

MONROE COUNTY DRAINAGE BOARD

Wednesday September 6, 2023, at 8:30 AM

Location: Showers Building Room 106D

Hybrid Meeting with Virtual Attendance via Zoom

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

ABSENT: Bob Autio, Lee Jones

Staff: Donna Barbrick (Secretary), Kelsey Thetonia (MS4 Coordinator), Jackie Jelen (Planning), Tammy Behrman (Planning), Shawn Smith (Planning)

Others: Katie Stein, Daniel Butler

1. **Call to Order** at 8:35 am by Ginger Davis, in the absence of board president, Bob Autio.
2. **Approval of Minutes for: May 31, 2023 (tabled)**
3. **Public Input** – James Faber spoke about conditions and traffic concerns at a Maple Grove Road intersection.
4. **Business**
 - a. **Pinnacle Business Park – MacAllister Rentals**

Kelsey Thetonia gave the location information. She said this requires Drainage Board (DB) approval. She said this is the old ABB site, former Westinghouse site, and there are contaminated soils throughout. She said we have a regional pond to the southeast of the property and, as part of the business park subdivision, we required swales to be constructed that were sized to convey runoff from each of the lots. She said that part was completed last year or beginning of this year, I believe, and the construction permit has been closed out or has been initiated for close out. She said we have the first major development here; this one is developing five lots within the subdivision. She said they have a plat amendment to combine the five lots into one parcel. She said from a drainage perspective this one is fairly simple because it does not have a lot of offsite drainage and since the parcels are combined, we don't have to worry about discharging water onto another lot. She said it will discharge almost immediately into the regional pond. She referred to a grading plan and had a copy to pass around to DB.

She said the entire property of 16-acres is being proposed for an equipment rental business. She said they will have an office building, storage building, equipment prep building and a fueling area. She said most of the property would be used for outdoor storage of equipment to be rented out/sold. She said this entire area will be converted to impervious cover; most of it will be asphalt. She said there is a small network of storm sewers to help with drainage. She said the most notable drainage comment is that they are encapsulating the existing swale that was going to be used to drain the five lots. She said since they are combining lots, they encapsulated it and would be discharging into a riprap ditch that would go into the regional pond.

Katie Stein (design engineer) said she did not have anything to add but would be happy to answer questions. Faber asked about contaminated soils. Thetonia said it is mostly on the east portion of the property. She said a cap was required and any disturbance in the area would be overseen by the same company that oversaw construction of the swales for the development, so they are familiar with the site. She said I do not see too much excavation on the affected area.

Faber asked about drainage going into the pond. Stein said there would be runoff over those areas, but the polluted soil would all be under the cap.

Davis asked if any of the equipment stored could potentially dig into the soil when dropped; that would be my only concern, potential disturbance of the soil by the equipment. Stein said they are putting in an extra foot of material on top of the existing cap.

Faber asked about flowing in the subsurface. Thetonia said she did not see any water in the swales; they are always dry when I have been out there. She said as far as this site goes, they are reducing infiltration. She said I haven't seen any evidence of springs or groundwater.

Faber asked about drainage from the pond. Stein said there are two more ponds downstream south of Jonathan Drive. Thetonia pointed out the ponds and wetlands in the area in the Sinking Creek watershed.

Riggert asked about permitting. Thetonia pointed out jurisdictional waters to the east of this development. Davis asked about inlets in the area adjacent to the contaminated soils area. Stein said there are manholes but not inlets within the affected soil area. She said the inlets are all on the west side of the main building and on the left side of the storage buildings. She said the storm pipe would go through that existing swale, covered, encapsulated, and have one manhole structure within that affected soil area. Davis asked about how the drainage is going to get into the buried conduit. Stein said it will be sheet drained back into the swales.

Riggert asked about water quality treatment. Stein said that would take place within the regional detention pond. Thetonia spoke about a SPCC plan for the site with procedural measures in place to reduce the potential of discharge of any petroleum products. Davis asked about the open-air equipment storage being included in that plan. Thetonia said we could require things under the equipment if there are signs of leaks from the equipment. There was a discussion of pollution from the stored equipment getting to the pond and measures that could be taken. Thetonia said I could ask for spill kits.

Stein said I would like to also ask MacAllister about this, since it operates nationwide and items like this have probably been brought up in the past and they probably have means and measures on handling all of this. Riggert said I would think they have some sort of plan.

Thetonia said we asked them to put in a small berm on the south side to make sure all the runoff is contained and directed to the regional pond. She said what if we also asked for a small berm on this side to divert flow to a single area. Davis said sheet flow would be better actually. Stein said there will be plantings around the outside of this as a planning requirement. The county's landscape requirement was discussed. Thetonia said there is a soils management plan that is IDEM approved.

Jackie Jelen said Shawn Smith and Daniel Brown are also attendees. She said in addition to the site plan, they are also doing a plat amendment and reducing the area devoted to drainage easement because they are burying that swale line pipe. She said regarding sheet draining to the east, that there would be a fence that surrounds this entire area.

Daniel Brown said regarding the site plan, we do have three commercial building permits for these that are on hold until drainage plan approval. Trohn said the pond is the lynchpin to all this. He asked about monitoring. Thetonia said I think that is something that we could discuss with the business association, outside of the site plan review. She said I will talk to Planning about conditions on the business association for monitoring the pond. Trohn said I heard that sunlight is actually not that bad for some of these drainage areas, to have exposure to the sun. He said I was just wondering what people's thoughts were on that. He said it seems like that pond is threatened if there is no one to monitor it. Trohn said we should have done something to restrict having more pollutants in this particular area for a longer period of time.

Motion by Riggert to approve the drainage plan. Faber seconded.

There was a discussion of adding a condition to monitor the pond. Trohn said you could potentially ask Planning to look into monitoring. Jelen said she pulled out the O&M manual that has been executed as part of the subdivision and it says the owner is required to do quarterly inspections of all stormwater facilities. She said the pond that this is draining to is denoted as a treatment pond. She said I believe there was a hard look at the pond and the types of uses that would be going in following the subdivision.

VOTE by roll call: Riggert YES, Faber YES, Davis YES. Motion carried unanimously.

b. Joseph Greene PUD – C I & L Clear Creek +

Thetonia asked to discuss this item next. She gave an overview of the site on the south side of town. She said this linear property here is west of Southern Meadows subdivision. She said this property will be developed as a PUD. She said Terry Quillman reviewed a development plan a couple of years ago that was not implemented. She said we are looking at another amendment. She said we have floodplain on this property; the development itself is for the most part outside of the floodplain. She said the only improvement proposed in the floodplain is a simple walking trail. She said most of the development would be outside of the floodplain. She said the development would be done in phases. She said there will be two buildings going in; one is commercial, and one is a 15-unit residential building. She said there are parking areas and a detention pond. She said most of the area would be draining south toward the detention pond. She said one of the things we have been discussing recently is the outlet for this project and what it is going to look like. She said there was no evidence of sinkholes on the property. She said there is a pond with a large CBU sewer main, which we try not to do but there were spatial constraints on the site. She said it does meet critical drainage release rates; it is a large pond. She said we have an area of amended soils for water quality treatment outside of the sanitary sewer easement. She said there is an encroachment agreement between the property owner and CBU stating that CBU has the authority to go in and use the easement as needed but the property owner has the responsibility to put this back as designed. She said we also have the O&M manual to ensure that it will be put back as designed. She said CBU has required an impervious liner over their portion of the pond with the sanitary sewer. She said we want to make sure that this is meeting the requirements but also not being a maintenance burden on the property owner.

She said the pond drains to the south and we have two new inlets on South Rogers Street. She said the county has an existing culvert under the road that discharges to a ditch. She said it is the same route that the detention pond in Southern Meadows is taking as well. She said these houses are right up against the floodplain; there are drainage concerns for homes so close to floodplain. She said the size of the detention pond meets critical drainage release rates so hopefully this will actually help the drainage in this area.

Trohn had a question about everything being appropriately sized. Stein said I am taking over this project. She said this is an area that Kelsey and I have talked about. She said I would like to look at this in person and look through the drainage calculations to see if there were downstream calculations done. She said this is handling the runoff coming from Southern Meadows and taking on the runoff from Rogers. She said in theory we are releasing at lower rates. She said there are some details that we are still working on. Trohn said it is a lot of water to be taking on, from three different areas. He said I'd be curious if that culvert is cleaned or how it is maintained. Thetonia said that would be highway department's jurisdiction.

Tammy Behrman asked about plans to get permits. Thetonia said this project was not proposing any work in the floodplain in the area. Trohn asked a question about Southern Meadows. Thetonia said Southern Meadows was approved in 2019 and Terry Quillman did the review. She said I know that Terry did look

at the downstream receiving area. Thetonia said if we were to have a large flood event, Clear Creek drains two-thirds of the city of Bloomington; this area is a small portion of the troubles here, but I definitely do not want to make it worse.

Davis said I think this is one way to reduce the discharge rates. She said it is better than what exists now, and I think that's a good thing to try and reduce the impact moving forward. She said I don't know if we can have Highway size the culvert and ensure its capacity, but I do not think the onus should be on the property owner upstream. She said knowing that there are two large detention ponds draining to it the capacity of the culvert to move the water is important.

Riggert asked about funds to upsize pipes. Thetonia said we have funding for studies and replacement. Riggert said I was thinking that if Katie does an analysis and finds that a 36-inch pipe is not adequate. There was a discussion of concerns about the size of the highway culvert.

Davis said I'd also be interested to see how much the permeable pavers are reducing. Stein said I don't believe the pavers are being counted towards any volume from a detention/runoff viewpoint.

Motion by Riggert to approve the drainage plan for this development with the condition that Stein finalizes the review of the existing infrastructure downstream to ensure it is adequate. Second by Faber.

VOTE by roll call: Faber YES, Riggert YES, Davis YES. Motion carried unanimously.

c. Heitink Properties, LLC +

Thetonia said we have Daniel Butler online for this discussion. She gave information on the location of the site. She said because of the roadway extension, these properties are reconfiguring their driveway and parking areas. She said they are reconfiguring the parking area and they are adding in a detention pond, which will drain through an existing riprap channel south to the culvert under the railroad. Davis asked about the culvert and its capacity. Thetonia said I do not think we have any power to change what is under the railroad property. She said the pond will meet critical drainage area release rates; it is in the Sinking Creek watershed. She said yesterday she got additional information about the grades around the riprap ditch and calculations from Daniel showing that the capacity is adequate. She said she has not yet had time to review those.

Daniel Butler spoke. He said there is an existing building to the north that is all being treated plus all the existing parking lot and the new parking that will all be treated as well. He said these will be running to the new pond. He said there is also existing untreated areas that will remain untreated.

There was a question about a greyed area on the plan. Butler said we are detaining and treating more area from the existing large building and the existing building to the north than were previously treated at all. He said the grey square is a new loading dock. He said with the road extension to the south, that triggered this project to happen because they were not able to get trucks to get in and out as before.

Butler said there is an existing 24-inch metal culvert that goes underneath the railroad tracks. He said it is south of this site and there are swales that drain on the north side of the tracks and then they go to the culvert that goes underneath the railroad. He said regarding the ditch, there is a channel that runs north south and we will be draining to that and it is lower than the adjacent property to the west. He said it is overgrown with a lot of vegetation, but the actual drainage way is defined. He said in most places it is 2.5 foot deep with a one-foot flat bottom, riprap lined, and we did an open panel calculation, assuming that our pond failed. He said if our pond failed, then the water would rise to about 1.3 feet with a 100-year event and it's 2.5 feet tall, so we are good on a 100-year event.

Davis asked about any additional offsite drainage going to this pond. Butler said there is a little area offsite that flows to the swale but none of that flows to our new pond.

Shawn Smith (Planning) said we have been reviewing this for quite some time now but I do not have any concerns from a planner's perspective. Davis said my only comment would be is that if we are allowing for the pavement on the south side of the property to be covered by the extra treatment on the north side, we may be opening the door for that to happen again. She said we may be opening the door to swaps in the future. She said I have no problem with this one.

Motion by Riggert to approve the proposed drainage improvements for the Heitink project. Second by Faber. VOTE by roll call: Faber YES, Riggert YES, Davis YES . Motion carried.

5. Staff Reports/Discussion

Thetonia said the Planning Department is re-doing the whole Planning ordinance. She said we will go over this in the future, but not today because of the time. Trohn said he had a comment about the Technical Standards Manual. He said when we get to that part to review, maybe have a presentation outlining the major changes and the goals and what our intent is about writing this into the technical manual. He said this is going to have significant impacts and I would like a good comprehensive review in a way where I can understand the end goal.

Adjourned at 10:03 am.

Minutes approved: 10/4/23



President

Donna Barbrick

Secretary