

August 12, 2009

Ms. Monica Kruckow, E.I., Project Manager  
City of Charlotte Storm Water Services  
600 E. Fourth Street  
Charlotte, N.C. 28202-2844

Re: Brentwood Place Storm Water Improvement Project  
Public Meeting Minutes from meeting on 8/04/09  
City of Charlotte Project Number 671-05-707  
City of Charlotte Contract Number 0500824

Dear Ms. Kruckow,

The Isaacs Group has prepared these meeting minutes for your review. Please bring to our attention at your earliest convenience any relevant omissions and any statements which you feel are inaccurate, misunderstood or incorrect.

**Attendees:**

Monica Kruckow– Charlotte Mecklenburg Storm Water Services (CMSWS)  
Jackie Bray– Charlotte Mecklenburg Storm Water Services (CMSWS)  
Amy Bice– Charlotte Mecklenburg Storm Water Services (CMSWS)  
Bob Spalding – The Isaacs Group  
Brad Ross – The Isaacs Group

**Citizen Attendees:**

Rev. George Cook Jr.– 1243 West Blvd  
Rev. Hampton – 1243 West Blvd  
Thomas Rountree – 1243 West Blvd

**Items Discussed:**

1. The meeting began with Monica Kruckow welcoming the citizens. Monica Kruckow asked each member of The City of Charlotte and the Isaacs Group to introduce themselves to the Citizens.
2. Monica Kruckow discussed that the need for the Brentwood Place CIP was identified through the 311 Service requests which included reported flooding and/or erosion.
3. Monica Kruckow stated that the purpose of the public meeting was to discuss existing storm water issues identified by the 311 Service requests, questionnaires and modeled results of the existing storm drainage systems performed by the Isaacs Group and to receive input from the citizens on what storm water issues they have seen in the area.

4. Monica Kruckow turned the meeting over to Brad Ross who discussed the two exhibits for the public meeting.
5. Brad Ross discussed citizen reported problems vs. modeled results and explained that overall the modeled results reflected the reported problems in the areas of Brentwood Pl., Barringer Dr. and West Blvd areas.
6. Brad Ross stated that there were few citizen reported flooding problems in the upper areas of the project at Highland Street, Remount Road and Wilkinson Blvd and that there was not a lot of comparison, in the analysis of the modeled results vs. citizens reported flooding.
7. Brad Ross discussed with the citizens the specific flooding issues in and around 1243 West Blvd. Brad Ross discussed the deficient pipe systems in the project area. He stated that deficient pipe systems within the project area contribute to the flooding problems. He pointed out locations at Wilkinson Blvd, Remount Road and 1243 West Blvd where larger diameter pipe exit into smaller diameter pipes. Also, Brad Ross discussed how invasive species such as Kudzu, Japanese Honeysuckle and English Ivy hinder the function of the open channel behind the church and along the open channels between West Blvd and the Railroad and West Blvd and Bethel Road.
8. Rev. George Cook asked CMSWS and the Isaacs Group how long they thought the process would take to fix the issues in the area. Monica Kruckow discussed the phases of the project and the length of each phase.
9. Monica Kruckow stated that the existing conditions analysis is the first part of the Planning Phase for the Brentwood Place CIP. The Planning Phase began in September of 2008. She stated that the anticipated completion date of the Planning Phase will be around the 3<sup>rd</sup> quarter of 2010.
10. Monica Kruckow stated that at the finish of the Planning Phase another public meeting will be held to present to the citizens the proposed improvements and receive feedback from the citizens. She stated that CSWS encourages feedback from the citizens throughout the entire project.
11. Monica Kruckow gave her business card out to all the attendees and encouraged them to contact her at the City with any issues. She stated that if a citizen has a problem or issue that they need to call 311 to officially report an issue.
12. Monica Kruckow stated that the next step in the Planning Phase is the Alternative Analysis. She stated that the City will assess several alternatives to meet the projects goal of improving the storm drainage infrastructure and reduce flooding of streets and structures. Monica Kruckow stated that the City would select the best alternative and in addition, if needed, proposed channel improvements to increase capacity and reduce erosion.

13. Monica Kruckow stated that following the Planning Phase is the Design Phase of the Brentwood Place CIP. She stated that a typical design phase lasts 21 to 34 months.
14. Monica Kruckow discussed permitting of the project and stated that the permitting phase runs concurrently with the design phase. She stated that permitting includes obtaining water quality permits from federal and state government agencies. Monica Kruckow stated that a typical permitting phase lasts 3 to 9 months during the design phase.
15. Monica Kruckow stated that the Real Estate phase runs concurrently with the design phase. She discussed how the City's Real Estate department works with citizens and businesses to acquire easements needed to construct the recommended improvements and provide future maintenance access. Monica Kruckow stated that the easement acquisition phase of a project typically lasts 8 to 12 months but may take longer depending on the property owners and businesses.
16. Monica Kruckow discussed the Bid / Construction Phase. She stated that once design plans are finalized and all easements are acquired, the final plans will be released for bid. Monica Kruckow explained that by state law, the lowest responsible bidder is awarded the construction contract. Monica Kruckow states that the bidding phase typically is 4 to 5 months.
17. Monica Kruckow discussed the Construction Phase of the Brentwood Place CIP. She stated that efforts will be made to minimize disruption to nearby property owners. She stated that City Inspectors will be on-site to supervise the construction of proposed improvements.
18. Monica Kruckow stated that notifications of key construction dates will be mailed to residents prior to construction in those areas. She stated that the construction phase can typically be 3 months to over 2 years.
19. Monica Kruckow stated that throughout all phases, the City of Charlotte will continue to send mailers on a quarterly basis to update the citizens.
20. Rev. Hampton asked if there are a restricted number of catch basins that can be put in the road and if those are the kind of things the City will be analyzing to improve street flooding in and around Brentwood Place and Barringer Drive. Rev Hampton suggested adding pipes to the existing pipe systems, to relieve the water from Irwin Creek that is backing up into the streets on Barringer Drive and Brentwood Place.
21. Monica Krouckow explained to Rev. Hampton that dual pipes may be an option if the condition of the existing pipes is favorable, however, the condition of the existing pipes may determine the need for one larger pipe if existing pipes are

deficient.

22. Amy Bice stated that some of the areas along Brentwood Place and Barringer Drive are designated by FEMA as floodplain areas. Amy Bice explained that typically in a floodplain, improvements to the storm drainage system may have minimal impact. She stated that Charlotte Mecklenburg has a program that allows properties in those areas to be bought, however this is through County Storm Water and only applies when the structures are within the FEMA floodplain.
23. Amy Bice stated that storm drainage improvements in the floodplain may be proposed if the planning study concludes that the timing of the Irwin Creek Basin versus the Brentwood Place CIP tributary is such that upgrading the pipe system will decrease street and/or structural flooding in larger storm events.
24. Rev George Cook stated that the ditch/channel behind the church is much larger than it was when the church first resided at 1243 West Blvd, twenty two years ago. Rev. Cook stated that before Kudzu covered the entire ditch there was a wall that has now fallen in the ditch. Rev. Cook stated that what he would like is to have the channel either piped in or fixed and Kudzu removed to use the back area for an outside gathering place or amphitheatre for the community.
25. Monica Kruckow stated that for projects we have a policy to replace pipe with pipe and channel with channel. However, if the property owner wishes to pay the additional cost to pipe in a channel then this can be considered. It was noted at this time that those costs may include permitting and mitigation fees and Amy Bice stated that the construction cost of piping in creeks or streams is typically too high for residents to want to participate in the program.
26. Amy Bice explained to Thomas Roundtree that FEMA will not necessarily see the flooding as a problem. She explained that when a property is in a floodplain it is in the designated area that water simply needs to go to. Amy Bice stated that the size of the Irwin Creek Basin in terms of its large volume of water and the surrounding development prohibits improvements such as a levee in order to relieve the Brentwood area of water along Irwin Creek.
27. Monica Kruckow thanked the Citizens for their participation and asked if there were anymore questions.
28. Monica Kruckow adjourned the public meeting.