



# *Armstrong Glen, P.C.*

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## **MEETING MINUTES**

**Subject:** Lincoln Heights Storm Drainage Improvement Project - Public Meeting 3  
**Date:** August 15, 2017 6:00 – 7:30 PM  
**Location:** Beatties Ford Road Regional Library  
**Conducted by:** Steven McCraney (City Project Manager)  
Doug Lozner (City Watershed Area Manager)  
Josh Letourneau (AG Project Manager)  
Russell Parker (AG Project Engineer)  
Greg Van Hoose (City Real Estate Project Manager)  
Matt Jordan (Telics – Acquisition Agent)  
Randy Hosch (Telics – Acquisition Agent)

**Minutes by:** Josh Letourneau  
**Attendees:** 17 Residents

### **I. Welcome and Introductions**

- Steven McCraney, City Storm Water Services (CSWS) Project Manager, opened the meeting by thanking the residents for their attendance and introducing the project.
- Steven McCraney introduced himself and the team members for the project: CSWS, Armstrong Glen (AG), and Telics – see names above.
- Steven McCraney noted that this was the 3<sup>rd</sup> public meeting and there would be a formal presentation (PowerPoint) and a general Question and Answer period.

### **II. Meeting Purpose**

- Steven McCraney explained that the purpose of the meeting was to present the designed proposed improvements, and to discuss the easement acquisition process.
- Steven McCraney informed the residents that this will be the final public meeting before construction.

### **III. Charlotte Mecklenburg Storm Water Services (CMSWS)**

- Steven McCraney then talked about the project history and why the Lincoln Heights project was created.

- Steven McCraney explained that there were 56 total requests reported to 311, which included issues such as inadequate and deteriorating infrastructure, road flooding, structural flooding, old culverts, sink holes, and erosion/blockages in streams.
- Steven McCraney explained that projects like this deal with larger watershed-wide issues that cannot be managed by smaller spot repairs and require considering impacts to downstream areas.
- Steven McCraney goes on and summarizes the project phases:
  - Planning (Completed March 2015)
    - Existing Conditions Analysis – finding the problems
      - Public Meeting – held in May 2014
    - Alternative Analysis – developing alternative improvements
    - Recommended Alternative – selecting the best alternative for the project
      - Public Meeting – held in January 2015
  - Design (typically 21 to 34 months) – Current Phase
    - Designing the improvements
  - Permitting (typically 3-9 months, but usually overlaps the design phase)
  - Easement Acquisition – Current Phase (typically 12 months and overlaps with design phase)
  - Bid (typically 6 to 9 months)
  - Construction (approximately 2 years)

#### **IV. Existing Conditions and Recommended Improvements**

- Russell Parker from Armstrong Glen, briefly presented the work that had been performed to assess the drainage systems, and summarized the findings of the study by highlighting problems found in the project area.
- Russell Parker first explained how the Existing Conditions Results Map works, with highlighted red lines indicating hydraulically deficient pipes, highlighted yellow lines indicating structurally deficient pipes, and highlighted red lines indicating both hydraulically and structurally deficient pipes.
- Russell Parker then goes on to present the recommended improvements. Mr. Parker explains how the proposed improvements map works, with highlighted green lines indicating pipe to be upsized, and highlighted pink lines indicating pipe replacement, and highlighted blue lines indicating new pipe installation.

#### **V. Next Step of Project:**

- Steven McCraney then wrapped up the meeting by briefly describing the next steps of the project:
  - Permitting – Obtain all applicable permits
  - Easement Acquisition
    - An easement is a right to use land owned by another party for a specific purpose. Easements provide the City, with permission from the property owners, to come onto their property and repair drainage problems and perform on-going maintenance. Granting an easement does not reduce the size of your property, but it does create some limitations of the use of the area.
    - Storm Drainage Easement (SDE) – Grants access to a specific portion of the property for the purpose of repairing and maintaining a storm drainage system, including creeks.
    - Temporary Construction Easement (TCE) – Are not permanent easements. They give the City and its contractors the right to access your property to construct this project only.
  - Finalize Design
    - All easements have been acquired
    - All permits have been obtained
    - Construction plans are completed.
  - Bid Phase
    - Bid advertisement
    - Bid opening
    - Recommendation for approval and City Council Award
    - Pre-construction meeting
  - Construction
    - Notifications will be sent to residents
    - Contractor is given a Notice to Proceed
    - Mailers will be sent out and the project website will be updated with construction progress
    - Final walk through with the contractor
    - The City accepts the project
    - Start warranty phase (1 year)
- Steven McCraney then discussed what happens now – a representative (Randy Hosch or Matt Jordan) from Telics will contact you if we need an easement on your property for construction and/or maintenance purposes.
- Steven McCraney mentions that we will not have another public meeting prior to bid and construction

## **VI. General Questions – During Presentation:**

- Homeowner at 1955 Garnette Place asked if the City will maintain the area within his permanent drainage easement. Steven McCraney mentioned that since the area within the permanent drainage easement is still the homeowner's property, the City does not

maintain the land, only the pipe underground. The homeowner also asked if his taxes will be reduced since he cannot use the area within the SDE. Steven McCraney mentioned again that the land within the SDE is still the homeowner's property, thus will continue to pay property tax. Steven McCraney clarified that the land within the SDE is still usable, just that the homeowner cannot build a permanent structure, plants trees, etc.

- Homeowner at 2120 LaSalle Street questioned why this work is being done, when she had never witnessed flooding. Steven McCraney explained that many of the pipe systems in the neighborhood are structurally deficient, and that not making the repairs could cause more severe and expensive issues in the future. Steven McCraney also explained that there were many reports of sink holes, and video evidence of failing pipe. Homeowner continued on and questioned whether these complaints were a result of bad landscaping. Doug Lozner responded by saying that the City only addresses qualifying problems.
- Homeowner at 2120 LaSalle Street asked why a pipe gets abandoned. Steven McCraney explained that sometimes a pipe to be upsized/replaced is located between 2 houses where space is very limited. Instead of replacing the pipe in the same alignment, the original pipe is filled with concrete, and the original flow is redirected via new pipe.
- Homeowner mentioned that Madrid Street floods every time it rains.
- Homeowner asked what the time frame is for constructing the whole project. Steven McCraney explained that the timeframe will likely be 2 years, but that crews will not be everywhere at one time. They will work from downstream to upstream. They may also have multiple crews working in different areas at once if sequencing allows.
- Homeowner at 1933 Gilbert St. asked how the project will affect their driveway. Steven McCraney explained that if construction is near or under the driveway, the disturbed portion of that driveway will be replaced. Homeowner asked how long she would lose use of her driveway. Steven McCraney explained that it depends on the trench depth, and dealing with obstacles such as utility work, etc.
- Homeowner asked if construction doesn't start for another 2 years, could she sign her easement closer to when the construction will occur. Doug Lozner explained that all real estate acquisitions need to be completed before construction and during the real estate acquisition phase of the project so that plans can be finalized for construction.
- Homeowner asked what a temporary construction easement is. Steven McCraney explained that a TCE is a temporary easement which allows the contractor access to build the project. Once the project is complete (and after a warranty period), the TCE goes away. It is not a permanent easement.
- Doug Lozner explained that having an easement along your property means the City can come and fix the pipe or channel if something breaks, or if there are flooding issues. Mr. Lozner goes on to say that unless there is an old storm drain easement along your property, repair work to any existing pipe or creek is the responsibility of the property owner.

## **VII. General Discussions – Post Presentation:**

- Homeowner at 2120 LaSalle Street mentioned that the SDE at the corner of property may affect a concrete pad/bench and possibly the corner of the building. Josh Letourneau mentioned that anything removed for construction will be put back. Josh Letourneau also suggested the location of the building corner be added to the plans if it is close to the proposed easement line. Homeowner requested a PDF of the plan sheet. Josh Letourneau suggested she request the PDF from her Telics representative.
- Homeowner at 1955 Garnette Place questioned why the existing storm drain pipe was being abandoned and realigned along his property. Josh Letourneau explained that existing pipe was failing (hydraulically and structurally) and that we could not replace/upsized in the existing location due to the limited space between two houses. Homeowner mentioned that the house downstream of his property floods frequently.
- Homeowner at 1933 Gilbert Street had questions concerning the construction in front of their property. Russell Parker explained that they would have some TCE located on their property for the relocation of a power pole, but the TCE would go away after the relocation. Russell Parker also explained that the curb and driveway in front of their house would be impacted with the installation of the new storm drainage system.
- Property owner at 2112 Madrid Street had questions about the work along their property. Russell Parker explained that the existing pipe would be removed and replaced in the same location. Russell Parker also explained that there was an existing permanent storm drainage easement on the property.
- Homeowner at 2000 St. Luke had questions and concerns about depressions forming in their yard. The homeowner also mentioned that the house located on 2014 St. Luke Street flooded frequently during heavy rains. Russell Parker explained that pipe system is proposed to redirect water from the existing pipe that is in-between the two houses. The depressions the homeowner mentioned are not near the existing pipe system but Steven McCraney will meet with the property owner to look at the issues on site.
- The President of the Lincoln Heights Neighborhood Association approached Russell Parker with some general project wide questions. Russell Parker explained the general overview of the project and showed the streets being impacted on the cover of the plan set. The President wanted to have information to relay to the residents that did not make the meeting. The President asked if we could attend the next Neighborhood Association meeting to present the presentation for the residents who weren't able to make this meeting.