

Executive Summary: Village Council Committee as a Whole August 27, 2026

Overview

The August 27, 2026 Committee as a Whole work session focused primarily on municipal operations, upcoming community activities, infrastructure projects, traffic and pool concerns, appropriations, and—most extensively—stormwater management and flooding affecting Park Lane, Jordan Road, and surrounding areas.

The meeting included updates on the maintenance garage, roadway safety improvements, sidewalk work, the municipal pool surface issue, the upcoming First Responders Night, leaf collection contracting, and proposed appropriations. The most significant discussion centered on recurring flooding and the condition and operation of detention/retention basins located on property within Columbus jurisdiction. Council members and staff discussed the need for additional engineering information, coordination with Columbus, maintenance of stormwater infrastructure, and potential remedies.

1. Upcoming Council and Community Matters

Trick-or-Treat

Council discussed adopting the Mid-Ohio Regional Planning Commission (MORPC) recommendation for trick-or-treating.

- Proposed date: **Thursday, October 29, 2026**
- Time: **6:00–8:00 p.m.**
- MORPC does not establish a rain date.
- The Village previously experienced problems when a rain date was used, resulting in a large influx of residents and logistical difficulties.
- The discussion indicated that the Village intends to follow MORPC's recommendation and announce the October 29 date.

A formal motion/approval was identified as necessary at some point.

First Responders Night

The meeting also promoted the upcoming First Responders Night:

- **September 8**
- **5:30–7:30 p.m.**
- Location: **Middle school**

Council members were encouraged to participate if available. Residents were also encouraged to attend, interact with neighboring agencies, and enjoy the food and emergency vehicles.

2. Infrastructure and Public Works Updates

Minerva Lake Road / Traffic Safety

Several transportation-related improvements were reported:

- AT&T completed relocation of the pylons on the east end of **Minerva Lake Road**.
- **Strawser** has been contacted and is working to schedule completion of the sidewalks.
- A second flashing stop sign has been installed for southbound traffic on **Farview at Minerva Lake Road**.

- A component for the third flashing stop sign was defective and is being returned/replaced by the vendor.

Maintenance Garage

Work on the maintenance garage continues.

- Water and sanitary work has been completed.
- Storm sewer work was expected to be completed the following Monday.
- Construction is continuing toward the Village's occupancy goal.

3. Ponderosa Traffic Control

Council revisited longstanding concerns regarding traffic control at **Ponderosa** and the configuration of the stop/turn area.

The issue has apparently been under discussion since **2013**, with historical emails and records being reviewed to understand previous decisions.

Current Approach

Administration is not immediately proceeding to Peterson or a striping contractor. Instead, the plan is to:

1. Speak with **Mike Flickinger** to determine why striping was not previously implemented.
2. Review historical communications and decisions.
3. Determine whether there is actually a problem requiring additional traffic controls.
4. Consider possible options, including striping or a yield-type control.
5. Avoid authorizing another traffic study without first returning to Council if one is deemed necessary.

Council expressed concern about spending substantial funds on the relatively small area without first establishing the need and appropriate solution.

Police enforcement, a speed/radar sign, and the existing flashing stop sign were noted as current measures.

4. Municipal Pool Surface Problem

Council discussed an ongoing problem with the pool's surface apparently transferring material onto swimsuits and swimmers' bodies.

Key Concerns

The problem:

- Appears to be concentrated in certain areas, particularly corners and areas where swimmers sit for extended periods.
- Has reportedly recurred over multiple years.
- Has resulted in material accumulating in pool filters.
- May potentially be damaging residents' swimsuits.
- Could potentially affect the pool's mechanical systems if material continues entering the filtration system.

Administration has contacted **Patterson** to request recommendations and determine available remedies.

Warranty and Repair Questions

Council wants to determine:

- Whether the recurring problem remains covered by warranty.
- Why prior remedies have not permanently resolved the issue.
- Whether a different pool-bottom surface should be considered instead of repeating the same repair.
- Whether the pool-bottom work was performed by a Patterson subcontractor.

The existing contract is available and should be reviewed.

Immediate Action

Because only approximately two weekends remained in the pool season, a permanent repair was not expected immediately.

In the interim, Council discussed posting a warning at the pool so users are aware of the issue. Council also recommended **documenting the problem with photographs**, including evidence of material accumulating in filters and any damage, to establish a record of the continuing issue and any potential impact on Village equipment.

5. Leaf Collection Contract

Council discussed the Village's leaf collection bid.

A copy of the bid received was difficult to read because it had been forwarded unsuccessfully and ultimately provided as a photograph. Administration is working to obtain a clearer copy before Council reviews the bids.

The stated preference is to pursue a **three-year arrangement**, which would reduce the need to revisit the leaf collection contract every six months.

Further discussion and review of the bids are expected.

6. Appropriations and Legislation

Council discussed requests for additional detail concerning proposed appropriations.

Items referenced included:

- Council salaries
- Lands and buildings
- Street lighting
- Swimming pool expenses
- Concessions
- Electric costs
- Water/sewer service
- Chemicals and repairs
- Salary adjustments based on actual expenditures

One transfer involving Council salaries was attributed to establishing the Council President's salary at the same level as other Council members.

Utility costs, including electric and water/sewer expenses, were also identified as contributing factors. The transcript indicates that actual electric costs may have exceeded original expectations.

Additional discussion of the appropriations was expected in a future work session.

7. Stormwater, Flooding, and Detention Basin Investigation

Primary Issue

The most substantial discussion concerned significant flooding following an unusually heavy rainfall event, particularly around:

- **Park Lane**
- **Jordan Road**
- **Park Lane Court**
- The area behind **Northland Plaza**
- The apartment complex area

Council is investigating whether the flooding resulted solely from an extraordinary rainfall event or whether deficiencies in the stormwater system contributed.

Detention/Retention Basin Concerns

Council is examining two stormwater basins located behind Northland Plaza and the apartment complex.

There is uncertainty in the discussion regarding whether these facilities should properly be characterized as detention or retention basins. A central question is whether the basins are functioning as originally designed.

Observed concerns include:

- Standing water remaining in a basin for extended periods.
- Significant vegetation and debris.
- Possible clogging.
- Water appearing to drain too slowly.
- Potential mosquito-breeding conditions.
- Overflow during major rainfall.
- Water traveling overland toward Park Lane and Park Lane Court.

The investigation is intended to determine the basins' original design, intended operating characteristics, and whether they are currently functioning properly.

8. Jurisdictional Complications

A major obstacle identified during the discussion is **jurisdiction and ownership**.

The basins are associated with private developments and are located within **Columbus jurisdiction**. Village infrastructure feeds stormwater into these systems pursuant to existing plans.

Staff explained that Columbus does not necessarily have the same enforcement authority over older privately owned detention basins that it has over newer developments. More recent developments generally include agreements providing Columbus with greater management authority, while older facilities may not.

This creates a significant limitation on the Village's ability to directly require repairs or maintenance.

Council members nevertheless intend to continue communicating with Columbus and its relevant departments.

9. Engineering and Root-Cause Analysis

Council emphasized the need to understand the technical cause of the flooding before deciding on a remedy.

Potential contributing factors discussed include:

- Basin maintenance and accumulated vegetation/debris.
- Clogged stormwater grates.
- Restricted or inadequate basin discharge rates.
- Excessive rainfall exceeding system capacity.
- Water flowing overland through wooded areas.
- Debris being carried downstream and repeatedly clogging storm drains.
- Possible deficiencies in the basin's original or current functionality.
- The interaction between the basins and the Village's storm sewer system.

The transcript does **not** establish a definitive root cause.

One explanation discussed was that detention basins are designed to release water at a controlled rate. During an exceptionally large rainfall event, water can accumulate faster than the system can discharge it, potentially causing an overflow even if the system is functioning correctly.

At the same time, Council members noted that flooding has occurred in the affected areas during smaller rainfall events, raising concerns that the problem may extend beyond the extraordinary August rainfall.

10. Jordan Road Project and Recent Flooding

The Village's Jordan Road improvements were designed to accommodate significant rainfall events, including events characterized in the discussion as 100-year rainfall scenarios.

The recent storm was described as an exceptionally severe rainfall event and effectively a stress test of the system.

The Jordan Road project appears to have improved flooding conditions for some residents.

However:

- Park Lane Court continued to experience significant flooding.
- Vehicles were reportedly nearly submerged.
- A Jordan Road resident farther down the road experienced backyard flooding.
- Flooding has reportedly occurred in Park Lane Court during smaller storms in previous years.

This has prompted concern that there may still be an unresolved infrastructure or maintenance issue.

11. Storm Drain Maintenance

Council identified maintenance of storm drains around Park Lane Court as another potential factor.

The area contains two storm sewer grates that collect substantial debris. They have previously required cleaning in consecutive years, and the amount of debris was significant enough that the area reportedly appeared as though it had not been cleaned even after prior maintenance. Administration has already contacted the appropriate personnel to have the area cleaned again.

The discussion suggested that this may be an **annual maintenance need**.

However, Council recognized that cleaning the drains may address a contributing factor without necessarily resolving the underlying cause.

12. Columbus Coordination and Potential Remedies

Council intends to continue pursuing information from Columbus and its relevant departments. Potential avenues discussed include:

- Obtaining engineering confirmation regarding the basins' intended design and operation.
- Consulting Columbus engineering personnel.
- Communicating with Columbus code enforcement.
- Contacting Columbus public health officials concerning potential mosquito issues.
- Determining whether easements or other agreements affect jurisdiction.
- Understanding who is responsible for basin maintenance.
- Investigating whether the Village could undertake repairs at its own expense if permitted.
- Considering legal options if necessary, although no legal action was decided upon.

A key point was that the Village may have limited authority to compel action, but Council intends to continue pursuing available contacts and options.

13. September 3 Follow-Up

A potential **September 3** meeting with Mike was discussed, with the possibility of extending his availability to allow for a streets-related discussion.

Further information from engineering and legal review is expected before Council determines its next steps.

14. Overall Assessment

The meeting reflected a strong emphasis on **follow-up, documentation, and fact-finding before committing Village resources**.

Several matters are moving forward routinely, including sidewalk work, flashing stop-sign improvements, the maintenance garage, community events, and leaf collection contracting. The most complex unresolved issue is the stormwater system serving the Park Lane/Jordan Road area. Council recognizes that the recent extreme rainfall may have exceeded system capacity, but the recurring nature of flooding, the condition of the detention/retention basins, standing water, vegetation, debris, and repeated storm-drain clogging raise questions about whether maintenance or functional deficiencies are also contributing. The immediate priority is therefore to obtain reliable engineering and jurisdictional information, coordinate with Columbus, inspect and clean Village-controlled infrastructure, and determine whether a technical deficiency exists before selecting a long-term remedy.

Key Follow-Up Items

1. **Trick-or-treat:** Finalize/approve October 29, 6:00–8:00 p.m.
2. **Sidewalks:** Coordinate with Strawser to complete the Minerva Lake Road work.
3. **Flashing stop sign:** Replace the defective component for the third sign.
4. **Maintenance garage:** Complete storm sewer work and continue toward occupancy.
5. **Ponderosa:** Review historical decisions and consult Mike Flickinger before pursuing striping or another traffic study.
6. **Pool:** Obtain Patterson's recommendations, review the contract/warranty, document damage, and evaluate alternatives to the previous repair approach.
7. **Leaf collection:** Obtain a legible copy of the bid and evaluate the possibility of a three-year contract.
8. **Appropriations:** Continue reviewing the requested transfers and supporting details.
9. **Stormwater basins:** Establish their intended design and operating requirements through engineering review.
10. **Columbus:** Continue pursuing code enforcement, engineering, public health, and jurisdictional contacts.
11. **Park Lane Court:** Arrange additional cleaning/inspection of the storm drains and assess whether recurring clogging is contributing to flooding.
12. **September 3:** Pursue a streets/infrastructure discussion with Mike and use the resulting information to determine next steps.

Bottom Line

The meeting did not establish a final solution to the flooding problem, nor did it conclusively determine whether the detention basins themselves are malfunctioning. Council's discussion instead identified several interconnected potential causes and significant jurisdictional constraints. The agreed direction was to continue the investigation, obtain engineering and historical information, maintain the infrastructure within the Village's control, and pursue communication with Columbus before deciding whether a larger repair or other intervention is warranted.

Jeffrey Wilcheck, Fiscal Officer

Tiffany Southard, Mayor