

MEMORANDUM

To: R. David Laurrell, County Administrator *R. David Laurrell* 1/7 BOS

From: Mike Davidson, Economic Development Director, *JMD*

Subject: AGENDA ITEM: Seneca Commerce Park StormWater Retention Pond
(10 minutes)

Date: December 17, 2007

BACKGROUND:

Campbell County entered into an engineering contract with Wiley & Wilson for Phase II of Seneca Commerce Park to design and prepare construction plans for a road for Seneca Commerce Park. As part of this agreement, Wiley & Wilson was authorized to survey and design a stormwater management facility.

DISCUSSION:

Wiley & Wilson designed what was to be a dry pond for the project, which would serve the roadway, the two largest commercial lots of the property and one of the smaller recreation lots on the property (approximately 50 acres). Since the construction of the pond, there have been problems with the pond retaining water. As a dry pond, it was to only hold water during rainfall or storm events and then release the water at a slower rate. Instead, the pond regularly retains water.

A wetlands delineation study done through the Recreation Department and approved by the Army Corps of Engineers identified a stream flowing through the land as a perennial stream, which is believed to be the cause of the pond's water retention. This study was done after the pond had already been designed and was received by Economic Development while attempting to resolve the problems with the pond. When we reviewed the wetland delineation study, we contacted the Army Corp. of Engineers and DEQ to determine what had to be done to remediate the situation. We were instructed by these agencies that the existing pond has to be removed, the stream has to be restored, and a new pond built to retain stormwater run off due to the road construction.

Wiley & Wilson has agreed to remediate the issue. They have agreed to remove the existing pond, restore the perennial stream, and design and construct a replacement stormwater management facility to manage stormwater from the newly constructed road.

During design of the new stormwater pond, which will accommodate the run off from the road, we need to also design and potentially expand the pond to accommodate other county uses, both recreational and commercial to maximize the utility of the stormwater detention facility. The cost to determine if this is possible will include engineering fees to design the additional pond capacity and to prepare the E&S plan. Once the engineering work is complete a determination can be made on whether expansion of the new facility is practical or if a separate detention area will be needed. The County will need to fund all costs associated with expanding the new facility for uses other than the existing road,

which involves paying construction costs for enlarging the pond to accommodate uses other than the road stormwater pond. There will also be some unknown costs associated with remediation of this issue that we will have to fund. As an example, we ran into some soil structure quality issues during the road construction where we had to undercut and back fill to ensure we had soil that would compact properly.

Presently we have slightly over \$300,000 available in the Seneca Commerce Park CIP line item, so sufficient funds are available to cover costs for this project. We are recommending that we utilize an amount not to exceed \$100,000 to accomplish this project, which includes both the County's portion of the remediation of the original pond and any expansion of the new pond's capacity to serve other recreational and commercial purposes. We will explore options of utilizing the county in-house construction crew to perform the work in order to save funds. If we utilize the county in-house construction crew we will have to fund the fuel and other associated costs. Authorization to proceed on the County portion of the project needs to occur at the same time we authorize Wiley and Wilson to proceed in order to coordinate efforts and have the most efficient use of County funds.

This project will take between 9 to 12 months to accomplish and will be completed in phases. We will have to install a new stormwater pond first, remove the existing pond, and then restore the stream bed. While it will take some time to complete all of the tasks, the individual components will be accomplished very quickly, and we need the ability to respond to conditions in the field, which is why we are requesting the spending authorization.

RECOMMENDATION:

Staff recommends the Board of Supervisors authorizes the County Administrator to sign the attached letter/contract, which authorizes Wiley & Wilson to remove the existing pond and construct a new stormwater pond for roadway generated stormwater. Staff also recommends the Board of Supervisors authorizes the utilization of an amount not to exceed \$100,000 from the Seneca Commerce Park CIP to fund improvements to the new facilities.