



MEETING: Site Review Committee
SUBJECT: Wall Street Detention Basin
ADDRESS: Wall Street

LOCATION: City Hall
DATE: January 18, 2011

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Asst. City Planner (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Matt Evans, Public Works Director (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Nate McGinley, Engineering Dept. (219) 462-1161
Ming Yan Zhou, Engineering Dept. (219) 462-1161
Media

PRESENTERS:

Adam McAlpine, City of Valparaiso, Engineering Dept
219-462-1161 / amcalpine@valpo.us

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.
The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss Wall Street detention basin. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: This meeting is intended to collect the City's feedback on the Wall Street detention basin expansion project. Bids will be collected and opened on 2/8/2011 at the Utility Board Meeting. Any comments the City departments have will need to be incorporated into the project and given to the plan holders in the form of an addendum to use in compiling their bids. We have an opportunity to increase the storage capacity and better serve the commercial corridor along Calumet Avenue. The total amount of excavated material from the basin will be approximately 22,000 cubic yards. A long term diagram was shown. Currently the project is a dry bottom pond; however, this will be changed to a wet bottom retention pond approximately 6' in depth at the center. The new shaping will add significant storage volume to the detention basin. Water will be intercepted coming south on Cumberland and then sent to the basin, as well as the water that comes along Wall Street. This is item 4 on a list of 17 storm water projects. This basin expansion project should begin early in the year to allow for the mass excavation work as well as allowing time for vegetation growth during the first growing season. The project will be partially funded by a grant through the State and is a 50%-50% match for plantings and some water quality features. Possibly, the excavated soil could be used to help build the interchange at SR 49 and

Vale Park Road; however, if the soil has no benefit to the City and a contractor has a good use for this material, this option could also be pursued. The project will begin during a March/April timeframe, with a finish timeframe of October/November. The drive-route for trucks was discussed. It is anticipated that Albert Street will have to be reconstructed. Costs for this reconstruction have been factored into the project. A truck wash is planned for the southeast corner. The City will pay for the water through storm water funds. Contractors will be required to provide their own system for tying-in and getting a water service in place to wash off the truck tires. Cleanup will be done by the contractor. There has been discussion about the reconstruction of the brick manhole along the eastern embankment. This reconstruction is not in the contract. If required, the reconstruction could be covered by a change order, or by a request for separate quotes.

STAFF COMMENTS:

PILARSKI: Clarification on refurbishing the drain is needed. Possibly a lining could be installed; however, this seems to be a complicated solution. No opinion has been expressed concerning this drain. Working directly with the Engineering Department is advised.

KENT: Clarification is needed concerning the removal of the fence. The fence along the north side of the site may be replaced with something more decorative. The fence will be removed and replaced as necessary in order to gain access to the site. The fence on all other sides will remain in place permanently. The equipment exit on Albert Street will be made through an existing gate; however, the contractor might have to pull the fence back to allow a wider access for the equipment. The fence is 6' tall and must be attractive in appearance where visible. Clarification is needed concerning plants. We will work with the City's horticulturist regarding plants to be used. Mixed grasses will be planted to stabilize the slopes, wetland plugs will be used in the saturated zones and trees will be used in different areas. Plantings will be done in the fall.

BURKMAN: Further discussion concerning the installation of a sidewalk is needed. Funding for the sidewalk may be possible. The fence line must stay where it is, although there appears to be adequate space for a sidewalk. Two variances will be required for the fence changes.

EVANS: Consideration should be given to using commercial grade aluminum in lieu of wrought iron for decorative fencing since this is a money-saving factor. It is important to clarify who is responsible for cleanup. Contractors may feel that city labor is cheaper, so cleanup should be done by the City; however, this will create a manpower issue. Further discussion is needed. McAlpine added that the contract states the contractor has to maintain erosion control measures, which include keeping the streets swept and that complete negligence on the part of the contractor would certainly be addressed. Burkman commented that they have the ability to issue fines for erosion control violations. This issue will be closely watched.

MCALPINE: The neighbors will be notified concerning all the truck traffic. Wall Street will be left open, but Albert Street will be closed because it is a major traffic area. Nothing is being closed off to Premier Grill or Chuck's Bakery. Barricades will be placed from the site to Calumet Avenue in order to prevent accidents.

MCINTIRE: It will be the contractor's decision and responsibility to pay for the size of the water service. This will be a temporary service for the construction period and then it will be disconnected. There will be a meter and backflow prevention.

THRASHER: A permit will be required for the fence changes.

JOHNSON: Discussion is needed concerning the installation of grates over discharges in the culvert to keep children and animals out. This site is close to a residential area.

ISSUES TO BE RESOLVED:

Landscaping plan (with Tree Survey)
Erosion control plan
Rule 5 Permit
Detailed Site Plan
Sanitary/Sewer
Backflow Prevention
Site Improvement Permit
Fencing Permit
Zoning Clearance