

# MINUTES of the STORMWATER MANAGEMENT COMMITTEE

**Meeting held: Wednesday, June 29, 2011**

## COMMITTEE MEMBERS PRESENT:

Jim Rawlings, Councilmember Ward 2 and CHAIR of the Committee, Julie Cain Councilmember Ward 4,  
Debra Filla Councilmember Ward 1, Pat Dunn, Skip Johnson, John Kahl, Carole Lechevin,  
Mike Levitan, Alec Weinberg

## COMMITTEE MEMBERS ABSENT:

Gary Bussing Councilmember Ward 3

## GUESTS In attendance:

Mark Bodine, President of The Woods at Ironhorse Homes Association (Brittany Woods on maps)  
15325 Rosewood, Leawood, KS 66224

## STAFF PRESENT:

Joe Johnson, David Ley, Julie Stasi

- **Chair Rawlings called the meeting to order at 7:30AM** in the Main Conference Room at Leawood City Hall.
- **The first order of business was to review the Minutes from the previous meeting.**  
Alec Weinberg made a Motion to approve the Minutes from May 25, 2011.  
Skip Johnson seconded the Motion. All members present were in favor. Motion passed.
- **The second order of business was to review information on sink holes in The Woods at Ironhorse Subdivision near 153<sup>rd</sup> & Nall Avenue.** Joe Johnson advised the Public Works Dept had received an email in May from Mr. Bodine (who represents The Woods at Ironhorse) about several different issues in his neighborhood. Joe said he can go through what our staff found and then he will let Mr. Bodine talk about any other items they have.

Joe Johnson explained in the Committees packet the different items addressed. One was 153<sup>rd</sup> Terrace & Rosewood, where there is settlement around a curb inlet and a manhole. The larger settlement is around the sanitary sewer manhole and that is owned by Johnson County Wastewater Districts. Mr. Johnson advised that is pretty typical and it is real hard to compact around the cylindrical and tapered area. So that is typically seen around precast manholes. Public Works Crews did fill in the area around the curb inlet that is adjacent to the street and that also is seen throughout the City. This type of settlement is similar to what is seen around the foundation of a house. When the weather becomes hot and the soil dries it pulls away from the structure. And then rain comes and soil erodes and peels off and drops down in between the surface and the structure. Over time there is settlement. The Public Works Crews also filled in those areas. At 5340 W 153<sup>rd</sup> Terrace there was a section of curb right before the curb inlet that broke and chipped away and water was getting into and underneath the curb and Public Works Crews replaced that section of the curb and the throat to the inlet and at the same time, crews flowable filled everything to bring it back up. This replacement has all been done since the complaint of Mr. Bodine's.

Joe Johnson also advised the sidewalk along Rosewood was also replaced by the contractor once and the City replaced it last year. From what he can tell, the sidewalk is still in the same condition as when the City replaced it. There are a couple sections of sidewalks that have minor cracks, but he could not tell that there was any settlement. There is one area of sidewalk that was poured around a sanitary sewer manhole; where the sidewalk is raised to match the manhole, as there was no way to adjust the sanitary sewer manhole down to be flush with the grade. Joe has walked up and down Rosewood where there is sidewalk to look for settlements, but he did not see anything other than a few cracks. Nothing that needed to be replaced. The City Crews did televise the storm sewer pipe out there and it is all concrete pipe. Everything was found to be good. We did find one location on 153<sup>rd</sup> Terrace that is at mid-block where we have an offset on a section of pipe. It is underneath the roadway and we have not had any settlement or any issues with the roadway. We compared two tapes, one was in 2006 and one in 2011 and the off-set has not changed in those years. We do not see much infiltration and we are not getting any more off-set and we have not seen any change. We have not repaired this as it is not that bad and it is underneath the roadway. It would be a major fix to do a repair. We would prefer to wait and if we have issues with the roadway, then when we would fix the roadway along with repairing the pipe. Right now, the pipe is functioning fine. The pipe is 15 to 18 inches in diameter and is at the very top of the hill. These are the items the City was able to address that Mr. Bodine was concerned with.

Joe Johnson said he did meet with several folks in the neighborhood last year on 153<sup>rd</sup> Street who were experiencing settlement between the street and their houses. From what he could tell then, it looked like their service lines, sanitary sewer lines and water lines, the dirt above had settled. Generally that occurs almost on every house. Mr. Johnson advised he has been in his house eleven years and every summer he adds about 1,000 pounds of dirt to try to smooth out the yard and he has done that every year. This is above his sanitary sewer and his water lines. So that is very common and is seen everywhere. This type of settlement can happen soon after construction and sometimes it is well after. Consolidation of the dirt from inadequate compaction is typical around service lines after their installation. This is very typical of the area.

A GIS Map was pulled up on the overhead to view of the neighborhood.

Mr. Bodine described areas of concern on Rosewood at 153<sup>rd</sup> Terrace and in the center of the block (near 5341) of 153<sup>rd</sup> Terrace where the storm sewer pipe was televised that has a gap/offset.

John Kahl asked about the spring that was referenced and it had been investigated or is it related to a City infrastructure of some kind.

Joe Johnson said the Stormwater Crew took a look early in the morning and on 153<sup>rd</sup> Terrace they did notice water in the curb. The Crews assumption was the water must have been from irrigation because they returned in the afternoon around 2PM and the street was dry. Generally if we have a spring, it runs all the time or is a little more continuous.

Pat Dunn asked about sink holes.

Joe Johnson said that generally when we see them; it is a hole that just appears in the ground. The City had one yesterday on Mission Road that formed. There had been an old storm sewer pipe and the bottom had eroded out and over time it had created a cavern and eventually it became big enough that the top 18 inches of soil eventually fell into the hole.

Pat Dunn-so it is a void on the top that is filling in a void on the bottom.

Joe Johnson advised his crews did not find any sink holes in Mr. Bodine's neighborhood. Joe advised they observed settlement and the biggest settlement was around a sanitary sewer manhole. They had some along curb inlets and we see that typically all throughout the City.

Pat Dunn-On the pre-cast manhole, you listed that is owned by Johnson County Wastewater. But you didn't find any problems with it. Is that an area that we turned over to the County when we turned over our sewer system?

Joe Johnson-We did not televise the sanitary sewer. And no, that area has always belonged to the County's Wastewater District and was never owned by Leawood. Leawood had areas north of I-435 and some sections of Hallbrook.

Carole Lechevin asked about contacting Johnson County Wastewater to have them look at their line and asked about the off-set of the storm drain pipe.

Joe Johnson advised we did not call the County and also described the offset. Current practices are that all storm sewers installed today are televised before the contractor is completed with any project.

Mr. Bodine asked for the location of the off-set pipe and its distance from Nall.

Joe Johnson pointed to a location on the map at about 5341 W 153<sup>rd</sup> Terrace.

Mr. Bodine said there are two homeowners at the very bottom of 153<sup>rd</sup> Street at Rosewood that feel they are suffering severe settlement and think it is related to Nall Avenue Improvements. This is near where the sidewalk has been replaced 3 times-once in construction and twice post construction. Both homeowners feel the timing of all their problems is related directly to the improvement on Nall. The homeowners belief is that there is water traversing underground and maybe if there is an offset at the top of the hill, it might not be seen at the top of the street, but maybe there is water traveling down and creating a problem at the bottom of the hill. Locations with sidewalk settlement are near 15309, 15313 and 15317 Rosewood. One of the locations is going to have a trench dug in front of his yard and install an underground drain to allow the water to go around his house.

Alec Weinberg made a motion to recommend that Staff re-televise the storm sewer line near 5341 W 153<sup>rd</sup> Terrace in 6 months to see if any changes occur since the last televised check of the line and also if the resident on Rosewood comes in to get a permit for a French Drain installation or to tie into the area inlet, for Public Works staff to inspect the area and check and inspect that work and ground.

Skip Johnson made a second to the Motion. All present members were in favor of the Motion, Motion passed unanimously.

- **Meeting adjourned at 8:25 AM.**

Minutes transcribed by Julie Stasi, Leawood Public Works Department  
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