

# Stormwater Management Committee



**Meeting Agenda**  
**Wednesday, August 28, 2019**  
Leawood City Hall  
Main Conference Room  
4800 Town Center Drive  
Leawood, KS 66211  
**7:30 AM to 9:00 AM**

## **WELCOME AND INTRODUCTIONS**

### **OLD BUSINESS:**

1. Review/Approve Minutes from last meeting of July 31, 2019.

### **NEW BUSINESS:**

2. Drainage Concerns at 9320 Lee Court.

## **ADJOURN**

### **MISSION STATEMENT**

**To recommend to the Governing Body how to enhance the stormwater policy; and to provide a forum for citizens, staff and Council to discuss and study stormwater concerns and issues.**

### **~ 2018 APPOINTMENTS- STORMWATER COMMITTEE MEMBERS ~**

James Azeltine, Chair, City Council Member Ward 4  
Debra Filla, Vice-Chair, City Council Member Ward 1  
Lisa Harrison, City Council Member Ward 3  
Mary Larson, City Council Member Ward 2  
Skip Johnson....John Kahl....Matthew Kayrish  
David Lindley....Curt Talcott....William "Bill" Ramsey

**MINUTES of the  
STORMWATER MANAGEMENT COMMITTEE**  
Meeting of: **Wednesday, July 31, 2019**  
Leawood City Hall, Main Conference Room

**COMMITTEE MEMBERS PRESENT:**

James Azeltine, CHAIR and Councilmember Ward 4  
Mary Larson, Councilmember Ward 2  
Lisa Harrison, Councilmember Ward 3  
Skip Johnson  
John Kahl  
Matthew Kayrish  
David Lindley  
Curt Talcott

**COMMITTEE MEMBERS ABSENT:**

Debra Filla, Vice Chair and Councilmember Ward 1  
Bill Ramsey

**GUESTS**

Mr. Skip Wombolt, 13213 Howe Drive, Leawood, KS 66209

**STAFF PRESENT:**

David Ley, P.E., Director of Public Works  
Brian Scovill, P.E. City Engineer  
Brian Anderson, Superintendent of Parks  
Julie Stasi, Administrative Services Manager, Sr.

**CALL TO ORDER:** Chair Azeltine called the meeting to order at 7:30 A.M.

INTRODUCTIONS of those in attendance. Matt Kayrish was introduced as the newest member to the group. Matt lives in Carriage Crossing in between Nall and Roe and has an Engineering background.

**FIRST ITEM OF BUSINESS:** **Review and approval of previous meeting Minutes.**

**ACTION:** Mary Larson made a Motion to approve the Minutes as written of June 26, 2019.

Skip Johnson seconded the Motion to approve. All members in attendance were in favor. Motion passed; Minutes approved.

**SECOND ITEM OF BUSINESS: Review Drainage Concerns at 13213 Howe Drive near Gezer Park.** David Ley presented a location map of the area and then he will ask resident Skip Wombolt to talk about the issues he is having with drainage. We have his property highlighted (13213 Howe Drive) and it is on a long stretched cul-de-sac. The water shed is at the top of the berms. The berms are about twelve feet tall in Gezer Park. The water flows north across the rear of the residential properties and then making its way out to the roadway. The storm sewers are about 400 feet away from Skip's property, so trying to extend the storm sewer down to that property is going to be pretty difficult. Pictures are shown standing at Gezer Park on the trail and the berm is behind us-looking north. It is pretty flat between the trail and the fence and the ponding water seen. Standing on the west side of the Wombolt property looking east, there is a very slight grade and it drops about a foot over 400 feet or so. It is really flat, so the water is flowing to the left and to the north. You can see where the resident placed 2 x 4's I believe with rock to try to keep the water from flowing through his yard. A side view looking south where you can see the berm in the background and the water from the berm flows down and around. It is a very slight swale area. A sidewalk that goes down to a walk out/walk up basement. The sidewalk is pretty flat there, with a little bit of a valley. Looking at it from the street there is a pretty healthy swale seen but the swale

through his yard is pretty flat. The grade is between the sidewalk and the trail a couple hundred feet away is relatively flat, just a 2 to 3 foot drop.

Skip Wombolt-(describing his pictures)-Took pictures of in between the neighbor's house and his. Closest to Mission, that is all flooded back there, it never drains, it just ponds and runs through the lot. Skip explains there is no way to grow grass and also shows what it used to be like. He also has two dogs and they run up and down because there are people walking. They could never grow grass so they took it out to try to keep the mud down and also with the water running. They put black lining down and then rock. You can literally see the water running underneath all the rock into the yard. Another picture shows another drain they installed.

Lisa Harrison-You added the drains?

Skip Wombolt-Yes in the back yard to the front because the water is sitting and not moving. Trying to get the water out of there. We added another drain, another drain. We built up a portion because the water flooded through an area. There is a wall that the neighbors have and the water runs down that wall and then another photo of flood in the neighbors' back yard.

David Ley-Were you there when that wall was put in?

Skip Wombolt-No. It was put in before us. We built up an area and placed sod. It would just be a pond back there for three (3) days. Enough of a pond that ducks would hang out. Shows pictures of the rock they put down. Also an area they built up so the water would stop sanding.

Lisa Harrison-When did you add the rock?

Skip Wombolt-in the summer.

Lisa Harrison-This year.

Skip Wombolt-Yes. We have three (3) sump pumps in the basement that run non-stop. There is water sitting outside in the photo. They just put rock where the dogs were running, it doesn't run all the way across the property. Shows photo of standing water after it rained. Again about three (3) days after a rain, it's still wet and the water finally went down. The water ponds up and then runs through the back yard. Pools of water. Drains for two to three days after a rain for sure.

Skip Wombolt-It rained Sunday, and it is still draining as of yesterday (Tuesday). There is no way my yard is that big for it to drain that much. So I think when discussed with Public Works, they thought the water was running down to the drains, but it is not. In the winter that swale in the back will be iced. Because the water is flowing over from the berms. It will all be ice in the winter in the street, driving by you see pools of water sitting in the intersection area. They just redid the road there too trying to raise it to get the water to flow better, but it is a pretty common sight to see the water standing there. It then goes around the neighbor's house and the side of our house. But there is no way it rains that much water for that much water to be produced in this one area. Our basement has flooded twice since with three sump pumps along with all the other work we've done so....

Lisa Harrison-Asked him what company did the study of the yard and add the drains?

Skip Wombolt-No one. There was not a study, I had my lawn guy do it and add them where we saw the water running. Just to get the water out. The water is sitting so we were trying to move it away from the house.

David Ley-They just piped it towards the right-of-way.

Skip Talcott-The pipe pushes the water out of that last inlet. It's probably the black HDPE 4" perforated/corrugated type. Like a mini storm sewer system, instead of a straight daylight it relies on

elevation in the back to push the water out of that last drain. In one of the pictures you can see where the water is popping out there and coming onto the road.

Skip Wombolt-The other one for the whole back yard comes out right here.

Lisa Harrison-Comes out, you buried the pipe under the sidewalk?

Skip Wombolt-Yes. Yes. You see all the water coming down, that is on top of what is coming out of the pipe. When we put that with this it's just flooding over, plus all the other water coming out. I showed you that picture where I said it was after, it's 2 to 3 days and it's still draining off the back yard.

Mary Larson-Walked the trail on Monday and we had a little bit of rain, I'm not sure how much but she did see the pooling water. Noticed in one of the pictures early on there is a storm sewer behind the neighbors to the east. Those neighbors have the benefit of drains with storm sewer, but that storm sewer stops short of these properties that are on the west end. And the properties more to the east look like they are doing pretty well with the berm because they have the storm sewers near them. But to the west with the property in question, they do not have any relief from that berm. Was wondering why when the Park was constructed that the storm sewers didn't go over to the west and how difficult that is to add at this point?

David Ley-There was a slight swale through here originally. So when the site developed in the back part of 2001, before the berms, it was actually more ground that flowed through the property by 13213 but it was farm field. It was just a field. When the berms were built it moved the water shed so it actually went from about .9 acres draining through his property to about 4 tenths of an acre, 5 tenths of an acre. So the way where this berm was built a little bit further north, there was not really a swale there but further east it was further away that there was a slight swale. In order to keep the erosion down in that as the water is flowing east that is why that pipe was put in there. So this actually is a different watershed. Draining to the north, this flows to Tomahawk Creek and flowing off to the east goes to the Blue River.

Curt Talcott-There is kind of a grade break right on the curve there and it is a pretty significant grade going down hill on that back part.

David Ley-And the issue with-and we looked at that seeing if we can just tie into this storm sewer system. It could be done but the problem is this stormsewer further downstream was not designed for it and we would be collecting close to an acre trying to capture most of this.

The other option would be to put a storm sewer similar to this system here but put it tying west to the storm sewer along Mission. Pipe in this area ends and is metal pipe. In 2022 Mission Road will have an improvement project where we replace all the metal pipe. If we ended up doing any storm sewer system down through here or even just a plan for it we could move that storm sewer inlet down about 50 feet to be able to make that connection. Currently there are some utility conflicts so we would have to bring the inlet that sits more north, down about to where the trail comes out.

James Azeltine-So you think that will alleviate the standing water on the trail?

David Ley-It would remove/keep all the water that is on the Park from going through these properties to the north.

Lisa Harrison-Look straight east where the triangle shape is; I talked to an acquaintance of mine the McNeeses at 3745 W. 132<sup>nd</sup> Terrace. Similar problems for them (they thought the meeting was next week so they might have been here). And the ones next to the McNeeses at 3741 W 132<sup>nd</sup> Terrace, they added these walls.

Skip Wombolt-that was that wall that we saw.

Lisa Harrison-Very significant stone walls. And that no water is getting by them. Those walls were added maybe 4-5 or 6 years ago.

Curt Talcott-They probably made his problem worse.

Lisa Harrison-That is a very good question, I wonder about that. But he, lovely gentleman had the most amazing garden in the back. Julie-you said jokingly early "rain garden". He is taking every drop of water Mother Nature dumps over there and he is growing something with it. I've never seen anything like it. He solved his problem with a wall and a thousand plants. Which is a different choice, but it is gorgeous! Other people like grass for kids and dogs. He doesn't have much grass back there. So those three (3) owners have had significant trouble. Not so much three sump pumps running all the time, but sump pumps running frequently. I've talked to several home owners over there now and I'm thinking there is underground springs over there that we can't fix. So you may always have sump pumps running. I know for certain -well Skip Wombolt may be doing the work for the whole cul-de-sac.

Skip Wombolt-does not know of any other basements that have flooded other than the McNeeses. And that is the thing, it is surprising that we are getting water in the basement. When we bought the house they said they had not had water, maybe a few times, but we have now re-carpeted twice because it has flooded. I travel 3 to 4 days a week so I am not down there. By the time I find out it has flooded, it smells and you know. I do not know where it is coming from.

James Azeltine-One thing that concerns me, you said in the winter the trail freezes up and that is a potential liability issue for the City. Have we ever had any issues back there Brian that you know of?

Brian Anderson-Well, we plow snow off of it. I have not noticed any ice staying on it where we have to treat it.

Lisa Harrison-It does get quite a bit of sun.

Mary Larson-Monday morning there was a section of the trail that was wet. I knew immediately once I came over the berm where I was going. I do not think we got that much rain Sunday night and it hadn't rained for a long time.

James Azeltine-Asks when the Mission Project is scheduled. What all are we doing?

David Ley-That is going to be 2022. We are looking at replacing the sidewalk between 132<sup>nd</sup> to 133<sup>rd</sup> with an 8 foot trail and then replacing all the storm sewer pipe because it is metal pipe. We are replacing it with concrete pipe. Then project goes from 127<sup>th</sup> down to 133<sup>rd</sup>. We will be replacing curb wherever we take out the storm sewer and then a mill and overlay to the street after that.

Curt Talcott-So all that curb on the east side will probably be taken out when the storm sewer is. You don't replace the storm sewer without taking out the curb.

Skip Wombolt-Couldn't you just build a 6" ditch from there over to here and let it go through to the street?

David Ley-We looked at doing that but you have to have a 2% minimum grade, so if you look at that run it is about 300 to 400 feet. So you end up being below the roadway. So you really need to put a storm sewer pipe in there and it has to be a pretty flat storm sewer pipe in order to get the water to drain out and not be too far below the existing pipe system. When we replace that pipe we have to put it down about a foot lower in order to get a storm sewer pipe in and just do plastic pipe on the Park that would drain west and connect into that inlet.

Matthew Kayrish- What is the possibility of going through the berm, south into the ponds at Gezer Park?

David Ley-We didn't look at that. Because there is a lot of playground equipment.

Curt Talcott-The ponds clear on the other side of the park.

Brian Anderson-And the creek, what that is, is a recirculating water feature. Water is pumped from the pond at the east end back up to west end pond and flows back to the east pond. If too much rainwater enters the system the overflow drains to the stormwater system. So any water you put in that, it would fill to a point and then it would overflow into the stormwater system at the northeast corner; which is connecting to the corner you were saying we do not have the capacity for.

David Ley-The other thing we would do with that storm sewer pipe is regrade swales down through that area and get the water so we have 2% grades and just be the meandering type look on the north side of the trails in order to get that water to flow east and west to get to an area inlet.

You asked is there enough room from the big berms to have a berm to keep it from going into the back yards? Well it is so flat through here. We looked at that too. But it is so flat I think it only drops a foot or two between one location then down to another. If we end up building a berm here to try to direct it, it would flow down the trail and I do not think there is enough slope. It would then always sit on the trail and ice up in the winter time.

Brian Anderson-I've been out there while it's down pouring and watching water go and it hits that trail and starts flowing east on the trail. That's what I see. It is not fast and it is super flat out there. Skip and I talked about that. We looked at his yard and that area and the neighbors' yard to the west. It is just flat. The water that falls moves super slow. Mostly it just stays there. The soil gets filled to capacity and had all the water it can hold and what happens, it slowly. I personally believe and I've heard it running through that first inlet there, Dave to the east. I've seen it but it is slowly trickling in there and it is just

Skip Wombolt-That is why it takes it two days to drain off.

Brian Anderson-Absolutely. Exactly. The other thing is this year we have had record rain fall the last two years. It has been unusually wet. So that may be part of the problem too.

Mary Larson-Am I hearing that there is a fix in 2022.

David Ley-I wouldn't say it is a fix for the Wombolt Property, but it would probably help a little bit because it will remove that water from draining to his property. But his yard is so flat that any water that falls he still may have an issue with the water getting out around the house. Just because of the way his house was built.

Skip Wombolt-And that is why I put in the French Drains, to move it.

Brian Anderson-So what we would be doing is insuring the water from the Park is not impacting any private property. It may not resolve Mr. Wombolt's water issue, but this system would ensure that the City Property is not contributing to his water issue. The system would improve the park property drainage in this flat area of land.

Mary Larson-Right.

Lisa Harrison-Which is about the best the City could be asked to do.

James Azeltine-Well it will problem help the standing water on the trail too.

Brian Anderson-For sure, it would get the water that impacts us behind your fence (the ponding water there), it would help the ponding water with that.

David Ley-The inlets would be up further so instead now being so totally flat off the trail, it would actually drop down a little bit to get the water off the trail. And that cost is estimated (with putting the plastic pipe in and running it to the street) would be \$110,000.00 estimated. So the metal pipe replacement would be taking care of by the metal pipe program. But then the plastic pipe would be installed through here in the Park coming out to a new curb inlet, that cost would be about \$110,000.00 for a 15" plastic pipe. It would still meet our minimum size requirements. Usually in our Parks we use plastic pipe.

Brian Scovill-It is not just pipe. There would be some grading involved and slight berm on the back side. Inlets.

James Azeltine-Asking if staff recalls the cost of the Mission Road Project. Curious what it would look like adding it to that project.

David Ley-Does not recall.

Matt Kayrish-What is the grading of the street to the cul-de-sac going north and how long does it take the water once it gets to the street to drain out?

David Ley-There are no inlets on Howe Drive. If you look at the aerial photography through history you can see there is standing water in the roadway. We did replace the curbs and we tried by lifting the southeast corner up about as high as we could about 6" in order to try to improve that drain across the roadway there. Going back to 2000....

Curt Talcott-There is a good fall down the cul-de-sac. Once it hits the curb it's going to go down the street.

Matt Kayrish-What I'm wondering is Skip said you installed a four inch pipe you installed yourself. Question I'm wondering is a four inch pipe sufficient to get the water out of there fast enough? It sounds like it is pooling there for several days and maybe something like a six inch pipe might be more sufficient or be more of a short term solution rather than waiting until 2022. Or maybe a study to understand what the right size of pipe would be might be needed, but perhaps a slight upgrade might provide a more short term solution while we build in an amendment to the 2022 project.

Curt Talcott-That draining for two to three days is most likely ground water and won't change based on the size of the pipe. You can drain a lot of water. His back yard, the water in the back yard should probably drain out of a four inch pipe in twenty-four hours. So if it's taking two to three days, I mean the soils back there are completely saturated. The whole area is completely saturated all the time when it rains. And the Park is irrigated so it keeps that soil saturated all the time. Any rain, you get runoff pretty quickly when it rains.

David Ley-Is that separate zones that runs on the north side of the trail that could be turned off?

Brian Anderson-There are eighty (80) zones out there. The way the park was designed and in fact that is something we are looking at improving next year so we can cut down the watering window (the amount of time we have to water the park). We only have enough pressure to run one zone at a time. So they are constantly out there. We cannot go through the whole system in twenty four hours and do it, it is that slow. But three are zones back there that we can look at turning them off. Yeah.

David Lindley-Or turning them down.

Mary Larson-Or a shorter cycle.

Lisa Harrison-I think that would be an interesting experiment with minimal impact on the look of the Park. I do not want any trees dying obviously, but I do think that we kind of know when the rains

are coming. I do not want this to be labor intensive either, but we do often know when the rains are coming. Like you said it takes a day and a half to run one cycle. Well you intend to water every other day and it takes a day and half to run the 80 cycles. Maybe we take a few zones over there that are behind the McNeese's or their neighbors and Skip's home area and maybe we can solve this problem organically.

Brian Anderson-We have a rain sensor that whenever it rains enough, and we have had instances when the rain sensor has malfunctioned; but when it is normally working it would not let the water run when it's raining.

Lisa Harrison-Or if it rained in the last 24 hours, but you don't have the kind where you know it's going to rain tomorrow?

Brian Anderson-No. The other thing is its connected to a weather station too so the weather station gives the computer information about how much evapotranspiration events, so it would dial it back because of the weather, so if it has rained a lot and the humidity is high, it reduces how much it is going to water. It is called a Maxicom system and is something we have connected everywhere in all of our City owned systems we run it.

James Azeltine-Don't we have Weather or Not System?

Brian Anderson-Yes but that is just a weather report, a Meteorologist. It's not linked to our irrigation.

Skip Wombolt-So why wasn't (the drain system pipes behind the east end houses) ran down on the west end?

David Ley-There is a swale that drains to the east and the concern was the erosion going down to that swale and that is why the storm sewer was connected up that slope.

David Lindley-Because of the height of the underground metal pipe on Mission you can't do anything-I guess I was looking is there any way to get this done before 2022? Because of the elevation you are going to need...

David Ley-We have to put it a foot below the storm sewer pipe.

David Lindley-So you couldn't empty it.

Matt Kayrish-Is there the possibility of a small water pump to be installed there? Is there electric access back there, and perhaps just a little bit of landscaping out to Mission Road?

David Ley-We've never installed pumps or anything like that in the storm sewers, it's all just gravity fed.

Brian Anderson-One thing we have in the path is there are path lights, so there is electric along the trail. But I've never done that either.

James Azeltine-That would have to be a pretty big pump wouldn't it?

Brian Anderson-And then making sure it is always working, another thing to worry about.

Lisa Harrison-And then I think we'd have a new complaint. Pumps being a noisy thing.

Curt Talcott-That basically would be what you are doing is putting sump pumps in. A pit and water running in the pit.

Matt Kayrish-But the alternatives are, if it's working. The water is draining and we have several residents who are not experiencing these issues and you can present, well it is here to relieve the water and we are addressing it in 2022 anyway, so this truly is a temporary solution. Thank you and please be patient.

Lisa Harrison-We do know all of these projects require a certain amount of patience. Everybody gets put on a list that's two to three years down the line.

Skip Johnson-The other option you've got and actually what Skip has done in his yard, you can put the inlets and the pipe in now and have them as just a bubbler at the end until 2022 and then connect them at that point. But you are going to have an awful wet area up there by Mission Road.

David Ley-Mission Road actually sits higher than this area, it is up about two feet so the water would never go anywhere.

Lisa Harrison-There are many utility boxes over there too and that would make me nervous with all the water pooling.

Skip Johnson—You would, to stop it short of getting there. As an option you could put a depression in there and do some of the work, or a hole to run through if you want another temporary solution as opposed to putting a pump in.

David Ley-The concern is we would have more standing water throughout the year with mosquitoes and everything else down there.

Skip Wombolt-Just like my back yard.

David Ley-Yeah. Well your back yard does drain. This wouldn't drain.

Brian Anderson-If we do that improvement there, will you design it so that the water...If these homes would do some stormwater improvements on their properties could they drain it to ours?

David Ley-No. It would be too shallow. Ours would be so shallow that it would be down a couple feet but his yard drops down a couple feet so he would not be able to tie into it. But if you wanted to do something like that then you would have to bring the storm sewer off of 132<sup>nd</sup> Street and then bring a storm sewer line down where he could actually tie into the curb inlet. Then it would be just a direct connection from his private drain system into that curb inlet.

Brian Anderson-Skips problem is his home has the same thing. It sits higher in one place but then another spot is just as flat. There same amount of standing water here is also over here. Not sure if they plumbed into it then they could...

David Ley-Well the one to the west could probably tie into it if we allow them to, because the pipe is going down at that point. It's flowing west so it's getting deeper as we go west.

Curt Talcott-At that reduce the water at that point it becomes just water that is falling on the private property is what their dealing with. That's really the City's responsibility to insure we're keeping the water from the Park, we are taking care of it and not letting it run through or causing problems for someone else's property at that point.

James Azeltine-After a significant rain does water stand on that trail? Yes. Well then that is an issue for us as a City too.

Brian Anderson-There may be pockets of water, but there is no standing water on the trail like a quarter. There may be a low area but that will be wet. If there is a lot of standing water and constant flood conditions, grass will not live, it will die.

Lisa Harrison-And that grass is living.

Brian Anderson-It is always moist and wet, and where we have bare spots that is where it ponds.

Lisa Harrison-Then you have that hedge row so that area is also getting constant shade too, so there is a bit of a trifecta going on there. It's low, it's flat, you have a huge tree line with shade so there is not as much evaporation oh and it's harder to grow grass in the shade when it's wet

anyway. So aren't we, some of the problems are logical that we cannot fix right? You are right though Brian the grass on the Parks side looks healthy and the mowers come in there. I'd love to play around with the zone sprinklers and turn a couple of those zones over there off and see we don't make this area better.

Brian Anderson-They are pop up rotors so they probably cover about 30' for each head. It may get out on the other side of the trail in places. Where it gets wider and the trail moves to the south it is doing all along and further west.

Lisa Harrison-Even on the berm, I'd like that area to be a little dryer so maybe it will hold more water when it rains is what I'm wondering. A little sponge activity.

James Azeltine-Another thing I'd like to point out is if Skip decides to hire a drainage specialist to come in there and look at things and offer up some potential solutions, we have a cost sharing program that we could try to put in que for that where maybe we could pay for at least half of it I think. That is one thing to keep in mind. IN the mean time between now and 2022 maybe we can tack it onto this project as an option.

David Ley-The Mission Road is a 2.2 million dollar project. So really if you were looking at trying to fund it, if we added to that project then you are taking that money out of the street fund. But we would have assuming the 1/8 cent sales tax or if we try to increase that tax. If that gets approved in two years then we would have the 1/8 cent sales tax fund we could use too. The estimate is \$110,000.00.

James Azeltine-We usually get change orders for that.

David Ley-We are usually running pretty tight on our estimates. Our estimate for Lee Boulevard was right on this year. Mission Road that is under construction now we had under estimated the cost. We try to keep them pretty tight.

Matt Kayrish-Still feel if we could find a quiet commercial grade pump to tap into the system you've already installed that could be the cheapest temporary solution.

James Azeltine-But you are talking about pumping that water toward Mission.

Matt Kayrish-No the other solution is not just to pump it towards Mission but with a plan to tap into the system that Skip already installed. With a commercial grade pump on the City's property, quiet if that is available could be, it is just an idea but it could be the cheapest solution for the next two and a half years. So it would take a little updating of Skips system to extend into the City's property but it could be like a sewer drain with a pump there that is pushing the water through Skips' system out to the street. Then we already said once it's in the street it will drain eventually or it will drain.

David Ley-In order to use City funds it would have to be in a public storm sewer system so he would have to be drainage easements and typically we do not do things like that. It is considered more of a private matter for the home owner to address.

Skip Wombolt-So it sounds like I need to build a berm until 2022.

David Ley-Blocking water is also against City Code.

Brian Anderson-I will say if you do build a berm, things like that, you will start affecting the trees that you have. And the trees are actually helping to pull water out of the ground as well. So you do not want to lose them.

David Ley-So in the heavy storm event, that wall that was built, is that blocking water from flowing east? It seems like the water is all trying to flow north. So the wall here, it is so flat it's

hard to tell. It looks like the water is trying to go north and the wall is going another direction. I do not know if the water-it seems like this is higher than the valley going through your property.

Skip Wombolt-Well that is where that pond is. Ducks would land right there. So yea, most of it would run down to 3745. That's where they had to build their little berms to get out of there. But a lot of it was coming this way.

Curt Talcott-Does the wall just go between the properties or is it turning along the back?

Skip Wombolt-Just between the properties. So you said blocking water is against Code. So is that wall against City Code?

David Ley-Depending on how the water is flowing. I can't tell when I go out there and look. You can see the contours. It seems like the water is trying to flow north. And if that is the case it may be keeping water on his property.

Brian Scovill-It looks like that wall comes out there. Water drains from the trail north; hits that wall and travels along essentially the southeast side of the wall northeast towards their house, reducing the amount of water that flows onto 3745. At least in that corner. It's hard to tell it's so flat there.

Curt Talcott-It may be not only blocking water but keeping it on his own property for a while it appears.

Dave Ley-It hits this wall and kind of redirects it but it may be still allowing it to swing around and get back towards the property.

Skip Wombolt-You can see it just floods their back yard. And then it comes here and it just sits. It has to go somewhere and that's why we built that up so at least when it comes here to turn and move. But when you have ducks landing in your back yard for three days then there is a lot of water. You had mentioned that your water is not supposed to be coming into our property but our yard is not that big. It is a good size but it's not that big enough to have that much water sitting there on a regular basis.

David Ley-City Code isn't to require the water to cross a property line that's typical.

Curt Talcott-That's not what I was saying. If we are trying to help this situation, that's taking care of the water that is draining on your property from the Park. That's where we can really help you if that is the desire but the water that falls on your property is.

Lisa Harrison-And this Committee as I understand the responsibilities we do not really deal with the water that lands on private property that causes floods. We deal with what is coming off streets and parks.

Skip Wombolt-That's what I was saying, my yard is not big enough for that much water to land on my property. It should drain.

Curt Talcott-There are all kinds of properties around that have a pond in their yard. You have a pretty good sized lot you could have water standing on your property. I'm not saying that there is a lot of water from the park, but you do have a big enough yard that you could have a pretty significant pond after it rained just from the water coming down. My neighbors have an area in their yard that takes two to three days to drain out.

James Azeltine-Skip I have to correct myself on that cost sharing program I mentioned. Staff is telling me that we did adopt that as a goal an intermediate goal for the City but it is not passed yet. At some point I expect the Council to make a move on that. I envision that for

smaller things like this. Where we are not going to go onto your property because we have too many of these situations like this. But if we did have a cost sharing program where a resident is coming in and demonstrating a willingness to make an investment and do a study and all that to correct a situation then I would hope maybe later this year and I'd like to talk to our City Administrator about it. That we could have a program where people could come in and get put in que in our Capital Improvement Program for something like this. Chances are that this could help not only you but perhaps your neighbor too. On our bigger projects, we require a significant number of houses to be affected with at least one of them flooding and this is more of an individual thing. As Curt eluded to where the City is contributing to the problem we can certainly address that. And it sounds like what we might want to do is to recommend to the Council that we look at taking this on to the Mission Road Project in 2022.

Curt Talcott-I would make a motion that we recommend to Council to add a small storm sewer system with grading along the back of the Gezer Park to the 2022 Mission Road Improvement Project.

Lisa Harrison-Second.

All member present were in favor. Motion passes.

**James Azeltine-Anything other issues we needed to talk about?**

**Julie Stasi-Had a couple follow up answers to questions you asked last meeting.**

Q. Regarding if we do not have a quorum can we talk with no action?

A. No, we do not want any discussion at all. If on the meeting day the reserved quorum of members is not present, there is to be no meeting.

Q. You had asked does the 1/8 cent stormwater tax language mandate a 50/50 split between stormwater and streets repairs or is that something that we decided to do?

A. The split was mandated in the Ordinance establishing the tax. City Ordinance Section 1861, Section 1.

Q. Can we increase the amount of money to the tax, is 1/8 cent of a statutory max? Possibly could we increase the amount next time?

A. Yes, the Governing Body can agree to increase the tax from the current 1/8 cent (.125%) at the next voter renewal time. The current tax term expires on June 30, 2021.

Check with Legal Dept about a statutory maximum. Finance believed 1-cent is the max, but would defer to the Legal Dept and you would want to take that into consideration the effect an increase would have on the total sales tax paid in Leawood. Currently the Leawood sales tax rate is 9.100% and 10.100% in the TDD/CID areas. Finance then gave me a breakdown of where that goes.

6.500% State of Kansas

.100% Johnson County-Stormwater

.250% Johnson County-Public Safety

.250% Johnson County-Public Safety II (formerly Economic Dev; formerly School Tax)

.500% Johnson County

.125% Johnson County-Education Research Triangle  
.250% Johnson County-Courthouse/Coroner Facility  
1.000% City of Leawood  
.125% City of Leawood-1/8 Cent Sales Tax

David Ley-There is going to be a discussion later this year with the Stormwater Committee on a recommendation by the Council on the percentages just to see how much money they estimated.

James Azeltine-If we raised it from an 1/8 to a quarter, we couldn't portray that as a renewal could we? Would that be a brand new thing?

David Ley-It would have to be voted and then go through next November.

James Azeltine-Does it have to be on the ballot this November since it expires in June?

David Ley- I believe there was some discussion to include this on the November 2020 ballot.

**James Azeltine adjourned the meeting at 8:25 AM.**

\*Minutes transcribed by Julie Stasi, Public Works Department

\*NOTE:

*Staff has been directed in the past to condense Minutes; however when reviewing an issue or concern, I have included key points of discussion in order to understand what all went into the review of the Committee and ultimate recommendation/s.*

**CITY OF LEAWOOD**

***INFORMATION FOR THE  
STORMWATER MANAGEMENT COMMITTEE  
August 28, 2019***

**TO: James Azeltine, CHAIR  
Committee Members**

**FROM: David Ley, P.E.  
Director of Public Works**

**SUBJECT: See attached agenda**

**OLD BUSINESS**

<b>Approval of Minutes of July 31, 2019</b>
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**NEW BUSINESS**

City Council referred a storm drainage concern near 9320 Lee Court in the Mark Lane subdivision. Mark Lane was developed in the 1970's with limited and undersized storm sewers. In the mid 1990's the City completed a SMAC project to improve the drainage in this subdivision and east in the Leawood Estates subdivision.

The SMAC project included replacing storm sewer pipe and installing area inlets increasing their size to accommodate the 100 year storm event. The most upstream area inlet installed with the SMAC project was placed in the southwest corner of 9316 Lee Court. In review of the drainage area this inlet collects approximately 6.4 acres of runoff. Current design practice is placing area inlets where they collect approximately 2 acres of drainage area. Installing area inlets to within 2 acres of the top of the watershed reduces the overland flow and the height of ponding water at area inlets where the stormwater is then directed in to the storm sewer pipes.

The property owner at 9316 Lee Court has experienced flooding in their basement over the past few years. They've completed private drains and grading to protect their foundation. The property owners at 9320 Lee Court and 9429 Lee Boulevard are experiencing large channelized flow from the upstream areas draining through their yards. The property owner at 9312 Lee Court is receiving sheet flow from west of their property due to lack of a swale on the rear yards.

The City will be widening Lee Boulevard approximately two feet in 2020 to allow for two-11 foot driving lanes and two-4 foot bike lanes. Staff will have the engineer for the Lee Boulevard project review the storm sewer system on Lee Boulevard north of 95<sup>th</sup> Street to determine what improvements can be made to Lee Boulevard to reduce the amount of water sheet flowing from Lee Boulevard easterly towards these properties. Lee Boulevard within this section does not have a roadside ditch on the east side.

Included with this write-up are pictures of the overland flow, receipts for private improvements/repairs at 9316 Lee Court and a drainage area map showing the location of existing storm sewers. Staff will share additional pictures and videos at the Committee meeting. Several of the property owners will be in attendance to discuss their concerns.

Not included in Web Posting of Packet.

# Lee Court Storm Sewer & Drainage Areas

