

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: August 19, 2026

Submitted By:

Staff

Agenda Item:

Discussion and possible action on installation of a valley gutter at the intersection of Vale Street and Bettis Boulevard and other water diversion structures

Description:

Runoff coming down Bettis Boulevard (and Vale Street) does not continue straight across Vale Street, but rather curves northeast and then crosses Vale towards the front walk of 305 Vale Street. During heavy rains, the runoff can top the curb and run into the yard. Indeed, within the last couple of months, stormwater has been so deep on the property at 305 Vale Street that it entered the home. This drainage problem has been an issue for nearly 20 years and appears to be getting more frequent.

Following receipt of a proposed design from Lochner, the City's Engineer, for intersection improvements to correct or mitigate the flooding issue, Council directed staff to seek a proposal from another engineering firm. WSB Engineering has surveyed the area, run stormwater modeling, and carefully analyzed stormwater flow in that area, and has submitted a memorandum to the City with its analysis and recommendations.

WSB's analysis notes that under existing conditions, runoff from the 15.54-acre drainage area can accumulate at the intersection due to roadway grades and limited drainage infrastructure. During storm events, despite not being in a FEMA-mapped floodplain, ponded water overtops the roadway and curb at 305 Vale Street, impacting the property.

WSB Engineering conducted hydrologic and hydraulic modeling using HEC-HMS and a two-dimensional HEC-RAS Rain-on-Grid model to compare existing and proposed conditions for 2-, 25-, and 100-year storm events. Its proposed improvements include installing a concrete valley gutter across the northeast side of the Vale Street and Bettis Boulevard intersection, raising part of the curb along Vale Street by six inches, and making grading adjustments to the street paving to direct runoff more effectively.

WSB's modeling results indicate the improvements successfully contain runoff within the street during smaller storms, particularly the 2-year design event, reducing flooding impacts to the affected properties. Importantly, peak flows and water surface elevations remain largely unchanged at neighboring properties, demonstrating no adverse impacts to those properties.

Overall, the study concludes that WSB's proposed drainage improvements will mitigate localized flooding, improve stormwater conveyance, and properly protect adjacent residences without

increasing flood risk elsewhere. Council authorized and directed WSB to proceed with the design, while carefully reviewing curb transition points to avoid creating new low spots along Vale Street. The design is now ready, and is included as an attachment to this item, along with a draft of the project manual.

Action Requested:

Staff would like direction from Council on what next steps, if any, to take.

Fiscal Impacts:

The fiscal impact on the City depends upon Council's direction.

Attachments:

- WSB's Drainage Memorandum
- Final Plans for Vale & Bettis
- Draft Project Manual