



City of Hudson, Ohio

Staff Report

File Number: 22-80

Meeting Date: 7/19/2022

Version: 1

Status: Third Reading

In Control: City Council

File Type: Resolution

A RESOLUTION AMENDING THE STORM WATER WORK POLICY IN ITS ENTIRETY; AND DECLARING AN EMERGENCY.

Brief Description: An Ad Hoc Storm Water Committee which included both City Council members and City staff were appointed to review and update the current Storm Water Policy.

Legislative History

Res No. 15-25 - Established a Formal Storm Water Work Policy; 3/3/2015

22-0049 - Private Property Storm Water Policy discussion; 5/24/22

Purpose & Explanation

In December 2021, City Council identified a desire to evaluate and update the City's policy for storm water related work, and to possibly resolve large issues on residential private property. As a result, an Ad Hoc Storm Water Committee which included both City Council members and City staff was appointed to review and update the policy.

The Ad Hoc Committee met on January 19, 2022, and March 10, 2022 to discuss the existing private property storm water policy, proposed goals of the new policy and potential implications of a new policy that would allow the City to perform storm water related work to resolve on-going, significant flood mitigation projects on private properties. Based upon the discussions with the Ad Hoc Committee, the attached 2022 Storm Water Policy was developed, presented to City Council and will replace the former Policy that was adopted in 2015.

Staff also developed a concept budget spreadsheet and timeline for implementation of future storm water projects on private property. If the policy is approved, these projects will be further evaluated and scheduled in the upcoming 2023-2027 Five Year Capital Budget for consideration by Council.

Legal Authority for Proposed Legislation

Pursuant to Charter Section 6.04, Contracts & Purchasing:

Competitively bid and advertised for two consecutive weeks; bid tab attached: [Yes/No/NA])

Joint or Cooperative Purchase Program

Professional Services

Other

Fiscal Impact

Currently Budgeted (Account #, \$)

Supplemental Appropriation Required (Account #, \$)

Appropriation Not Required (If approved, draft 2023-2027 Five-Year Capital budget)

Does this legislation require use of an emergency clause?

Yes

No

Suggested Action

Staff recommends implementation of the revised Storm Water Policy.

Submitted by,

Thomas J. Sheridan, Interim City Manager

Bradley S. Kosco, PE, PS, City Engineer

2022 Policy for Storm Water Work on Private Property

DRAFT May 19, 2022

INTRODUCTION:

The City of Hudson has implemented significant improvements to the public storm water system over the last 20 years. Over the last few years, the City of Hudson, like other local communities, is experiencing increased frequency and intensity of rain events that are exceeding the capacity of both the City's public storm water systems as well as private storm water systems. In addition, costs to maintain infrastructure, including storm systems, continue to rise. Due to increased frequency and intensity of rain events, and increased cost for maintenance of storm water systems, the City has identified that assistance with critical, residential private property drainage issues is necessary.

OBJECTIVES:

The new "Policy on Storm Water Work for Private Property" will replace Resolution 2015-15 (attached) and provides a set of criteria and procedures to guide the City on the on-going maintenance and capital improvements of storm water systems on residential private property within the City limits. Specifically, this document summarizes:

- Criteria for Storm Water Studies and Capital Improvements for City work on private property
- Scoring Criteria to prioritize potential, private property storm water improvements

CRITERIA FOR STUDIES AND IMPROVEMENTS ON PRIVATE PROPERTY:

The criteria to be applied if the City chooses to perform drainage and storm sewer related studies or public improvements are as follows:

1A. Public Nuisance & Public Benefit: The City Manager (or a designee thereof) identifies and deems that the private property drainage issue is a public nuisance due to potentially unhealthy or unsafe conditions and by implementing private property improvements, there is a benefit to the storm water system and to the health, safety, and/or welfare of the City and/or its residents; and

1B. Reduces Flood Risk: An improvement would create measurable flood reduction and/or flood protection to residential houses, accessory buildings and/or other flood reduction; and

1C. Drainage Area: The private property's drainage situation contributes to a watershed drainage area that consists of between 5 acres and 300 acres (as determined by the City Engineer); and

One or more of the following additional conditions exist:

- 2. Emergency Services are Impacted:** The City's emergency services' access to the primary structure on the property during wet weather events is negatively impacted; and/or
- 3. Exceeds Resident Capacity to Resolve:** The pipe size flowing to the property is larger than 18" in diameter or there are other conditions that exceed the property owner's ability to resolve the situation, as determined by the City Engineer; and/or

4. **Infrastructure Impacts:** When flooding occurs, it adversely affects existing infrastructure potentially causing structural or system failures to the property's principal buildings or accessory structures and/or there is long-term septic system inundation, electric vault flooding, sanitary sewer system backups, and water well contamination; and/or
5. **Outdated Design/Condition of Storm System:** The drainage system is negatively impacted due to a previously approved design that causes or contributes the problem as determined by the City Engineer; and/or
6. **Public Health:** In dry weather, the drainage system poses a threat to public health, as identified by the Summit County Public Health Department.

EXCLUSIONS TO POLICY:

The following exclusions identify the conditions in which **City may not contribute** to the study or pay for work associated with improvements on any private property:

- a. **Federal Emergency Management Agency Designated Area (FEMA):** The property lies within a FEMA) Special Flood Hazard Area (SFHA) or Flood Zone or Flood Way;
- b. **Excessive Drainage Area:** The drainage area to which the private property contributes exceeds 300 acres, unless otherwise approved by the City Manager or City Engineer within their complete discretion;
- c. **Property Contains or is Adjacent to a Primary Water Way:** The property contains any named stream or named tributary including Brandywine Creek, Brandywine Creek Tributary, Fish Creek, Mud Brook, Powers Brook or Tinkers Creek;
- d. **Recorded Designee Responsible for Maintenance:** The property maintenance requirements have been identified in a previously recorded document whereby a non-residential property owner, owners' association or other designee has accepted and is responsible for the maintenance and repair of the property; or
- e. **Lack of Owner Participation:** The property owner(s) refuses to grant permission to the City, or its designee, to enter onto the property through a work agreement, temporary easement, or other such document, as approved by the City, in order to investigate, collect data and/or implement improvements, which document provides for a waiver of claims against the City related to such activities and which indemnifies and holds the City harmless from any claims associated with the City's or its designee's entry upon and work related to the private property.

PRIORITIZATION FOR PRIVATE PROPERTY IMPROVEMENTS:

In order to aid in the prioritization of the City's available budget and staffing time, the scoring criteria identified on the attached "City Storm Water Policy Scoring Sheet" will be utilized. The higher the score identified, the higher the prioritization of implementing the study or improvement based upon the presentation by the City Engineer and the approval by Hudson City Council.

Note that all storm water improvement projects and/or studies to be performed on private property shall be submitted by the City Manager for the review and approval by Hudson City Council prior to commencement of the work.

-END-

Address: _____ Description: _____

Date of Evaluation: _____ By: _____ Notes: _____

"City Stormwater Policy Scoring Sheet" for Implementing Studies and Projects - DRAFT 4-27-22 (for sites with 5 to 300 acres contributing drainage area)					
Ref. No.	Category	Description	Possible Points	Points Awarded	
1A	Public Nuisance (Required)	Site is a public nuisance based upon City Manager, City Engineer or designees thereof and elimination of nuisance is a benefit to the City and its residents.	25		
1B	Reduces Flood Risk (Required) (only choose one)	Future City project is anticipated to protect primary residential structure(s) from first floor flooding (100 year design storm) as determined by engineering study. (Required)	25		
		Future City project is anticipated to protect primary residential structure(s) from foundation contact flooding (100 year design storm), or, eliminates public roadway overtopping, as determined by engineering study	15		
		Future City project is anticipated to protect residential auxiliary structure(s) (i.e. garage, barn or other storage facility) from foundation contact flooding (100 year design storm), or, eliminates partial water ponding on public roadway, as determined by engineering study	10		
		Future City project is anticipated to provide other, measurable reduction to private property flooding, as determined by an engineering study.	5		
1C	Drainage Area (Required) (only choose one)	Drainage area meets or exceeds 300+ acres as determined by the City Engineer.	25		
		Drainage Area is within 10 to 300 acre drainage area, as determined by the City Engineer.	15		
		Drainage Area is within 5 to 10 acre drainage area, as determined by the City Engineer.	5		
2	Emergency Services Impact	Existing flooding limits Emergency Services (HPD, EMS, and/or HFD) ability to access the property as confirmed by City Engineer, Fire/EMS Chief and/or Police Chief.	20		
3	Exceeds Resident Capacity to Resolve	Storm Pipe Size contributing to property is larger than 18" or other condition deemed to exceed a resident's ability to resolve as determined by the City Engineer.	15		
4	Infrastructure Impacts	When documented flooding occurs, it negatively impacts existing infrastructure such as occupied structure flooding, extended septic system inundation, electric vault flooding, sanitary sewer system backups, and water well contamination.	15		
5	Outdated Design or Condition	Drainage issue is negatively impacted due to original approved, design that causes/contributes the problem as investigate and confirmed by the City Engineer.	15		
6	Public Health	Negative impacts to Public Health (i.e. stagnant water or septic contaminated water not addressed by Summit Co. Health Dept).	10		
				Total = 150 points maximum	

Notes:

- 1) Criteria 1A, 1B and 1C must be met in order for the City to consider funding a private property storm water study and/or capital improvement project.
- 2) All studies and projects costing \$25,000 or more shall be approved by Hudson City Council.

2022 List of Private Property Storm Water Issues Analyzed

Priority	Location Description	Storm Water Issue	Description of Improvement	Estimated Cost	No. of Houses Affected	Draft Schedule for Implementation
High	726 Terex Rd	Overland flooding impacts multiple properties in/around 726 Terex Road flooding accessory structure, garage and inundating septic system.	30" Overflow Pipe along N Side of Terex Road or Property Purchases.	\$1 - \$1.7 million	3	2-3 years
High	Nicholson Dr Elliptical RCP Culvert at EGC Outfall	Observed overland flooding, noted basement flooding and roadway overtopping of Nicholson Dr.	Construction of Six Storm Ponds on Golf Course Property.	\$2.4 million	10+/-	2-3 years
High	6004/6034 Stone Road Culvert	Stone Road is property line between Cities of Hudson and Streetsboro. Culvert under Stone Road is undersized causing backups to Hudson properties.	Single Property Purchase to Construct Partial Storm Pond Volume or Multi-Property Purchases.	\$1.6 - \$3.0 million	2	2-3 years
Medium	Weeping Willow Dr. 12" RCP Culvert	Residential drive culvert conveys major drainage path flows and is undersized.	2 Driveway Replacements with large ellipt or box structure.	\$125,000	2	3-6 years
Medium	Willow Lake and Carver Ln Railroad Culvert	Culvert under NS R&R tracks is undersized and prone to clogging. Backups flood residential properties.	30"+ Overflow pipe along Eastham Way to downstream storm system.	\$300,000	1	3-6 years
Medium	3796 Argyle (Behind Orchard Plaza)	Existing commercial storm pond overtops and floods residential property.	Cleaning of ex., commercially owned detention pond and grading to create more storage, or other solution, affecting property.	\$250,000	1+	3-6 years
Medium	Ravenna Street Rear Yard Flooding (upstream of Barlow Comm Center)	Stream conveying storm water flows is flat and undefined in some locations. City has purchased upstream property to construct future storm water management ponds.	Modify existing ponds to serve as dry detention ponds.	\$320,000	14	3-6 years
Medium	Jesse Dr, Kate and Herrick Park Storm System	Overland flooding to properties on Herrick Park Dr, downstream of Kate and Jesse Drive.	Unknown solution to alleviate backyard flooding to homes on Herrick Park Drive. Currently in-study.	\$125,000	4+	3-6 years
Low	Boston Mills Rd/Prescott Dr Pond Outflow Structure	Downstream drive culvert is undersized, and prone to clogging.	Two Driveway Culvert Replacements at \$20,000 each + minor grading.	\$65,000	2+	6+ years
Low	Red Coach Ln Pond 24" RCP Inflow Culvert	Residential drive culvert is undersized, causing backups to upstream properties.	Driveway Culvert Replacement to 60" to properly convey flows.	\$50,000	3+	6+ years
Low	Joslyn Ln Tributary Culvert	Residential drive culvert is undersized, causing backups to upstream properties.	Driveway Culvert Replacement to 60" to properly convey flows.	\$50,000	3+	6+ years
Low	8135 Valley View Road (near NCL)	Twin culverts on downstream, priv. property may be obstructing flow causing backups to residential property on east side of Valley View Road.	Removal or repair of failing, twin 36"+ culverts on private property.	\$50,000	1	6+ years

Total Cost Estimate Range = \$6.4 million to \$8.43 million

RESOLUTION NO. 22-80

OFFERED BY: MAYOR ANZEVINO

A RESOLUTION AMENDING THE STORM WATER WORK POLICY IN ITS ENTIRETY; AND DECLARING AN EMERGENCY.

WHEREAS, Resolution No. 15-25, adopted on March 3, 2015, created a formal written storm water work policy that established specific situations in which the City of Hudson performed storm sewer related work on and within public properties and easements or on private property when legally appropriate; and

WHEREAS, this Council created an Ad Hoc committee to evaluate and update the City's current policy; and

WHEREAS, this Council has reviewed the recommended changes to the policy and desires to authorize the City Manager to amend the current formal policy.


NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hudson, County of Summit, State of Ohio, that:

Section 1: The City Manager is authorized to amend the storm water work policy in its entirety as outlined in Exhibit A attached.

Section 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the citizens of the City; wherefore, this Resolution shall be in full force and effect immediately upon its passage provided it receives the affirmative vote of five (5) members of Council, except that six (6) affirmative votes shall be required if all members are present at the meeting at which it is passed; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: July 19, 2022


Jeffery L. Anzevino, Mayor

ATTEST:


Aparna Wheeler, Clerk of Council

I certify that the foregoing Resolution No. 22-80 was duly passed by the Council of said Municipality on July 19, 2022.


Aparna Wheeler, Clerk of Council

First Reading: June 7, 2022
Second Reading: June 21, 2022
Third Reading: July 19, 2022

City of Hudson, Summit County, Ohio
2022 Policy for Storm Water Work on Private Property

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