

President Steve Henderson called the meeting to order at 6:30pm on January 18, 2018 at 701 Parlette Court with the following members present: Daniel E. Lee, Bonnie Wurst, Chad Doll, Rodney Metz, Terry Campbell and Chad Dunlap. Also present were Mayor Tom Stinebaugh and Safety Service Director Chad Scott. There were 9 visitors present. Jim Neumeier, Clerk Terry McDonald and Law Director Dennis Fallor were absent.

President Henderson noted the purpose of the meeting was to have open discussion regarding tabled Ordinance 2017-46, an ordinance amending Section 1248.05 of the Codified Ordinances of the City of Wapakoneta, Ohio, regarding storm drainage systems.

Mr. Doll opened the discussion by requesting a layman's summary of the details within said ordinance, and asked why changes to the current code are needed. Mitch Thobe and Ryan Leyfeld of Choice One Engineering explained that Service Director Scott requested a study of the 'Flower Streets' subdivision with regards to flooding, as well as a study of the City's current standards for storm drainage in comparison to similar municipalities. Mr. Leyfeld noted that the City's current standard contains vague language, and the update would resolve this. Mr. Leyfeld added that the update would also contain details on how systems should be built and maintained in the future, as well as detention regulations. Mr. Thobe added that due to increased development over the years, the City's storm sewer is being overwhelmed at times, creating the flooding issues mentioned.

Mr. Metz asked for the price difference between a 10 year that keeps all the water within the pipe, and a higher level where it is kept within a structure. Mr. Leyfeld explained that the cost to fix the storm sewer later could be ten-fold, in comparison with the up-front cost of laying bigger pipe now. Mr. Leyfeld estimated a cost difference of \$5.00 to \$10.00 per foot. Service Director Scott provided an example, in that if the City increases pipe size from 12 inch to 15 inch, the capacity increases 81%. Mr. Metz asked if the flooding issues might be caused by the size and / or care of the retention pond. Mr. Leyfeld stated that this could be an issue due to overgrowth preventing flow.

Mr. Campbell stated that he feels confident in Choice One's ability, as they have worked with the City of Wapakoneta for 25 years. Mr. Campbell reminded Council that Mayor Stinebaugh had concerns regarding the cost difference between plastic and concrete pipes. Mayor Stinebaugh then read the section of the Ordinance 2017-46 regarding the requirement of concrete pipe. Mr. Leyfeld stated that this language could be changed, but explained that some plastic pipes must have this protection per the manufacturer.

Scott Straley of Kohli & Associates addressed Mayor Stinebaugh's concerns regarding the section of the ordinance prohibiting the use of field tile. Mr. Straley stated that field tile could be used in some places, but that field tile does not have the structural stability to handle road loads. Mayor Stinebaugh asked again, if the pipes in the new specifications will be 10 year or 25 year. Mr. Leyfeld replied that the pipe must have the capacity to handle a 10 year storm, but with a design that the water won't bubble up from the system during a 25 year storm. Mr. Thobe further explained that the matter is not only about the pipe, but also the depth of catch basins and hydraulic grade line. Mr. Leyfeld added that a 10 year storm system with a 25 year hydraulic is ODOT standard as well.

Mrs. Wurst asked if field tile can be used on private property. Mr. Metz explained that a line for a sump pump should not be tied into a field tile located behind a curb.

Mr. Straley added that he feels the language and specifications in Ordinance 2017-46 is more similar to the City of Columbus, than to surrounding municipalities or counties. Mr. Straley stated that with such stringent language, it is possible that the City of Wapakoneta will have less development in the future. Mr. Straley added that the City ought to have a specifications update, but not to this degree. Mr. Leyfeld asked Mr. Straley to be more specific on his recommendations. Mr. Straley suggested less strict

regulations with a caveat stating the City can impose further restrictions in areas of concern during new development. Mr. Straley suggested looking at the water detention details again.

Mr. Thobe stated that if the City makes decisions about storm water on a case-by-case basis with new developers, there will be no consistency or standards for the City to reference in their decision making. Mr. Thobe added that it will be very expensive for the City to hire an engineering firm to study every future development due to not adhering to a standard.

Mr. Lee suggested keeping the proposed update language, but with a caveat that a developer must prove their case to the City should they feel their project does not warrant the required specifications.

Mr. Thobe stated that Choice One structured the update to protect the City and its citizens, not to make things more cost effective for developers. Mr. Thobe reiterated that the City must have something to point to that shows it has done all it can to protect itself from future flooding issues. Mayor Stinebaugh stated that Choice One designed Primrose Drive to only handle a 1 to 2 year storm. Mr. Doll suggested that some of the flooding issues are due to work done prior to any standards being in place. Dave Schlenker added that he feels much of the flooding issues are due to work that was done in the 1970's.

Mr. Campbell stated that Council cannot just keep 'kicking the can down the road' on this matter. Mr. Campbell pointed out that the current specifications are not working, so improvements and decisions must be made.

Mayor Stinebaugh asked how a 10 year storm is quantified, and how many 10 year storms Wapakoneta has had recently. Mr. Thobe answered that a 10 year storm is based on the amount rainfall received in an area in a given amount of time.

President Henderson stated that he agrees with Mr. Campbell, that Council cannot continue to 'band-aid' problems and though it is a difficult matter due to predictions on weather and future development, something must be done to protect the City and its citizens from flooding. President Henderson reminded Administration that the purpose of the meeting was to ensure that Council understood the details within the Ordinance prior to being asked to vote on it.

Brandon Terrill of Primrose Drive stated that development is still occurring in Cridersville and Minster, who have stricter regulations regarding storm sewer specifications, and that Bowling Green has had to demolish homes due to flooding. Mr. Terrill added that he does not want to see future areas of Wapakoneta needing expensive corrections made due to lack of action now.

Mrs. Wurst asked, regarding the 100 year detention pond specifications, if all other numbers would be invalid should Council change this. Mr. Thobe advised the other numbers would still be valid, as the size of the pond determines it to be 100 year.

Mr. Dave Schlenker stated that he feels he could make changes to his development at Ramga Road in order to comply with the new regulations, though it will be more costly for him. Mr. Schlenker asked how difficult it will be to make these changes within the job-ready sites, such as areas of Pratt Industries and Golden Fresh Farms. Mr. Leyfeld answered that this is based on how impervious each site is. Mr. Thobe added that Pratt Industries and the greenhouse are already designed to these new specifications.

Mr. Guy Hut asked if the other phases of Bovee Estates will be affected by this ordinance. Mr. Doll answered that this will be a question to pose to Law Director Faller, as to when the new specifications take effect. Service Director Scott answered that it would not affect phase one, but future phases would have to adhere to the new rules.

Mr. Campbell stated he feels the engineering firms have both made valid points, and that Ordinance 2017-46 could use some minor alterations in language.

Mayor Stinebaugh asked if the swales will be the City's responsibility once Wapakoneta takes the properties within city limits. Mr. Leyfeld answered, no. Mrs. Wurst added that property owners should check their contracts, as in many cases it is up to them or their homeowner association to care for the ponds.

Motion by Doll, second by Metz to adjourn at 7:50 pm. Vote – 6 yeas, 0 nays.

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President

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Clerk of Council