipe is broken, there's no significant erosion.

City Engineer Ramm said right, it's just that where it's supposed to be coming out, it's coming out back further. We do need to get back in there and move the pipes and probably just rip a rock channel, dump some rock in there rather than try to re-establish the pipes. It would be easier.

Chairman Trakas said any of the individuals that you spoke with reference water problems.

Mr. Albrecht said Mr. Hatch did. He continually told us that this didn't exist before 2006. There were no problems back here at all. As sympathetic as I am to his concerns, I didn't see anything when we wandered through this area. I didn't see anything that suggested that this was a brand new condition; and if you look at the erosion that is occurring immediately downstream from

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their detention basin, which is where all their water is concentrated, the flow off their property, there is no erosion. So, there is nothing to indicate that they are causing harm.

Chairman Trakas asked is there any in terms of some of the changes in weather patterns, would he be picking up things that look different to him that maybe have nothing to do with Cornerstone of Hope, how this is arranged, just general things have changed. We have a lot more intense water over a short period of time.

Mr. Albrecht said it is possible. We do seem to be having more major event rainstorms than we did 10 or 20 years ago. A couple times last year or the year before we kept hearing another 50 year storm. You say wait, we aren't supposed to have those but once per 50 years; how did we have two this year? It is all percentages. So, he could be picking up on that.

Chairman Trakas asked and you don't see substantial damage to these properties?

Mr. Albrecht said no I don't, nothing beyond what you would expect over time.

Mayor Togliatti asked and the water course that runs west to east north of the Cornerstone of Hope there, it looks like it's coming out from underneath, where does that originate from?

Mr. Albrecht said that seems to be just originating from just the flow of the land right here. There is not an outfall here. There is nothing starting that. This is just a hydrology map that shows where the water is going to accumulate and flow.

City Engineer Ramm said that's one of the things that was brought up that perhaps a City storm sewer outlets there and causing and contributing to the erosion. We surveyed that whole stretch of Brecksville for our improvements; and that storm sewer runs all the way north to the I-480 bridge and outfalls down onto the I-490 highway. Nothing outlets to the east through drainage easements or private properties.

Councilperson Veverka said the area where those trees were undercut, is that where the stream is that is meandering in that direction?

Mr. Albrecht said it is. I could go back to this. That's right along the side that the stream, I believe the stream is just over to the right of this picture. Again, it's a natural occurrence that you see in the woods. There is a waterway. Trees grow wherever they want, and they like water so they are going to grow next to a stream; and if you get some heavy flows, it will erode there. Again, you see in those photos.

Chairman Trakas said those don't look recent really. Those trees that are down, they don't look particularly recent.

Mr. Albrecht said no, and the ones where you see the roots being undercut, this has been flowing like this for thousands of years, right? I don't think it was extreme.

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Mr. Hatch did say that these streams were only a foot deep in 2005, and now all of a sudden they are this deep.

Chairman Trakas said it is about the time things started changing. We had that very massive flood in June 2006; and ever since then it seems to be, and it doesn't seem like this is connected at all to any construction. However, the weather patterns are different.

City Engineer Ramm said I think the soil types contribute as well. The soil types in these ravine areas.

Mr. Albrecht said the entire soil type in this region is a silty loam which is like muck. It is like clay, essentially it's just a little bit more grainy than clay.

Councilperson Veverka asked is that a Mahoning Ellsworth?

Mr. Albrecht said no, this is Fitch, and I will find the other one.

City Engineer Ramm said it's on the morning road report side. It is highly erodible.

Mr. Albrecht said any rock particles that it has in it are very fine. It is very close to just being a clay.

City Engineer Ramm said and the elevation relief.

Councilperson Veverka said I was going to say what's the steepness of the slope there.

City Engineer Ramm said the overall elevation between the Cornerstone property and the outfall by the river is 60 feet I believe.

Mr. Albrecht said this elevation here says 604, this is 600 at the river; and we are at over 700 up at, here we are at 734 at Brecksville Road. So, that's 134 feet of drop from Brecksville Road down to the river. At the back of Cornerstone of Hope, the catch basin elevation is 713. It is quite a drop.

Chairman Trakas said so fairly minimal follow up then.

City Engineer Ramm said well we are going to pursue as we probably should be with most of our commercial sites that have detention basins. That's really something we should be following up with our stormwater program to ensure that these owners receive these reports with the recommendations for maintenance from the Soil & Water Conservation District. It really takes us following up with those owners ensuring that they received it, that they understand what they need to do and then to ensure that we do it, complying with our stormwater program.

Chairman Trakas asked is that citywide?

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City Engineer Ramm said yes, and it's where we have fallen short over the years to really try to do that. We do get copied on the reports. The reports get sent directly to the owners. We do get a copy of them, and we do keep them in a binder. It is part of our obligation for our EPA program to ensure that they are being inspected; and it's a challenge without a full department whose job it is to do that annually, every year throughout the City over 30 or 40 basins that we have on these commercial sites. It can be overwhelming, so that's where we tend to react to problematic issues when they come up versus being proactive and doing this on a routine basis; but they can't say that they didn't know because they are getting the report direct as the owner. It is very clear, if they read those reports. So, we will follow up with the Cornerstone to make sure they understand and understand the importance of the need. After 15 years it's due.

Mr. Albrecht said and that's very typical for maintenance requirements.

Chairman Trakas asked but this is not causing anything?

City Engineer Ramm said it's not excessive.

Chairman Trakas said I'm glad we did this.

Mr. Albrecht asked are there any other questions I can answer for you?

City Engineer Ramm said we did invite the residents for not just this area, but for everything on the agenda tonight, Braewood and Renwood. We thought we would have a full house.

Councilperson Veverka asked would they have gotten the report?

City Engineer Ramm said no, the report wasn't sent. It was the notice that the report findings were going to be discussed here.

Councilperson Veverka said okay.

City Engineer Ramm said we would be happy to send them the report.

Chairman Trakas said why don't we send them reports with a summation of what the discussion was and what the action items are.

City Engineer Ramm said we can do that.

Mr. Albrecht said those soil types are Fitch fill, Silt Loam and Glenford Silt Loam.

Councilperson Veverka said I think that's because of the slope, right?

Mr. Albrecht asked the types of loam, the types of soil?

Councilperson Veverka said I think that soil type is because of the steepness of the slope.

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Mr. Albrecht said it's glacial deposits. Anything else?

City Engineer Ramm said no, I appreciate your coming.

Chairman Trakas said thanks so much.

Chairman Trakas said next up on the agenda is Item No. 3 are the Braewood Drive.

City Engineer Ramm said and Jake is here from CMT. He has to stick a little flash drive in the TV.

Jake Barber introduced himself and thanked everyone for having him there.

We are going to look at these couple of sites.

Mr. Barber said so Don had asked us back in March or April to investigate a couple of resident complaints related to the drainage and erosion. So, the first one we will look at is on Braewood Drive. It's three properties on Braewood Drive. Looking at the location map, here is I-77 and Pleasant Valley, and here are the three properties. There is a drainage stream that runs, it kind of bisects through back.

This is a map, U.S.G.S. Stream Stats, it is just a program that will show you drainage areas. It's listed the flows here at the bottom for the different events.

So, here's a contour map for the three properties in question. They are 7209, 7227 and 7313 Braewood. As you can see the stream is going here, like I said bisecting through their yards. Each property has a foot bridge across the stream to access the back part of the property. You can see that the homes sit significantly higher than the stream and the back half of the property is a low lying flat area. It serves as a natural flood plain for them. The stream has high flows. It is kind of a secondary, I don't want to necessarily call it a stream, but there's kind of a little channel through here. I suspect it's just a matter of when the flows get up to certain levels, it kind of overtops and that's where it comes out. That little channel here is not holding water on a daily basis.

Here's pictures from the site. You can see a couple of things right away. There's erosion here, you have a pipe sticking out about nine feet. I assume that the back used to be closer to the end of that pipe. It is likely a footer drain or downspouts from the middle property.

Over here we see a gabion system. So, that's behind this home here. It is the furthest to the west, I believe the Grande's property. It is my understanding that the City put this in maybe 10 or 15 years ago. It is showing some wear, rusting kind of at the bottom of the gabion baskets; and the rocks are starting to kind of bulge out. Mr. Grande stated that he has put in these energy dissipaters. It kind of helps the water lose energy. It comes downstream, and it helps with erosion. As we see when his gabion system ends, now there's kind of a hole that has developed at the end of his system, and he's dumped some more rock fill here to deal with erosion. He has similar downspout or footer drain coming out there. Again, you can see the blight and how

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significant that is. It is a sight to behold. You can kind of see here where his gabion system, just how much erosion that has happened.

This is Mr. Grande's foot bridge. You can see it just bears right out of the (inaudible). This channel is six feet wide.

Chairman Trakas asked is there evidence of erosion in the gabion, have the gabions held up?

Mr. Barber said no, no erosion really does. The gabions themselves are starting to fail. I wouldn't say they are in critical condition at this point, but they are starting to show wear. It is likely salt coming from the roads down the stream. They are not coated. Some of gabions are starting to have a coating on them, but it's not them.

So, as we move down, this would be the foot bridge for the middle property, and we see the bank eroding here. This side would be the north side. It gives kind of a close up, you can see the erosion getting close to the (inaudible).

Finally, this would be the eastern most property. Again, their bridge, you can see from this picture eroding is happening behind the piers. Here is a close up. You can see the water is getting behind the pier on this side. When this was originally constructed, I am told by the property owner that it looked more like this side where the piers were protected. They are encased in concrete, but there is erosion happening. You can see all the boulders and rocks and such that make their way down the stream. I saw somebody's patio out here. You can see the paver stones here, bricks, all sorts of things.

Chairman Trakas asked how far from the stream is that?

Mr. Barber said it's in the stream.

Chairman Trakas asked how far would their patio be from the stream?

Mr. Barber said beats me. It came from somewhere. Nobody directly in the study here.

As we work our way further to the northeast, the stream takes a bend. You can see eroding on the outside of the bend. There are trees starting to be undermined. You see a lot of roots here. Those trees are in danger. This was, we were out there in April; so I don't know how the wet May, June affected this, but I am sure it didn't help. Then this would be basically the end of the study area. There is a CEI access bridge at the end. You can see that here.

One thing to point out that I think is important for this project, in the deeds for the properties there is a statement that it is understood that the creek affects the subject property, subject to erosion and drainage problems as developed, and the property owner by acceptance hereof hereby acknowledges the same and assumes the risks thereof and agrees to indemnify and hold the City and Grantor harmless from any and all claims for erosion and drainage from that creek.

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So, we know there's erosion out there. The solution would basically be two things; install gabions the entire stretch to basically stop the erosion and then make the stream a little bit wider. That will help slow down the flows and contain it within the banks. So, this proposal widens out the stream to 9 feet; and it's basically 3 ½ feet tall from the stream bed to the top of the exposed gabion. The gabions come in basically three foot high sections, so it would be two sections. The first one would be buried 2 ½ feet, and the second one would be exposed. That's common that the first one would be at least partially buried, and not completely buried. So, 3 ½ feet tall, 9 feet wide; that actually gets us the 50 year event from the stream stats totally within the gabion system.

With that, it would likely require the replacement of at least one foot bridge, the Grande property, it does not span that far. These two potentially could be saved, but it's hard to know exactly until you would get into some kind of design.

So, this is just a summary of the (inaudible). One thing to note, the coordination with the Army Corps may or may not be required for this type of work. At the time that we did the study, we believed it would be required to have pre-construction notification; but in the last couple of weeks the Trump Administration has rolled back some of the Obama Administration's rules as far as what defines the water of the state. We do not quite have the full understanding of what that means, but it could impact a stream like this where before it was, and maybe now it's not. That's kind of to be determined.

Chairman Trakas said it's on appeal too.

Mr. Barber said we will just wait.

Chairman Trakas said if we were to place the gabions there, not saying we would, does that create any difficulties downstream?

Mr. Barber said I don't believe that it should. The other thing we are doing is widening it out so it's slowing down the water. So, if anything it helps downstream. Again, the gabions serve mostly to protect it against erosion. They don't necessarily themselves slow the water down based on how we are using them. We could set up a gabion system in the stream bed itself, not necessarily for this application, but they could be used in that case. So, the current answer no, it should not affect anything downstream.

City Engineer Ramm said I believe that's a lot of raw land undeveloped. I think that runs through the CEI easement; and it heads down in the rear yards of Hillside Road homes.

Chairman Trakas said that's what I was thinking.

Mr. Barber said so the CEI easement is here. Our study location is here.

Mr. Barber said so what's it going to cost. We did a rough estimate of what we think the probable construction cost would be. For the improvements we showed the previous slide, include contingencies, we are at \$167,000. There is, we did include an additional option to

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extend the gabions 100 feet to the west so there is definitely erosion issues on the property immediately to the west as well. So, we threw in another 100 feet, and so including that, it would take it up \$202,000.

Mr. Barber asked any questions?

Chairman Trakas said I don't think from the property owners I would imagine. Is there any less of an expensive approach that you would recommend? We haven't budgeted for that, I don't think we would.

Mr. Barber said it's difficult. The access to the site is limited. Gabions are actually something we could build on site. We could even re-use the rock from Mr. Grande's gabion system, which I think we include a small credit in there for re-using the stone. The home is sitting up higher, it's hard to get down to the site. Maybe CEI would let you access through their property, but that's a big maybe. So, you can build retaining walls, but those are more expensive.

Chairman Trakas asked could you dig the creek deeper?

Mr. Barber said no. It's still going to flow south. I think the only thing it would do is create a pool.

Councilperson Veverka said you said most of the effect would be in the CEI right-of-way and further to the east. Is there any effect on the immediate north property owner?

Mr. Barber said no, there shouldn't be. They are not doing anything to change the alignment of the stream or anything through there. So, as the water gets to its final location, it slows down because we are widening out the creek. So, no that should only help.

Councilperson Veverka asked so you are widening out the course, and it's following the same path as previously.

Mr. Barber replied correct.

Chairman Trakas asked is there a way to slow the water down so that it flows a little differently and doesn't cause the erosion or is that not something that is realistic?

Mr. Barber said let's go back to the picture of Mr. Grande's. Installing some energy dissipaters along the stream could help that. Again, accessing the properties may be difficult, and given the amount of erosion that is there already, I don't know how much it will help. The erosion really happens when the flows come up; and so to get some benefit, you have to put some pretty substantial stuff in there.

Councilperson Veverka asked so after the stream makes the turn, it doesn't affect property owner 4 or 5?

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Mr. Barber said we did not investigate further downstream, but anything that proposed in here should (inaudible).

Chairman Trakas said I was back there, and it didn't seem too, I didn't think that was a problem.

Councilperson Veverka said it's curved out to the north, that's why I was wondering about the property owner to the north; if you are chasing it in that direction, directing it in that direction. How big is the slope along that 300 feet or so?

Mr. Barber said you have about six feet of fall. It's fairly gentle.

Councilperson Veverka said 60 feet into 300.

Mr. Barber said six feet.

Councilperson Veverka asked in a 300 foot run?

Mr. Barber said so that means they are two foot contours, so there would be six.

Councilperson Veverka said six contours, so 12 feet.

Several people began speaking at once.

Mr. Barber said six.

City Engineer Ramm said Jake I think we looked into this water course and water shed, and it doesn't rise to a level of being large enough for the Regional Sewer District's system, else they could potentially be brought in to assist and have some oversight and jurisdiction; but it's too small, like most. It seems to be the case with most of our water courses, but for the big ones.

Vice Mayor Grendel said the clauses on the deeds, is that on all three of the property owners? They have that same clause? You have one copy.

Chairman Trakas said that's a standard Braewood deed.

Mr. Barber said all of Braewood.

City Engineer Ramm said and that's pretty consistent with the language that typically we see on the plats. A lot of times it doesn't make it to the deed, but in this instance it actually did. This is kind of one of the more unique ones. A lot of times we just keep it on the plat.

Chairman Trakas said maybe we knew something back then. That's a lot of money.

Vice Mayor Grendel said there can't be an expectation especially when you have a clause right on the deed that holds the City harmless.

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City Engineer Ramm said and it's always a day old story that when we bought it or we built it back in the 1980's and the 1990's, that creek you could walk across it. It was this wide, and we don't dispute any of that. It is a massive watershed up in multiple communities, Broadview Heights, Seven Hills; and development did what it did in 1970's and 1980's and 1990's. It had ramifications through the watershed. That is what you get. I think sometimes what the City is blamed for residents say I had nothing to do with this water; this is your water. We could say it's not all fault either. It took the municipalities time to enact ordinances; unfortunately it was a little bit late in the game, but that's why we have these critical storms in our code that holds, it actually tries to hold back even more water than what it used to so that we could try to get back to where we used to be, one project at a time to slow that water down even more so. It's going to take a while.

Vice Mayor Grendel asked did the City put the gabions in for Grande? That's the only property the City did any work, and not the other two?

City Engineer Ramm said correct, and that was before my time; but I think 15 or 20 years is probably accurate. It was Geotech I think ironically who had the contract at the time; and that's 20 years out of a gabion system, that's not too bad because you saw water and decay on the galvanized steel mesh. We try to use vinyl now when we do it to protect it and give it a little more life.

Councilperson Veverka asked how far is this feature from the homes, the nearest home? Is it 50 feet? Is it more?

Mr. Barber said I would think.

Councilperson Veverka said that's still the closest home.

City Engineer Ramm said I know the one treatment that's more involved is to try to take the stream bank that's trying to be vertical and excavate it and lay it back on maybe the one side, on the low side to help slow the velocity down and let it spill out more. You start messing with the creek, it's kind of a dredging activity. I think it triggers you to an Army Corps permitting activity which is painfully slow and expensive and time-consuming. We try to stay away from that. In essence, they would be losing yard. That creek would be widening out even further, but the Regional Sewer District has had occasion to do that, mess with and put some meandering things. It takes real estate, and they know how to get through that red tape and permitting process. They have the time and resources. It is involved. We try to keep it to the stream bank, stay out of the ordinary high water mark and get away with these gabion projects and try to stay outside of the Army Corps jurisdiction; but they are still expensive.

Chairman Trakas asked what do you think? Should we approach the property owners and let them know what it is?

City Engineer Ramm said I think at the time it was brought up the goal was what could be done, and then what are we talking about, \$10,000 or \$110,000 or \$210,000 or whatever it is? So, now we have some of the answers to some of the questions.

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Chairman Trakas said well they at least wanted to know what they could do.

City Engineer Ramm said and just to put it into context, I think our whole annual funding source from Regional Sewer District under the stormwater utility is about \$190,000 to \$200,000 annually to cover the whole City. This would take up a whole year's worth of funds from that program for a couple few residents; and it's tough.

Vice Mayor Grendel said we already have it earmarked for the Brookside for one or two years.

City Engineer Ramm said more like to three to five years, depending on collections and project costs.

Chairman Trakas said well let us know what they say.

Councilperson Trakas said you know what they are going to say, they aren't going to be smiling.

Chairman Trakas said that was request, and we did what they asked us to do.

Councilperson Asseff said well another thing, you brought up the Sewer District distribution, we are denying a lot of other small projects that (inaudible).

Chairman Trakas said this is certainly an issue. Let's move on to Renwood.

Mr. Barber said so similar request from the City on this one. This is a single resident at 6697 Renwood. So, again similar location; so our first location was over here. It's based in the northeast quadrant of Pleasant Valley and I-77 interchange. Here is the house. You can see the concourse here. There is basically kind of a high point along the back property line generally. There is some fall from the back of this property towards the home. It's about eight to ten feet perhaps, but it does not appear that there is any offsite, it doesn't appear that his neighbors or anything like that is contributing to any drainage issues.

This is an excerpt from the house topo from when the house was originally constructed. Two things that jump out; first there is an existing storm lateral. It is connected to I believe to a 36 on the south side of the road. Where it goes beyond the right-of-way line, we don't know; but I think it's a safe assumption that it ties into footer drains and probably downspouts.

The second thing to point out, I go back to the aerial, there is a sunroom on the back of the house which was not part of the original construction. You can see it's not here. It's not known if that for sure leads to any of the issues the property owner is seeing.

Chairman Trakas asked do we have any idea if that sunroom had a permit when it was put on? Do we know that at all?

City Engineer Ramm said I don't know if we looked into that. It is something that we can easily find out.

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Mr. Barber said so you can see on the house topo, the original topo, there is a swale defined on the back side of the property and on the east side.

Chairman Trakas asked is the sunroom where the swale was at one time?

Mr. Barber said no, the sunroom would be here, and the swale is here. It would have eaten up probably a part of it, but the high side of it. If the swale was there, it should have been able to be constructed and still drain.

So, here's some photos. This is the back of the property with the sunroom. The property owner reported ponding and sustaining water in the back. You can see how much higher the back side of the property is, it comes down in this kind of flat area. The swale from the house topo is somewhere around in this direction. You can see the downspout going underground. So, I think it's a fair assumption that it drains into a footer drain and out.

This would be the northwest corner of the sunroom. You can see there's a small drain there.

Chairman Trakas asked is it an active drain?

Mr. Barber said it appears to be, yes.

Other problems the property owner reported was ponding on the west side in the side yard. From just standing out there, it looks like it's a bit of a ridge, almost in line with the garage that is holding back water. So, it seems that we have some pretty good fall from the garage onto the street. It seems like there's a small little swale that could just be cut through that ridge and prevent the water from ponding.

The other problem reported was ice accumulation in the winter time on the sidewalk, and it works its way onto the driveway; and it does appear from being out there, that this kind of sits a little bit lower right here where the sidewalk meets the drive apron. I can see where it holds some water. Here are some more pictures of that area. So, that ice accumulates right here; but you can see there's good drainage from the house to the street.

Then there's a pair of catch basins, you will see that on the next slide here. So, those catch basins are here and on the opposite side of the street.

So, again develop some solutions of how to get the water to drain, put a yard drain in the back of the property, connect it to the downspout that we saw going underground. It would take care of standing water in the back. As I mentioned, regarding the side yard to get the water past that little ridge and out to the street. Then another yard drain here near the drive apron connected into here. It could go one of two places, either into the storm lateral or take it to the catch basin.

Another option would be to reconstruct the sidewalk and the treelawn to get it to flow better as it was originally intended.

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Here's a summary of the improvements, and then the costs. So, this is a little bit more affordable at \$8,000 for these improvements; and it should be stated, these are at the prevailing wage rates if the City were to take on the project, what we would expect it to cost the homeowner, but maybe they could do the project for substantially less.

City Engineer Ramm asked does that go for the Braewood also?

Mr. Barber said that goes for Braewood too.

City Engineer Ramm said so those were unit prices from our contract.

Mr. Barber said correct. We use a combination of unit prices from the contract and other (inaudible).

So, can I take questions on this one?

Chairman Trakas said those are pretty fair. I think the yard drains are pretty important for a lot of these backyard problems, but in particular for this one. It looks like he does have elevation issues, but that would probably help solve it. All the recommendations make sense.

In terms of the sidewalk, what does that involve? Do they have to do anything with the sidewalk?

Mr. Barber said so what we show on this plan is just basically one panel of sidewalk replacement based on where the yard drain is placed, just to excavate that. As I mentioned, the other option is to not put the yard drain in at all and just reconstruct the sidewalk. That would probably be a little more involved. You would probably end up having to do more driveway area, potentially up into the driveway just to get that all regarded.

City Engineer Ramm said I do believe that we, and I don't know if the owner said this at the last meeting; that the City did already do some work on this property years ago. I want to say under the Ramos Administration, the Service Department may have been installing some perforated pipe. Mr. Stefanko mentioned that.

Mr. Barber said I don't recall that conversation.

Chairman Trakas said I remember him talking about that. I remember him saying something about that. It wasn't specific. He said the City was involved.

City Engineer Ramm said and I don't know to what degree, but we could check our resident data base to see if Service would have logged in some of that work, whether it be small perforated pipe or try to do some ditching or swaling. We could look into that.

Chairman Trakas asked questions on this one?

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City Engineer Ramm said the City has established a pretty fair policy where if there are people interested in doing something, we have had many occasions to do the work in the right-of-way, extend connections if you will to behind the right-of-way where most of the expense is. We could certainly try to facilitate that work to get something back behind the sidewalk that could then be extended by the owner, putting up yard drains or dropping a catch basin and swale the yard. There are ways we could participate at some lower cost in the right-of-way. This might be a candidate for that. It is something we can speak to Mr. Stefanko about.

Chairman Trakas said okay, very good. Anything more on that topic? There was nothing.

Did you have anything else on the Five-Year Capital projects, anything else you wanted to bring up?

City Engineer Ramm said you know I sat with Maggie and Dennis for three hours here before this meeting; and we went over a lot of things, a lot of roadway and a lot of water mains, storm sewers. So, in preparation for some Finance Committee meetings that are coming up.

Chairman Trakas said you were pretty thorough in the last meeting. Was there anything else that you wanted to bring up to that? I know it was pretty straightforward.

City Engineer Ramm said just a lot of water main, emphasis on water main replacements in concert with roadway jobs, and we have an item on the agenda for Tuesday, the OPWC application for that culvert replacement and Hillside Road water main. We keep trying to get some funding for that; but no major surprises.

Chairman Trakas said that's good. We like to hear that.

Any other matters? I have one matter that Councilperson Veverka brought up. We had a resident, Ms. Englehart at 6706 Hillside who wanted to inquire about a streetlight in front of their home. What would be the right approach to looking into that? Do we get Tech Services out there?

City Engineer Ramm asked there's an existing light that's not working or there is a utility pole with no light on it?

Chairman Trakas said there's a utility pole with no light on it.

City Engineer Ramm said we just had that occasion that came up on Waldorf. A resident inquired, and then we kind of did a little survey of the neighbors immediately around this pole; and there's a process. We fill out a form, submit it to CEI.

Chairman Trakas said I will send you the information.

City Engineer Ramm said we need the pole number and make sure that we interview some of the residents to make sure that somebody doesn't want it. That's the other problem.

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Councilperson Veverka said the woman's comment was that between Brecksville Road and Vineyard, it's pretty dark; and her comment was related to the new home that was being built. There's a big huge section of the sidewalk that is still out for a long period, and her concern was people then had to walk out into the street, in the dark to get around this large section. That was why she said is there a possibility of a streetlight? To which I said I don't know, I will talk to the Utilities Chairman, and he could bring it up.

City Engineer Ramm said there's some process.

Chairman Trakas said I will get the information.

Councilperson Veverka asked how soon would the people building the house, how soon after the house is completed are they required to take care of replacing the sidewalk?

City Engineer Ramm said it kind of goes with their site work. Typically, when they are pouring their concrete driveway is when they would establish a, which is about timely when they have all the heavy lifting is done on the site; and they are trying to get out and just do some top soil and yard finalizing the grading. I don't know that we have a real hard tangible date or other mechanism.

Councilperson Veverka said I just wondered, and what about the riparian setback there? It seems like there was a lot of disturbance.

City Engineer Ramm said right. We were pretty regimented on the approval process of that lot and how it got built and establishing the riparian areas; and we needed to give them some relief to build a home. They had a bridge crossing there that was engineered and approved; and then they came in somewhat after the fact and decided to put gabions, line the gabions through that whole parcel. Our code allows the gabion, it's a by right use. So, the riparian setback in essence got very impacted, negatively impacted by the construction of those gabions. It was just an unfortunate incident where we didn't expect it. It came somewhat after the fact, and our code doesn't preclude it. So, it got disturbed quite a bit.

Councilperson Veverka asked is something like that something that needs to be looked into for the future?

City Engineer Ramm said well it's a tough one because you like to allow people to protect their property; and that's the gabions along the stream banks, but it's the constructability issues of getting that built is where you would come in. You try to do it with minimal impact, but with big machinery in tight spaces, it's easy to say, hard to do. It would be somewhat punitive I think to not allow an owner to try to protect his property because of some riparian setback ordinance. It is a challenge.

Councilperson Veverka asked what's the width of that particular creek area, and will the gabions tend to speed the water course through there and negatively affect people further down?

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City Engineer Ramm said that was a unique area, so he was on the inside of the curve, that stream wants to bow out around the outside. So, all the erosion, you would think would be chewing up the outside, which is the non-house side, more towards the street. It's well back from the street. So, I would tend to say no, it shouldn't have any negative affect. In fact, I thought, I could see why he didn't want to do the outside of the curve because that wouldn't bother his new home. His investment was on that side, so that what he shored up on his side. It probably was not necessarily needed, but you could see the amount of money he has invested there. He probably wanted to protect what he is doing there. So, he chose to do it.

Councilperson Veverka said but that's on the inside.

City Engineer Ramm said it's on the inside. I don't think he did it on the outside. I could be wrong. I think it was just on his house side.

Councilperson Veverka said that wouldn't seem to be the side that would make sense.

City Engineer Ramm said right. I think he did it just as a precautionary measure so he didn't have problems. It is pretty wide, the creek is pretty wide there.

Councilperson Veverka asked so he's not forcing it through a narrow channel?

City Engineer Ramm said his bridge, we required him to do a bunch of hydraulics and engineering and some analysis performed to ensure that he was not going to negatively impact himself or upstream neighbors. Any time you are potentially restricting the flow, that would tend to create head water upstream and potentially cause flooding. Making it over big to allow all that always used to go through there is no harm, no foul, that type of thing, for downstream considerations.

Chairman Trakas asked anything else to come before the committee?

City Engineer Ramm said the last thing, I did check with my assistants in my office; and they neglected, we neglected to get those notices out to these residents. So, it was perfectly reasonable why they are not here. So, we talked about it. The envelopes were generated and labels were made, and nothing went out. So, it's my fault.

Mayor Togliatti said I was surprised that none of them were here.

City Engineer Ramm said I expected a roomful; so I would be happy to reconvene the meeting again, go through this again if you felt the need or package up these studies and reports and Power Points and send it to them. I could have the meeting maybe internally.

Chairman Trakas said why don't we do that, and we will go with you. You don't have to go by yourself. A couple of them will be interesting, but we will work with you on that. I don't want to throw you under the bus; let's try to do that as soon as we can.

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City Engineer Ramm said reach out to them and try to go through the results on site even. I wouldn't mind doing that on site.

Chairman Trakas said just let us know, and I will try to be there for sure.

City Engineer Ramm said okay. I apologize.

Chairman Trakas said that's okay. These things happen sometimes. There's a lot going on in town.

Anything else for the good of the order here? There were no other matters..

**Moved by Councilperson Veverka, seconded by Chairman Trakas, to adjourn the Utilities Committee meeting of October 2, 2019. Voice Vote: 2 yes/0 no; motion carried.**

There being no further business, the Utilities Committee meeting was adjourned at 5:52 p.m.

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Debra J. Beal, Clerk of Council  
Minutes Unapproved at Time of Release 10/07/19

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