

**NORTH CAROLINA
GRANVILLE COUNTY
CITY OF OXFORD**

**OXFORD CITY HALL, BOARD MEETING ROOM,
MONDAY, DECEMBER 3, 2007 AT 5:45 PM**

The Mayor and Board of Commissioners of the City of Oxford met for an Agenda Session at City Hall, 300 Williamsboro Street at the above-mentioned time and place.

Present: Mayor Alvin Woodlief, Jr.
Mayor Pro Tem Howard G. Herring, Sr.
Commissioner Robert Shope
Commissioner Stephen C. Powell
Commissioner Paul F. Kiesow
Commissioner A. Chance Wilkinson
Commissioner Robert B. Williford, Sr.

Present also were City Manager Thomas S. Marrow and City Clerk Tanya S. Weary.

All members of the board and local news media were notified of the time, place and purpose of the meeting.

Mayor Woodlief called the meeting to order.

AGENDA SET – DECEMBER 11, 2007

The Board of Commissioners set the agenda for the December 11, 2007 meeting.

MEADOWBROOK SUBDIVISION FLOODING PRESENTATION

Chris Brown and Shelia Reeves of Dewberry & Davis presented a report on how to address the flooding in Meadowbrook Subdivision.

Ms. Reeves noted currently there is a 5' x 8' box culvert upstream of Meadow Heights Road. The Meadow Heights Road has two 36" pipes and downstream is a CMP pipe which measures 4' x 6' under Country Club Road. The flooding issue poses a safety and access issue to the residents within the cul-de-sac. The improvements designed are to convey a 10-year storm,

which is a typical level of service for this type of road. A wetland scientist visited the project to determine if any wetlands are present within the project area to which no wetlands were present within the inspected areas. The project reach extends from the Oxford Loop Road to N. Country Club Drive. The basin to the Meadow Heights Road culvert is 313 acres, with 2/3 being in the ETJ. Flows were developed for existing conditions and built out conditions, which considered low to moderate density housing in the area. Dewberry used the built-out conditions to size potential culverts for Meadow Heights Road. SWMM model was used which accounts for continuation within the floodplain for putting in a pond upstream and accounts for system hydraulics. The study included Oxford Outer Loop pass N. Country Club to see if N. Country Club was contributing to any backwater up to Meadow Heights Road. It was determined that the culverts did not impact the flooding at Meadow Heights Road.

Ms. Reeves presented the following alternatives:

- 1) Alternative 1 incorporates the use of an off-line BMP to provide additional storage upstream of the Meadow Heights culvert, and replaces the existing 2-36" CMP pipes with a 4' x 6' box culvert at Meadow Heights Road. This combination of improvements is designed to convey the 10-year storm with minimum overtopping of Meadow Heights Road. She explained the site to put in the pond would need to be 3 acres, but the site would only accommodate 1-1/2 acres. The cost would be \$507,500.00. She recognized with this alternative pond maintenance would be needed.
- 2) Alternative 2 replaces the 2-36" CMP pipes at Meadow Heights Road with a single 4' x 9' box culvert (no upstream BMP) to improve flooding conditions. The culvert

upgrade would cost \$242,200.00, which does not include easement costs. This is to convey the 10-year built-out conditions flow.

Constance Lue of 104 Greenfield Circle recognized her house sits low to the road and added the land to be developed sits up high and believes this affects the flooding problem. She added Meadowbrook has flooded in a 30-minute storm. Ms. Reeves noted the plan assumes the entire watershed will be built out with low to moderate density housing. She recognized Oxford has a requirement for new development to put in a pond to control peak flows for 1 year-24 hour storm. The proposed project addresses the 10-year storm. Mayor Woodlief noted the developer would have to hold back the water associated with a 1-year storm. Ms. Reeves noted this is a common practice, but are not effective in controlling flows associated with a larger event. Mr. Lue asked if one lane would be left open when the pipe was replaced to which Ms. Reeves noted a temporary road would be installed to accommodate emergency vehicles. City Manager Marrow added this would mean an encroachment along someone's yard.

City Engineer Larry Thomas noted he does not know if the developer intends to use the existing ponds because they have not submitted any plans.

Mayor Woodlief asked about the pipe replacement on Country Club Drive as promised by Representative Jim Crawford. Ms. Reeves noted Dewberry did not study what is happening downstream; they are only proposing a 10-year storm for Meadow Heights. Chris Brown noted they looked at if the improvement at Meadow Heights Road would significantly impact downstream which he replied no. Mayor Woodlief noted it floods downstream, but City Manager Marrow noted this happened in more than a 10-year storm event. City Engineer Thomas noted the City must decide what it wants to do for Meadow Heights before the City pursues the Corps of Engineers. He explained in this proposal the City will only make Meadow

Heights passable during a rain event and added the same exercise would probably be needed downstream. Mr. Brown noted the flooding of the lots would be improved, but would not eliminate the flooding.

Ms. Lue asked if the road would flood to which Mr. Brown noted the residents would be able to get out in a 10-year storm event. City Manager Marrow noted the City does not want to pass the water down to another neighborhood; they want to control it. Ms. Lue noted she was concerned with not being able to get out. Mr. Brown noted in Alternative 2 the head is being reduced behind the road at the same cue; pushing more water through by increasing the size of the culvert. The creek would be widened in the immediate vicinity of the culvert, 20 feet. City Engineer Thomas added a suitable area for a pond beside the stream is required by the Corps; the Corps does not allow widened or make it deeper. City Manager Marrow asked if a pond could be put in on the other side of the loop to which Ms. Reeves explained the drainage area is still big at this point, a BMP upstream would have to be sizeable. City Manager Marrow noted the Public Works Committee heard the presentation, but leaned towards Alternative 2, but this would have to be reviewed during the budget process.

Ms. Lue asked how this would help her to which Mayor Woodlief noted she would be able to get out and the emergency vehicles could get in. She stated she appreciates what the City has done. Mayor Woodlief noted the City knows where the problem areas are and will be there to help if need be. City Manager Marrow noted it is important for the residents to get out as well as for the City to be able to get in.

Mayor Woodlief suggested the Board study this recommendation further.

Commissioner Herring asked what do the City Manager and City Engineer recommend and requested a funding strategy for this project, illustrating the use of Stormwater funds, etc. City Manager Marrow noted this does not have to be approved on Tuesday.

Mr. Lue asked if it would be feasible to put in another access on the Oxford Loop to which Mayor Woodlief noted it probably wouldn't be possible due to a safety issue and would create unnecessary traffic in the neighborhood. Commissioner Williford asked about another access by Quailridge to which City Manager Marrow replied it is built out. Commissioner Williford asked if it would be feasible to put in a pond on the other side of the loop? Ms. Lue asked if grants were available to which City Engineer Thomas explained the trend is to keep people from building in these areas.

Ms. Lue noted she would take this information door to door. City Manager Marrow suggested holding a public meeting. Mayor Woodlief indicated this may not be approved on Tuesday, but assured the City would be standing by to help the residents if need be.

ADJOURNMENT

There being no further business, Mayor Woodlief adjourned the meeting.