

**MONROE COUNTY DRAINAGE BOARD**  
Wednesday January 4, 2023, at 8:30 AM  
Location: Showers Building Room 106D  
Hybrid Meeting with Virtual Attendance via Zoom

**MEMBERS PRESENT:** Bob Autio, James Faber, Trohn Enright-Randolph (*ex officio*), Ginger Davis, Bill Riggert

**MEMBERS ABSENT:** Lee Jones

**STAFF:** Donna Barbrick (Secretary), Kelsey Thetonia (MS4 Coordinator), Adam Rickert (MS4 Assistant), Erica Penna (Stormwater Inspector), Tammy Behrman (Planning), Jackie Nester Jelen (Planning), Anne Crecelius (Planning)

**OTHERS:** Tamby Wiksel-Cassidy, Robert Logsdon, Chad Parks (PBG Engineering), Daniel Butler (Bynum Fanyo)

1. **CALL TO ORDER:** Autio called the meeting to order at 8:30 a.m.
2. **Approval of Minutes for October 24, 2022. Motion to approve by Faber; second by Autio. VOTE: AYE (unanimous). Minutes approved.**
3. **Public Input for Items not on the Agenda**

4. **Business**

a. **Final Drainage Plan Review: Highland Village Church**

Kelsey Thetonia gave an overview. She said the expansion plans were approved in 2020. She said since then, the church has decided to go a different route with a smaller footprint. She said the main reason I wanted to bring it to DB is because it has had multiple reviews. She said the outstanding item that Terry wasn't fully satisfied with the outlet. She said I am hoping to get a final OK from the board for this project for what I hope is a resolution for the outlet issue. She said for the nearest suitable place to take the runoff would be the Baxter Pharmaceutical property where they have a drainage ditch on the east side of their building. She said Mr. Parks was on the call here and I have asked him to do is to provide for a drainage easement to convey the pond outlet to the corner of the property that the church owns. She said this is another parcel that the church owns. She said I would like to see if they can get a drainage easement in case they sell it and someone else wants to develop it, then there is a way to convey the discharge to the low part of the Baxter property.

Chad Parks spoke (via the Zoom app). He said he is with PBG Engineering. He said I have not spoken to the owner yet. He said I do not see a problem with the easement. He said I can discuss this today or tomorrow.

**Autio said it sounds like we could have a motion to approve the plan pending the acceptance of the drainage easement. Davis said, so moved. Second by Faber. VOTE: YES (unanimous). Motion carried.**

b. **Preliminary Drainage Plan Review: Central Supply Company, Inc., 1150 N. Sunrise Greetings Ct.**

Thetonia gave an overview. She said the Highway department is implementing a new road through the area over the railroad tracks all the way to new Profile Parkway. She said so the bridge will start raising up where the current cul de sac ends. She said this will add detention area. She said there are no major issues on the site. She said it discharges onto county property. She said there is no infrastructure currently. She said her main concern is the outlet. She said the drainage flows south. She noted the Clear Creek watershed boundary being close by with Jack's Defeat watershed to the north. She said a detention

pond is proposed for the southwest corner of the property. She said this is meeting the critical drainage area release rates. She said I assume there is a culvert under the railroad tracks.

Daniel Butler (Bynum Fanyo) spoke. He said parking on the west side of the building needs to be removed, so we are replacing it with parking on the south side. He said there is currently no stormwater quality or detention on the site currently; we are taking the drainage to the south and treating all disturbed areas and figuring out how to mitigate any issues before it drains to the nearby wetland. He said we would outlet it and introduce a basin to further reduce any scouring issues before it goes to the wetland. Autio asked if a drainage easement was needed. Thetonia said if there were doing a basin, I would say yes. She said I think a drainage easement would be appropriate for drainage to the pond if there is no adequate outlet. She said I know in the past we haven't always done that because we often have sheet flow to mimic natural conditions as much as possible.

Davis asked about a change in the impervious surface because of moving the parking area. Butler said there is a slight increase in the amount of impervious but, also, there is acquisition of right-of-way takes away some of that impervious. He said it is approximately the same. He said some of the right of way is being given to the county. Davis asked about the county's plans for drainage around the railroad bridge. Thetonia said there probably would be a swale. Davis commented about current conditions creating the wetlands. She asked about pond edge enhancement plans in the O&M. Thetonia commented landscaping is part of the planning ordinance.

Butler said regarding any pollutants coming from the site, this is a storage facility for plumbing and mechanical supplies so there is no manufacturing. He said everything coming from the site would be directed toward the new pond for stormwater quality. Riggert asked about a pipe and whether it slopes. Butler said we have it at 1% right now, but we could flatten it out even more. Riggert said that might help if a concern is scouring at the outfall.

**Motion by Riggert to approve the preliminary plan with the addition of reducing the slope of the outlet pipe and also verifying the drainage structure under the railroad. Second by Faber. VOTE: YES (unanimous). Motion carried.**

### **c. Clear Creek Flooding Concerns**

Tamby Wiksel-Cassidy spoke. She said I am a resident of Clear Creek on South Rogers Street. She said there are about a dozen structures, homes and a couple of businesses. She said our experience since about the end of 2018 has been an increase in the amount of flash flooding. She said we had a meeting last night with property owners. She said we have concerns because our structures are getting older. She spoke about areas that flash flood. She said many of the homes have basements or heating systems in their crawl spaces. She said we came up with a statement that I would like to make. She talked about possible objectives including creating a sustainable flood mitigation plan for the old Clear Creek valley area, assisting property owners with some different approaches including a more simplistic ordinance that make it possible to bring the homes up to standards, a sewer main along South Rogers, financial assistance for property owners to bring homes up to standards, projects to buy out some of the homes, road infrastructure such as replacing the bridge on That Road, a project to improve the water flow of the Creek, and cleaning out a ditch and trash in a wooded area.

She talked about following the objectives of the long-range stormwater plan. She said thank you for your time. Faber asked about floodplain area. Wiksel-Cassidy talked about frequent flooding at the intersection of That Road and Rogers and five home nearby. She said if you were to try to get a septic permit, they won't let you get one in a floodway.

Robert Logsdon spoke. He mentioned the City increasing the flow and velocity of the streams after their projects downtown. He talked about the confluence of Clear Creek and Jackson Creek. He said trying to come up with a mitigation plan for the long term helps everybody. He said this is the start of how we do things. He said our problem is how to economically set ourselves up. He said we are in a never-never land between the county and the city right now.

Thetonia said the City and the university have two different sets of regulations. There was a discussion of the county's floodplain administrator and the county's floodplain ordinance. Thetonia said the floodplain ordinance is under the Planning department and they have all the requirements from the State. She said currently the CDO is being updated so I am not sure how things will change. Davis talked about opportunities to get funding. Faber asked about updating FEMA floodplain maps.

Thetonia said we do have a completed watershed management plan for the lower Salt Creek area. She said we have applied for an implementation grant through the Lawrence County SWCD. Trohn talked about Planning, Highway, and then Stormwater being able to discuss this, even if it's incremental steps. He said I think it is our duty to discuss issues like this; it is unfortunate that the sewer won't be extended. There was a discussion of possible funding opportunities.

Tammy Behrman spoke. She said I have been to programs that discussed different grants. She said I focus a lot on Zoning Ordinance Chapter 808 and compliance so that our county can remain in the national flood insurance program. She said there is the Community Ratings System (CRS) program which does some extra above and beyond programs. She said mostly I am focused on getting our floodplain records cleaned up. She said any improvements to the bridges would be with Highway Department. She said when roads are improved there is a significant amount of funding and a LOMA process. She said with regards to funding, I do not have a lot of insight on that.

Trohn spoke about the CRS program and using that to lower insurance rates for communities. Behrman said applying for the program helps communities be a little safer, such as posting signs in flood prone areas. Thetonia said I would like the DB to look at bigger picture issues, such as upstream MS4s.

Wiksell-Cassidy talked about the bridges in the area and traffic being interrupted when the water goes across South Rogers. She spoke about lost retention areas and the loss of Wapehani dam. Trohn spoke about identifying the issues and whether the county could have a hand in that process. He said then we could have a plan ready or pass the plan on if it leaves the county's jurisdiction. He said it is in the county's interest to look at this and have some way to address it. Thetonia spoke about the long-range drainage plan and having something in collaboration with the city and with the university and trying to ensure that all three MS4s do their part. She said mitigation must happen with the development and redevelopment areas. She said if we had a collaborative plan in place, it might get us all on the same page. There was a discussion of getting the MS4s together.

**d. Drainage Plan Review: The Pointe PUD (approved by the Drainage Board without detention in 1996)**

Thetonia said this was a discussion item since the DB already approved this in 1996. She said they are getting around to building it out. She said Planning has been working closely with our legal department to see what can be required with updated standards. She said they will be able to build it out as it was designed and approved previously. She said my main concern is the outlet and where the drainage will be going from the storm sewers because previously there was an agreement with the Army Corps of Engineers to have the outlet on their property and place a riprap channel to help reduce erosion. Davis asked about a ledge on the side of the hill. Riggert said the riprap channel would be down from that relatively level ledge. Davis asked about the current Army Corps review, and it was noted they are still on board. Riggert said there was an agreement in 1996.

**e. Monroe County Stormwater Management Ordinance and Technical Standards Manual Revisions +**

There was a discussion of creating buffering that is not just symmetrical for sinkholes. Trohn said this might help mitigate issues with buildable areas being too restrictive. There was a discussion of who would be responsible for delineating the area. Behrman said I do not see how our reviewer can get through these in an efficient way. She said I have concerns about creating a backlog in our review. She asked what it would look like in an ordinance. She said I would like it to be an efficient review because the state statute requires a turnaround in a certain number of days. She said as far as a 50-foot buffer versus 25-foot, sometimes it would restrict areas that maybe do not need to be restricted. She said with the volume of our permit requests in the spring it could be tough.


Ginger Davis spoke about the process of creating an overlay that delineated areas with close contours. Thetonia said I need to come up with language about the SCA boundary for our stormwater ordinance. Behrman said we are crafting the language for our zoning ordinance and this is a great discussion. Trohn spoke about doing a cross analysis of our preliminary plat review. Thetonia commented anything to make the decision less subjective. Autio said I will put a list of thoughts together and send that out to everybody.

Thetonia noted that changes to the Technical Standards manual would require commissioners' approval as well. She said it is something that can be done administratively at a work session. She said a clear statement about the process for updating it is important.

Thetonia spoke about a site plan that would be coming up on West Second Street. She said there was an enforcement issue. She said there was a previous a plan that defined their allowed limit of disturbance and fill on the property and it was determined that they exceeded that allowance. She said a karst study was completed for this. She said it is stable right now and I am leaning towards allowing them to keep the fill there since it would be less of a disturbance then having to bring in heavy equipment to remove the material. She said if we allow them to keep the material there, then we would have to go to the Plan Commission for an outline plan amendment. She said now there are plans for adding storage units on the property and that would probably come to DB for plan approval. She said if they develop the property they would have to discharge to a sinkhole. She said there are several different things happening; this will be on the February agenda so we can look at their plan and talk about detention on the site.

Meeting adjourned at 10:39 am.

Minutes approved: 4/5/2023

  
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**President**

*Donna Barbrick*  
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**Secretary**