

RECORD OF MEETING

PROJECT: Water Oak Storm Drainage Improvement Project (671-12-007)

Date: Tuesday, October 23, 2018 – 6:00 PM, Joppa Masonic Lodge #530
500 N. Sharon Amity Road, Charlotte, NC

Attendees: Matthew Anderson, PE – Storm Water Services (Project Manager)
Doug Lozner, PE – Storm Water Services (Watershed Area Manager)
Danee McGee, PE – Storm Water Services
Kystal Bright – Real Estate Project Manager
Angela Elin-Ferguson – Real Estate Project Manager
Matt Jordan – Telics, Right of Way Acquisition Agent
Todd Munday – Telics, Right of Way Acquisition Agent
David Bocker, PE – CALYX Engineers + Consultants
Andrea Hayden, PE – CALYX Engineers + Consultants
Kevin Harward, EI – CALYX Engineers = Consultants
Allison Thompson, EI – CALYX Engineers + Consultants
Community Residents

The Real Estate Kickoff public meeting was held to provide the community of the Water Oak SDIP project with a status update of the design and introduce the residents to the real estate acquisition process. Below is a summary of the key items discussed

Public Meeting:

- Matthew Anderson welcomed the attendees, introduced both City/consultant staff, explained the meeting purpose and agenda, provided a status update for the Water Oak SDIP, and a brief history of the storm water services program and brief project history. Powerpoint slides utilized for this portion of the presentation included slides 3 thru 11 (See attached Powerpoint Slides).
- David Bocker presented both a brief summary of the design elements in the key areas of the project limits. Powerpoint slides utilized for this portion of the presentation included slides 12 thru 21 (See attached Powerpoint Slides).
- Matthew Anderson explained the next steps of the project including the real estate acquisition process. Powerpoint slides utilized for this portion of the presentation included slides 22 thru 24 (See attached Powerpoint Slides).
- David Bocker explained the various types of easements and the easements field staking process. Powerpoint slides utilized for this portion of the presentation included slides 25 thru 26 (See attached Powerpoint Slides).
- Matthew Anderson concluded the presentation with an explanation of the FEMA Public Notice requirement and remaining steps in the project process that would be undertaken after the easement acquisition process. He then explained the breakout session process and opened the meeting up to general questions from the community residents. Powerpoint slides utilized for this portion of the presentation included slides 27 thru 33
- Several general questions were asked by residents:
 - A resident asked who the direct contact would be during construction? The City explained that a City Inspector would be the person to contact during Construction. That contact information would be provided closer to construction when a City Storm Water Service inspector was assigned to the project. An inspector will be on-site for the duration of the project once construction begins. Additionally, it was explained that construction is generally built downstream to upstream, and there may be some lane and/or road closures as necessary.
 - A resident asked if the construction timeframe could be explained. The City explained that

- with the Easement Acquisition Phase lasting up to 12 months, Permitting and Finalizing plan lasting at least 6 months following, and subsequent bid processes and pre-construction processes lasting up to 7 months; it will be more than two years before any construction on the project begins. It was also mentioned that utility relocations would take place prior to the actual project construction. Actual construction time is anticipated to take a total of 2 years once it starts.
- A resident asked if the Addison culvert was being replaced and also its effects on the watershed and flooding. It was explained that the Addison Culvert replacement is not part of the scope of this project. Furthermore, the contributions of runoff from the Water Oak SDIP have a time to peak that differs from the McMullen Creek Tributary portion of the watershed. In essence, the increased flow associated with a storm event passes through McMullen Creek before the overall McMullen Creek Tributary reaches its own flood stage. Models have been completed to show these results, and confirm that any work associated with this project does not raise flooding levels downstream.
 - A resident asked if there are plans to take more homes (referencing Mecklenburg County Floodplain Buyouts). The City did not believe that any more homes would be bought out, however they would confirm with the County. After the meeting, the County confirmed that they do not have any plans in the near future to make any more parcel acquisitions on the McMullen Creek Tributary Floodway near the Addison Drive area. This will be re-evaluated in future years if funding and program opportunities allow for it.
 - A question was asked as to whether the design plans were finalized. It was explained that they are preliminary / draft plans that may be altered based on feedback.
 - A question was asked as to what will happen to existing sheds located within the proposed Storm Drainage Easement limits. It was explained that sheds would be relocated as necessary during construction and reset if possible. It is preferred by the City that sheds are not reset in the easements in case future maintenance of the storm drainage facilities is needed.
- After the presentation and general Q/A session; residents were directed to four different breakout groups in the meeting hall. Design Plans and Plats were available at each table along with both City & consultant staff to answer any specific questions.