



Find yourself in good company*

Neighborhood Advisory Board (NAB) MINUTES

Thurs. November 16, 2017, 6:00PM
City Hall Conf. Rm. 337

200 West Fifth Street
Greenville, NC 27835-7207

BOARD MEMBERS AND ALTERNATE MEMBERS PRESENT:

Attendance is denoted by an "*" and absentees are denoted by an "x"

NEIGHBORHOOD ADVISORY BOARD MEMBERS			
NAME	DISTRICT	NAME	DISTRICT
Carolyn Glast - *	1	Charlotte Smith - x	1
Betty Hines - *	2	Joyce Williams - *	2
Ann Maxwell, Chair - *	3	Ann Hamze - *	3
Blythe Tennent - *	4	Judy Bernhardt-Vice Chair *	4
Sharon Stang - *	5	Brenda Diggs - *	5
NEIGHBORHOOD ADVISORY BOARD ALTERNATE MEMBERS			
NAME	DISTRICT	NAME	DISTRICT
Margaret Hrushesky - x	1	Jim Brown - *	4
David Douglas - *	2	Misun Hur - x	5
Laura McKenna - x	3		

City Staff Present: *Community Development Department:* Christi Williamson. *Public Works Department:* Daryl Norris.

CALL TO ORDER – Ann Maxwell

1. ROLL CALL – Christi Williamson

2. MOTION TO APPROVE THE AGENDA

Motion: Judy Bernhardt Second: Carolyn Glast

Motion approved

4. MOTION TO APPROVE THE OCTOBER 19, 2017 MINUTES

Motion: Sharon Stang Second: Joyce Williams

Motion approved

Ann Maxwell introduced Daryl Norris, Civil Engineer III as the speaker for the night. She asked the NAB Members to introduce themselves and tell him which neighborhood and district they live. Each member gave a brief description of their neighborhood and flooding issues they face. Ann Maxwell shared the same quote from last month by Wolfgang Amadeus Mozart: "All I insist on, and nothing else, is that you should show the whole world that you are not afraid. Be silent, if

you choose; but when it is necessary, speak – and speak in such a way that people will remember it." Ann said she wanted Daryl Norris to hear this quote because she said that the group is concerned about things and never feel like they can make a difference. As a group we want to speak, but we want to be smart when we speak so that people will remember it and think that what we say has value.

5. PUBLIC COMMENTS – Limit 3 minutes each

- THREE (3) MINUTES ALLOTTED PER SPEAKER
- FIFTEEN (15) MINUTES ALLOTTED FOR THE PUBLIC COMMENT PERIOD

No public comments

6. DARYL NORRIS/CIVIL ENGINEER III, PUBLIC WORKS: QUESTION AND ANSWER SESSION:

Daryl said that his job deals with plan review for new and existing development as well as City facilities. He manages the enforcement of our storm water ordinances to include illegal discharge. He is also the President of the Storm Water Association of NC. This is a lobbying organization to the legislature.

Question: What is the plan for fixing the Town Creek culvert collapse at 3rd Street?

Answer: The time line for the Town Creek Culvert project is about 30 months of construction starting in 2018. It is a large and intrusive project so it will be done in phases. It is up to the contractor to decide what is done first and there will be about two and a half years of inconvenience in the down (up) town area. Over the years it has been piped with multiple sections of different materials and sizes. It is a creek that is flowing underground and doesn't see daylight until you get to 3rd street where you see the collapse. Some of the pipes are being rerouted and some older pipes are being sealed up. We will be replacing most of the pipes with 2 side by side pipes that are 7 feet in diameter.

Question: Will the new 10th street connector construction bring more water to the system?

Answer: The Town Creek culvert will now have to handle more water. The runoff from the 10th street connector is diverting the water to the Town Creek. That is why they are using larger pipes and two instead of just one.

Question: How does new construction contribute to flooding when there is no greenspace added?

Answer: The City has detention regulations that are required to hold the water back on the new site and release it slowly. An example would be the new apartments being built on

Greene Street. Their water detention is underground. It is required to release the water no faster than it was leaving their site before it was developed.

Question Is there a provision for checking compliance in years to come?

Answer The developers have to sign an operation and maintenance agreement. If in the future there is a complaint, then the agreement would allow us to go in and make sure the water detention system was still working correctly. The maintenance agreement would be binding to enforce correction of the issue.

Question: Has the City thought about building a large cistern?

Answer: Greenville has a lot of underground water. If you use an underground cistern, it must be waterproof. So you have to seal the tank. When you seal a tank and put it underground where there is groundwater then it will float. There are many things you must look at in Greenville when putting things underground. What type of storm treatment device am I going to use? Is it going to be underground? Is it going to be a cistern? Is it going to be bio retention or a wet pond? One size doesn't fit all. There are some situations that no treatment at all is the best answer. It is a site specific thing.

Question: What is the longevity on pipes?

Answer: They are designed to have about a 50 year life span for new specifications. Older pipes like corrugated metal were cheap and easy to put in but they rust easy and we are finding have a 15-20 year life span. Unfortunately most of the corrugated metal pipes were installed about 25 years ago. In storm water engineering, there is never a permanent solution to anything. It requires ongoing constant maintenance and money.

Question: Is the repair for the Town Creek Culvert coming out of the storm water funds?

Answer: Yes, it is paid out of the storm water utility fee. The City also received a 0% interest loan from the state clean water revolving fund. The project altogether may be close to 30 million when it is finished and that is just the Town Creek Culvert. There is over \$200 million that is indicated in the watershed masterplan for infrastructure replacement needs. The actual current need is \$15.5 million a year. Our current revenue is \$6 million a year. Of that \$6 million about \$3 million is in operating expenses. New construction does bring more money to the City. Our fee is based on the amount of impervious area on the lot. Rooftops, asphalt, concrete gravel anything other than grass and trees. So we will be collecting more fees with the new growth.

Question: Are the projects being fixed based on need?

Answer: There is a Storm Water Advisory Committee that has been formed and one of the things they are tasked with is to look at the list and prioritize the projects. They are scored based on impact to the City and accomplished as funding allows. The general repair of a street fail will obviously take priority.

Question: When a pipe or culvert fails, why is it being repaired to the identical design instead of improving it? Why not improve the system while you are there?

Answer: If it's in a flood area, then there is extensive design and permitting in order to change or upsize. If you end up upsizing the pipe then you will be dumping much more water on the pipe downstream and it may flood people that weren't flooding previously. Putting back the same thing is cheaper and quicker. In the areas that the city has determined needs to be replaced we try to go ahead and use the opportunity to upsize to the new plan if it is feasible. When resurfacing the roads we try to fix the infrastructure if we have to cut the road anyway.

Question: What is the difference between a flood plain and a flood way?

Answer: A flood plain is the height the water comes to from a 100 year storm. It's how far the water reaches. It is computer generated data. The flood way is typically along the center of the flood plain. It is an imaginary calculation. If you were to fill in the flood plain on both sides all the way to a certain point it would cause the flood water rise by 1 foot. That creates a line and that is the flood way. So there are regulations for no fill in the flood way but you can get a permit in the flood plain. The flood way lines have nothing to do with the ground underneath them. It is a computer calculated regulatory line.

Question: How up to date are the 50 year and 100 year flood lines? Are we using out of date maps?

Answer: NOA Atlas 2014 uses data specific to Greenville that is captured at the office rainfall gages. A 100 year storm is a misnomer. It is an annual 1% chance of that storm each year. A 10 year storm is a 10% chance. A storm and a flood are not the same thing. Sometimes a 100 year flood can come from a 10 year storm. The maps we have today for the flood plain are from 2014 and are revised every 4 years.

Question: What steps should be taken to stop flooding in the Greenfield Terrace Neighborhood which is north of the river?

Answer: We have a whole masterplan for Parker's Creek and it is on the list for prioritization. The masterplan is all on the City Website to include plans and cost. One of the

challenges for north of the river is that it is extremely flat and the creeks don't slope so the water doesn't move and it fills faster. The storm pipes don't move water when the creeks are full. There is nowhere for the water to go. Eventually the water will subside.

Question: The flood waters from 1999 were murky and black. Isn't that bad for us?

Answer: Flood waters are health hazards. In 1999 hog farms and hog lagoons were completely underwater. There was also sewage in the water and other toxic chemicals. We always ask the public to stay out of the flood waters.

Question: Why didn't the city step in to stop these subdivision from being built north of the river when they were in the flood plain?

Answer: That is a political decision and comes down to a decision between regulation and property owner rights.

Question: What kind of ordinance do we would need to ask for to keep people and property safe from flooding?

Answer: It depends on your goal. The Storm Water Advisory Board is looking at ordinance revision as part of their tasks. They are looking at things that can be done for not just new development but in general. If you try to pass an ordinance that says no building in flood plain, you are impacting property owners. That is where City Council comes in to make the decisions.

Question: If I have an existing building and want to remodel what are the regulations?

Answer: If you improve an existing building more than 50% of the value then you become subject to the flood plain regulations.

Question: It seems that people do not know that they are purchasing property in neighborhoods that flood. Is there a way to find out if the property is in a flood plain?

Answer: There are a couple of ways. If they are in a flood plain, it is required by law to be disclosed by the realtor. It is recorded on the real estate disclosure form. The other way is to look at the watershed masterplan on the internet. This will give you the information that you need to see if the property will flood. It is really buyer beware. It falls back on the person that is buying the property to do the research.

Question: So basically, what we need to do is consumer education?

Answer: Right now we are pursuing a project funded through NCDOT. It will be a program that will provide public information about flooding and flood hazards. We are developing a committee that will analyze our repetitive loss areas. The committee will get together to

figure out how the city can inform the public.

Question: When someone knows they are moving into a 100 year flood plain, are they required to get flood insurance?

Answer: There is a flood insurance mandate that allows the mortgage holder to require you to have flood insurance however if you buy your house with cash you are not required to have flood insurance.

Question: What is a riparian buffer?

Answer: A riparian buffer has nothing to do with flooding. It has more to do with water quality. Riparian is a fancy word for beside the stream. It is a buffer beside that stream to protect water quality. A tree and bush buffer keeps the runoff from your yard and filters through before going into the creek.

Question: How do we get the City to give more information about flooding at the sale of a property?

Answer: The state would be the entity to regulate that, not the City. The City does not have authority to update state statute.

Question: What can we do about flash flooding on some of our roads?

Answer: Flash flooding comes from too much water in a short period of time. The pipes have a capacity and cannot handle the intensity of that amount of water. It will slowly recede. Most roads are designed to drain up to an intensity of a 10 year storm event. The masterplan talks about level of service for roadways.

Question: When developers tear down existing structures will they redo all of the infrastructure?

Answer: Yes, their design has to have new infrastructure and it is in the plans that we have to approve prior to starting. They sometime have to improve the city's pipes in the roadway to accommodate their development. The city does review and make sure that it does not have an adverse effect on those properties down from the new development.

Question: Is there a way to correct places that are not compliant?

Answer: If there is a maintenance agreement we can require that the owner fix the issue. If the property is very old and there is no agreement, we try to work with the owners to fix it.

Question: What is the schedule for cleaning storm drains?

Answer: There are about 30,000 storm drains in the city and a small crew that works on keeping them clean. If it is draining then it was probably too much rain, too fast. The

citizens can help by cleaning the drains by their houses.

Question: Does the city require tree replacement if they are cut down.

Answer: There is no tree ordinance in the City.

7. OLD BUSINESS

A. Report from Ad Hoc Committee about Christmas Parade: Jim Brown said that we have a pontoon boat, a driver and lighting all set up and ready to go by Greenville Marine. We received rights from The Rogers Company to use the "It's a Beautiful Day in the Neighborhood" music. The parade is rain or shine. All but 2 board members voted to approve logo #1 and this will be used on all NAB items in the future including the banner and welcome packets. Ann Hamze made a motion to approve the logo. Brenda Diggs seconded and the motion passed. The theme for this year's Christmas Parade is Miracle on Evans Street. Ann Hamze made a motion to participate in the parade. It was seconded by Judy Bernhardt and the motion passed.

B. Report on Litter Index and Keep Greenville Beautiful: Brenda Diggs gave a report on attending the Litter Index patrol. They canvassed the city to show the amount of litter in different areas. They scored the different areas so that the City can apply for funds. The information is also given to public works for cleanup.

8. NEW BUSINESS: Ann said we typically do not have a December meeting. Judy made a Motion that we cancel our meeting for the month of December Carolyn second. Motion passed.

9. ANNOUNCEMENTS: Christi Williamson announced the Senior Citizen Christmas Luncheon that the Human Relations Council puts on each year in December. All seniors are invited. Ann Maxwell invited everyone to the TRUNA Christmas meeting. Brenda Diggs invited everyone to the annual cookie exchange for The Oaks Neighborhood.

10. ADJOURN

Motion to Adjourn

Motion: Brenda Diggs Second: Ann Hamze

Motion Passed

Having no further business, the meeting adjourned at 8:14PM.

Respectfully submitted,

Christi Williamson, Neighborhood Liaison

CW