MEETING MINUTES

Date: Tuesday, March 28, 2023 Time: 6:00 PM

Attendees:

Name	Association
Shawn McDonald	City of Charlotte
Kate Goodman	City of Charlotte
David Meyer	City of Charlotte
Bob Jarzemsky	City of Charlotte
Alyssa Dodd	City of Charlotte
Andrew Martin	ESP Associates
Chad Heiliger	ESP Associates
Allison Wilson	ESP Associates

Location:	Online Zoom Meeting
Reference:	Valleybrook Road SDIP
ESP Project #:	IQ05.400.000

Citizen Attendees

Tess Jones Jim, Last Name Not Provided Judy, Last Name Not Provided Robert Zaharia Diane Ross Mike Scharf Debbie A. O'Connor Edgar Barnes Floyd Patten Lynda, Last Name Not Provided Veronica, Last Name Not Provided Kyle Campbell Kenneth Schorr Jessie Thompson Robert Horsley Robert Rosenheimer Anne-Scott Hatcher Charlotte Powell Philip, Last Name Not Provided 1 (704) 517-9371, Caller Name Not Provided

On March 28th City of Charlotte Stormwater Services and ESP Associates held a public meeting to provide a presentation on the current status of the Valleybrook SDIP project and share the current proposed selected alternative with the public that reside within the project area. A brief summary of previous alternatives was provided, along with a description of the current selected alternative. The meeting was then opened to a Q&A session. The questions and answers are presented on the following pages.

Questions and Responses:

Q: Have you considered flooding from the cul-de-sac side?

A: Based on a link provided by the homeowner, it appears that their question was in reference to the culde-sac of Holly Lane, east of the project area, and whether this location was taken into consideration for the model. No, this area is located outside of the watershed that feeds the Valleybrook Road channel and storm systems. Based on the FEMA flood map, it appears the Holly Lane cul-de-sac is experiencing inundation due to McAlpine Creek, and no improvements are proposed to McAlpine Creek.

Q: Why not build up the sides of the creek (in reference to McAlpine Creek) that would eliminate flooding?

A: McAlpine Creek is located within a FEMA floodway, and constructing berms on either side of the creek would increase flood risk, which FEMA would not allow.

Q: Does this take into account the development plans for the nearby apartments?

A: The project study considers future land use when determining the hydrology of the system. It should be noted that large developments would typically require some form of stormwater management designed to keep the post-developed flows equal to or less than predeveloped flows.

Q: How long will the project impact traffic on Valleybrook? In other words, how long will we need to navigate around construction?

A: Too early for a complete answer until a design is created, but typical projects of this size range from 1-2 years.

Q: Why does the city continue to issue building permits if the land isn't able to handle the excess runoff? We're looking at at least 15 new homes that are being built on Sardis Lane alone.

A: This is not a matter in which Charlotte Mecklenburg Stormwater Services has any purview.

Q: What is it meant by "real estate acquisitions"? How does this affect work on our property?

A: Real estate acquisitions are referring to the acquisition of permanent stormwater easements and temporary construction easements to complete the project. The majority of the current selected alternative alignment falls within the public right of way aside from the entrance and exit of the pipe system, as well as the culverts proposed in the northern section of the project area. Most homeowners should anticipate temporary construction easement in their yards adjacent to the right of way, but a select number of homeowners will have permanent storm drainage easements once the proposed infrastructure has been installed.

Q: Why are upgraded driveway culverts not being considered?

A: The current level of service and goal of this project is to focus on keeping inundation at or less than 6" within the public roadway during a 5-year storm event for emergency vehicle access.

Q: How long will it take since it will start? What is the impact to the homeowners?

A: It will take approximately 2-3 years for construction to begin. Construction is estimated to take 1-2 years. There will be limited work on private property. Access to properties will be provided during construction.

Q: Eliminate the project. You'll be ruining our beautiful street. You're making a mountain out of a molehill.

A: Existing conditions modeling, along with video and photographic evidence provided by homeowners with the project area indicate there are many storms where emergency vehicles cannot pass Valleybrook Road. We are proposing a solution to at least help with this safety hazard.

Q: Is the pipe being placed under the road or in the grassy area? Is the pipe replacing the stream on Valleybrook?

A: The pipe will be placed underneath the paved portion of Valleybrook Road with the inlet and outlet being the exceptions. The stream will remain in place.

Q: Where exactly are the pipes going down Valleybrook?

A: The pipe will be underneath the paved portion of Valleybrook Road.

Q: Just to clarify, will the homeowners safety be at risk on the east side of the street? Will we have to park on the road and carry groceries up the hill with no access to our driveways?

A: During construction, access to properties will be provided. Contractors may need to temporarily relocate driveway entrances, but access to properties will be provided throughout construction.

Q: If the objective is to reduce water during a 5-year flood event to 6 inches or less, how much water would this type of flood create if we did not move forward with this project?

A: The current system inundates the roadway in the 2-year (50% chance) rainfall event. Additional, more detailed information related to this question can be provided at a later date.

Q: Where does the pipe come out exactly?

A: The location of the inlet of the pipe has not been determined at this time. This location will be finalized during design. The exact location of the outlet will also be determined during design. It is expected the outlet will be near the Southwestern side of the cul-de-sac.

Q: Who has granted you the right to proceed with this project?

A: This project is being executed in accordance with the mission of CMSWS to reduce flood risk and protect the public.

Q: Will the driveways no longer flood after this project is completed?

A: Driveways will continue to flood after the project is completed.

Q: What if the people on the street don't want it?

A: The project team recommends providing comments and feedback on this project to the project manager (Shawn McDonald). Feedback will be considered in how this project moves forward.

Q: We have not been able to come home or leave due to street and driveway flooding. If the street is clear but the driveway is flooded, how do we come home or leave since this is not being addressed? Should a homeowner consider upgrading our driveway culvert to handle the water?

A: This project does not address private property concerns. Homeowners are welcome to consider upgrading their culverts to handle more flow.

Q: The flooding is not a consistent problem. Some years there is none.

A: Not all years have major flooding events. The different named storm events indicate the chance of the event happening in any given year. The five-year storm has a 20% chance of occurring in any given year. During the years it does occur, it is a public safety issue.

Q: Please explain why construction will take two years?

A: Timing for construction is not known yet as the project has not been designed, but the project incorporates not only installation of the storm drainage improvements but also utility and roadway construction.

Q: Can you clarify what upstream activities are?

A: Upstream activities was referring to the project improvements recommended North of Sardis Lane.

Q: Where will the 60-inch pipe connect relative to the bridge?

A: The connection location has not been determined at this time. This location will be finalized during design. Any work on private property will be coordinated with property owners during the design process.

Q: How far downstream? (in relation to the headwall location in comparison to the bridge of Sardis Lane)

A: The connection location has not been determined at this time. This location will be finalized during design. Any work on private property will be coordinated with property owners during the design process.

Q: What do you mean adjusting the driveway temporarily?

A: Temporary driveways could potentially be installed during construction depending on the nature of the installation adjacent to an existing driveway. The contractor will provide a means of access to each home during construction.

Q: So will a temporary driveway cut through our grass with gravel?

A: The temporary driveways have not been designed. It is possible there will be some type of gravel or stabilized surface that would cut through the grass.

Q: You are probably underestimating the time and inconvenience to the property owners.

A: We look at all the factors involved for the recommended project. We try to minimize the impact and take property owner needs into consideration.

Q: Can you guys reconsider the options on Valleybrook if all homeowners agree on a different option?

A: The project team recommends providing comments and feedback on this project to the project manager (Shawn McDonald). Feedback will be considered in how this project moves forward.

Q: Are these pages from this presentation available to us to print off after this meeting so we can further review?

A: The presentation Is available on the project webpage.

Q: Where can we go to protest this option with the best results?

A: The project team recommends providing comments and feedback on this project to the project manager (Shawn McDonald). Feedback will be considered in how this project moves forward.